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?	'tehonosupport@fndc.govt.nz'
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: Brian & Rosemary Archibald

Email: [redacted]

Phone number: [redacted]

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

6. Address for Correspondence

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

Name/s: Cato Bolam Consultants Ltd c/- Emily McDonald

Email: [redacted]

Phone number: [redacted]

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

**** 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:

Property Address/ Location:

Postcode

8. Application Site Details

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

Name/s: Brian & Rosemary Archibald

Site Address/ Location: 550 Quarry Road, Kaitaia

Postcode

Legal Description: Please see AEE **Val Number:**

Certificate of title: Please see AEE

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.

Five Lot Subdivision

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) Tom Archibald

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) Tom Archibald

Signature: [redacted]
(signature of bill payer)

Date 14-Mar-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) Aneta Jelavich

Signature: [redacted]

Date 14-Mar-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.

Cato Bolam

creating great places

Brian & Rosemary Archibald
550 Quarry Road, Kaitaia

Resource Consent Application
Five Lot Subdivision

PLANNERS | SURVEYORS | ENGINEERS | ARCHITECTS | ENVIRONMENTAL

catobolam.co.nz

Document Record

Client	Brian & Rosemary Archibald
Site Address	550 Quarry Road, Kaitaia
Job Number	48686
Document	Subdivision Consent
Document No	48686-RP-PLN-PL01 Subdivision Consent Application

Issue and Status

Date of Issue	14/03/2025
Status	For Resource Consent

Author

Emily McDonald – Senior Planner

Reviewer

Chanelle Brodie – Senior Planner

Approved for Issue

Simon Reiher – Director

Originating Office

Office	Whangarei
Postal Address	PO Box 1919, Whangarei 0140
Phone	09 438 1684

Contents

1.0 Property / Application Details

Site Address:	550 Quarry Road, Kaitaia
Legal Description:	Allot 67 and 69 PSH OF Awanui
Site Area:	Allotment 69 PSH of Awanui - 37.8061 hectares ("**ha**") Allotment 67 PSH of Awanui - 62.9846 ha
Operative Plans Applying:	Operative Far North District Plan ("**ODP**") Proposed Far North District Plan ("**PDP**")
Zoning:	Rural Production (Operative and Proposed)
Overlays	Kaitaia Airport Noise Buffer
NRC RPS Overlays	NRC Flood Susceptible Land River Flood Hazard Zone 10yr, 50yr, and 100yr
Non-DP-layers:	Statutory Acknowledgement Area
Other Applications Required:	N/A

2.0 INTRODUCTION AND EXECUTIVE SUMMARY

2.1 Purpose of this AEE

This Assessment of Environmental Effects ("**AEE**") has been prepared accordance with the requirements of section 88 and the Fourth Schedule of the Resource Management Act 1991 (**"RMA**"). All matters required to be addressed under the RMA are set out in this AEE.

This is a comprehensive AEE that is considered to cover relevant aspects for consideration. The AEE is structured so that relevant parts of it can be highlighted for the purposes of specialist review. It is acknowledged a Council planner will produce a s42A report on this application, however that report need not repeat AEE content that can be simply adopted. In that respect reference is made to the following parts of s42A RMA.

> *(1A) The report does not need to repeat material from an assessment of environmental effects provided by the applicant.*
>
> *(1B) Instead, the report may—*
>
> *(a) adopt the whole assessment; or*
>
> *(b) adopt any part of the assessment by referring to the part adopted.*

2.2 Summary of the Proposal

Brian and Rosemary Archibald ("**the applicants**") proposed to undertake a subdivision to create five lots at 550 Quarry Road, Kaitaia ("**the site**"). The Record of Title for the site is provided in **Appendix A**. A Scheme Plan of the proposed subdivision is provided in **Appendix B**.

The proposal is supported by:

- Geotechnical Report – **Appendix C**;
- Landscape Assessment – **Appendix D**.

2.3 Main Issues Raised by the Proposal

It is considered that there are no significant resource management issues raised by this proposal. While a resource consent is required, the proposal satisfies all relevant plan provisions and there are no adverse effects that are more than minor.

3.0 Site and Locality Description

3.1 Site Description

The subject site is located at 550 Quarry Road, Kaitaia and consists of two separate titles with a combined total area of 100.7907 hectares. It is legally described as Allotment 69 PSH of Awanui (37.8061 ha) and Allotment 67 PSH of Awanui (62.9846 ha). The subject site and its immediate location is shown in the aerial photograph in **Figure 1** below.

Figure 1: Location of the site (highlighted in yellow) at 550 Quarry Road, Kaitaia.

The site features moderate to gently rolling topography, with a ridge system running north to south through the middle portion. The land slopes both west and east toward pastoral plains and gully systems, some of which are subject to flood hazards. The property is primarily used for pastoral grazing

and contains two existing dwellings along with several farm buildings and rural infrastructure. The land is currently grazed by cattle and is used for rural production activities. The property is zoned Rural Production under both the Operative and Proposed Far North District Plans.

Small streams run through the site that are all less than 3m in width. While the site itself is predominantly in pasture, it contains small pockets of indigenous vegetation and exotic plantings.

The site is partially contained within the River Flood Hazard Zone – Priority Rivers – 10yr, 50yr and 100yr Extent areas as highlighted by **Figure 2** below.

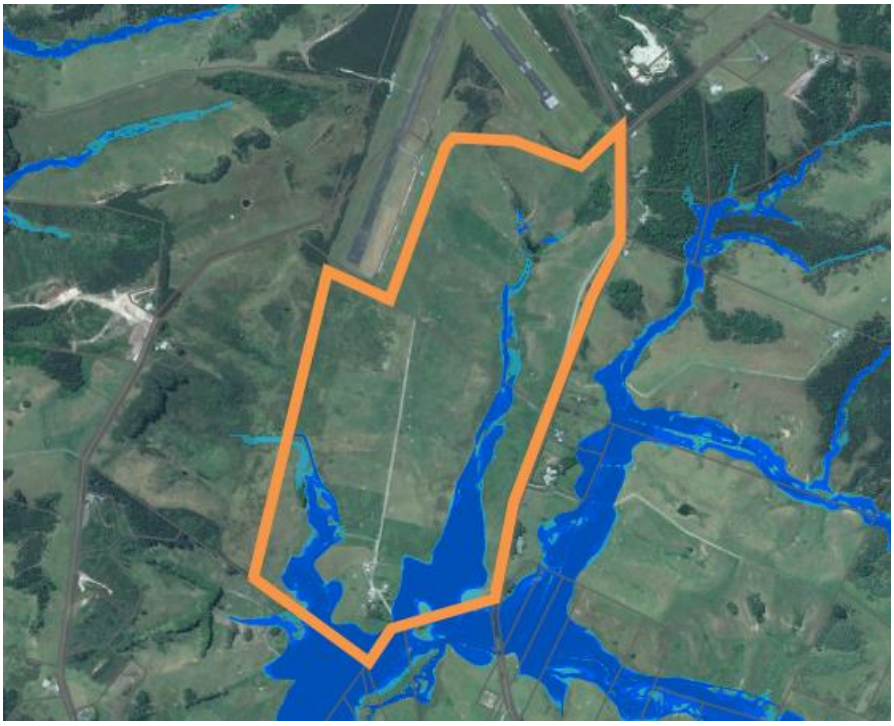


Figure 2: River Flood Hazard Zone, 10yr, 50yr, and 100yr Extent. Retrieved from the NRC Natural Hazards Maps

3.2 Locality Description

The site is situated to the east of State Highway 1, between Awanui and Kaitaia, with the northern boundary of the site directly adjacent to Kaitaia Airport. The wider landscape consists of rural farmland interspersed with pockets of indigenous vegetation, with rural residential development occurring in clusters along the road corridor. Kaitaia's township is located approximately 1km to the southwest of the site.

4.0 Proposal

The proposal is to undertake a five-lot freehold subdivision within the site located at 550 Quarry Road, Kaitaia. The Scheme Plan for the proposed subdivision is provided in **Appendix B**. The lot sizes proposed are as follows:

- Lot 1 – 0.7981ha existing dwelling.
- Lot 2 – 2.0017ha vacant lot.
- Lot 3 – 0.4893ha existing dwelling and farm buildings.

- Lot 4 – 5.3760ha vacant lot.
- Lot 5 – 92.1256ha containing farm buildings.

The lots are proposed to all utilise the sites existing vehicle access from Quarry Road which is proposed to be upgraded through this application to provide for vehicle passing bays every 100m and a vehicle crossing designed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

A Geotechnical Investigation has been undertaken for Lots 2 and 4 and is contained in **Appendix C.** The geotechnical Investigation concludes that Lots 2 and 4 are suitable for the proposed development.

Given the large size, gentle slope, and lack of natural hazards associated with Lot 5, no specific geotechnical investigations have been undertaken for this lot. Lot 5 contains multiple areas on which a dwelling can be suitably located. Site specific engineering input will be sought for Lot 5, or any dwelling located outside of the investigated areas within Lots 2 and 4 at the building consent stage, it is anticipated that consent notice conditions will require that the location and foundations of any dwelling are subject to specific engineering input.

The existing dwellings within Lots 1 and 3 are already serviced with stormwater and on-site wastewater disposal systems, power and telecommunications that are fully contained within the proposed lot boundaries.

Development within proposed Lots 2, 4 and 5 will be able to utilise a commercially available wastewater treatment system that meets Council standards, the details of which will accompany future building consent application. There is sufficient room within the proposed lots for on-site wastewater disposal systems and disposal fields. Appropriate on-site water supply will be addressed also at the building consent stage (i.e. tank design), together with stormwater control.

Electricity and telecommunications will be extended to the vacant lots from the existing services within Quarry Road.

The provision of sufficient water supply for firefighting purposes in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008, or as otherwise agreed with the New Zealand Fire Service Fire Fighting Service ("**NZFS**"), will be provided (either by tank or an approved alternative source) at the building consent stage.

Consent notices requiring future dwellings within the proposed lots to be designed to meet the indoor noise insulation requirements of NZS 6805:1992 (Airport Noise Management and Land Use Planning) and NZS 2107:2016 (Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors). High-specification glazing, acoustic-rated external walls, and roof insulation will be used to minimize interior noise levels. Mechanical ventilation systems will be installed to allow windows to remain closed while maintaining adequate ventilation.

Specific design controls are proposed for future development within the proposed lots as detailed in the Landscape and Visual Effects Assessment (see **Appendix D**) to ensure future development is integrated with the landform and natural features. The design controls include:

Building:

- Any building is to have a height limit of 8 metres. This is to be measured above existing ground level (rolling height method to be utilised).

- Glazing shall be non-mirrored.

- Any building on the lot is to be finished in general accordance with the colours found on BS5252 complying with the following: Hue (colour): all the colours from 00-24 are acceptable. Reflectance Value (RV) and Greyness Groups: the predominant wall colours have a RV rating of no more than 30% for greyness groups A and B Colours within greyness groups C, D and E are not permitted; Roofs: a RV rating of no more than 20% within greyness groups A and B. Colours within greyness groups C, D and E are not permitted[1].

Fencing

- Any fencing shall be restricted to rural fencing typology - post and rail or post and wire fencing to complement the rural character of the site (aside from safety fencing typology around pools).

Earthworks

- Cut and fill batters shall be contoured to naturally fit into the original landscape and shall be re-grassed upon completion.

Lighting

- Exterior lighting shall prohibit the use of spotlights. Exterior lighting shall be fitted with covers and oriented downwards to achieve minimal external light spill outside the site.

Infrastructure Services

- Water tanks shall be partially buried (if able) or screened by vegetation.

- Power and telecommunication infrastructure shall be underground (excludes existing overhead power).

Accessways

- Future driveways shall suit the rural character of the site and be recessive in finish. Chip seal, metal with natural swales is more suitable than concrete, if concrete is used concrete with a black oxide additive or exposed aggregate finish is required.

Consultation with local Rūnanga is currently in progress concurrently with this application (see **Appendix E**).

[1] City of Auckland District Plan Hauraki Gulf Islands Section Review Colour for Buildings Report (sept 2006) note other brand colours can be used however in accordance with the LRV and Greyness Groups acceptable above.

5.0 Reasons for the Application

This application is made under the operative rules of the Operative Far North District Plan ("**ODP**"), the Proposed Far North District Plan ("**PDP**") and any National Environmental Standards that apply.

5.1 Operative Far North District Plan

The application site is zoned Rural Production in the ODP and is also contained within the Kaitaia Airport Noise Buffer. The proposal is assessed against the relevant rules of the ODP as follows.

5.1.1 Chapter 2 Rural Environment

The proposal complies with the permitted activity land use standards specified for the Rural Production Zone, including Rules 8.6.5.1.1 (Residential Intensity), 8.6.5.1.2 (sunlight), 8.6.5.1.3 (Stormwater Management), however Lot 3's accessory buildings are located within the 10m setback of the western internal boundary with Lot 2 and therefore infringe Rule 8.6.5.1.4 (Setback from Boundaries). An activity that does not comply with Rule 8.6.5.1.4 requires consent as a restricted discretionary activity under Rule 8.6.5.3.

5.1.2 Chapter 12 Natural and Physical Resources

No clearance of indigenous vegetation and earthworks are required to complete the subdivision. The proposal therefore complies with the permitted activity rules of Sections 12.2 (Indigenous Flora and Fauna) and 12.3 (Soils and Minerals).

5.1.3 Chapter 13 Subdivision

Table 1: Summary of Subdivision Activity Status

SUB RULES	ACTIVITY STATUS	REASON
13.7.2.1(i) Minimum Lot Sizes Rural Production Zone Restricted Discretionary Activity (Refer also to 13.8) 1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m2 and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000; 5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered	**Restricted Discretionary**	The subject site comprises two underlying titles that existed prior to 28 April 2000. In accordance with the subdivision provisions, each title may be further subdivided into a maximum of three lots, allowing for a total entitlement of six lots across the two titles. The subdivision standards require each lot to have a minimum area of 4,000m², with at least one lot per underlying title having a minimum area of 4 hectares. This application proposes a five-lot subdivision, exercising part of the six-lot entitlement. All proposed lots meet the minimum 4,000m² requirement, with two lots meeting the 4-

SUB RULES	ACTIVITY STATUS	REASON
by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion.		hectare minimum requirement: • **Lot 4:** 5.3760ha • **Lot 5:** 92.1256ha The remaining lot entitlement may be taken up through a future subdivision application.
13.7.2.2. Allotment Dimensions Rural Production – 30m x 30m	**Permitted**	Complies, all the proposed lots have dimensions over 30m x 30m.
13.7.2.3 Amalgamation of land in a rural zone with land in an urban or coastal zone	**N/A**	N/A – the site is only zoned Rural Production, and the application does not involve amalgamation of urban or coastal zoned land.
13.7.2.4 Lots divided by zone boundaries	**N/A**	N/A – the site is only zoned Rural Production
13.7.2.5 Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	**N/A**	N/A – the site does not contain an outstanding landscape, outstanding landscape feature or outstanding natural feature.
13.7.2.6 Access, utilities, roads, reserves	**N/A**	N/A
13.7.2.7 Savings as to previous approvals	**N/A**	N/A
13.7.2.8 Proximity to top energy transmission lines	**N/A**	N/A
13.7.2.9 Proximity to the national grid	**N/A**	N/A

Therefore, the proposed subdivision requires consent as a Restricted Discretionary Activity under Rule 13.8.1.

5.1.4 Chapter 15.1 Traffic

Table 2: Summary of Transport 15.1.6C Access Rules

15.1.6C Access		
Rules	**Compliance**	**Comment**
15.1.6c.1.1 Private accessway in all zones	Complies	The subdivision is proposed to utilise the sites existing accessway which gains access from Quarry Road. Quarry Road is a local road.
15.1.6c.1.2 Private accessways in urban zones	N/A	N/A.
15.1.6c.1.3 Passing bays on private accessways in all zones	Complies	The existing vehicle accessway is proposed to be shared by all 5 lots. Therefore, one passing bay is proposed every 100m of the accessway, and a passing bay and vehicle queuing space is proposed at the vehicle crossing with Quarry Road, this is shown on the plans contained in **Appendix B**.
15.1.6c.1.4 Access over footpaths	N/A	N/A

15.1.6c.1.5 Vehicle crossing standards in rural and coastal zones	Complies	Complies, the shared vehicle crossing is in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009), is over 6m in width and extends for a minimum distance of 6m from the edge of Quarry Roads carriageway.
15.1.6c.1.6 Vehicle crossing standards in urban zones	N/A	N/A
15.1.6c.1.7 General access standards	Complies	The sites are a sufficient size to achieve onsite manoeuvring without vehicles having to reverse off site.
15.1.6c.1.8 Frontage to existing roads	Complies	The site has frontage to Quarry Road which meets the legal road width standards of 6m specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009)".
15.1.6c.1.9 New roads	N/A	no new roads are proposed through this application.
15.1.6c.1.10 Service lanes, cycle and pedestrian accessways	N/A	N/A
15.1.6c.1.11 Road designations	N/A	N/A

5.1.5 Chapter 15.2 Airports

The site is located within the Kaitaia Airport Noise Buffer therefore assessment is required against the Airport rules contained in 15.2.5.1 of the ODP.

Rules	Compliance	Comment
15.2.5.1.1 Height (a) Buildings and structures are permitted if they do not penetrate an airport protection surface as identified on the airport site plans and as described in 15.2.7 below and as shown in Appendix 4. (b) The planting of trees is permitted provided that they are not planted in circumstances where they could be expected to grow through the airport protection surface as identified on the airport site plans and as described in 15.2.7 below and as shown in Appendix 4.	Complies	The scheme plan contained in Appendix B confirms that the proposed subdivision is outside of the airport protection surface.
15.2.5.1.2 Noise Subject to other rules in the Plan defining permitted activities, any new land use is permitted provided it is not a noise sensitive activity within 1.2km radius of the centreline of the runways at each of the Kaitaia, Kerikeri and Kaikohe Airports. For the purpose of this rule each end of the runway is defined as the point where the runway clear strip ends and the approach slope starts. Land within the 1.2km radius is identified on the Kaitaia, Kerikeri and Kaikohe Airport Buffer Area Maps located in Appendix 4.	**Does not comply**	The site is located within the 1.2 radius of the centreline of Kaitaia Airports runway. The subdivision is proposing to introduce sensitive activities with the ability construct new residential units.

The proposed subdivision does not comply with Rule 15.2.5.1.2 as the proposal will be introducing new noise sensitive activities within the Kaitaia Airport Noise Buffer, consent is therefore required as a Discretionary Activity under Rule 15.2.5.2.

5.2 Proposed Far North District Plan

Under the Proposed Far North District Plan, the site is also zoned Rural Production with small areas of River Flood Hazard (10 and 100 Year ARI Event) and the proposed activity would have a non-complying activity status, however, none of the relevant rules have legal effect at this time.

5.3 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

The subject land is not listed on the Northland Regional Council's Selected Land-use Register as a site associated with any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("**HAIL**")[2]. A search of Council records found no evidence of current or historical HAIL activities within the site. Based on the available information, it is considered that it is not "more likely than not" that a HAIL activity has occurred on the subject site. Therefore, the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Soil) does not apply.

5.4 Overall Status of the Application

Overall, the status of the application is considered to be a Discretionary Activity.

6.0 Statutory Considerations

6.1 Part 2

The Council as consent authority must have regard to Part 2 of the RMA ("Purposes and Principles" – sections 5 to 8). The Court in *Davidson*[3] has determined that a Part 2 analysis may not be required where there is confidence that the relevant planning provisions in the ODP give effect to Part 2. That is considered to be the case here. This is a proposal that raises no area of uncertainty that may require further analysis under Part 2. No further Part 2 analysis is considered necessary, noting in particular that there are no section 6 or section 8 issues raised by the application and the detailed assessment conducted in the AEE confirms the application is fully consistent with Sections 5 and 7 of the RMA.

6.2 Section 104(1)

Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the Assessment Criteria, Objectives and Policies are considered to be the prime statutory considerations relevant to an assessment of this application. Effects (including positive and potential adverse effects) and policy considerations are assessed in this AEE.

6.3 National Environmental Standards and National Policy Statements - Section 104(1)(b)(i) and (iii)

6.3.1 NPS Freshwater

[2]Northland Regional Council Local Maps Viewer, Selected Land-use Register Map.

1. RJ Davidson Family Trust v Marlborough District Council [2017] NZHC 52

The National Policy Statement for Freshwater Management ("**NPS FM**") is relevant to the proposal as the proposal involves the discharge of stormwater and wastewater to land, which will then discharge to water as the ultimate receiving environment. The discharges are proposed to be undertaken in accordance with best practice and adverse effects have been assessed as less than minor. It is therefore considered the proposal is consistent with the NPS FM's objectives.

6.3.2 NES Freshwater

The National Environmental Standards for Freshwater Regulations 2020 ("**NES Freshwater**") regulates activities that pose risks to the health of freshwater and freshwater ecosystems. The NES Freshwater is relevant to this application as the standards seek to protect rural streams from in-filling, ensure connectivity of fish habitat and protect existing inland wetlands. These matters are assessed in the following AEE.

6.3.3 NPS Highly Productive Land

The National Policy Statement for Highly Productive Land 2022 ("**NPS HPL**") is about ensuring the availability of New Zealand's most favourable soils for food and fibre production, now and for future generations. The NPS HPL is relevant to this application. The site contains highly productive land ("**HPL**"), in accordance with the NPS HPL. The site is assessed as containing HPL classified as LUC 3.

The policy directs that land classified as Highly Productive should be prioritised for rural production purposes and protected from urban sprawl, lifestyle development, or other forms of non-productive land use that could permanently reduce its productivity. This classification applies to land within Land Use Capability (LUC) Classes 1, 2, and 3, which are considered the most versatile and productive soils in the country.

The site is zoned Rural Production and as shown in Figure 5 below contains soils classified within LUC Class 3, meaning the land is considered Highly Productive under the NPS-HPL framework.

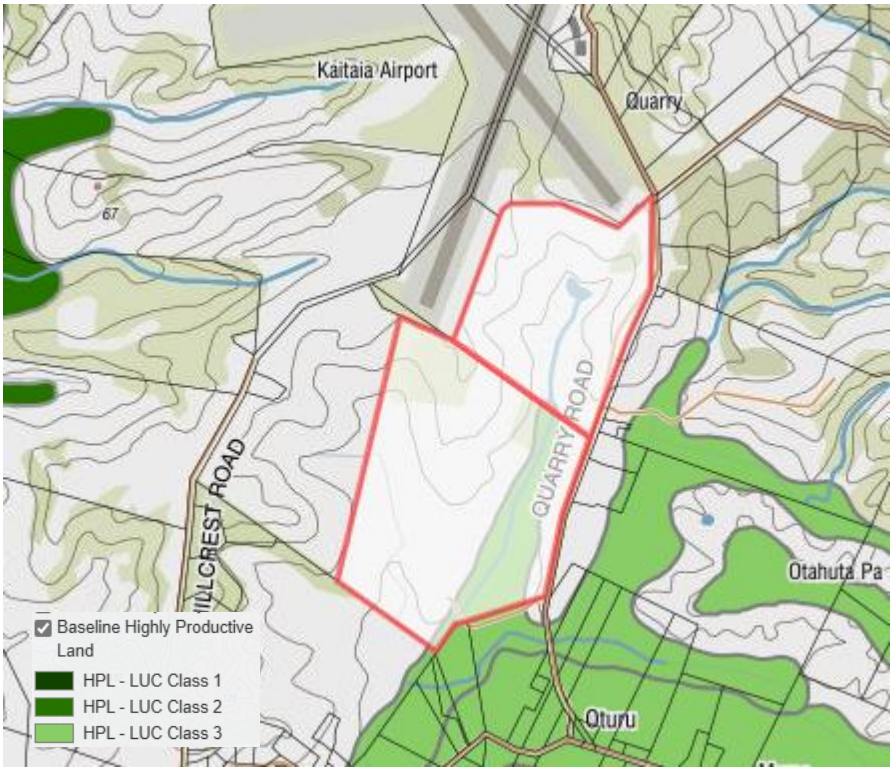


Figure 3: Soil Classification retrieved from Our Environment

To ensure compliance with the NPS HPL, all land classified as HPL has been contained entirely within Lot 5, this is shown on the scheme plan contained in Appendix B. No part of the HPL will be separated or subdivided from this lot, thereby maintaining the integrity and productive potential of the land. This approach aligns with the NPS HPL's objective to protect highly productive land for current and future primary production activities.

By consolidating all Class 3 land within a single lot, the proposal avoids fragmentation of HPL and supports its ongoing use for rural production. There are no changes proposed that would introduce reverse sensitivity effects or constraints on land-based primary production activities. This arrangement ensures the land remains suitable for grazing, forestry, and potential horticultural activities consistent with its LUC 3 classification.

The proposal is consistent with Policies 6 and 7 of the NPS HPL, which emphasise avoiding subdivision of highly productive land unless provided for under specific circumstances. As no subdivision of the HPL is proposed, the productive capacity of the land is preserved. Furthermore, the proposal aligns with Policy 9, as it does not hinder existing or future primary production activities.

Overall, the proposal supports the intent of the NPS HPL by retaining all highly productive land within Lot 5, ensuring its availability for ongoing rural production and safeguarding its long-term productive potential. Therefore, the proposed subdivision is consistent with the objectives of the NPS-HPL.

6.3.4 NPS Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity ("**NPS IB**") came into force on 4th August 2023. The NPS IB provides direction to local authorities on how to protect and maintain biodiversity under the RMA. The objective of the NPS IB is to maintain indigenous biodiversity across New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date. The

site includes a Protected Natural Area ("**PNAP**"), identified by the Department of Conservation as ecologically significant. Through this application, the PNAP area will be entirely contained within Lot 5, ensuring its continued protection.

Given that the proposal does not involve vegetation removal and will maintain riparian margins, it is considered that the subdivision will have a neutral effect on indigenous biodiversity in accordance with the NPS IB.

6.3.5 NES Soil

A land contamination assessment has been carried out which has concluded that it is not "more likely than not" that a HAIL has occurred and therefore the NES Soil does not apply.

6.3.6 Other National Instruments

The New Zealand Coastal Policy Statement ("NZCPS") is not applicable to this application.

There are no other National Environmental Standards, National Policy Statements or other regulations that are considered relevant to this application.

6.4 Section 104(2) - Permitted Baseline

Pursuant to section 104(2), when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline"). In this case, there is no permitted baseline as all subdivision requires resource consent.

6.5 Section 104(3) Trade Competition and Affected Party Approvals

There are no trade competition or effects of trade competition issues relevant to this proposal.

In this case, no written approvals have been obtained for this proposal. Note that the conclusion reached in **Part 7** of this AEE is that adverse effects are considered to be less than minor.

7.0 Section 104(1)(a) Actual and Potential Effects on the Environment

This part of the AEE assesses the proposal under Section 104(1)(a) and 104(1)(ab) Actual and Potential Effects on the Environment and Section 104(1)(b)(vi) Relevant Provisions of the AUP Assessment Criteria, Objectives and Policies.

As a discretionary activity, Council's discretion to grant or decline the consent, or impose conditions is unrestricted. The relevant environmental effects are considered in turn below.

7.1.1 Subdivision

While the application is for a discretionary activity the assessment matters for subdivision within the Rural Production Zone contained in 13.8.1 Subdivision of the ODP have been used as guidance for the assessment. The relevant assessment matters are assessed in turn below:

(i) for applications under 13.8.1(b) or (c):

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

It is noted that the site is not contained within a coastal environment. The subdivision has been designed to retain the rural character by maintaining one large rural production lot with the smaller rural residential and lifestyle lots clustered near existing dwellings and accessways, ensuring that the development pattern remains consistent with the surrounding environment.

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

The site contains a PNAP which is an area identified by the Department of Conservation as having an ecological significance. The PNAP is proposed to be contained wholly within Lot 5 through this application. Kaitaia Airport contains areas of land contained within an Open Space Covenant with the QEII Historic Trust. The proposal will not result in any adverse impacts on the ability to manage these protected areas.

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

The LVA confirms that there are no vegetation patterns of significance within the site. However, as discussed above, the site does contain a PNAP area identified by the Department of Conservation. The proposal does not involve vegetation removal, and riparian margins will be maintained. Therefore, it is considered that the proposed subdivision will have no adverse effects on significant indigenous flora or fauna habitats.

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

Firefighting requirements will be met with the installation of a water tank on each lot containing a suitable static reserve that meets The New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZPAS 4509:2008). This includes the installation of firefighting supply tanks that are separate from the household water supply, must remain full and be accessible to fire trucks in the scenario of a fire emergency. The installation of such tanks would be undertaken when each site is built on. It is requested that this be recorded as a consent notice for Lots 2, 4 and 5.

Overall, it is concluded that the proposals effects will be less than minor in regard to the proposed subdivision assessment matters for the Rural Production Zone. Taking into account those expectations the development is assessed as having less than minor adverse rural character and amenity effects.

7.1.2 Positive Effects

The proposal will have the positive effect of providing three additional sites for future rural living within the Kaitaia area. It is generally acknowledged that Northland has a housing shortage, and while this development is outside of key metropolitan areas, it will nevertheless provide additional lots to satisfying new dwelling needs in a desirable rural environment.

7.1.3 Building setback and daylight recession planes

With regard to the building setback non-compliance (Rule 8.6.5.1.4), the matters of discretion listed in Rule 8.6.5.3.4, relate to privacy and outlook, traffic safety, mitigation measures, visual impact, proximity to mineral zone and public access and enjoyment.

Considering the matters above, it is noted that the setback non-compliance is internal to the site and relates to accessory buildings within Lot 3 built within the lot's western internal boundary with Lot 2. Given the subdivisions comprehensive design, the non-compliance does not detract from the amenity of the proposed lots. Additionally, the setback non-compliance relates specifically to ancillary buildings, which are generally lower in scale and have minimal impact on privacy, outlook, or overall site function. In any case, the applicant's written approval is inherent to the application and this non-compliance, which will otherwise not impact on any properties external to the site.

Overall, it is considered that any adverse effects of the proposed building setback non-compliance will be less than minor and acceptable.

7.1.4 Cultural Effects

There are no recorded or known sites of significance to mana whenua or identified cultural heritage features. The proposed building platforms are located away from vegetation and natural watercourses and are not anticipated to have any adverse effects on natural systems that would result in cultural effects.

The applicant has proactively engaged with hapū to understand the cultural values associated with the site (see **Appendix E**). To date, no feedback has been received. Any response provided will be forwarded to the Council for inclusion in this resource consent application as soon as it is received. The applicant remains open to further engagement should hapū wish to provide input.

All future earthworks and construction activities will be subject to standard accidental discovery protocols, which will be offered as a condition of consent. These protocols ensure the protection of mana whenua values and interests should any unrecorded cultural or archaeological features be discovered during works.

7.1.5 Reverse Sensitivity Effects

The proposed subdivision will result in the establishment of additional sites within an operational farm, therefore it is considered necessary to review and address any potential reverse sensitivity effects that may arise.

The majority of the site will remain in rural use, with no changes to its current activities. To mitigate any potential issues, a no-complaints covenant is proposed as a proactive measure. This will protect the ongoing farming operations on Lot 5 while also providing clear expectations for future landowners that will make it explicit to prospective purchasers of Lots 1, 2, 3 and 4 that they are moving into an environment where typical rural activities, including noise from machinery, livestock movements, and other farming operations, are an integral part of the surroundings.

Furthermore, given the well-established nature of farming activities on the site and the continued compatibility of the proposed development with surrounding land uses, any potential reverse sensitivity effects are considered to be less than minor. The proposal ensures that productive rural operations are safeguarded, while also maintaining consistency with existing and anticipated activities in the area.

7.1.6 Airport Proximity Effects

The site falls within the Kaitaia Airport buffer zone. The Assessment Criteria contained in 15.2.6 of the ODP include considerations related to height and noise impacts. Regarding height, if any trees or structures are likely to penetrate an airport protection surface, the location, extent, and effect of the penetration must be evaluated. Additionally, buildings or structures that breach the airport protection surface must be assessed to determine whether they pose a danger to aircraft operations. In terms of noise, assessment is required as whether the proposed land use constitutes a noise-sensitive activity that could limit airport operations and whether acoustic insulation should be required as a condition of consent. The proposed subdivision's building platforms are located outside the Approach and Take off Surface Area for Kaitaia Airport, and as no trees are proposed, the development is not considered to penetrate the airport protection surface.

The site is within a noise-affected area, meaning future residents may experience elevated noise levels from aircraft operations. To address these concerns, mitigation measures are proposed. All dwellings will be designed to meet the indoor noise insulation requirements of NZS 6805:1992 (Airport Noise Management and Land Use Planning) and NZS 2107:2016 (Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors). These standards require high-specification glazing, acoustic-rated external walls, and roof insulation to be used to minimise interior noise levels. Mechanical ventilation systems are also required to be installed to allow windows to remain closed while maintaining adequate ventilation. The subdivision layout maximize distance from the highest noise contour areas. Consent notices are proposed to be registered on the proposed lots titles to inform future property owners of the site's location within an airport buffer zone and the applicable noise management requirements.

Overall, it is considered that the proposed noise insulation requirements, lot layout and building platform locations and covenants will ensure that the development minimises noise impacts and avoids reverse sensitivity effects on airport operations.

7.1.7 *Neighbourhood Character and Amenity Effects*

The proposed subdivision is not seeking to increase the overall density of development beyond that anticipated by the standards of the ODP. There will be no adverse impacts in terms of the scale and intensity of rural-residential land use.

Lots 1, 2 and 3 are proposed to adhere to the ODPs standards for net site area of 4,000m², with at least one lot per underlying title having a minimum area of 4ha, Lots 4 and 5. The subdivision will maintain its existing rural residential character by confining development to a small area of the large site and the retaining Lot 5 as a larger vacant rural production lot (92.1256ha), ensuring that substantial portions of the site remain in productive rural use.

The LVA contained in **Appendix D** considers that the proposed development has been clustered within the southernmost portion of the site adjacent to existing rural residential development and buildings within the site retaining the rural character values inherent in this landscape within a large balance Lot. The proposal does not impact any areas of significant indigenous flora or fauna, and hydrological features such as streams and riparian margins will remain protected. These factors contribute to the preservation of the site's landscape values, ensuring that any minor changes resulting from the subdivision are absorbed into the existing environment.

In terms of visual amenity, the site has limited visibility from public viewpoints. The proposed lots are setback from the road and are generally screened by intervening topography, vegetation and existing built development from public vantage points and dwellings within the viewing catchment that may experience views of the site. Therefore, there are no adjacent properties that are considered potentially affected and therefore no further assessment has been undertaken.

The development maintains consistency with the character and amenity values of the surrounding area, with such an outcome being a reasonable expectation given the size and shape of this site. Consequently, the shape, size and layout of the lots is considered appropriate, with any adverse effects on the wider environment being less than minor.

7.1.8 Effects to Adjoining Sites

As previously discussed, the proposed development is considered to be consistent with the existing amenity and character of the directly adjoining area. The impact on adjacent properties is expected to be minimal, Furthermore, building height limits, material restrictions, and fencing controls will ensure that new dwellings blend naturally into the rural landscape. As a result, the LVA contained in **Appendix D** has assessed the visual effects of the proposed subdivision as very low.

Overall, adverse effects on adjoining sites are considered to be less than minor due to the separation distances between the proposed lots and associated building platforms from any viewing audience, the intervening and undulating landscape and vegetation and that the proposal is anticipated, and the proposed sites are greater than the minimum site size required in the zone.

7.1.9 Engineering - Landform Alteration, Instability and Geotechnical Effects

The proposed subdivision will not require any significant landform modification and will retain the intrinsic visual qualities of the landscape.

The Geotechnical Investigation Report prepared by RS Eng Limited (**Appendix C**) concludes that the site is generally suitable for the proposed subdivision, subject to the comments and recommendations, all of which will be adopted during the earthworks/construction phases and are endorsed as conditions of consent. No groundwater was encountered on the site.

The Geotechnical Report confirms that Lots 2 and 4 are stable and suitable for construction of a residential dwelling if the recommendations contained within the report are followed. The site contains generally level to gently sloping topography and will require limited earthworks. Residential development within the site can be created in a way that does not alter the overall landform and will avoid large or unsightly retaining structures.

On the basis that all works will be completed in accordance with the recommendations of the submitted geotechnical report, including adherence to best practice and recommended consent conditions any land stability effects will be less than minor.

7.2 Adverse Effects Conclusion

In summary, having regard to s104(1)(a) of the RMA, with the mitigation offered as per the assessment provided in this Part of the AEE and in the supporting specialist reports, any potential adverse effects associated with the proposal are assessed as being less than minor.

7.3 Section 104(1)(b)(vi) Relevant Provisions of the District Plan Objectives and Policies

7.3.1 Weighting of Plans

Section 88A(2) requires applications to be assessed under both the operative and proposed objective and policy frameworks from the date of notification of the proposed district plan. Where there are differences between the ODP and the PDP, established case law provides guidance on the weight to be given to each framework. The weight accorded to a proposed plan depends on the stage of its development, with more weight typically given as the plan progresses through the notification, submission, and hearing process. Weighting is also only required where there is a significant policy shift.

As the provisions of the PDP may be subject to change through the submission and appeal process, limited weight has been placed on the objectives and policies commented on below compared with the ODP, which we consider to be the primary planning instrument for determining this application. The assessment of the relevant objectives and policies from the ODP and the PDP has concluded these can be met by the proposal.

7.3.2 Operative Far North District Plan

The proposed subdivision at 550 Quarry Road, Kaitaia has been assessed against the relevant objectives and policies of the Operative Far North District Plan. This assessment demonstrates that the proposal aligns with the plan's provisions for the Rural Production Zone and subdivision requirements, promoting sustainable land use while preserving the rural character of the area.

The proposal is consistent with Objective 8.6.3.1, which seeks to promote the sustainable management of natural and physical resources in the Rural Production Zone. The subdivision allows the continued use of the land for rural production, with the balance lot (Lot 5) retaining its productive capacity, ensuring that the land's agricultural potential is maintained.

In accordance with Objective 8.6.3.2, the subdivision supports the efficient use and development of land by providing rural residential lots (Lots 1–4) while ensuring that the primary productive function of the land is retained in Lot 5. This enhances the social, economic, and cultural well-being of the local community by allowing rural lifestyle opportunities without compromising agricultural viability.

The subdivision design respects the natural contours and vegetation of the site, preserving the area's rural landscape and character in line with Objective 8.6.3.3 which aims to maintain and enhance the amenity values of the Rural Production Zone. Furthermore, the proposal meets Objective 8.6.3.6 by avoiding conflicts between new land uses and existing activities, with no reverse sensitivity issues anticipated.

Regarding the subdivision provisions in Chapter 13 of the District Plan, the proposed subdivision aligns with Objective 13.3.1, which requires subdivisions to be consistent with the purpose of the zone and promote sustainable management. The subdivision layout is designed to minimise environmental impacts while maintaining the productive potential of the land by ensuring that all of the HPL classified land is contained within Lot 5.

Objective 13.3.2 is also met as the subdivision ensures that the life-supporting capacity of air, water, soil, and ecosystems is not compromised. Objective 13.3.3 is not applicable as the site is not located within an outstanding landscape or natural feature area. Similarly, the subdivision does not adversely affect any scheduled heritage resources, satisfying Objective 13.3.4. The subdivision ensures that cultural and historical values are preserved.

The proposed lot sizes and layout take into account the potential effects on natural character, ecological values, and amenity values, consistent with Policy 13.4.1. The lots are appropriately sized for the rural environment and do not compromise the surrounding landscape. Policy 13.4.2 is also addressed by ensuring that the subdivision includes safe and effective vehicular and pedestrian access to each lot. The layout provides practical road access for all lots.

The subdivision design accounts for natural hazards as required by Policy 13.4.3, ensuring that lots and building platforms avoid flood-prone or erosion-prone areas. It also provides for on-site water storage and wastewater treatment, consistent with Policy 13.4.5. The subdivision does not adversely impact public roads or neighbouring properties, ensuring appropriate servicing and infrastructure.

While there are no heritage resources on-site, the subdivision design protects existing vegetation and natural features where possible, meeting Policy 13.4.6. Additionally, Policy 13.4.13 is satisfied by clustering development to minimise visual impact, thus preserving the rural character of the zone.

In conclusion, the proposed subdivision is consistent with the Operative Far North District Plan, promoting sustainable rural development, maintaining rural character and amenity values, and ensuring appropriate access and servicing. No significant adverse effects are anticipated, making the proposal suitable and appropriate for the Rural Production Zone.

7.3.3 Proposed Far North District Plan

The proposed subdivision has been assessed against the relevant objectives and policies of the Proposed Far North District Plan. The assessment demonstrates that the subdivision is consistent with the plan's provisions, promoting sustainable land use while maintaining the rural character of the area.

The Rural Production Zone is intended to protect land for primary production activities (RPROZ-O1) while enabling compatible rural uses (RPROZ-O2). The subdivision design ensures that Lot 5 retains the balance of the land for continued primary production, while Lots 1–4 are positioned within an appropriate area for rural residential use. The proposal is consistent with the intent of the zone, allowing for low-density rural lifestyle development while preserving productive land.

The subdivision avoids reverse sensitivity issues (RPROZ-O3). It also avoids natural hazard areas and ensures each lot can be serviced by on-site infrastructure. The subdivision maintains the rural character by preserving natural features and ensuring low-density development (RPROZ-O4).

Policies RPROZ-P1 to RPROZ-P4 focus on enabling primary production and maintaining rural character. While the subdivision does not increase primary production, it protects the balance lot for continued rural use and avoids introducing incompatible land uses. The lot sizes are appropriately scaled to align with existing rural-residential patterns (RPROZ-P5 and RPROZ-P6).

The subdivision addresses the effects of development (RPROZ-P7) by maintaining the rural landscape, avoiding natural hazards, and ensuring adequate on-site servicing. The proposal also mitigates any potential adverse effects on neighbouring properties.

In conclusion, the proposed subdivision is consistent with the Proposed Far North District Plan's objectives and policies. It promotes sustainable rural development, maintains rural character and amenity values, and provides appropriate access and servicing. The proposal is suitable and aligns with the intended outcomes for the Rural Production Zone.

7.4 Section 104(1)(b)(v) Relevant Provisions of the Regional Policy Statement

The Northland Regional Policy Statement ("**RPS**") sets out strategic direction for managing the use, development and protection of the natural and physical resources of the region. The strategic objectives and policies provide a framework to achieve the integrated, consistent and co-ordinated management of the Region's resources.

The relevant provisions of the RPS have been considered. The subject site does not contain any significant features as defined by the RPS. The proposal is consistent with the RPS as the proposal involves subdivision of a rural site at a compliant density with appropriate on-site servicing and adequate vehicle access. The effects on natural and physical resources from the proposed subdivision are expected to be less than minor.

The proposal aligns with Objective 3.4 of the RPS, which seeks to safeguard Northland's ecological integrity. No adverse impacts on indigenous ecosystems or significant ecological values have been identified. Additionally, the subdivision supports economic well-being (Objective 3.5) by promoting the sustainable management of natural and physical resources, thereby contributing to regional economic growth and investment.

The proposal is consistent with the policy requirements for regional and district plans (Policy 6.1.1) by reflecting good management practices, supporting efficient and effective land use while minimising compliance costs, enabling subdivision and development in accordance with the RPS, and ensuring that the existing built environment allows for alternative land uses without significant environmental impacts.

In conclusion, the proposed subdivision aligns with the strategic objectives and policies of the Northland Regional Policy Statement. The development promotes sustainable land use, economic well-being, and ecological protection while adhering to good management practices. Consequently, the local authority is encouraged to support and streamline approval processes to facilitate this development.

7.5 Proposed Regional Plan for Northland

The Proposed Regional Plan consolidates the operative Regional Plans for coastal management, air quality, water, and soil into a single comprehensive document. It establishes objectives and policies for managing freshwater resources, focusing on both their quantity and quality. Additionally, the plan regulates discharges related to agrichemicals, odour, and dust to ensure environmental sustainability.

A key focus of the Proposed Regional Plan is supporting Northland's economic vitality and the wellbeing of its people and communities. The objectives outlined in the plan directly relate to primary production activities, recognizing the sector's dependence on freshwater resources for efficient operation. These objectives aim to manage Northland's natural and physical resources in a way that fosters investment and business opportunities, ultimately enhancing regional prosperity.

The discharge of sewage effluent onto land is controlled by the permitted activity rules under Rule C.6.1.3 of the Regional Plan, and the geotechnical assessment contained in Appendix C confirms that wastewater and stormwater disposal is able to comply with these standards. No earthworks are required to complete the subdivision. No resource consents are considered necessary for the proposed subdivision, ensuring full alignment with the environmental and economic management goals of the plan.

7.6 Section 104(1)(c) Any other matters considered relevant and reasonably necessary to determine the application

7.7 Section 105 Assessment

In accordance with an assessment under s105 of the RMA, the proposal has considered the nature of the discharge and the sensitivity of the receiving environment to adverse effects, the reasons for the proposed choice, and any possible alternative methods of discharge, including discharge into any other receiving environment. Overall, the proposal is considered appropriate, and conditions of consent have been included to ensure there are no significant effects on the receiving environment.

7.8 Section 106 - Subdivision

In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the imposition of standard conditions.

7.9 Section 107 Assessment

In accordance with an assessment under s107 of the RMA, the proposal will not result in discharges to water that will cause, after reasonable mixing, the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, any conspicuous change in the colour or visual clarity, any emission of objectionable odour, the rendering of fresh water unsuitable for consumption by farm animals, and any significant adverse effects on aquatic life.

8.0 Notification (Sections 95A, 95C-95D)

Public Notification

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant is not requesting that the application be publicly notified (s95A(3)(a));
- there will be no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from notification because:

- The application is not for a proposal that is subject to a rule or national environmental standard that precludes public notification ((s95A(5)(a)).
- The application is not only for a resource consent for a controlled activity and/or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity, but no other, activities ((s95A(5)(b)).

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

Public notification is not required under this step because:

- The application is not for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification ((s95A(8)(a)).

- As outlined in the preceding AEE, the adverse effects associated with the overall proposal are assessed as being less than minor ((s95A(8)(b)).

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;

- Outside of the common run of applications of this nature; or

- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

In this instance, there are no special circumstances. There is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

It is therefore considered that this application can be processed without public notification.

Limited Notification

Step 1: certain affected protected customary rights groups must be notified.

Under step 1, limited notification is not considered to be required with the following points being relevant:

- There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

- The site is not identified as being located within a statutory acknowledgement area (s95B(3)(a)).

Step 2: if not required by step 1, limited notification precluded in certain circumstances.

The application is not precluded from limited notification as:

- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)).

- The application is not for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land) ((s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified.

An assessment of potentially affected parties including the adjoining properties is given in Part 7.6 of this AEE. As has been detailed, adverse effects will be limited, and all have been assessed as having an overall less than minor adverse effect (s95B(8)). Therefore, under section 95E, there are no party that is assessed as being an affected party (s95B(3)(b)).

Step 4: limited notification in special circumstances.

It is considered that there are no special circumstances, and nothing exceptional or unusual about the application that suggests that limited notification should occur.

It is therefore considered that this application can be processed without limited notification.

9.0 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it automatically lapses unless the consent authority has granted an extension. In this case, it is considered five years is an appropriate period.

10.0 Conditions

It is expected that there will be "standard" conditions of consent as generally imposed by Council. As discussed in the preceding assessment a no-complaints covenant is proposed for Lots 2, 3, and 5. The proposed covenant reads as follows:

> *The owners, occupiers and visitors of Lots 2, 3 and 5 shall make no complaint, submission, appeal, or objection in relation to the lawful operation and farming activities within Lots 1, 4 and 6 located at 1650 State Highway 10, North Totara. Furthermore, if a complaint is lodged, the complainant shall be responsible for covering all costs associated with any resulting enquiries and investigations unless it is determined that Lots 1, 4 or 6 are operating unlawfully.*

The following covenant is proposed to be registered to Lots 1, 2, 3 and 6's titles:

> *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. The above requirement can be waived if a different agreement is specifically made with the New Zealand Fire Service for the subdivision.*

As the site is located within Kaitaia Airports buffer zone the following covenants are proposed:

1. *All future dwellings comply with the noise insulation standards outlined in NZS 6805:1992 and NZS 2107:2016. This would ensure that habitable rooms are constructed with appropriate glazing, insulation, and mechanical ventilation to mitigate aircraft noise.*

A covenant will be registered on each of the proposed lots titles stating that property owners acknowledge the proximity to the airport, accept the potential noise effects from aircraft operations, and waive the right to lodge complaints about airport noise.

Covenants registered on the property titles stating that property owners acknowledge the proximity to Kaitaia Airport as follows:

2. *The lot owner and any occupier of, or visitor to the site acknowledge the proximity to Kaitaia shall make no complaint, submission, appeal, or objection in relation to the lawful operation of Kaitaia Airport. This includes activities allowed by regional or district plans, resource consents, designations, or regulations under the Resource Management Act 1991. This includes not taking legal action or seeking enforcement against any lawful activities conducted within or associated with Kaitaia Airport.*

   Should a complaint be lodged, the complainant shall bear all associated costs, including legal and administrative expenses, unless it is determined that the airport is operating unlawfully or outside the parameters of its consent. If such a determination is made, reasonable costs incurred by the complainant may be reimbursed. This provision also extends to any legal action or enforcement proceedings undertaken against activities lawfully conducted within or associated with Kaitaia Airport.

11.0 Conclusion

Resource consent is sought for a six-lot staged subdivision at 1650 State Highway 10, Totara North. Stage 1 involves a 5-lot subdivision that achieve the minimum net site area of 2ha required for Rural Production Zone subdivisions, while stage 2 involved further subdividing the balance lot into two lots that achieve the minimum lot area of 20ha required for controlled activity subdivisions in the Rural Production Zone. The layout aligns with the site topography and ensures that the site is capable of accommodating all required infrastructure and services for a future dwellings within Lots 1, 2, 3 and 6 while retaining the existing dwellings within Lots 4 and 5. Overall, the subdivision of the site is an efficient use of the land to provide rural living opportunities in line with the Rural Production zoning. The proposal is consistent with the expectations of the zone and will provide an attractive rural living environment for future owners / residents.

The proposal has been comprehensively assessed and mitigation measures have been incorporated where required to address the requirements of the subdivision and any potential adverse effects. The actual and potential effects likely to result from the proposed subdivision have been considered in accordance with s104(1)(a) of the RMA, and adverse effects on the environment of the proposal will be less than minor.

In terms of s104(1)(b) of the RMA, an assessment against of the AUP Rural subdivision and Rural – Countryside Living Zone objectives and policies has been undertaken and conclusion reached that the proposal is consistent with the relevant objectives and policies.

In summary, it is considered that the proposed development is consistent with the purpose and principles of the RMA and that the consent sought should be **granted** on a **non-notified** basis.

12.0 Limitations

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Cato Bolam Consultants Limited.

No responsibility is accepted by Cato Bolam Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.

This report is for the use by the client only and should not be used or relied upon by any other person or entity or for any other projects.

Brian & Rosemary Archibald

550 Quarry Road, Kaitaia

Resource Consent Application

<u>Appendix A:</u> Copy of Records of Title

Cato Bolam
creating great places

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA85A/810**

Land Registration District **North Auckland**

Date Issued 24 March 1992

Prior References
NA49A/1465

Estate Fee Simple

Area 62.9846 hectares more or less

Legal Description Allotment 67 Parish of Awanui

Registered Owners

Brian John Archibald and Rosemary Bernadette Archibald

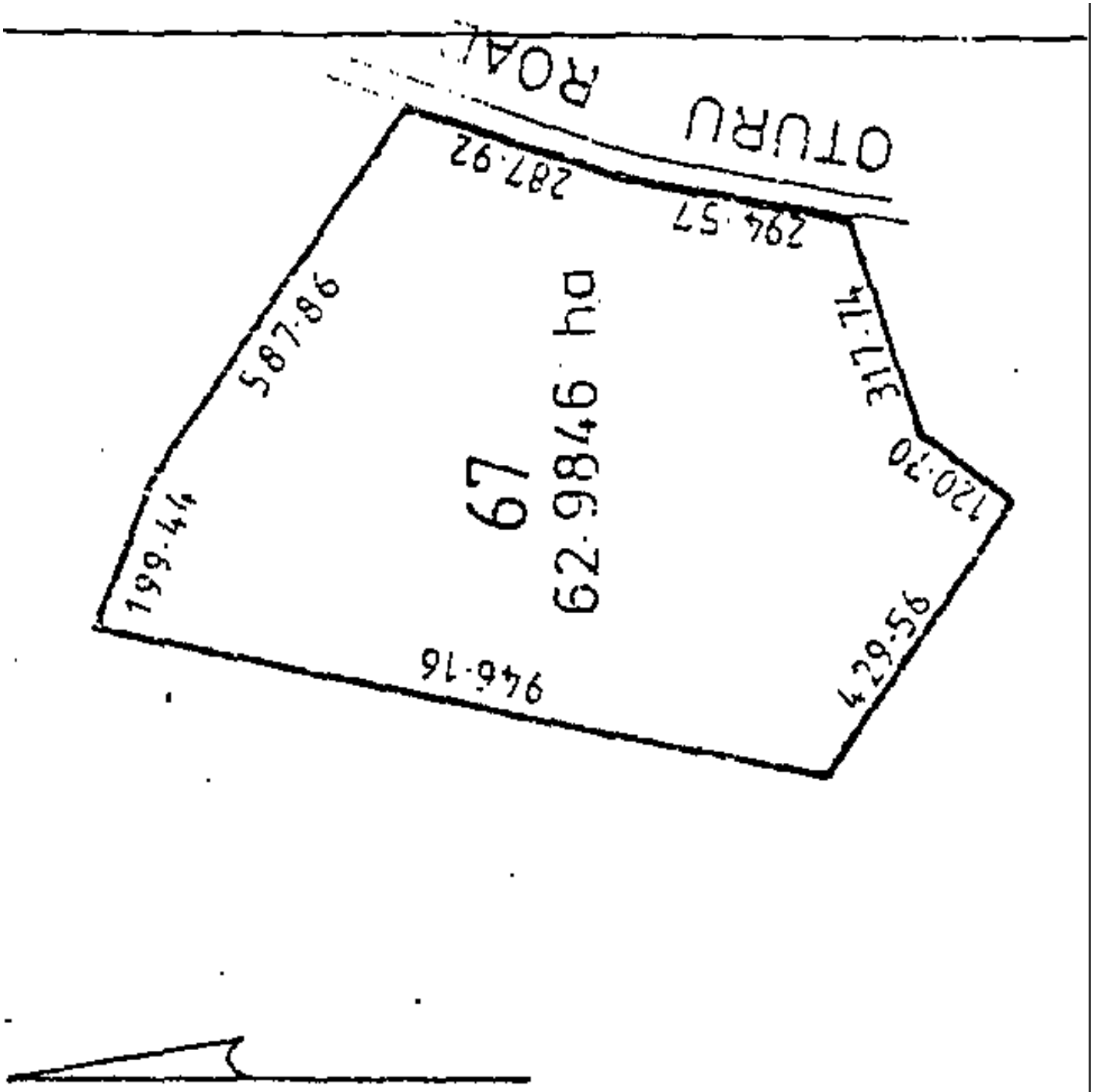
Interests

DPL embodied in Register under No. NA49A/1465

The within land will be subject to Part IVA of the Conservation Act 1987 when the fee simple is transferred to the Licencee under Deferred Payment Licence NA49A/1465

Subject to Part IV A Conservation Act 1987

6197456.3 Mortgage to ASB Bank Limited - 29.10.2004 at 9:00 am


OTURU ROAD
287.92
294.57
317.74
120.70
429.56
946.16
199.44
587.86
67
62.9846 ha

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA89C/277**

Land Registration District **North Auckland**

Date Issued 04 May 1992

Prior References
NA55B/1492

Estate Fee Simple

Area 37.8061 hectares more or less

Legal Description Allotment 69 Awanui Parish

Registered Owners

Brian John Archibald and Rosemary Bernadette Archibald

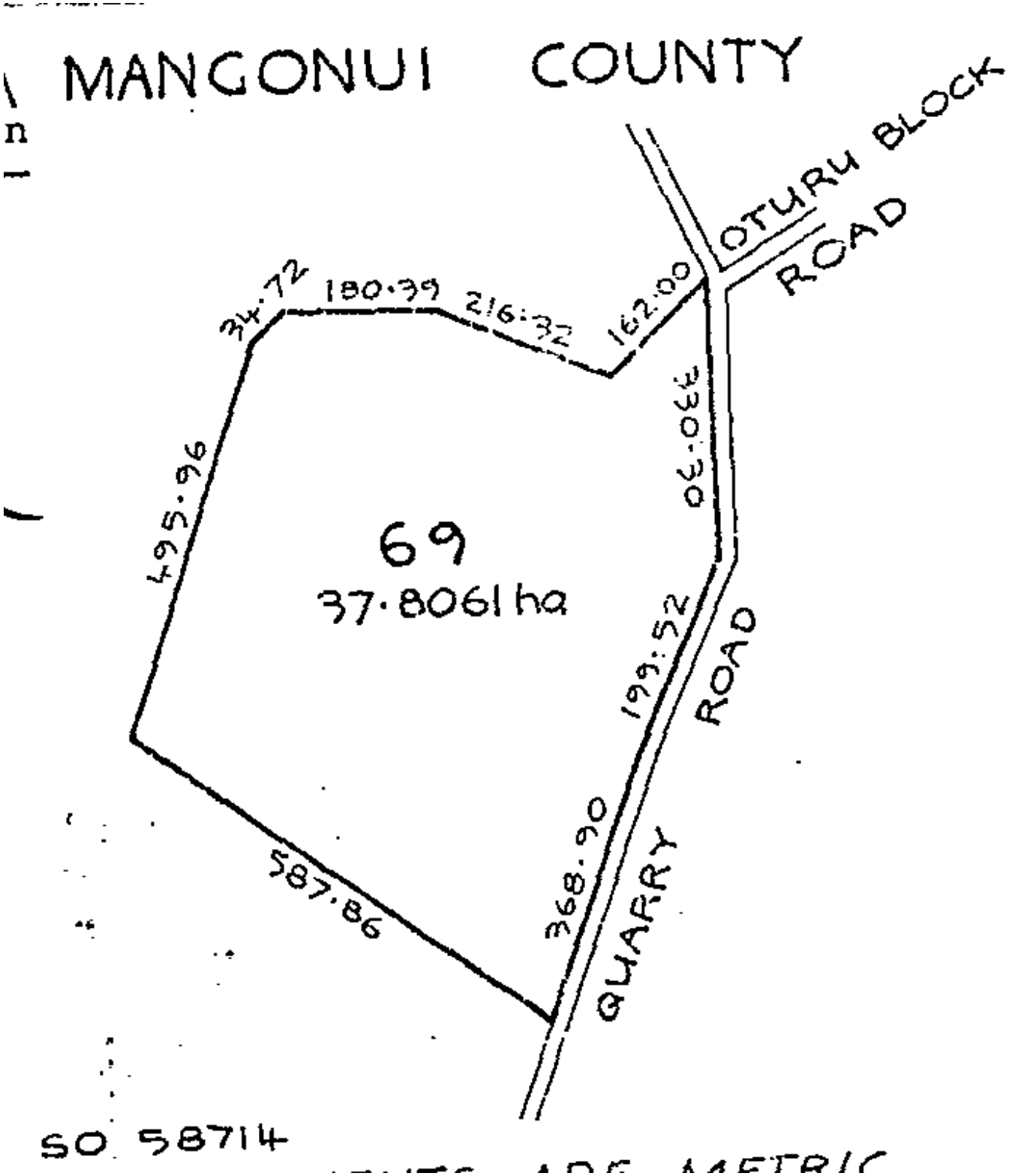
Interests

DPL embodied in Register NA55B/1492

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

6197456.3 Mortgage to ASB Bank Limited - 29.10.2004 at 9:00 am


MANGONUI COUNTY
OTUKU BLOCK ROAD
34.72
180.39
216.32
162.00
96.04
495.96
69
37.8061 ha
199.52
368.90
587.86
QUARRY ROAD
SO 58714

Brian & Rosemary Archibald

550 Quarry Road, Kaitaia

Resource Consent Application

Appendix B: Scheme Plan

Cato Bolam
creating great places

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

N

Lot 5
92.1256Ha
(91.5272Ha Nett)

RT (RT NA89C/277)
RT (RT NA85A/810)

Kaitaia Airport Runway 18/36
Approach and Takeoff Surface

Refer Drawing 48686-DR-PLN-1201

4
2
3
1
Existing Dwelling

Quarry Road

Highly Productive
(LUC Class 3) Land

Runway Approach and Takeoff Surface position sourced from https://metar-taf.com/airport/NZKT-kaitaia-airport#runways, with dimensions sourced from FNDC District Plan Transport Section 2

Local Authority: Whangarei District Council
Comprised in:
RTNA89C/277 & RTNA85A/810
Total Area: 100.7907Ha
Areas and measurements are subject to survey.

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land (Servient)	Benefited Land (Dominant)
Right of way, Right to convey electricity telecommunications Right to Drain Water	Ⓐ	Lot 5 hereon	Lot 1-4 hereon

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
C	Addition of Productive Lands & change to boundary layout	J.Lloyd	17/02/2025
D	Issued For Resource Consent	S.Reiher	19/02/2025
E	Addition of runway surface	R.Cowie	28/02/2025
SURVEYED		-	
DESIGNED		-	
DRAWN		W.Morunga	19/11/2024

DATE	ORIGINAL SCALE	ORIGINAL SIZE
28/02/2025	1:5000	A3

DRAWING NO.	REVISION
48686-DR-PLN-1200	E

C:\12dSynergy\data\CATOAPP1\48686-Brian & Rosemary Archibald_66133\Technical\Drawings\48686-DR-PLN-1200-1201 Scheme

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Proposed Subdivision of
Allot 67 & 69 Parish of Awanui

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land (Servient)	Benefited Land (Dominant)
Right of way, Right to convey electricity telecommunications Right to Drain Water	Ⓐ	Lot 5 hereon	Lot 1-4 hereon

Local Authority: Whangarei District Council
Comprised in:
RTNA89C/277 & RTNA85A/810
Total Area: 100.7907Ha
Areas and measurements are subject to survey.

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
C	Addition of Productive Lands & change to boundary layout	J.Lloyd	17/02/2025
D	Issued For Resource Consent	S.Reiher	19/02/2025
E	Addition of runway surface	R.Cowie	28/02/2025
SURVEYED			
DESIGNED			
DRAWN		W.Morunga	19/11/2024

DATE	ORIGINAL SCALE	ORIGINAL SIZE
28/02/2025	6" = 1'-0"_XREF	A3

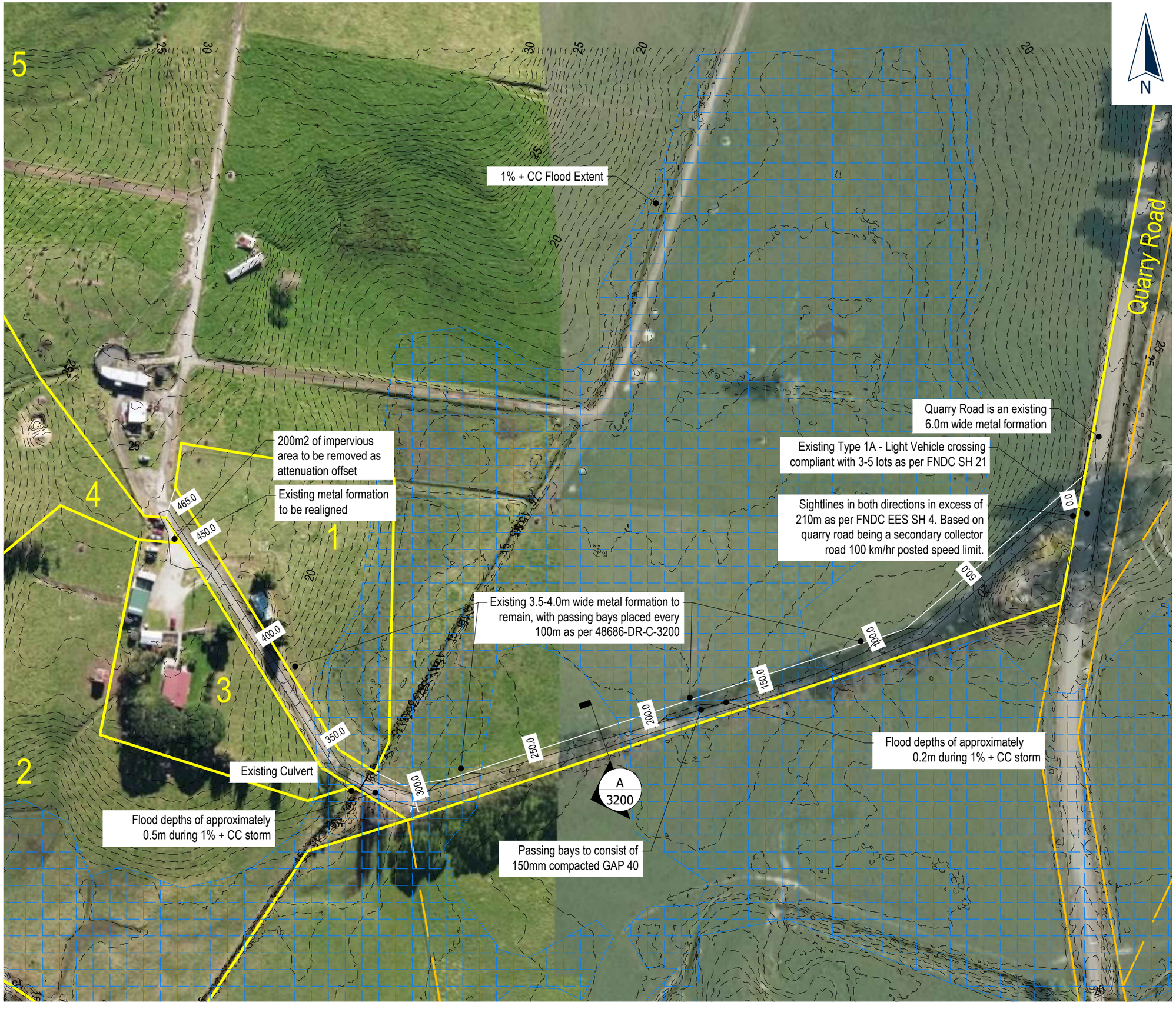
DRAWING NO.	REVISION
48686-DR-PLN-1201	E

C:\12dSynergy\data\CATOAPP1\48686-Brian & Rosemary Archibald_66133\Technical\Drawings\48686-DR-PLN-1200-1201 Scheme

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Proposed Subdivision of
Allot 67 & 69 Parish of Awanui



NOTES

GENERAL

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of New Zealand Vertical Datum 2016.
3. All works are to be installed as per Far North District Councils Environmental Engineering Standards 2024 (FNDC EES).
4. Inspections are required in accordance with Clause 1.6.5.11 of the FNDC EES.
5. A corridor access request will be required from the FNDC roading dept prior to undertaking any works within the FNDC road reserve.

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

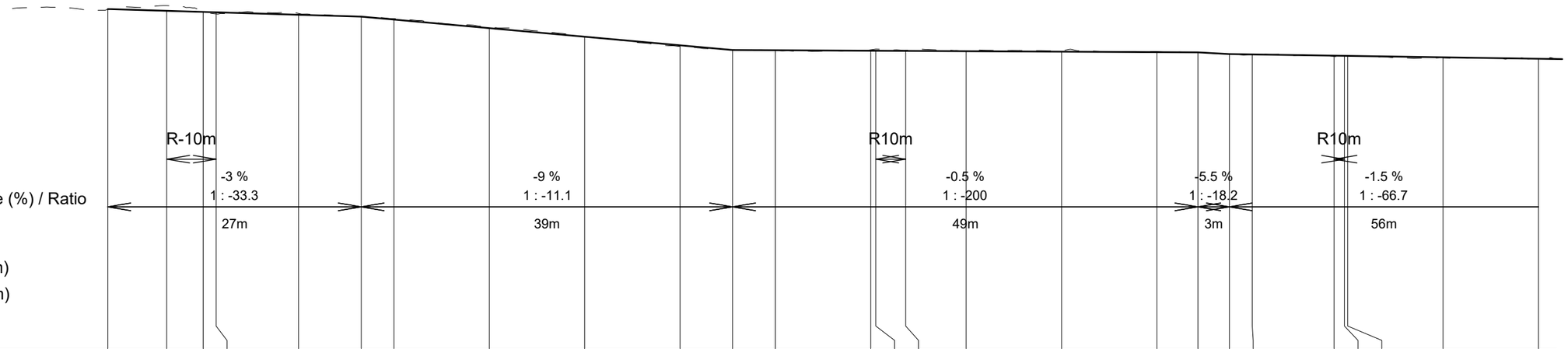
Accessway Design

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	J.Lloyd	7/02/2025
	SURVEYED	L.Pringle	7/02/2025
	DESIGNED	J.Lloyd	7/02/2025
	DRAWN	J.Lloyd	7/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
7/02/2025	1:1500	A3

DRAWING NO.	REVISION
41650-DR-C-3000	A



Finished Levels	22.75	22.56	22.45	22.41	22.15	21.95	21.64	20.74	19.84	18.94	18.45	18.43	18.38	18.37	18.36	18.33	18.28	18.23	18.20	18.02	17.99	17.86	17.84	17.84	17.69	17.54	
Existing Ground	22.69	23.10	22.47	22.23	22.29	21.93	21.75	20.84	19.84	18.83	18.51	18.41	18.47	18.54	18.43	18.38	18.37	18.28	18.22	18.03	17.96	17.78	17.75	17.78	17.64	17.56	
Cut / Fill Depth	0.06	-0.54	-0.02	0.18	-0.14	0.03	-0.10	-0.10	0.00	0.12	-0.06	0.02	-0.09	-0.17	-0.07	-0.06	-0.10	-0.05	-0.02	-0.01	0.02	0.08	0.09	0.06	0.05	-0.02	
Chainage	0.00	6.18	10.00	11.36	20.00	26.57	30.00	40.00	50.00	60.00	65.51	70.00	80.00	80.53	83.66	90.00	100.00	110.00	114.29	117.60	120.00	128.58	129.67	130.00	140.00	150.00	

ACCESSWAY

Horizontal Scale 1 : 500
Vertical Scale 1 : 500

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Accessway Longsection

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	J.Lloyd	7/02/2025

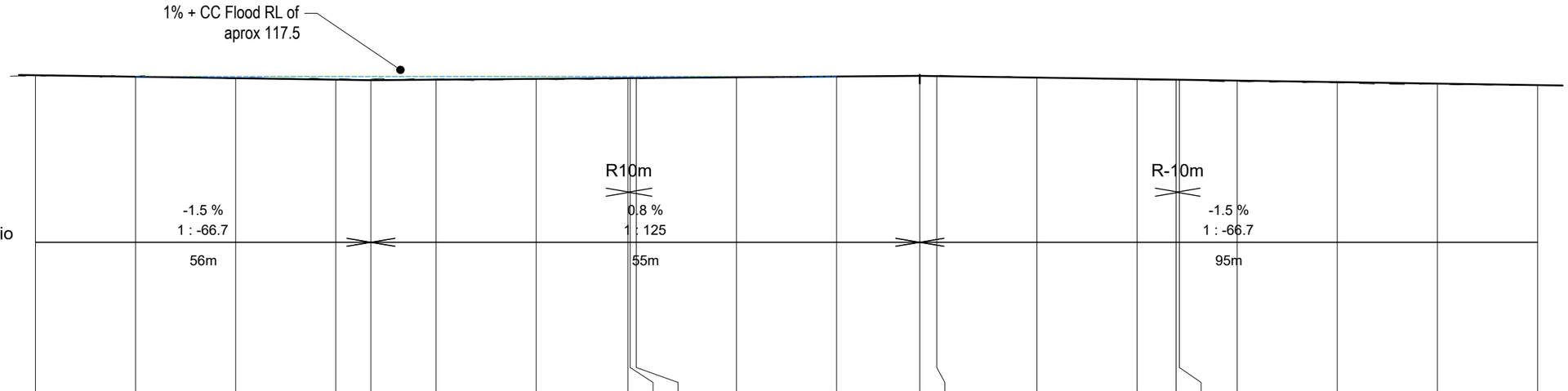
FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED	R.Cowie	7/02/2025
DESIGNED	J.Lloyd	7/02/2025
DRAWN	J.Lloyd	7/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
7/02/2025	1:1000	A3

DRAWING NO. 41650-DR-C-3100

REVISION A



Horizontal Curve Data																				
Vertical Geometry Grade (%) / Ratio		-1.5 % 1 : -66.7						0.8 % 1 : 125					-1.5 % 1 : -66.7							
Vertical Grade Length		56m						55m					95m							
Vertical Curve Length (m)																				
Vertical Curve Radius (m)																				
DATUM R.L. -14.00																				
Finished Levels	17.69	17.54	17.39	17.24	17.18	17.24	17.32	17.39	17.39	17.40	17.48	17.56	17.62	17.60	17.45	17.30	17.24	17.23	17.15	17.00	16.85	16.70
Existing Ground	17.64	17.56	17.36	17.31	17.27	17.30	17.27	17.33	17.33	17.31	17.45	17.51	17.65	17.68	17.41	17.23	17.15	17.17	17.05	16.91	16.80	16.64
Cut / Fill Depth	0.05	-0.02	0.03	-0.08	-0.09	-0.06	0.05	0.06	0.06	0.08	0.03	0.05	-0.02	-0.08	0.04	0.07	0.09	0.07	0.09	0.08	0.05	0.06
Chainage	140.00	150.00	160.00	170.00	173.50	180.00	190.00	199.17	199.39	200.00	210.00	220.00	228.31	230.00	240.00	250.00	253.90	254.23	260.00	270.00	280.00	290.00

ACCESSWAY

Horizontal Scale 1 : 500
Vertical Scale 1 : 500

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Accessway Longsection

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	J.Lloyd	7/02/2025

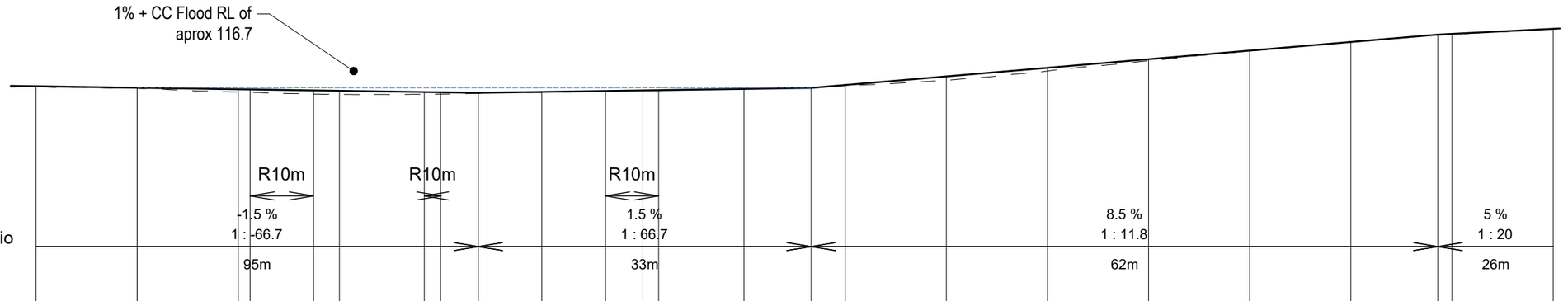
FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED	R.Cowie	7/02/2025
DESIGNED	J.Lloyd	7/02/2025
DRAWN	J.Lloyd	7/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
7/02/2025	1:1000	A3

DRAWING NO. 41650-DR-C-3101

REVISION A



Horizontal Curve Data																							
Vertical Geometry Grade (%) / Ratio																							
Vertical Grade Length																							
Vertical Curve Length (m)																							
Vertical Curve Radius (m)																							
DATUM R.L. -14.00																							
Finished Levels	16.85	16.70	16.55	16.53	16.44	16.40	16.27	16.25	16.19	16.29	16.38	16.44	16.46	16.59	16.69	16.97	17.82	18.67	19.52	20.37	21.22	21.95	22.02	22.52
Existing Ground	16.80	16.64	16.28	16.26	16.07	16.04	16.03	16.07	16.15	16.22	16.37	16.42	16.43	16.58	16.77	16.90	17.44	18.35	19.36	20.33	21.25	21.89	21.97	22.55
Cut / Fill Depth	0.05	0.06	0.26	0.27	0.36	0.36	0.24	0.18	0.04	0.07	0.01	0.02	0.03	0.00	-0.08	0.07	0.38	0.32	0.17	0.04	-0.03	0.06	0.05	-0.03
Chainage	280.00	290.00	300.00	301.16	307.43	310.00	318.39	320.00	323.73	330.00	336.30	340.00	341.56	350.00	356.63	360.00	370.00	380.00	390.00	400.00	410.00	418.60	420.00	430.00

ACCESSWAY

Horizontal Scale 1 : 500
Vertical Scale 1 : 500

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Accessway Longsection

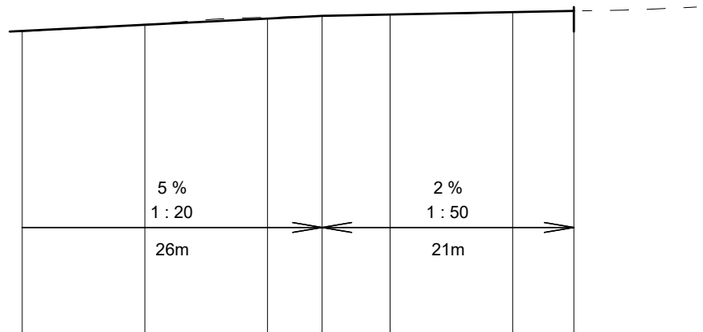
No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	J.Lloyd	7/02/2025

FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED	R.Cowie	7/02/2025
DESIGNED	J.Lloyd	7/02/2025
DRAWN	J.Lloyd	7/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
7/02/2025	1:1000	A3

DRAWING NO. 41650-DR-C-3102
REVISION A



Horizontal Curve Data							
Vertical Geometry Grade (%) / Ratio							
Vertical Grade Length							
Vertical Curve Length (m)							
Vertical Curve Radius (m)							
DATUM R.L. -9.00							
Finished Levels	22.02	22.52	23.02	23.25	23.36	23.56	23.66
Existing Ground	21.97	22.55	23.12	23.24	23.35	23.54	23.66
Cut / Fill Depth	0.05	-0.03	-0.10	0.00	0.01	0.01	-0.00
Chainage	420.00	430.00	440.00	444.46	450.00	460.00	464.99

ACCESSWAY

Horizontal Scale 1 : 500

Vertical Scale 1 : 500

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Accessway Longsection

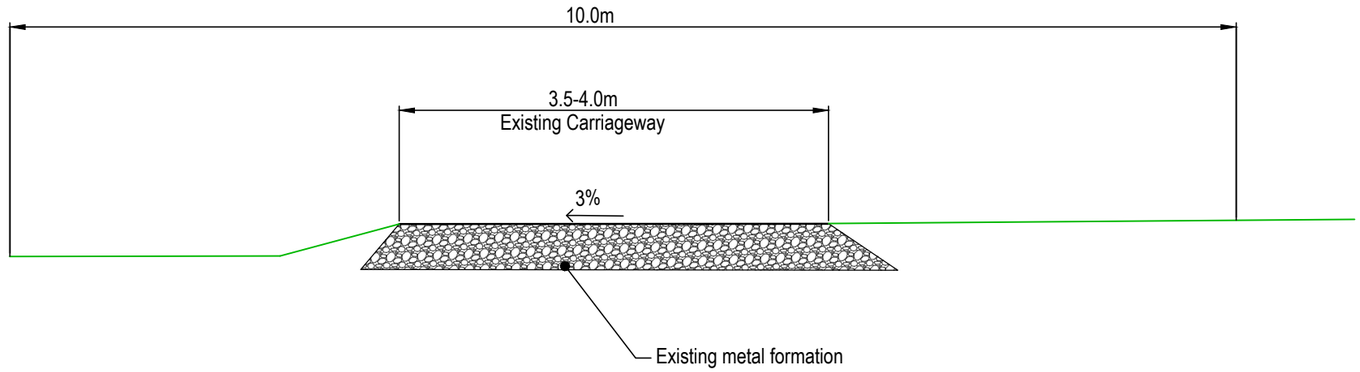
No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	J.Lloyd	7/02/2025

FOR RESOURCE CONSENT

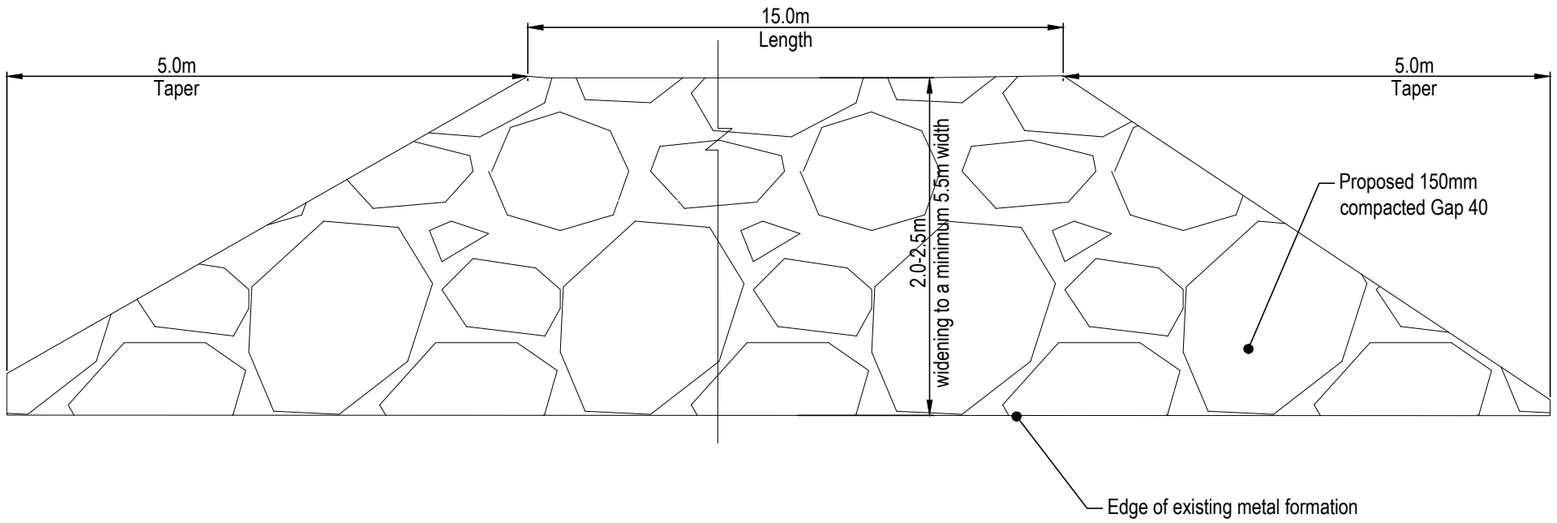
	NAME	DATE
SURVEYED	R.Cowie	7/02/2025
DESIGNED	J.Lloyd	7/02/2025
DRAWN	J.Lloyd	7/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
7/02/2025	1:1000	A3

DRAWING NO.	REVISION
41650-DR-C-3103	A



A 3000 Lot 1 Driveway Typical Cross Section
Scale: 1:50



3000 Typical Passing Bay detail
Scale: NTS

N

NOTES

GENERAL

1. The contractor shall be responsible for locating all existing services prior to commencement of works. The contractor shall make good at their own expense any damage to existing services.
2. Levels are in terms of New Zealand Vertical Datum 2016.
3. All works are to be installed as per Far North District Councils Environmental Engineering Standards 2024 (FNDC EES).
4. Inspections are required in accordance with Clause 1.6.5.11 of the FNDC EES.
5. A corridor access request will be required from the FNDC roading dept prior to undertaking any works within the FNDC road reserve.

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Accessway Cross Section

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	J.Lloyd	7/02/2025
	SURVEYED	L.Pringle	7/02/2025
	DESIGNED	J.Lloyd	7/02/2025
	DRAWN	J.Lloyd	7/02/2025

DATE	ORIGINAL SCALE	ORIGINAL SIZE
7/02/2025	1:50	A3

DRAWING NO.	REVISION
41650-DR-C-3200	A

C:\12dSynergy\Workspacedata\CATOAPP\148686-Brian & Rosemary Archibald_651331\Technical\Drawings\48686 DR C-3200 Roading Crosssections

Brian & Rosemary Archibald

550 Quarry Road, Kaitaia

Resource Consent Application

<u>Appendix C:</u> Geotechnical Report

Cato Bolam
creating great places

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

SUBDIVISION SUITABILITY REPORT

550 Quarry Road

Kaitaia

(Allot 67 PSH OF Awanui)

RS Eng Ltd • 2 Seaview Road, Whangarei 0110 • **09 438 3273** • **office@RSEng.co.nz**
Consulting Engineers

SUBDIVISION SUITABILITY REPORT

550 Quarry Road

Kaitaia

(Allot 67 PSH OF Awanui)

Report prepared for: Tom Archibald

Report reference: 19392

Date: 30 January 2025

Revision: 1

Document Control

Date	Revision	Description	Prepared by:	Reviewed by:	Authorised by:
30/01/2025	1	Resource Consent Issue	R Beasley	S Scott Compton	M Jacobson

ace new zealand

association of consulting and engineering

Contents

Appendices

File: 19392
30 January 2025
Revision: 1

SUBDIVISION SUITABILITY REPORT

550 Quarry Road, Kaitaia

(Allot 67 PSH OF Awanui)

1.0 Introduction

RS Eng Ltd (RS Eng) has been engaged by Tom Archibald to investigate the suitability of the property (Allot 67 PSH OF Awanui) for the proposed residential subdivision. The purpose of this report is to assess the suitability of the property for the proposed residential subdivision, assessing the geotechnical suitability, flooding, stormwater disposal and on-site wastewater at the proposed Lots 2 and 4 only as Lots 1 and 3 contain existing dwellings and development.

The client proposes to create four new residential allotments. Lots 1 and 3 site existing dwellings and are not covered by this report. The proposed boundary layout has been completed by Cato Bolam Ltd and is attached in Appendix A.

2.0 Site Description

This 63.5ha property is accessed at the south end of Quarry Road, some 500m north of the intersection with Oturu Road. Proposed Lots 2 and 4 are made up of gentle slopes which slope down gently to moderately before being buttressed by low-lying terrain. At the time of investigations, the ground coverage at the proposed Lots 2 and 4 consisted of pasture and trees.

Figure 1: Allot 67 PSH OF Awanui.

3.0 Desk Study

3.1 Referenced/Reviewed Documents

The following documents have been referenced in this report:

- GNS – Geology Of The Kaitaia Area – Isaac – 1996.

3.2 Site Geology

The GNS 1:250,000 scale New Zealand Geology Web Map shows that the lower lying terrain on Lots 2 and 4 are located within an area underlain by Kariotahi Group, which has been described as follows: *"Unconsolidated to poorly consolidated sand, peat, mud and shell deposits (estuarine, lacustrine, swamp, alluvial and colluvial)."* The elevated slopes on these lots are mapped within an area underlain by Northland Allochthon, consisting of Motatau Complex, which has been described as follows: *"Weakly to moderately indurated grey to blue-grey calcareous mudstone commonly with redeposited beds of glauconitic sandstone."*

3.3 Aerial Photography

RS Eng has undertaken a review of historical aerial photography, specifically three images, from 1950, 1968 and 1981. See Figure 2 below of the 1981 image. No evidence of slope instability was observed in the images. The identified building sites remained undeveloped, however an existing dwelling was observed on proposed Lot 3. Ground coverage consisted of pasture and trees.

Figure 2: 1981 Aerial Image *(Source: www.retrolens.nz).*

4.0 Field Investigation

A Graduate Engineer and Geologist from this office visited the property on 8 November 2024 to undertake a walkover inspection, five Scala Penetrometer tests and five hand augers.

The walkover inspection did not observe any signs of concern at the identified building sites in relation to the proposal.

The hand augers were dug to a maximum depth of 3.0m below ground level (BGL). Shear Vane readings were taken at regular intervals throughout the hand augers. Soil and rock descriptions are in general accordance with the New Zealand Geotechnical Society guideline.

The Scala Penetrometer tests were performed to a maximum depth of 1.9mBGL, with results ranging between 4 blows/100mm to greater than 29 blows/100mm.

5.0 Subsoil Conditions

Interpretation of the subsurface conditions is based on the investigations shown on the drawings in Appendix B. The conditions are summarised below.

- Topsoil was encountered to a depth ranging between 0.05mBGL to 0.15mBGL.
- Residual soils of Motatau Complex were encountered to a maximum tested depth of 3.0mBGL, consisting of very stiff to dense sandy silts, very stiff silts, stiff to very dense silty sands, stiff clayey silts, stiff clays and stiff to very stiff silty clays. In-situ Undrained Shear Strengths ranged between 86kPa to greater than 201kPa.
- Groundwater was not encountered during field investigations.

6.0 Geotechnical Assessment

6.1 Slope Stability

The property consists of gentle to moderate slopes, with the identified building sites consisting of flat to gentle slopes that fall to the southwest.

The identified building sites are underlain by Northland Allochthon, consisting of a shallow hard pan, very stiff silts, silty clays and clays overlying completely weathered mudstone. Mudstone of Northland Allochthon is typically very weak standing at low grades. The slopes are elevated some 5m and buttressed by alluvium, lacking signs of slope instability. Minor soil creep was observed downslope of the building site on Lot 4, however this was observed some 10m from the identified building site.

Provided the recommendations of this report are complied with, RS Eng consider the identified building sites are at low risk of slope instability.

6.2 Liquefaction

The identified building sites are underlain by mudstone being cohesive in nature and therefore unlikely to liquefy when subjected to seismic shaking. RS Eng considers the risk of liquefaction to the proposed building works to be low.

6.3 Expansive Soils

The clayey soils encountered on-site are likely to be subject to volumetric change with seasonal changes in moisture content (wet winters / dry summers); this is known as expansive or reactive soils. Apart from seasonal changes in moisture content other factors that can influence soil moisture content at the include:

- Influence of garden watering and site drainage.
- The presence of large trees close to buildings. Large trees can cause variation in the soil moisture content for a distance of up to 1.5 times their mature height.
- Initial soil moisture conditions during construction, especially during summer and more so during a drought. Building platforms that have dried out after initial excavation should be thoroughly wet prior to any floor slabs being poured.
- Plumbing leaks.

Based on the characteristics of the subsoils encountered on-site, RS Eng considers the soils as being Class H1 (Highly Expansive) as per AS 2870.

6.4 Shallow Soil Creep

Seasonal changes in moisture content of clayey soils cause shrink/swell effects (expansive soils). On slopes generally more than 14° the cyclic shrink/swell characteristics combined with gravity forces cause the surface soil to displace downslope over time. This can be accelerated and exaggerated by stock. Soil creep can affect shallow slope angles where underlain by weaker materials but may not affect steeper slopes when soil strengths are high.

Shallow soil creep was evident on the moderate slopes downslope of the building area on proposed Lot 4. However, due to the wide flat ridgetop that makes up the identified building platform, the risk of soil creep to the proposed building works on Lot 4 are considered to be low.

7.0 Three Waters

7.1 Flooding

The Northland Regional Council have designated parts of this property as being flood susceptible. The flood hazard covers the low lying land adjacent to the building sites. However, the identified building sites on proposed Lots 2 & 4 are elevated some 3-5m above the 1% AEP+CC flood level. RS Eng consider the risk of inundation to the identified building sites to be low.

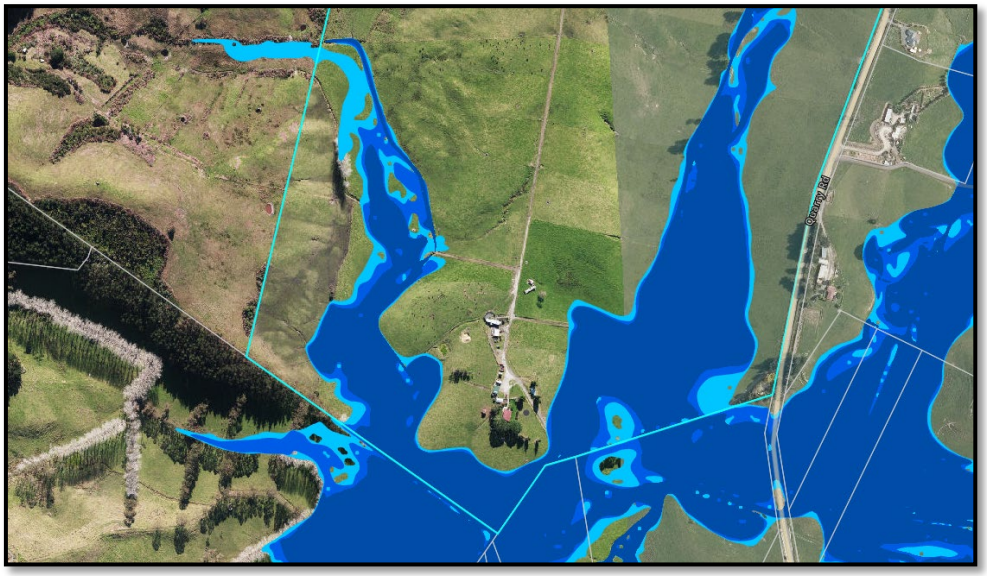


Figure 3. Flood Extents (Source: NRC Hazard Map).

7.2 On-site Wastewater Disposal

The land available for effluent disposal is typically gentle to moderately sloped (less than 14°) and waning divergent. Subsoil investigations have assessed the soil as Category 5 as per AS/NZS1547. Disposal of secondary treated effluent loading sub-surface pressure compensating drip irrigation lines within a planted and fenced area are considered suitable, however alternative disposal methods are likely suitable and shall be assessed at Building Consent stage.

To demonstrate the suitability of the proposed lots, a concept on-site effluent disposal design has been prepared for a hypothetical four-bedroom dwelling. The design calculations are presented in Table 1 below.

Indicative wastewater disposal fields are shown on Sheet 1 of Appendix B. The FNDC SWE1 form is attached in Appendix D.

Table 1: Wastewater Disposal Calculations.

Number of Bedrooms	4	No.
Number of Persons	6	No.
Flow Allowance	180	L/person/Day
Total Flow	1080	L/Day
Irrigation Rate (DIR)	3.0	L/m²/day
Slope Reduction Factor	0	%
Irrigation Area Required	360	m²
Irrigation Line Spacing	1.0	m

8.0 Recommendations

8.1 Further Engineering

At the building consent stage, the specific proposal shall be supported by a project and site specific geotechnical investigation and on-site wastewater disposal design.

8.2 Flood Hazard Area

No works shall be undertaken in the NRC mapped 1%AEP+CC flood area without an assessment of effects.

8.3 Site Subsoil Class

In accordance with NZS 1170.5:2004, Section 3.12.3 the site has been assessed for its Site Subsoil Class. Based on the observations listed above RS Eng considers the site soils lie within Site Class C *"Shallow Soil Site."*

8.4 Earthworks

To form access and create a building platform for the identified building sites, earthworks are proposed. To suitably develop the identified building areas, RS Eng recommend as follows.

- Cuts and fills shall be limited to 1.0m and 0.5m without further geotechnical investigation.
- Cut and fill batter should be sloped at angles less than 1V to 3H or be suitably retained.
- The building site and driveway should be shaped to assist in stormwater run-off and avoid ponding of surface water.
- Site works shall generally be completed in accordance with NZS 4431.

8.5 Foundations

The site is not "Good Ground" as per NZS3604, due to the effects of expansive soils. Notwithstanding the recommendations of this report, following the removal of topsoil, RS Eng expects Ultimate Bearing Capacities of 300kPa to be available. Residential NZS3604 type

construction on conventional foundations or raft type slabs specifically designed to account for Class H1 expansive soils as per AS2870 are considered suitable.

Where buildings are situated within 5m or over moderate slopes (>14°) deeper foundations may be required to account for any potential soil creep to be confirmed at Building Consent stage.

8.6 Stormwater Disposal

Uncontrolled and concentrated stormwater discharges can result in erosion and slope instability. RS Eng recommends that stormwater is collected where possible and piped to dispersal structures, overland flow paths or stable water courses. No stormwater shall be discharged in an uncontrolled manner.

9.0 Conclusions

It is the conclusion of RS Eng Ltd that the identified building areas are suitable for residential development, provided the recommendations and limitations herein are adhered to.

We also conclude that in terms of Section 106 of the Resource Management Act 1991 and subject to the recommendations of this report that:

(a) the land in respect of which a consent is sought, or any structure on the land, is not or is not likely to be subject to material damage by subsidence, slippage or inundation from any source; and

(b) any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by subsidence, slippage or inundation from any source.

10.0 Limitations

This report has been prepared solely for the benefit of our client. The purpose is to determine the engineering suitability of the proposed residential subdivision, in relation to the material covered by the report. The reliance by other parties on the information, opinions or recommendations contained therein shall, without our prior review and agreement in writing, do so at their own risk.

Recommendations and opinions in this report are based on data obtained as previously detailed. The nature and continuity of subsoil conditions away from the test locations are inferred and it should be appreciated that actual conditions could vary from those assumed. If during the construction process, conditions are encountered that differ from the inferred conditions on which the report has been based, RS Eng should be contacted immediately.

Construction site safety is the responsibility of the builder/contractor. The recommendations included herein should not be construed as direction of the contractor's methods, construction sequencing or procedures. RS Eng can provide recommendations if specifically engaged to, upon request.

This report does not address matters relating to the National Environmental Standard for Contaminated Sites, and if applicable separate advice should be sought on this matter from a suitably qualified person.

Prepared by:

Rachel Beasley
Geologist
BSc(Geology)

Reviewed by:

Sarah Scott Compton
Technician
NZDE(Civil)

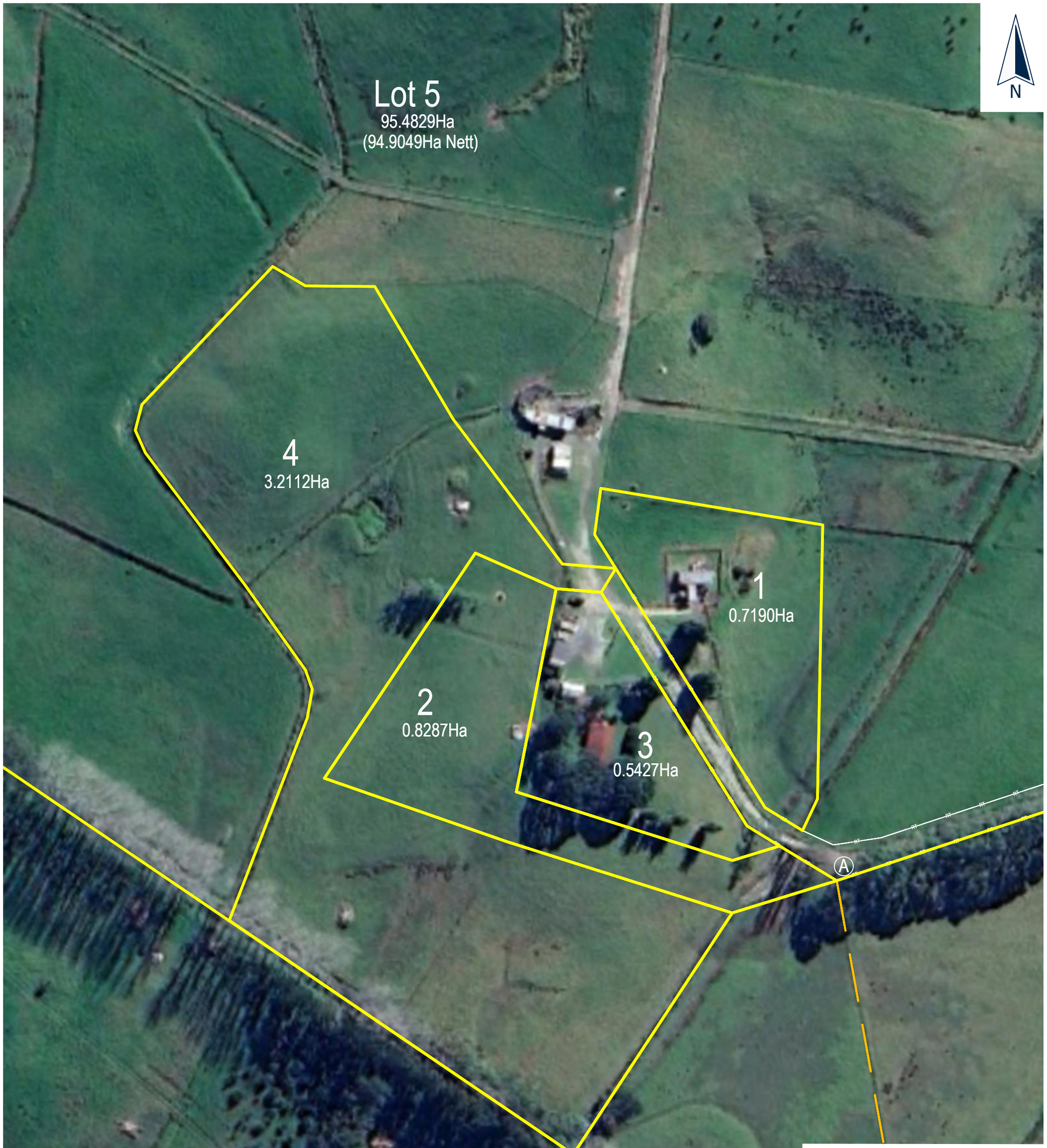
Approved by:

Matthew Jacobson
Director
NZDE(Civil), BE(Hons)(Civil), CPEng, CMEngNZ

RS Eng Ltd

Appendix A

Scheme Plan



MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land (Servient)	Benefited Land (Dominant)
Right of way, Right to convey electricity telecommunications Right to Drain Water	Ⓐ	Lot 5 hereon	Lot 1-4 hereon

Local Authority: Whangarei District Council
Comprised in:
RTNA89C/277 & RTNA85A/810
Total Area: 100.7907Ha
Areas and measurements are subject to survey.

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	-	19/11/2024
	SURVEYED	-	dd/mm/yyyy
	DESIGNED	-	dd/mm/yyyy
	DRAWN	-	19/11/2024

DATE	ORIGINAL SCALE	ORIGINAL SIZE
19/11/2024	1:1500	A3

DRAWING NO.	REVISION
48686-DR-PLN-1201	B

C:\12dSynergy\data\CATOAPP1\48686-Brian & Rosemary Archibald_66133\Technical\Drawings\48686 DR PLN 1200 Scheme

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Proposed Subdivision of
Allot 67 & 69 Parish of Awanui

Appendix B

Drawings

NOTES:

- If any part of these documents are unclear, please contact RSEng Ltd.
- This plan is copyright to RSEng Ltd and should not be reproduced without prior permission.

N

KEY

- Hand Auger Location
- Identified Building Sites
- Identified Wastewater Disposal Locations

Contours are shown at 1.0m crs.
Contours are derived from LiDAR (2018) and are shown at OPT64 Vertical Datum.

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

Title
SUBDIVISION SUITABILITY
SITE INVESTIGATIONS

Client
SIMON REIHER

Location
550 QUARRY ROAD
KAITAIA

Date	Rev	Notes
15/11/2024	A	Original Issue

Scale	Original	Rev
1:1250	A3	A

Drawn	Approved	File #	Sheet
RB	MJ	19392	1

Appendix C

Subsurface Investigations

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA01

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.: 19392

SITE LOCATION: 550 Quarry Road
CO-ORDINATES: 1625862mE, 6117164mN
ELEVATION: 23.05m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 50mm)	VANE SHEAR STRENGTH (kPa) Vane:	WATER
TS	Sandy TOPSOIL.		0.0	TS	10		
tau Con	Sandy SILT; brown/greyish white. Dense; non-plastic.		0.2		20		
	Unable to penetrate. End Of Hole: 0.30m		0.4		99 >>		water Not Enco

Scala Penetrometer axis: 2 4 6 8 10 12 14 16 18
Vane Shear Strength axis: 50 100 150 200 Values

0.6 0.8 1.0 1.2 1.4 1.6 1.8 2.0 2.2 2.4 2.6 2.8 3.0 3.2 3.4

PHOTO(S)

REMARKS

Lot 1

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA02

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.: 19392

SITE LOCATION: 550 Quarry Road
CO-ORDINATES: 1625881mE, 6117163mN
ELEVATION: 22.98m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 50mm)	VANE SHEAR STRENGTH (kPa) Vane:	WATER
TS	Sandy TOPSOIL.		0.0	TS	10		
Qu Cd	Sandy SILT; brown/greyish white. Dense; non-plastic; sand, fine.		0.2		22 >>		
	Unable to penetrate. End Of Hole: 0.20m				25 >> 50 >>		

Scala Penetrometer scale: 2 4 6 8 10 12 14 16 18
Vane Shear Strength scale: 50 100 150 200 Values

Water Not En

PHOTO(S)

REMARKS

Lot 1

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA03

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.: 19392

SITE LOCATION: 550 Quarry Road
CO-ORDINATES: 1625880mE, 6117152mN
ELEVATION: 22.84m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RB

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)
TS	Sandy TOPSOIL.		0.0
Motatau Complex	Sandy SILT; brown/greyish white. Very stiff to hard; non-plastic.		0.2
	Clayey SILT, with minor sand, with trace rootlets; brown/grey, some red. Stiff; moist; low plasticity.		0.4
	Silty CLAY; orange/grey some brown. Very stiff; moist; high plasticity.		1.0
	CLAY, with minor sand; greyish. Stiff; moist; low plasticity; sand, fine to medium.		1.4
	CLAY. High plasticity.		2.0
	End Of Hole: 3.00m		3.0

LEGEND

SCALA PENETROMETER (Blows / 100mm)

Depth (m)	Scala (Blows / 100mm)
0.2	29 >>
0.4	11
0.6	6, 8
0.8	5, 8
1.0	6, 6
1.2	5, 5
1.4	4, 6
1.6	13, 10
1.8	7, 8
2.0	9

VANE SHEAR STRENGTH (kPa)
Vane: GEO3603

Depth (m)	Values
0.4	132
0.6	58
1.0	201+
1.2	-
1.4	115
1.6	65
2.0	86
2.2	65
2.4	92
2.6	69
3.0	114
3.2	73

WATER: Groundwater Not Encountered

PHOTO(S)

REMARKS

Lot 1

WATER
- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE
- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA04

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.: 19392

SITE LOCATION: 550 Quarry Road
CO-ORDINATES: 1625804mE, 6117276mN
ELEVATION: 23.64m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603 Values	WATER
TS	Sandy TOPSOIL.		0.0	TS			
Motatau Complex	Sandy SILT; brown/greyish white. Very stiff to hard; non-plastic.		0.2		1:5		
			0.4		1:1 1:1	201+	
	SILT, with some clay; brown/orange/grey. Very stiff; moist; non-plastic.		0.6		1:3 1:3		
			0.8		1:7 1:2		
	Silty CLAY; brown/white/grey. Very stiff; moist; low plasticity.		1.0		7	201+	
			1.2				
			1.4			UTP	
	Silty SAND, with minor clay; white/grey and yellow. Very stiff to very dense; moist; non-plastic.		1.6				
			1.8				
	Silty CLAY; brown/white/grey. Very stiff; moist; low plasticity.		2.0			201+	
	End Of Hole: 2.00m		2.2				
			2.4				
			2.6				
			2.8				
			3.0				
			3.2				
			3.4				

Groundwater Not Encountered

PHOTO(S)

REMARKS

Lot 2

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

RS Eng Ltd
09 438 3273
office@RSEng.co.nz
2 Seaview Road,
Whangarei 0110

HAND AUGER LOG

HOLE NO.: HA05

CLIENT: Tom Archibald
PROJECT: Geotechnical Investigations

JOB NO.: 19392

SITE LOCATION: 550 Quarry Road
CO-ORDINATES: 1625783mE, 6117271mN
ELEVATION: 21.28m

START DATE: 08/11/2024
END DATE: 08/11/2024
LOGGED BY: RJ

UNIT	MATERIAL DESCRIPTION (See Classification & Symbology sheet for details)	SAMPLES	DEPTH (m)	LEGEND	SCALA PENETROMETER (Blows / 100mm)	VANE SHEAR STRENGTH (kPa) Vane: GEO3603	WATER
TS	Sandy TOPSOIL.		0	TS	7		
Motatau Complex	SILT, with some clay; brown/orange/grey. Very stiff; moist; non-plastic.		0.2		13		
					13		
			0.4		9		
	Silty SAND, with trace clay; white/yellow. Stiff; moist; low plasticity; sand, fine.				9	201+	
			0.6		19	-	
					36 >>		
			0.8		36 >>		
			1.0			UTP	
	End Of Hole: 1.00m		1.2			-	
			1.4				
			1.6				
			1.8				
			2.0				
			2.2				
			2.4				
			2.6				
			2.8				
			3.0				
			3.2				
			3.4				

Scala penetrometer scale: 2 4 6 8 10 12 14 16 18
Vane shear strength scale: 50 100 150 200 Values

Groundwater Not Encountered

PHOTO(S)

REMARKS

Lot 2

WATER

- Standing Water Level
- Out flow
- In flow

INVESTIGATION TYPE

- [x] Hand Auger
- [ ] Test Pit

Appendix D

FNDC SEW1

Appendix B ES-SEW1

Onsite Wastewater Disposal Investigation

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

Part A – Contact Details

1 - Applicant

Name: Tom Archibald

Property Address: 550 Quarry Road
Kaitaia

Lot/DP Number:

2 - Consultant / Site Evaluator

Site Evaluator Name: Matthew Jacobson

Company Name: RS Eng Ltd

Postal Address: 2 Seaview Road, Whangarei

Business Phone: 094383273 Mobile:

Email:

SQEP Registered[2]: ❑ Yes ❑ No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP:

Company Name:

Postal Address:

[2] It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP

Business Phone: _____ Mobile: _____

Email: _____

Part B - Site and Soil Evaluation

1: Desk Study

Requirements (✓ appropriate box) Please complete **all** options. (*If more than one option applies to land under consideration, please clarify with supporting information)*

☐	FNDC REQUIREMENT	APPLIES TO LOT(S)	COMMENTS
1	**Hazard maps/GIS hazard layer - stability**		
☐	Low instability risk		
☐	Medium instability risk		
☐	High instability risk		
2	**GIS hazard layer – effluent on slope stability**		
☐	Low disposal potential		
☐	Moderate disposal potential		
☐	High disposal potential		
3	**GIS hazard layer – effluent suitability**		
☐	Medium unsuitability		
☐	High unsuitability		
4	**GIS hazard layer – flood susceptibility**		
☐	Is flood susceptible		
☑	Is partially flood susceptible		
☐	Is not flood susceptible		
5	**GIS land resources layer - streams**		
Are there streams on or adjacent to land under investigation?	☑ Yes		
	☐ No		
6	**GIS land resources layer – aquifers at risk**		
Is land situated over or adjacent to aquifer?	☐ Yes		
	☑ No		
7	**Annual Rainfall (HIRDS)**		

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.

2: On-Site Evaluation

a. Determination of Soil Category *(refer table 4.1.1* AS/NZS 1547:2012*)* (✓ appropriate box)

Soil Category	Structure		Applies to lot(s)	Comments
1 Gravels & Sands	☐	Structureless (massive)		
2 Sandy loams	☐	Weakly Structured		
	☐	Massive		
3 Loams	☐	High/Moderate structured		
	☐	Weakly structured or Massive		
4 Clay loams	☐	High/moderate structured		
	☐	Weakly structured		
	☐	Massive		
5 Light clays	☐	Strongly structured		
	☑	Moderately structured		
	☐	Weakly structured or massive		
6 Medium to heavy clays	☐	Strongly structured		
	☐	Moderately structured		
	☐	Weakly structured or massive		

Note: Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2012 for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

On-Site Evaluation Continued

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

	DETAILS	APPLIES TO SITE(S)
1	**Flooding potential to proposed field and reserve field (refer note 1 below)**	
✓	Fields will not flood, or	
	Fields will flood in	
	20% AEP event	
	5% AEP event	
	1% AEP event	
2	**Surface water separation to proposed field and reserve field (refer note 2 below)**	
✓	Main/reserve disposal field comply with NRC rules	
	Main/reserve disposal field do not comply with NRC rules	
3	**Surface water separation to proposed field and reserve field (refer note 2 below)**	
✓	Main/reserve disposal field comply with NRC rules	
	Main/reserve disposal field do not comply with NRC rules	
4	**Winter ground water separation to proposed field and reserve field (refer note 3 below)**	
✓	Main and reserve disposal field comply with NRC rules	
	Main and reserve disposal field do NOT comply with NRC rules	
5	**Slope of ground of proposed field and reserve field (refer note 4)**	
Description		
6	**Shape of ground of proposed field and reserve field (Refer note 5 below)**	

	Waxing divergent		Linear divergent	✓	Waning divergent
	Waxing planar		Liner planar		Waning planar
	Waxing convergent		Linear convergent		Waning convergent

Comments	

☐	**DETAILS**	**APPLIES TO SITE(S)**
7	**Intended water supply source**	
☐	Public supply	
☑	Rainwater	
☐	Bore	
8	**Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below)**	
Description	Secondary treatment loading to irrigation line using a loading rate of 3.0L/m2/day.	
Peak loading factored in (refer not 6 below)	☑ Yes	☐ No
Comments		

9	**Site exposure (refer note 7 below)**	**Description**	**Applies to Site(s)**
Site(s) aspect		Southwest facing	
Pre-dominant wind direction			
Presence of shelter belts			
Presence of topographical features or structures			

10	**Proximity of water bores (include adjacent to properties) (refer note 9 below)**
11	**Visible evidence of slips / instability (refer not 8 below)**
	None
12	**Total suitable area available for type of effluent disposal proposed (including reserve area)**
	>500m2 per lot
13	**Setback areas proposed (if any) (refer note 10 below)**
	None

Notes

1. *If the FNDC hazard maps/GIS indicate a flooding susceptibility on the site being evaluated, an on -site evaluation is to be carried out to determine the effects from 20%, 5% and 1% AEP storm events. This evaluation is to include all calculations to substantiate conclusions drawn. If necessary, include a detailed contour plan and photos.*
2. *NRC Water & Soil plan defines surface water as 'All water, flowing or not, above the ground. It includes water in continually or intermittently flowing rivers, artificial watercourses, lakes and wetlands, and water impounded by structures such as dams or weirs but does not include water while in pipes, tanks, cisterns, nor water within the Coastal Marine Area'. By this definition, separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from any overland flowpaths and/or swale drains etc. or R/C will be required from NRC. Surface water is to be clearly marked on each site plan, showing the extent of a 1% AEP storm event, and detailing separation distances to main/reserve disposal areas.*
3. *Positions of test borehole/s to be shown and bore logs to be provided. Separation (complying with NRC rules) is to be maintained by both the proposed disposal and reserve areas from winter ground water level or R/C will be required from NRC. If the investigation is done outside of the winter period, allowance is to be made in determining the likely winter level.*
4. *Slopes of ground are to be compared with those recommended maximums for type of system proposed (refer Appendix 4.2B AS/NZS 1547:2012). Designs exceeding those maximums will require specific design to justify the proposal and may also need Resource Consent from NRC.*
5. *Shape of ground is important as it will determine whether there is potential for concentrated overland flows from the upper slopes and also if effluent might be concentrated at base of slope if leeching occurs. Refer Figure 4.1B2 AS/NZS 1547:2012.*
6. *The proposed system (for residential developments) should be sized to accommodate an average 3 bedroom house with 5 people. Sites in holiday areas need to take peak loading into effect in determining daily volumes. The design must state what DLR was used to determine area necessary (including reserve area). If ground conditions are marginal for type of disposal proposed, then a soil permeability test utilising the constant head method is to be carried out across the proposed disposal area. Refer Appendix 4.1F AS/NZS 1547:2012.*
7. *The site aspect is important as a north-facing site that is not sheltered from wind and sun by shelterbelts or other topographical features or structures will perform far better than a south-facing site on the lee of a hill that is shaded from wind and sun etc.*
8. *If any effluent disposal area (including any reserve area) proposed has or is adjacent to areas that show signs of instability, then a full report from a CPEng (Geotech) will be required to justify the viability of the area for effluent disposal.*
9. *If there are any water bores on the subject property or adjacent properties then a site plan will be required showing bore positions in relation to any proposed effluent field(s).*
10. *If setback areas are proposed to mitigate effects, the extent and position/s need to be shown on a site plan.*

Brian & Rosemary Archibald

1650 State Highway 10, Totara North

Resource Consent Application

<u>Appendix D:</u> Landscape Assessment

Cato Bolam
creating great places

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

evolve
Planning + Landscape Architecture

Brian and Rosemary Archibald
550 Quarry Road
Kaitaia

Assessment of Landscape and Visual Effects

January 2025

Evolve Planning and Landscape Architecture Limited
Po Box 80
Mangawhai

Report Name: Landscape and Visual Assessment

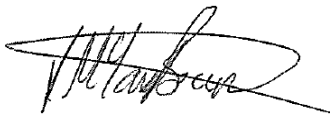
Client Name: Brian and Rosemary Archibald

File Reference: 25002

Date: January 2025

Report Status: Final

Report Prepared by:



Kylie McLaughlin-Brown
BLA (MNZILA Registered)
MPLANPRAC (Hon) (MNZPI)

Evolve Planning and Landscape Architecture Limited
Po Box 80
Mangawhai
Mobile: 021 27 00 215

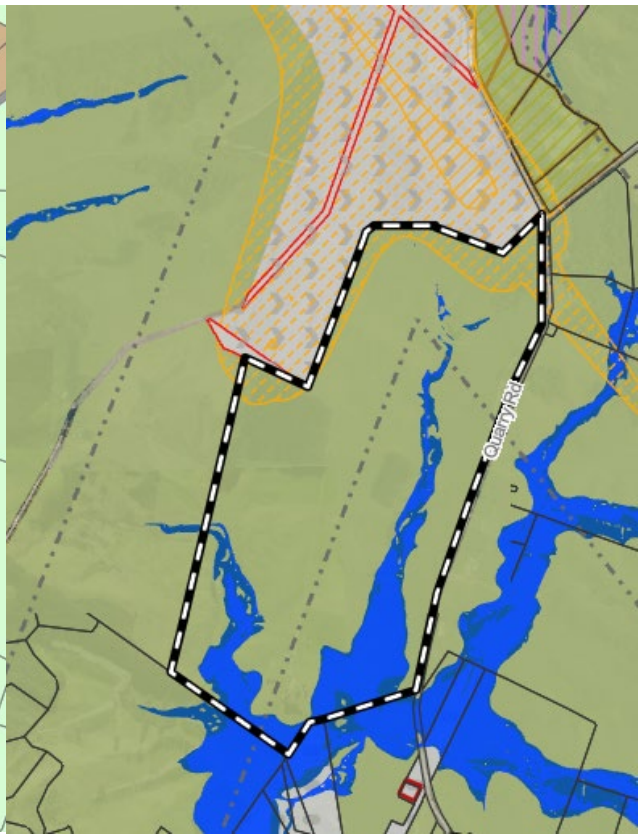
1.0 INTRODUCTION

Brian and Rosemary Archibald (the "Applicant") proposes to subdivide the application site, consisting of Allotment 69 PSH of Awanui comprising of 37.8061ha, and Allotment 67 PSH of Awanui comprising of 62.9846ha (total 100.7897ha) into four rural residential lots and one large balance lot.

The site is zoned Rural Production under both the Far North Operative District Plan and the Far North Proposed District Plan (under appeal). It is understood that the applicant is applying for a subdivision consent under rule 13.8.1 as a Restricted Discretionary Activity as well as undertaking a boundary adjustment to achieve the proposed Lot yield.

Refer to the consent application for further detail.

Operative District Plan Zoning, site also within Airport Noise Buffer



Proposed District Plan Zoning and Overlays

I have been engaged to prepare this Landscape Visual Assessment (LVA) and propose any mitigation measures considered necessary in the context of the proposal to address potential adverse effects, particularly those relating to the landscape values, rural character, and visual amenity values.

1.1 METHODOLOGY

The LVA has been prepared by a Registered Landscape Architect in accordance with the NZILA Code of Conduct and the Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines July 2022.

The assessment is derived from the following data collection and field work:

- *Desktop review of the site (Far North District Council GIS and Operative and Proposed District Plan Maps);*
- *Google maps and google street view;*
- *Desktop review of hydrology, topography, soil typology, landform, Landscape values, natural character, adjacent properties, public vantage points, viewing catchment;*
- *Site visit to the site and surrounding landscape and various public vantage points;*
- *Review of technical documents / specialist reports prepared as part of the consent application.*

The methodology includes a detailed assessment of the following:

- Assessment of landscape character and values including the physical, perceptual and associative aspects of landscape;
- Assessment of potential effects on landscape matters (including visual effects);
- Proposed mitigation measures (if required) .

The above methodology is further described in each section of this report.

Both the nature and magnitude of effect is assessed in the body of this report. The nature of the effect is described in the body of the report with the magnitude of effect utilising the 7-point scale outlined below. Generally, effects are either adverse, neutral or positive.

The scale below has been developed in assessing the magnitude of an actual effect.

Note that the GREY is a sliding scale rather than fixed, whilst a potential effect may be low to low to moderate, may not constitute a "minor effect" in terms of notification, the level of effect depends on a number of factors such as the landscape values, landscape character, sensory and perceptual values (including visual). Also to note, a visual change, does not necessarily constitute an "effect".

In terms of s95 and s104 of the RMA, regarding notification and substantive decisions, this is ultimately up to the planner.

The scale includes the following:

More than Minor	**High**	**Very High Effect**	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
		High Effect	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views.
		Moderate to High Effect	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
	Moderate	**Moderate Effect**	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape.
Minor **(Sliding scale)** ⇓		**Low to Moderate Effect**	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
	Low	**Low Effect**	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape
⇑ **(Sliding Scale)** **Less than Minor**		**Very Low**	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views

In terms of the 7-point scale in Te Tangi A Te Manu, the below is shown to describe (in this case) the magnitude in change and corresponding effect.

Translation of the 7-point scale to RMA effects

Extract from Page 140 and 151 NZILA Te Tangi a te Manu (Landscape Assessment Guidelines)

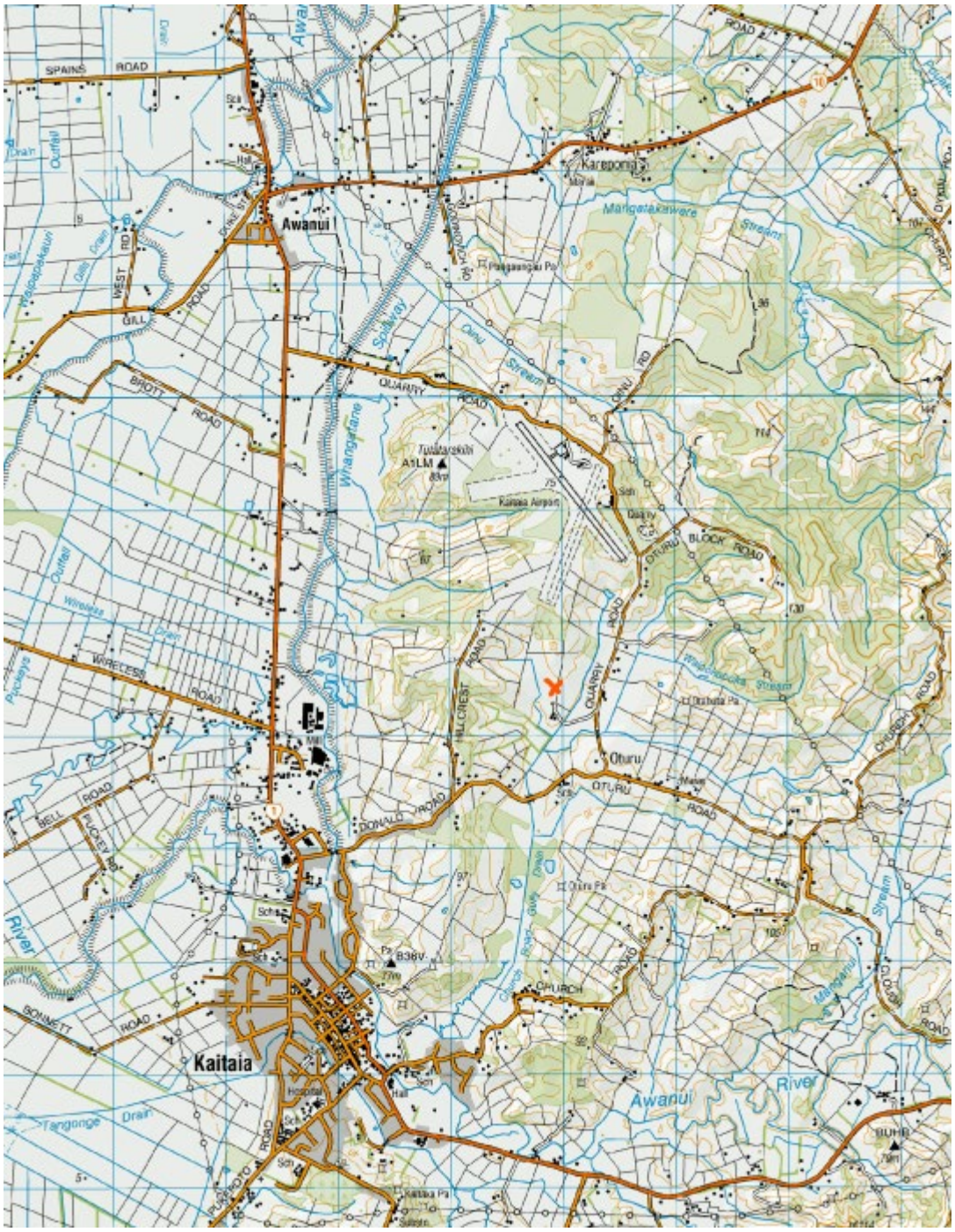
In terms of s95 or s104 determination, whilst an effect may correspond to minor or more than minor on the scale as extracted from the NZILA Te Tangi a Te Manu guidelines shown above, it is ultimately the decision of the planner the outcomes of s95 and s104 of the RMA where wider effects are also considered.

2.0 LANDSCAPE CONTEXT and CHARACTER

Site and Surrounding Landscape Context

The subject site comprises of 2 separate titles with a total site area of 100.7907ha and contains two dwellings and associated farming infrastructure and buildings. The site is grazed by cattle.

The subject site is situated to the east of State Highway 1 between Awanui and Kaitaia with the sites northern most boundary (contained within the balance Lot) immediately adjacent to Kaitaia Airport.



The site forms part of a wider topographical sequence of moderate to gentle rolling hill country where pastoral grazing is predominant interspersed with pockets of

indigenous vegetation. Rural residential development is evident along the road corridor generally in clusters.

Subject Site and Local Context

Subject Site and Wider Context

Soil Typology

The Northland Regional Council Soil Mapping shows the site has having a number of soil types although one predominant type within the development area – HKF Hukerenui Fine Sandy Loam and WFm – Whakapara mottled clay laom. Soils are class 4 with a small area of class 3.

Soil Types.

Topography/ Drainage Patterns/ Hydrology

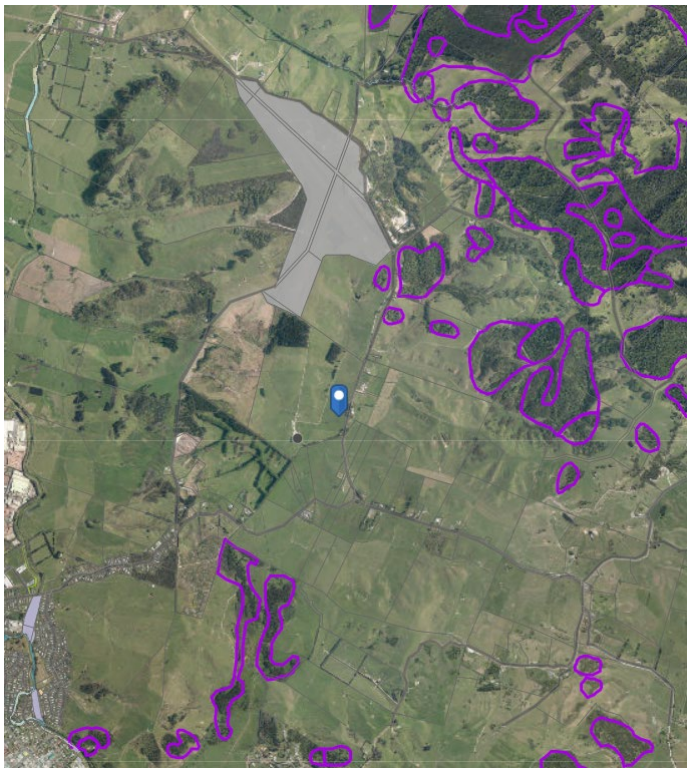
The site is rolling in nature with a ridge sytem which extends north to south disecting the middle portion of the site, the slope of the site falls in both a west and east direction to a number of gullys and pastroal plains which are subject to flood hazards, as shown below.

There is a number of farm drains and natural overland flow paths that disect the site and flow into the Awanui River which flows into the Rangaunu Harbour.

Hydrological Patterns and Flood Hazards

Vegetation

The site contains no vegetation patterns of significance, however is proximate to a number of areas of ecological significance (PNAP Areas) identified by the Department of Conservation as shown below:



Ecologically Significant Areas identified by the Department of Conservation

The site is predominantly in pasture however the wider site does contain small pockets of scattered indigenous vegetation within gully systems, scattered exotics and some weed species. The site also contains a number of wetland features.

Garden type vegetation is evident within the dwelling curtilage area.

Indigenous Vegetation within rod side Gully

Existing Land Use

The site is used for pastoral grazing and contains two dwellings and a number of accessory buildings associated with the rural use of the site.

Cultural and Spiritual Values

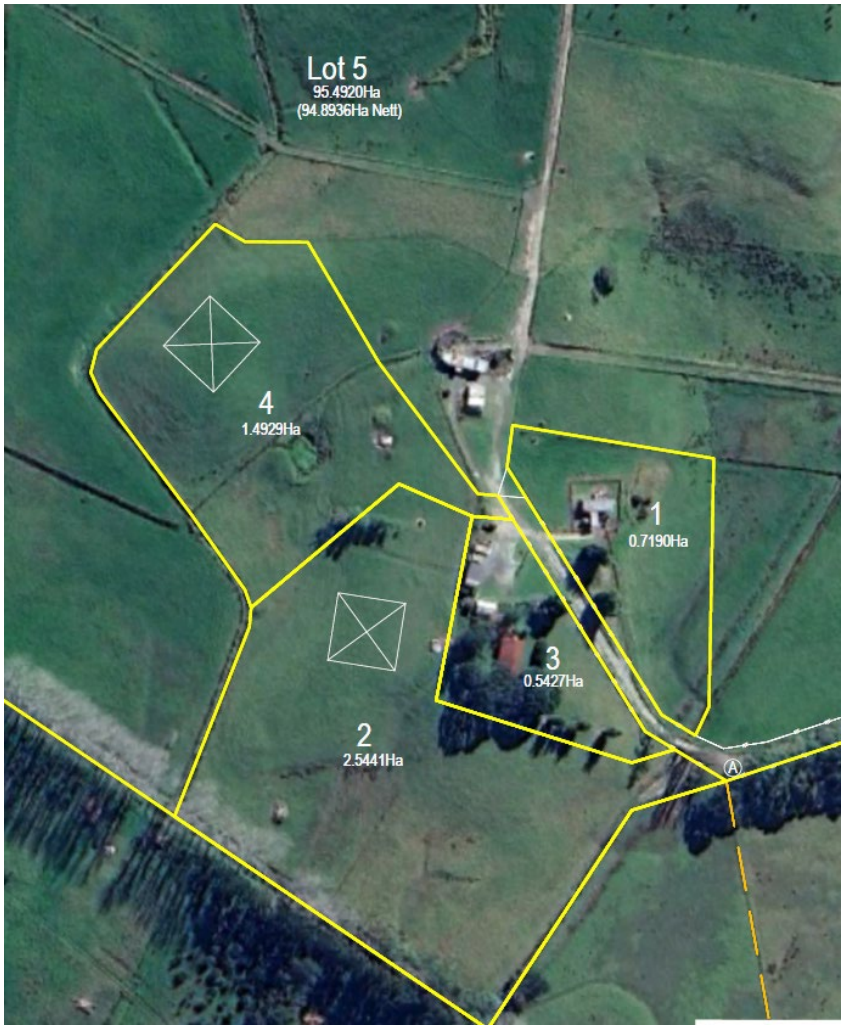
There are no known cultural or spiritual values associated with the site.

3.0 PROPOSED SUBDIVISION

It is understood that the proposed subdivision is a Restricted Discretionary Activity under the Operative Far North District Plan and that the Proposed Far North District Plan is currently under appeal.

The proposed subdivision seeks to create four rural residential Lots ranging in size from 5427m2 to 2.5441ha and create a large balance Lot of 95.4920ha.

Lots 1 (7190m2) and Lot 3 (5427m2) are created around existing dwellings with Lots 2 (2.544ha) and Lot 4 (1.4929ha) vacant rural residential Lots.



Scheme Plan

In terms of the layout of the proposed development, the proposed Lots have been clustered within the southernmost portion of the site where the existing dwellings and farm buildings are located. This cluster is well setback from the road and access is via the existing driveway and farm race (required to be upgraded).

Due to the separation distance from the road, topographical nature of the site, intervening vegetation the cluster is visually discrete.

The building platforms shown on the scheme are indicative only.

Lot 2

Lot 4

Mitigation

A series of design guidelines are proposed to provide appropriate mitigation measures for future built development on Lots 2 and 4 and excludes Lot 5 the balance Lot and Lots 1 and 3 which contain existing dwellings.

It is envisaged that these design guidelines will be implemented by consent notice requirement and require a design statement prepared by a Registered Landscape Architect to accompany any resource consent or building consent.

Building:

- *Any building is to have a height limit of 8 metres. This is to be measured above existing ground level (rolling height method to be utilised).*
- *Glazing shall be non-mirrored.*
- *Any building on the lot is to be finished in general accordance with the colours found on BS5252 complying with the following: Hue (colour): all the colours from 00-24 are acceptable. Reflectance Value (RV) and Greyness Groups: the predominant wall colours have a RV rating of no more than 30% for greyness groups A and B Colours within greyness groups C, D and E are not permitted; Roofs: a RV rating of no more than 20% within greyness groups A and B. Colours within greyness groups C, D and E are not permitted.*[1]

Fencing

- *Any fencing shall be restricted to rural fencing typology - post and rail or post and wire fencing to complement the rural character of the site (aside from safety fencing typology around pools)*

Earthworks

- *Cut and fill batters shall be contoured to naturally fit into the original landscape and shall be re-grassed upon completion.*

Lighting

- *Exterior lighting shall prohibit the use of spotlights. Exterior lighting shall be fitted with covers and oriented downwards to achieve minimal external light spill outside the site.*

[1] [1]City of Auckland District Plan Hauraki Gulf Islands Section Review Colour for Buildings Report (sept 2006) note other brand colours can be used however in accordance with the LRV and Greyness Groups acceptable above.

Infrastructure Services

- *Water tanks shall be partially buried (if able) or screened by vegetation;*
- *Power and telecommunication infrastructure shall be underground (excludes existing overhead power):*

Accessways

- *Future driveways shall suit the rural character of the site and be recessive in finish. Chip seal, metal with natural swales is more suitable than concrete, if concrete is used concrete with a black oxide additive or exposed aggregate finish is required.*

These design guidelines will ensure that future built development is appropriate for the sites rural landscape context.

4.0 STATUTORY REQUIREMENTS

The following statutory requirements relating to landscape matters are outlined below and have been taken into consideration when preparing the LVA.

The Resource Management Act

The Fourth Schedule of the RMA specifies the matters that should be considered when preparing an assessment of effects on the environment, including:

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

Matters relating to landscape and visual effects that are also required to be considered under Part II of the RMA include the following:

5(2) (c) Purpose of the Act

6 Matters of national importance shall recognise and provide for:

6(a) The preservation of the natural character of the coastal environment (including the CMA, wetlands, and lakes and rivers and their margins, and the protection of them from in appropriate subdivision, use and development and

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

7 Matters to be given regard to:

7(c) The maintenance and enhancement of amenity values

7(f) Maintenance and enhancement of the quality of the environment

This report addresses matters specified in the Fourth Schedule. With regard to Part II of the Act, it is considered that the proposal will be able to comply with the intent of the relevant sections of the RMA.

Operative Far North District Plan

The subject site is zoned Rural Production Zone under the Operative Plan, those objectives and policies related to landscape matters are outlined below:

Objectives:

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

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

Policies:

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

Proposed Far North District Plan

Objectives:

PROZ-O3 - Land use and subdivision in the Rural Production zone:
a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
b) protects primary production activities from reverse sensitivity effects that may d e constrain their effective and efficient operation;
c) does not compromise the use of land for farming activities, particularly on highly productive land;
d) does not exacerbate any natural hazards; and
e) is able to be serviced by on-site infrastructure.

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

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

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

RPROZ-P5

Avoid land use that:

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

the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
the adequacy of roading infrastructure to service the proposed activity;
Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Assessment:

The objectives and policies framework in both the Operative and Proposed Plan seek to retain a level of rural character and amenity values in the rural production zone.

The proposed development has been clustered within the southernmost portion of the site retaining the balance of the site to be used for rural productive purposes, retaining a level of rural character inherent in this landscape.

The two vacant rural residential sites have been clustered within a portion of the site that contains two dwellings and a number of farming accessory buildings and proposed access utilises the existing access arrangement which assists in integrating the proposed development into the landscape context.

The location and size of the proposed Lots, together with the proposed design guidelines provided for the vacant Lots will ensure that the future development outcome is undertaken in a manner that will retain a level of rural character and amenity values inherent within this landscape.

It is my opinion that the proposal is consistent with the relevant objectives and policy framework outlined above under both the Operative and Proposed District Plans where related to landscape matters.

5.0 LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

5.1 Potential Effects on Landscape Values

Potential effects on the landscape can be positive, negative or benign and can be permanent or temporary in nature. Changes to the landscape do not necessarily result in adverse effects. Changes can be avoided or reduced by potential mitigation measures.

This landscape assessment takes into account the natural and physical environment and perceptual and associative aspects (believes, uses, values and relationships) which may change over time.

Landscape Character *"is a distinct combination of physical, associate and perceptual attributes it entails both tangible and intangible attributes, the attributes in combination (as a whole) and especially the combination that makes a place distinct or individual. "*[2] and has been described above.

Landscape values *"are the reasons a landscape is valued, the aspects that are important, special or meaningful. Values are embodied in certain physical attributes (values are not attributes, but they depend on attributes."*[3] Landscape attributes include the biophysical elements, patterns and processes, associative meanings and values (including spiritual, cultural, social) and sensory or perceptual qualities.

Direct physical effects on the Landscape can have the potential to affect the landscape character and those values placed on the particular landscape attributes through the physical effects to the biophysical landscape (including landforms, landcover, vegetation, water bodies, natural processes). Physical effects on the landscape could result from activities such as modification to landforms through earthworks, alteration to land cover through vegetation removal or through disturbance / alteration to water bodies and natural processes.

Landscape effects can be reliant on the ways in which landscapes are likely to respond to change which include the following factors:

- *Landscape resilience - the ability of a landscape to adapt to change whilst retaining its particular character and values*
- *Landscape capacity - the amount of change that a landscape can accommodate without substantially altering or compromising its existing character or values*

2-4 NZILA Te Tangi a Te Manu Guidelines and

- *Landscape sensitivity – the degree to which the character and values of a particular landscape are susceptible to the scale of external change*
- *Landscape vulnerability – the extent to which landscape character and values are at risk from a particular type of change.* [4]

5.2 Direct Physical Effects

Potential effects resulting from direct physical effects generated by the proposal is confined to proposed earthworks which are required to upgrade the existing access, which will be minimal. Potential effects relating to the construction phase and will be temporary in nature.

There is no significant vegetation removal proposed and no watercourses on site that will be affected by the proposed development.

Overall, the earthworks will be minor, temporary in nature are considered to have a negligible effect on the landscape values of the site.

Overall, the proposal will have a negligible effect on the abiotic and biotic attributes of the site.

5.3 Rural Character

Rural character is considered to be a subset of landscape character, both landscape effects and rural character effects can occur in the absence of direct viewers. Effects on character can derive from changes in the land use and landscape patterns as a result of development.

Rural character values can be assessed on a continuum from high rural character being a landscape derived from an intrinsic sense of openness where the landscape is generally dominated by pasture and open spaces with a high degree of visual permeability and spaciousness.

Rural character generally has limited buildings / residential dwellings with a very high ratio of open space to any such residential land use, where there is generally considerable separation between houses and buildings relative to those found on neighbouring properties.

Rural character also includes the presence of rural land use such as farm animals, horticulture activity, shelterbelts and buildings and structures associated with the rural use of the site such as sheds, fences, races, accessways with topography and vegetation patterns that characterize the landscape.

At the other end of the continuum is rural lifestyle and rural residential development where rural residential character is predominantly characterized by the visual

[4] NZILA Best Practice Guidelines 2010

presence of individual dwellings or clusters of dwellings and associated accessory buildings and amenities which results in a smaller grain and scale of development within the landscape which is generated by smaller lot sizes providing a presence of built form, a domestic scale and "cultured nature" landscape treatment such as gardens, amenity planting, small paddocks of open grass and the presence of amenity features such as pools, ponds and the like.

The site displays a mix of these rural character attributes, the wider site presently displays a predominant rural character including a sense of open space, rolling pasture interspersed with vegetation, together with an absence of built form, however the southern extent of the site displays a level of rural residential character where there are two dwellings and associated amenities and garden type vegetation patterns.

It is considered that the rural character values inherent in the wider site will be maintained through the creation of a larger balance Lot retained for rural productive purposes and the rural residential values inherent in the southern most portion of the site will be retained through the creation of two vacant rural residential lots which are clustered. The design guidelines are proposed to assist in mitigating any potential effects on rural character.

It is my opinion that overall, the adverse potential effects on rural character values are considered to be very low.

5.4 Associative Meanings and Values (Spiritual, Cultural, Social Associations)

There are no known cultural, spiritual or social associations related to the site affected by the proposed development.

5.5 Amenity - Sensory and Perceptual Values (including Visual)

Amenity values are defined under Section 7 of the RMA and includes *the natural and physical quality and character of an area (landscape) that contributes to peoples appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes*.

Amenity values which are interlinked with sensory and perceptual values which are the way in which an individual experience a landscape through various senses including sight, smell, sound, touch and can be affected by tangible and measurable matters elements such as dust, odour, noise, glare, daylight and sunlight, vibration, bulk and location of development and traffic.

Amenity values can be affected by the perceptions and expectations that people hold these types of sensory and perceptual values which requires a subjective judgement.

Examples of sensory and perceptual values include the pastoral open space, interplay with the indigenous vegetation and grazing animals.

It is my opinion that the sensory and perceptual values related to the site will be maintained and able to be experienced by future Lot owners.

5.6 Visual Effects

The purpose of this section is to assess the potential visual effects of a proposal which essentially assesses the visual relationship of the proposed structure with the immediate and surrounding environment and elements of the landscape. It is noted that visual amenity or visual effects is a subset of amenity values and forms part of the overall perceptual values assessment.

Potential visual effects include the following:

- *Landscape type and character;*
- *Expectation of viewers;*
- *Location from which the proposal is visible/distance of viewers (both private and public);*
- *The proportion of development visible (determined by the observers position relative to the object viewed);*
- *The observers viewing interval permanent/temporary/transient/intermittent);*
- *Visual integration of the proposed development (based on background/foreground elements and landscape character);*
- *The ability to mitigate potential adverse effects on a development;*
- *Ability to enhance degraded landscapes;*
- *Level of disturbance/change (physical and visual) generated by the development and the level of ability to absorb change;*
- *The relationship of the development to the landscape i.e. sensitive design taking into consideration physical topography, colours, materials and so forth.*

Extent of Visibility and Viewing Audiences

The overall landscape context as well as the existing features of the site is critical to understanding the visual effects of the proposal.

The viewing audience comprises of those individuals or groups of individuals who will see the development or part of the development at any one time. The viewing audience can be permanent, temporary and/or transient. The viewer sensitivity can vary depending on type and location of view.

A scale can be used to determine potential visual impacts on each group of viewers and viewpoints (outlined under methodology). Potential visual effects on the landscape are determined by the overall landscape context, the sites natural and manmade features, the coherence and visual absorption capacity of a particular landscape. Effects on the landscape can sometimes be remedied or mitigated through landscape enhancement and through appropriate management and

design guidelines. It is important to note that a visual change does not constitute an effect.

Visual Catchment and Viewing Audience

Whilst portions of the site are elevated in nature, the development cluster is setback from the road and is generally screened by intervening topography, vegetation and existing built development from public vantage points and dwellings within the viewing catchment that may experience views of the site.

Therefore there are no adjacent properties that are considered potentially affected and therefore no further assessment has been undertaken.

The only public vantage point is Quarry Road, assessed below.

Representative Viewpoint

- *Quarry Road*

Viewpoint A – Quarry Road

Description

The view is taken from Quarry Road adjacent to the subject site, the images are generally representative of views of the site when travelling along Quarry Road and also properties located adjacent (which are generally screened by vegetation).

It is noted that the existing dwellings are partially visible from this location.

Evaluation

The development cluster is setback approximately 450m from Quarry Road.

When travelling along Quarry Road views of the site are available. Viewers are transient in nature with views of the development cluster only available when travelling along the road in a southerly direction. Lot 2 sits behind existing built development which screens the Lot from the road with Lot 4 screened by intervening buildings and topography.

Therefore, it is unlikely that views will be available to future dwellings on Lots 2 and 4 when travelling along Quarry Road and the potential adverse visual effect is considered to be very low.

7.0 CONCLUSION

The proposed development cluster is located within the southernmost portion of the site adjacent to existing rural residential development and buildings within the site retaining the rural character values inherent in this landscape within a large balance Lot.

The proposed sites are set well back from the road and are not visible from any public vantage point or neighbouring dwellings.

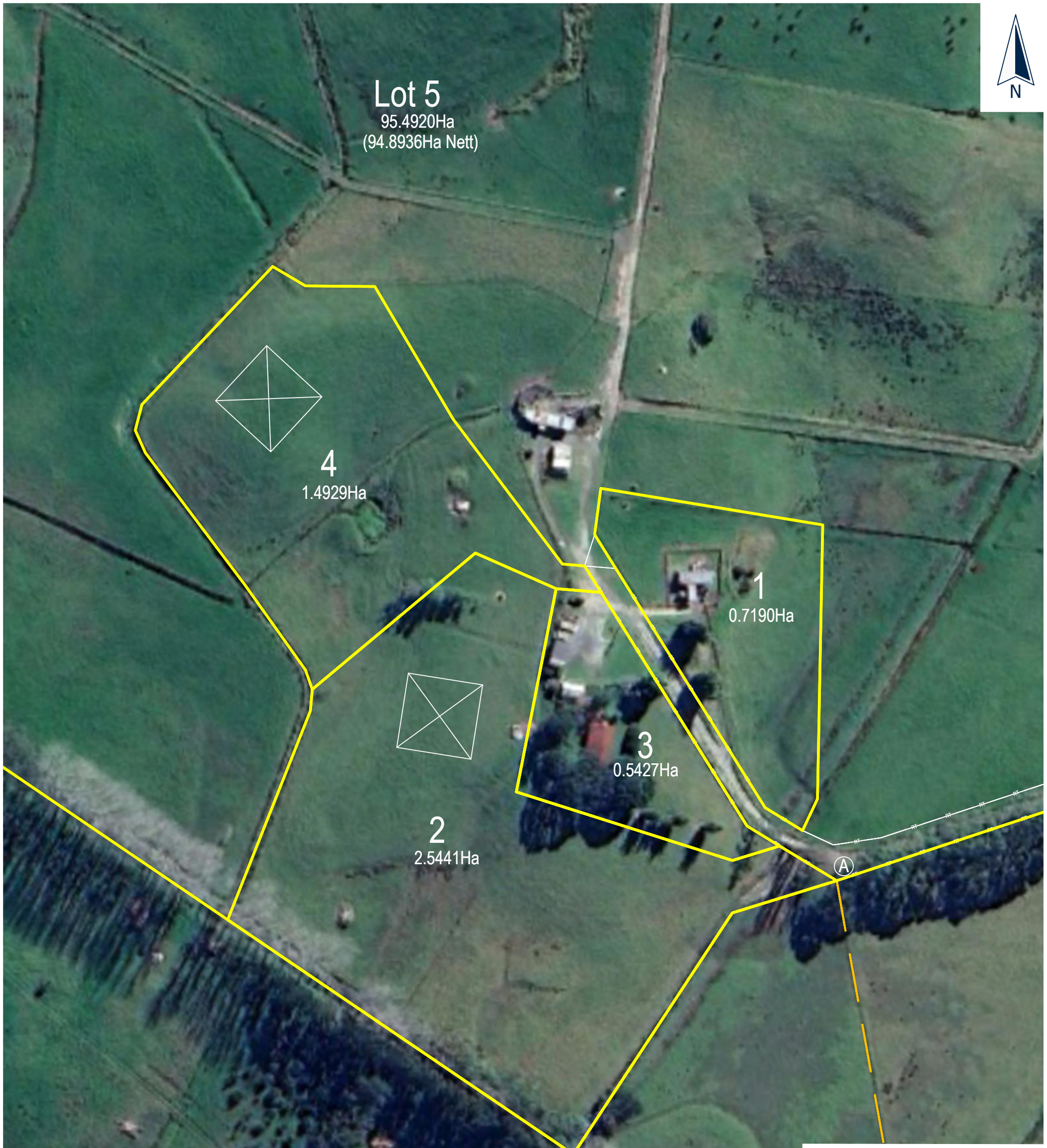
The proposed design guidelines ensures that future built development will retain the character and amenity values inherent in this site.

It is my opinion that overall, the proposed development will result in a very low adverse effect on landscape values inherent in this site.

The proposal is in general accordance with the landscape matters having regard to the objectives and policies of the Operative and Proposed Far North District Plan.

Appendix 1 Scheme Plan
Appenidx 2 Site Photos and Viewpoint Assesmsent

Appendix 1 Scheme Plan



MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land (Servient)	Benefited Land (Dominant)
Right of way, Right to convey electricity telecommunications Right to Drain Water	Ⓐ	Lot 5 hereon	Lot 1-4 hereon

Local Authority: Whangarei District Council
Comprised in:
RTNA89C/277 & RTNA85A/810
Total Area: 100.7907Ha
Areas and measurements are subject to survey.

FOR INFORMATION

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Information	-	19/11/2024
	SURVEYED	-	dd/mm/yyyy
	DESIGNED	-	dd/mm/yyyy
	DRAWN	-	19/11/2024

DATE	ORIGINAL SCALE	ORIGINAL SIZE
19/11/2024	1:1500	A3

DRAWING NO.	REVISION
48686-DR-PLN-1201	B

C:\12dSynergy\data\CATOAPP1\48686-Brian & Rosemary Archibald_66133\Technical\Drawings\48686 DR PLN 1200 Scheme

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

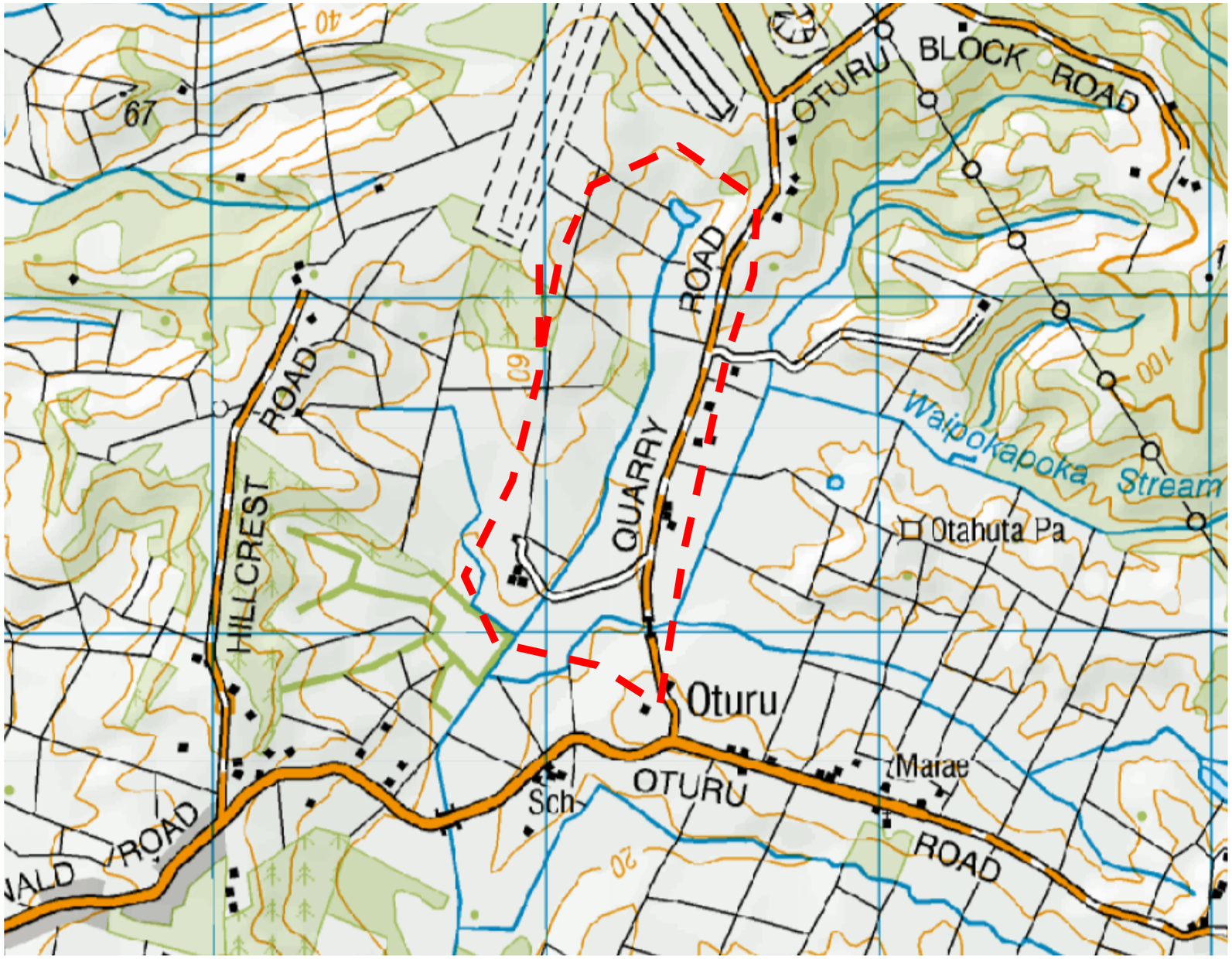
Brian & Rosemary Archibald
550 Quarry Road
Kaitaia

Proposed Subdivision of
Allot 67 & 69 Parish of Awanui

Appenidx 2 Site Photos and Viewpoint Assesmsent

Subject Site

evolve
Planning + Landscape Architecture



evolve
Planning + Landscape Architecture

Viewing Catchment

evolve
Planning + Landscape Architecture

Viewpoint Assessment

evolve
Planning + Landscape Architecture

Viewpoint A Quarry Road

evolve
Planning + Landscape Architecture

Site Photos

evolve
Planning + Landscape Architecture

Site Photos

evolve
Planning + Landscape Architecture

Site Photos from Lot 4

evolve
Planning + Landscape Architecture

Lot 2 behind green shed

evolve
Planning + Landscape Architecture

Lot 2 behind green shed

evolve
Planning + Landscape Architecture

Site Photos

Brian & Rosemary Archibald

1650 State Highway 10, Totara North

Resource Consent Application

<u>Appendix E:</u> Local Rūnanga Consultation

Cato Bolam
creating great places

PLANNERS
SURVEYORS
ENGINEERS
ARCHITECTS
ENVIRONMENTAL

Aneta Jelavich

From: Emily McDonald
Sent: Friday, 7 March 2025 10:30 AM
To: 'tehonosupport@fndc.govt.nz'
Cc: Simon Reiher; Aneta Jelavich
Subject: [CBC 48686] Consultation on proposed subdivision within 550 Quarry Road, Kaitaia
Attachments: 48686-DR-PLN-1200-1201-E Scheme.pdf

Kia ora,

I hope this email finds you well.

Brian and Rosemary Archibald are proposing a subdivision to create five lots at 550 Quarry Road, Kaitaia. Please find attached the plan for your reference.

We understand the importance of consulting with hapū to identify and consider cultural values associated with the site. We are reaching out to confirm which Rohe this site falls within and to seek feedback from the local hapū on the proposed subdivision.

We would appreciate the opportunity to discuss this proposal further and would welcome your guidance on the best way to engage. Please let us know a suitable time for an initial discussion at your convenience.

We look forward to your response.

Ngā mihi,

Emily