



<b>Office Use Only</b> Application Number:
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**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

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

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

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

**1. Pre-Lodgement Meeting**

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

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

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

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

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

**4. Applicant Details:**

Name/s: Health New Zealand

Electronic Address for Service (E-mail): Paulette Sorensen@TeWhatuOra.govt.nz

Phone Numbers: \_\_\_\_\_

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

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

Name/s: Melissa McGrath, Barker and Associates

Electronic Address for Service (E-mail): \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

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

Post Code: 0112

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

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

Name/s: Health New Zealand

Property Address/  
Location: Greenacres Drive, Kawakawa

**7. Application Site Details:**

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

Site Address/  
Location: Greenacres Drive, Kawakawa

Legal Description: 25 Suburbs of Kawakawa Val Number: \_\_\_\_\_

Certificate of Title: NA807/182  
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  
Is there a dog on the property? No  
Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

Please contact applicant to arrange access to the site in accordance with Bay of Islands Hospital health and safety requirements.

**8. Description of the Proposal:**

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

To subdivide 25 Suburbs of Kawakawa at Greenacres Drive by way of boundary adjustment. Resource Consent as a restricted discretionary activity is required pursuant to rule 13.7.2.1

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

**9. Would you like to request Public Notification** No

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

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

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

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

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) No

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). No

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

**12. Assessment of Environmental Effects:**

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

**Please attach your AEE to this application.**

**13. Billing Details:**

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

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

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_

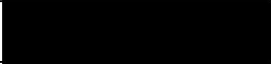
Post Code: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ Fax: \_\_\_\_\_

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

**Declaration concerning Payment of Fees:** I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 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: Paulette Sorensen (please print)

Signature:  (signature of bill payer – **mandatory**) Date: 25/06/2024

## 14. Important Information:

### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

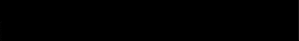
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

### Privacy Information:

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

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

Name: Paulette Sorenen (please print)

Signature:  (signature)

Date: 25/06/2024

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

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

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

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

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

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA228/133**  
**Land Registration District** **North Auckland**  
**Date Issued** 28 September 1914

**Prior References**  
WA 1702

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**Estate** Fee Simple  
**Area** 4.7551 hectares more or less  
**Legal Description** Section 22 Suburbs of Kawakawa  
**Registered Owners**  
Health New Zealand

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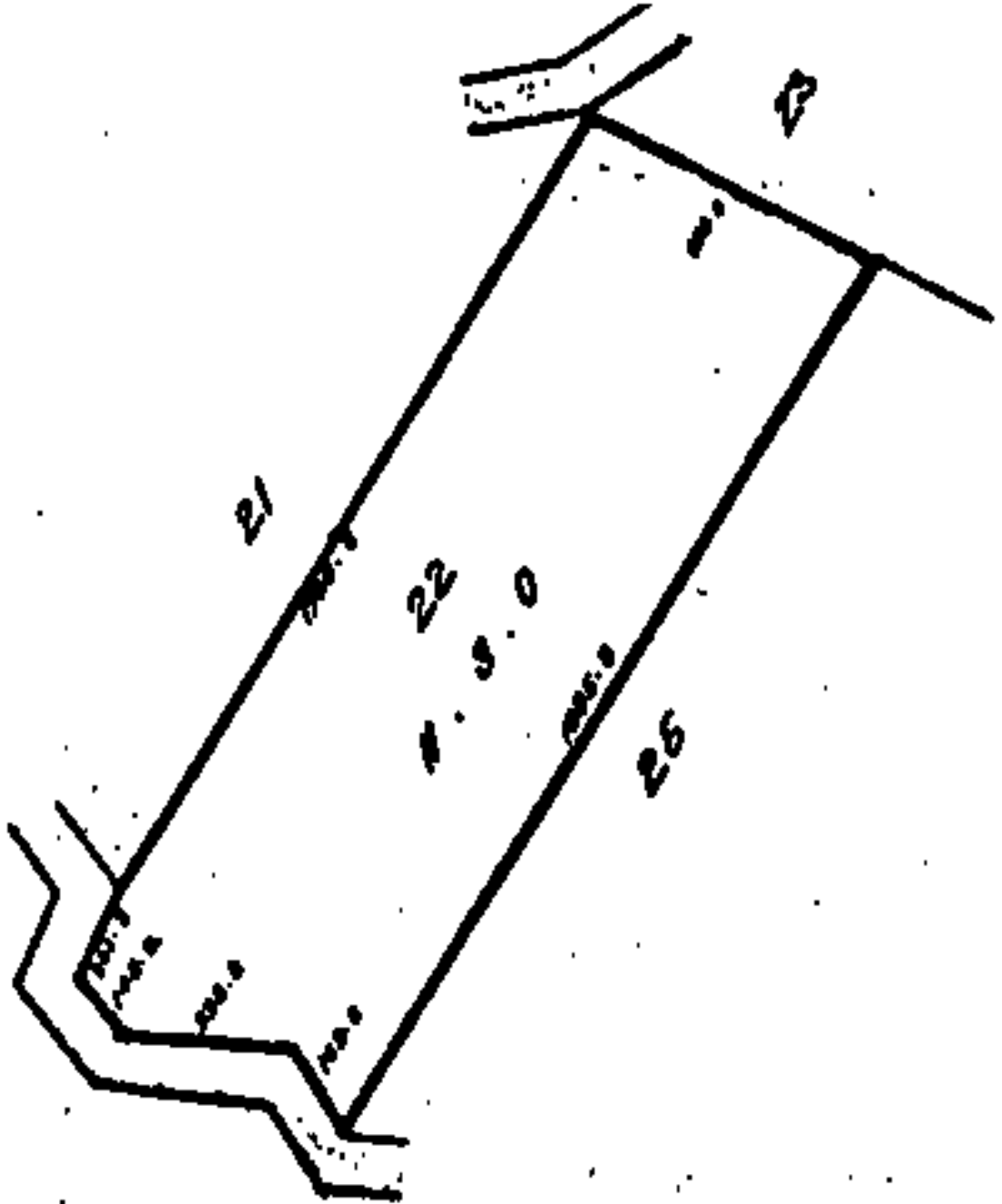
**Interests**

Appurtenant hereto are water supply, drainage (sewer) and drainage (stormwater) rights specified in Easement Certificate D468251.4 - Produced 6.1.2000 at 10:28 am and entered 17.1.2000 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked B on DP 537064 in favour of Top Energy Limited created by Easement Instrument 11557703.2 - 7.9.2020 at 8:52 am

12724153.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS NA210/1 ) - 2.5.2023 at 7:00 am

*Suburbs of Kawakawa*





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA807/182**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 March 1944

**Prior References**

NAPR190/53      WA 4508

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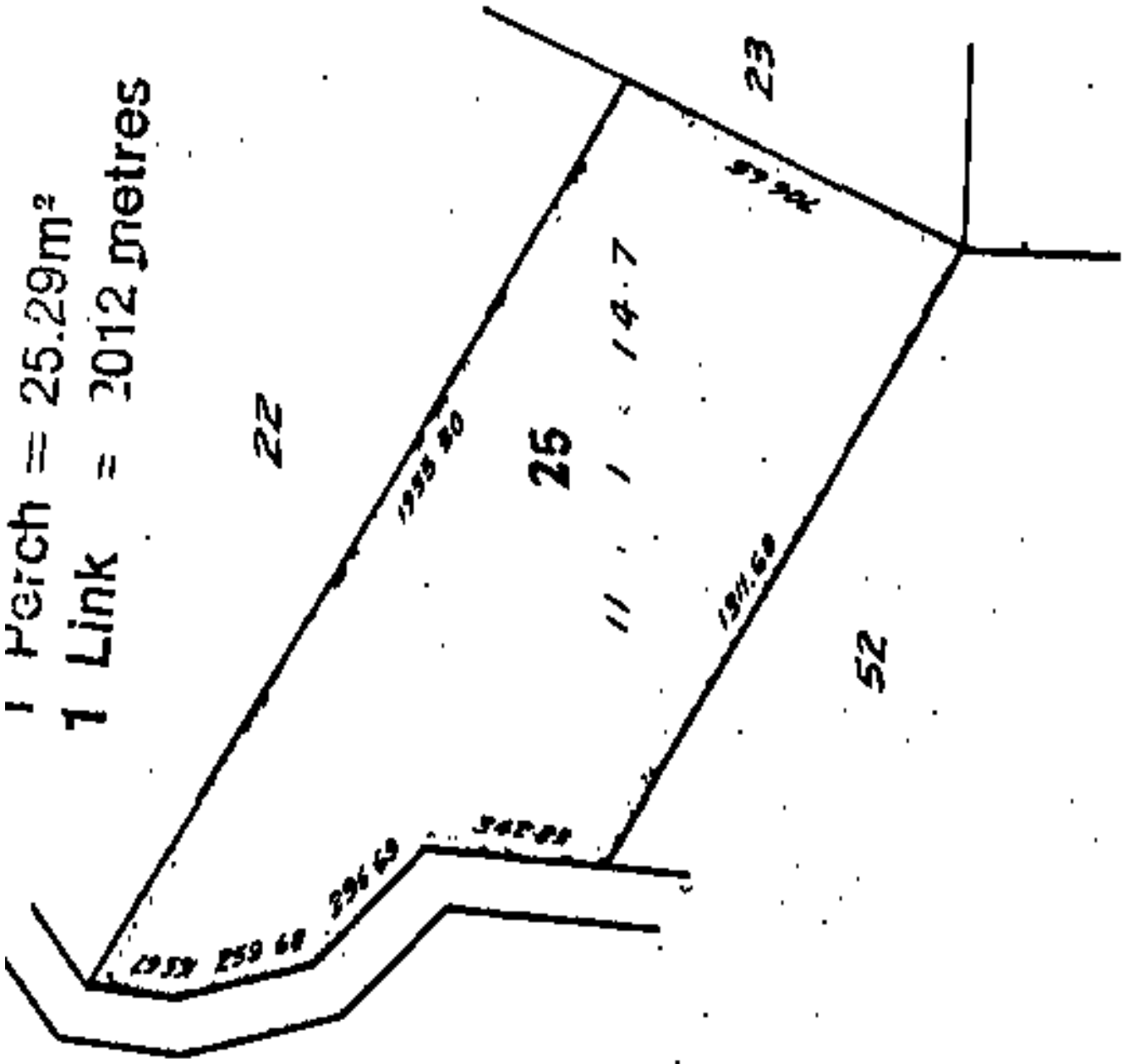
**Estate**      Fee Simple  
**Area**      4.5899 hectares more or less  
**Legal Description**      Section 25 Suburbs of Kawakawa  
**Registered Owners**  
Health New Zealand

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**Interests**

Appurtenant hereto are water supply, drainage (sewer) and drainage (stormwater) rights specified in Easement Certificate D468251.4 - Produced 6.1.2000 at 10.28 and entered 17.1.2000 at 9.00 am

1 Perch = 25.29m<sup>2</sup>  
1 Link = 2012 metres





# View Instrument Details



**Instrument No** 11557703.2  
**Status** Registered  
**Date & Time Lodged** 07 September 2020 08:52  
**Lodged By** Yearbury, Donna  
**Instrument Type** Easement Instrument



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Affected Records of Title	Land District
NA210/1	North Auckland
NA228/133	North Auckland

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**Annexure Schedule** Contains 7 Pages.

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## Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Graeme John Mathias as Grantor Representative on 07/09/2020 08:35 AM

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## Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Graeme John Mathias as Grantee Representative on 07/09/2020 08:36 AM

**\*\*\* End of Report \*\*\***

**Easement instrument to grant easement or *profit à prendre***

(Sections 109 Land Transfer Act 2017)

**Grantor**

**Northland District Health Board**

**Grantee**

**Top Energy Limited**

**Grant of Easement or *Profit à prendre***

**The Grantor** being the registered proprietor of the burdened land(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) ~~or *profit(s) à prendre*~~ set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A**

*Continue in additional Annexure*

*Schedule, if required*

Purpose of easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey electricity	Marked "A" on Deposited Plan 537064	RT NA210/1	In gross
Right to convey electricity	Marked "B" on Deposited Plan 537064	RT NA228/133	In gross

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule]~~

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

**Annexure Schedule**

**1. Interpretation**

1.1 In this instrument, unless the context otherwise requires:

- (a) "Easement Area" means that/those part(s) of the Burdened Land marked on Deposited Plan 537064 with the letters "A" and "B"
- (b) "Burdened Land" means the land owned by the Grantor and contained in Records of Title NA210/1 and NA228/133;
- (c) "Transmission Line" means wires or conductors of any other kind (including fibre optic or coaxial cables) used or intended to be used for the transmission of electricity and/or telecommunication signals, waves or impulses; and includes any transformers, insulators, foundations, casings, tubes, tunnels, minor fixtures and other items, equipment or material used or intended to be used for supporting, securing, enclosing, surrounding and protecting a Transmission Line; and also includes any fuses, fuse holders, automatic switches, voltage regulators, capacitors or other instruments, apparatus or devices used in association with a Transmission Line; and anything in replacement or substitution of any of the foregoing;
- (d) words importing the singular include the plural and vice versa; and
- (e) references to the Grantor and Grantee include their respective heirs, executors, transferees, administrators, successors and assigns.

**2. Grant of electricity easement**

2.1 The Grantor grants to the Grantee as an easement in gross a right to convey electricity over the Easement Area with the following rights and powers:

- (a) to convey, send, transmit and transport electricity and telecommunications signals, waves or impulses, without interruption or impediment and in any quantity by means of the Transmission Line;
- (b) to survey, investigate, lay, install and construct the Transmission Line over and under the Easement Area, at a depth and along a line determined by the Grantee;
- (c) to inspect, operate, use, maintain, repair, renew, upgrade, replace, change the size of and remove the Transmission Line;

*Insert instrument type*

Easement

*Continue in additional Annexure Schedule, if required*

(d) with the Grantee's agents, contractors and employees, and with any vehicles, equipment, tools and materials, to enter and remain for a reasonable time on the Burdened Land for any purposes necessary or convenient for the Grantee to exercise its rights under this instrument (including the right to extinguish fires);

(e) to construct on the Burdened Land whatever roads, tracks, access ways, fences, gates and other works are deemed necessary by the Grantee for it to exercise its rights under this instrument and which are approved by the Grantor (that approval not to be unreasonably withheld);

(f) to keep the Easement Area cleared of all buildings and structures by any means the Grantee considers necessary;

(g) to keep the Easement Area cleared of all fences, trees and vegetation by any means the Grantee considers necessary where such items:

(i) breach any statutory or regulatory requirements or standards or codes of practice or otherwise breach generally accepted engineering standards as to the minimum clearance of the Transmission Line;

(ii) impede the exercise by the Grantee of its rights under this instrument or the Grantee's access over the Burdened Land or the Easement Area or to the Transmission Line; or

(iii) inhibit the safe and efficient operation of the Transmission Line; and

2.2 The Grantee has no obligation to construct the Transmission Line or convey electricity through it continuously or at all.

### **3. Ownership of the Transmission Line**

The Transmission Line will at all times remain the property of the Grantee.

### **4. Restrictions on Grantee's use**

4.1 The Grantee must, in exercising its rights under this instrument, cause as little disturbance as is reasonably possible to the Grantor, the Burdened Land and the Grantor's stock and other property and must ensure that, where applicable, all gates on the Burdened Land are left as the Grantee finds them.

*Insert instrument type*

Easement

*Continue in additional Annexure Schedule, if required*

4.2 The Grantee must restore any part of the surface of the Burdened Land that is affected by the Grantee exercising any of its rights under this instrument to a condition equivalent, as far as reasonably practicable, to that existing before the Grantee exercised those rights.

**5. Grantor's Continued Use of Burdened Land**

Subject to clause 6, the Grantor may use the Burdened Land as long as that use does not unreasonably interfere with the enjoyment of the Grantee's rights and interests granted under this instrument.

**6. Restrictions on Grantor's use**

6.1 The Grantor must not do or allow any act which may interfere with or affect the rights of the Grantee or the operation of the Transmission Line and, in particular, the Grantor must not, without the consent in writing of the Grantee:

(a) On the Easement Area, or within the minimum distance from the Transmission Line as advised by the Grantee (having regard to relevant statutory or regulatory requirements, codes of practice and engineering standards applicable from time to time), erect or permit the erection of any buildings or structures, or alter or allow to be altered the overall dimensions of existing buildings or structures, or carry out any earthworks or stockpiling, or construct or permit the construction of any roads, dams, walls or driveways, or allow any vegetation to become established, or remove or permit the removal of any soil, sand, gravel or other substance;

(b) disturb the soil of the easement area below the depth of 0.3 metres;

(c) cause or knowingly permit flooding of the Easement Area;

(d) burn off crops, trees or undergrowth on the Burdened Land;

(e) operate or permit to be operated any machinery or equipment (including any cranes, drilling-rigs, pile-drivers and excavators) in close proximity to any part of the Transmission Line;

(f) disturb any survey pegs or markers placed on the Easement Area by the Grantee;

(g) impede the Grantee's access over the Burdened Land or the Easement Area or to the Transmission Line; or

(h) do anything on or in the Burdened Land which would or could damage or endanger the Transmission Line.

Insert instrument type

Easement

Continue in additional Annexure Schedule, if required

- 6.2 The consent of the Grantee required under clause 6.1 will not be unreasonably withheld, but may be given subject to conditions.
- 6.3 The Grantee may consent in writing to certain existing buildings, structures, fences or vegetation on the Easement Area at the date of this instrument remaining there, but such consent may be given subject to conditions.
- 6.4 If any act or item consented to under clause 6.2 or 6.3 subsequently results in a situation described in clause 2.1 (g)(i) – (iii), then such consent may be revoked by the Grantee without compensation.
- 6.5 Before exercising any right under this instrument to remove a fence, the Grantee must consult with the Grantor so the Grantor is given a reasonable opportunity to co-ordinate the erection of any necessary replacement fence. The cost of any replacement fence will be borne by the Grantor and the Grantor must comply with any reasonable directions of the Grantee as to the height, materials used and location of such replacement fence.
- 6.6 If the Grantor does not meet its obligations under this instrument within such reasonable timeframe as is specified in a notice from the Grantee requiring it to do so then the Grantee may meet those obligations (and enter the Burdened Land for that purpose) and the Grantor is liable to pay to the Grantee the costs incurred in doing so.

**7. Indemnity against third party claims**

Each party ("Indemnifying Party") must indemnify the other ("Indemnified Party") against all claims or demands from third parties for any loss, damage or liability in respect of, or arising out of, the use of the land by the Indemnifying Party (or any person authorised, whether expressly or impliedly by it) **EXCEPT THAT** it will not be liable to indemnify where such loss, damage or liability was caused by the Indemnified Party. Where the actions of the Indemnified Party contribute to that loss, damage or liability, the indemnity given by the Indemnifying Party will be reduced in proportion to that contribution.

**8. Licence and assignment**

The Grantee may assign, licence or otherwise grant any right of all or any part of any estate or interest conferred by this instrument.

**9. Perpetual easement**

There is no power implied in this instrument for the Grantor to terminate the easement for any breach of this instrument or for any other reason. It is the intention of the parties that the easement created by this instrument will continue forever unless surrendered.

*Insert instrument type*

Easement

*Continue in additional Annexure Schedule, if required*

**10. Arbitration**

If any dispute arises between the parties in relation to this instrument or any matter arising under it and that dispute cannot be resolved by negotiation, then the parties must submit the dispute to arbitration in accordance with the Arbitration Act 1996 (and its amendments or any statute which replaces it). The arbitration will be commenced by either party giving written notice to the other of the details of the dispute and that party's desire to have the matter referred to arbitration. The arbitration will be by one arbitrator, if the parties can agree upon one, and, if not, then by two arbitrators, one to be appointed by each party, and their umpire to be appointed by the arbitrators before they begin to consider the dispute. The award in the arbitration will be final and binding on the parties.



D 468251.4 EC



## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

✓ We **NORTHLAND HEALTH LIMITED**

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at **NORTH AUCKLAND** on the \_\_\_\_\_ day of \_\_\_\_\_ under No. **193487** are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 193487

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Water supply	Lot 46	D, E, F, G & H	Section 22, 25, 13 Blk XVI Kawakawa Servey District pt Allotment 20 Suburbs of Kawakawa Lot 1 DP 8348 part Lot 1 DP 19448- 79488	228/133 807/182 431/283 3B/1293 210/1 36B/547
Drainage (sewer)	Lot 46	K, J & E	Section 22, 25, 13 Blk XVI Kawakawa Servey District pt Allotment 20 Suburbs of Kawakawa Lot 1 DP 8348 part Lot 1 DP 19448- 79488	228/133 807/182 431/283 3B/1293 210/1 36B/547
Drainage (stormwater)	Lot 46	K, L & G	Section 22, 25, 13 Blk XVI Kawakawa Servey District pt Allotment 20 Suburbs of Kawakawa Lot 1 DP 8348 part Lot 1 DP 19448- 79488	228/133 807/182 431/283 3B/1293 210/1 36B/547



State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. ~~Rights and powers:~~



~~2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:~~

Dated this 18<sup>th</sup> day of November 1999

Signed by the above-named  
**NORTHLAND HEALTH LIMITED**

in the presence of

Witness ~~.....~~

DIANNE RUBY WEBB

Occupation PA to CIM

Address WHANGAREI

Correct for the purposes of the Land Transfer Act 1952

(Solicitor for) the registered proprietor:

Approved by Registrar-General  
of Land under No. 1998/6031EF



# EASEMENT CERTIFICATE

Land Transfer Act 1952

④ Elk  
\$ 68

Law Firm Acting
<b>WEBB ROSS JOHNSON</b>
<b>BARRISTERS &amp; SOLICITORS</b>
<b>PO BOX 945/DX AP24506</b>
<b>WHANGAREI</b>

Auckland District Law Society  
REF: 4050 /4

10.28 06 JAN 00 D 468251-4  
 9.00 17 Jan  
 PARTICULARS ENTERED IN REGISTER  
 LAND REGISTRY NORTH AUCKLAND  
 for REGISTRAR-GENERAL  
~~198/198~~  
 210 / 1  
 228 / 133  
 431 / 283  
 807 / 182  
 3 128 / 144  
 368 / 547



LINZ COPY



This page is for Land Registry Office use only.  
(except for "Law Firm Acting")



# Boundary Adjustment Subdivision Bay of Islands Hospital Campus

Subdivision Consent

Bay of Islands Hospital Campus – Greenacres Drive,  
Kawakawa

Assessment of Environmental Effects and Statutory Analysis

26 June 2024

**B&A**

Urban & Environmental

Prepared for:  
Health New Zealand

B&A Reference:

WNG19842

Status:

Final

Date:

26 June 2024

Prepared by:



**Shauna Huddart**

Planner, Barker & Associates Limited

Reviewed by:



**Melissa McGrath**

Senior Associate, Barker & Associates Limited

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## Appendices

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- Appendix 1: Record of Titles
- Appendix 2: Scheme Plan
- Appendix 3: Site Suitability Report
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## 1.0 Applicant and Property Details

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To:	Far North District Council
Site Address:	Bay of Islands Hospital Campus – Greenacres Drive, Kawakawa
Applicant Name:	Health New Zealand
Address for Service:	Barker & Associates Ltd PO Box 37, Whangārei 0140 Level 1, 136 Bank Street Whangārei 0112 Attention: Melissa McGrath
Legal Description:	25 Suburbs of Kawakawa (refer to Records of Title as <b>Appendix 1</b> )
Site Area:	4.5899ha
Site Owner:	Health New Zealand
District Plan:	Operative Far North District Plan ( <b>ODP</b> ) Proposed Far North District Plan ( <b>PDP</b> )
Zoning:	<b>ODP:</b> Rural Production Zone <b>PDP:</b> Rural Residential Zone
Overlays & Controls:	<b>ODP:</b> None <b>PDP:</b> None
Designations:	None
Additional Limitations:	None
Locality Diagram:	Refer to <b>Figure 1</b>
Brief Description of Proposal:	To subdivide 25 Suburbs of Kawakawa at Greenacres Drive by way of boundary adjustment.
Summary of Reasons for Consent:	<b>ODP:</b> Resource Consent as a restricted discretionary <b>activity</b> is required pursuant to rule 13.7.2.1.

## 2.0 Background

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Barker and Associates (**B&A**) have been engaged by Health New Zealand to prepare subdivision resource consent application to Far North District Council (**FNDC**) on their behalf. Our client seeks to subdivide by way of boundary adjustment Section 25 Suburbs of Kawakawa located at Greenacres Drive, Kawakawa. The proposal is in keeping with the rural residential lot sizes of the surrounding environment.

This Assessment of Environmental Effects (**AEE**) has been prepared in accordance with the requirements of Section 88 and Schedule 4 of the Resource Management Act 1991 (**the Act**) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual and potential effects the proposal may have on the environment

## 3.0 Site Context

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### 3.1 Site Description

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The application site, is located at the southern extent of the Bay of Islands campus, it is currently vacant with indigenous vegetation largely covering the western portion of the site. The site is rolling in contour. The site is zoned as Rural Production Zone under the Operative District Plan (“**ODP**”) and Rural Residential Zone under the Proposed District Plan (“**PDP**”).

The site is bisected by the internal ‘Hospital Road’ access which extends to Greenacres Drive. A one-way internal road system is established with entrances to and from Greenacres Drive, looping via Hospital Road and Chiswell Crescent.

### 3.2 Surrounding Locality

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To the north and east, the surrounding locality is zoned Residential Zone and is predominantly residential in nature, featuring single-storey dwellings, with some two-storey dwellings. The existing built form comprises houses that are typically set back from the street by around 5-8m, with either fully open front yards or low fencing. Overall, the area can be described as having a suburban character.

To the south and east the surrounding locality is zoned Rural Production and is primarily open pastoral land with some areas covered in bush. State Highway 1 extends along to the south-eastern site boundary.

In terms of wider amenities, to the northwest there is a commercial area with restaurants, takeaway stores, and other convenience retail. To the west is Kawakawa Primary School and to the north east is Bay of Islands College.



**Figure 1: Locality plan.**

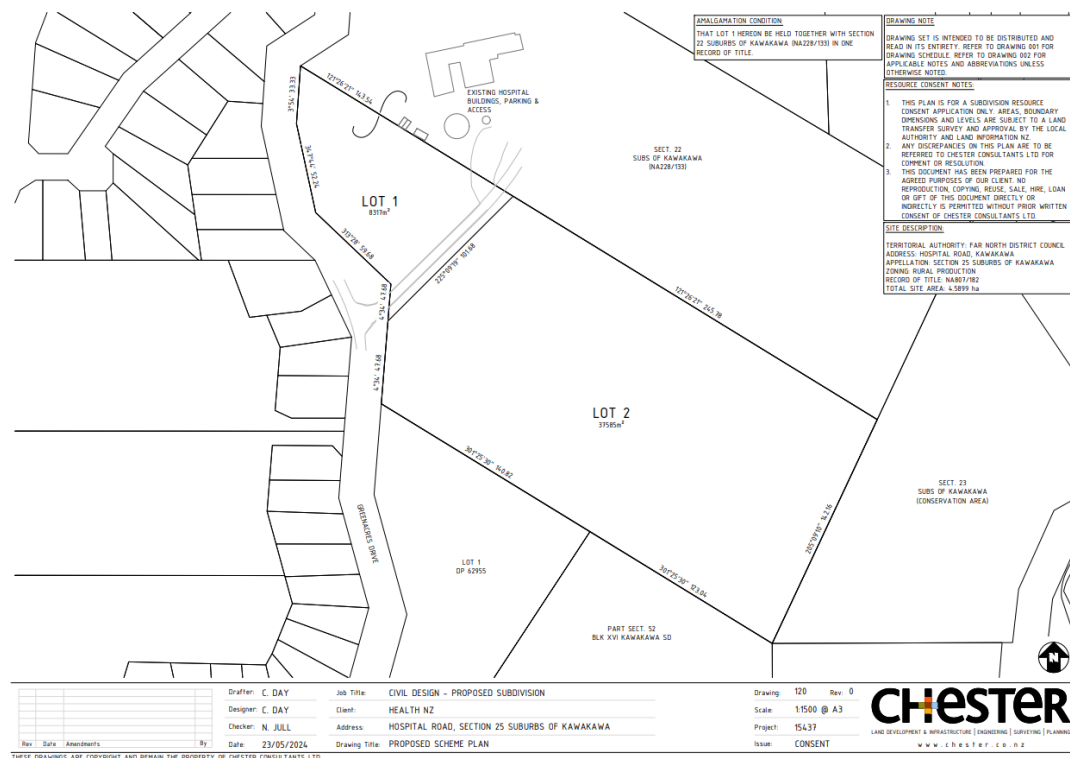
## 4.0 Proposal

A summary of the key elements of the proposal is set out below. More detailed descriptions on particular aspects of the proposal are set out in the specialist reports and plans accompanying the application.

**Subdivision:** It is proposed to subdivide Section 25 Suburbs of Kawakawa to create:

- Lot 1: 8,317m<sup>2</sup> which will be amalgamated with Suburbs of Kawakawa; and
- Lot 2: 37,585m<sup>2</sup>.

A scheme plan showing the proposed configuration is shown in **Figure 2** below and is enclosed as **Appendix 2**. The proposed boundary adjustment will see the amalgamation of Section 22 and Lot 1 to be held together in one Record of Title (resulting in a total site area of 5.58ha) and Lot 2 to be held in its own title (resulting in a total area of 3.7585ha).



**Figure 2: Proposed Scheme Plan.**

**Access and Parking:** The site contains an existing vehicle crossing from Greenacres Drive. Proposed Lot 1 will retain the existing site access to the Hospital campus. The proposal does not seek to establish physical access, an indicative access location in accordance with the operative district plan has been provided for proposed Lot 2 which will be 45m south west of the existing access to Lot 1 as detailed in the Site Suitability Report (**Appendix 3**).

The proposal will not change the existing parking situation for Bay of Islands Hospital, and proposed Lot 2 has sufficient area to accommodate future development parking onsite.

**Servicing:** The servicing strategy for the proposed development is set out in the Site Suitability report by Chester, included as **Appendix 3**. Proposed Lot 1 will be amalgamated with Section 22 Suburbs of Kawakawa and will be serviced via existing connection to water supply, internal stormwater management and wastewater system.

Proposed Lot 2 can be serviced via reticulated connection at time of built development or via onsite water tanks. Fire hydrants are confirmed to be located within Greenacres Drive which will provide sufficient water for firefighting purposes.

The Site Suitability Report, recommends that a new 300mmØ RC culvert is included under the indicative vehicle crossing for proposed Lot 2. Exact location and details to be developed at future development stage to suit any future development.

The Site Suitability Report confirms that proposed Lot 2 can accommodate onsite wastewater in accordance with any setback distances as per the Proposed Regional Plan for Northland subject to the actual design of the on-site disposal system being specific to the proposed future development and completed at future building consent stage.

**Hazards:** The subject site is not located within any land hazard overlays. The Site Suitability Report prepared by Chester confirms that there were no obvious signs of land instability near the

indicative building area. There are multiple areas of elevated and relatively flat land that could be potential building platforms. Given the scale and nature of the site along with its obvious comparisons with neighbouring sites that contain existing development, we believe the risk that land hazards would fully restrict some form of future use of the land to be very low. At the time of any future development, a geotechnical investigation can be supplied specific to that development should it be required. On this basis we are of the opinion that it is reasonable to grant consent for this subdivision considering section 106 of the RMA.

**Site Works:** No physical works are proposed.

**Contamination:** The subject site is not known to contain HAIL activities.

## 5.0 Reasons for Consent

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A rules assessment against the provisions of the Far North Operative District Plan (ODP) and the Proposed Far North District Plan (PDP) is attached as **Appendix 5**. The site is zoned Rural Production Zone under the ODP and Rural Residential Zone under the PDP. The proposal requires consent for the matters outlined below:

### 5.1 Operative District Plan

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#### Subdivision

- 13.7.2.1 Minimum area of vacant new lots and new lots which already accommodate structures - Proposed Lot 1 being 8,317m<sup>2</sup> which will be amalgamated with Section 22 Suburbs of Kawakawa creating a 5.58ha site and proposed Lot 2 will be 3.78ha. The title existing prior to 28 April 2000. The proposal requires consent as **restricted discretionary activity**.

#### Activity Status

Overall, this application is for a restricted discretionary activity.

## 6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

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### 6.1 Assessment of Steps 1 to 4 (Sections 95A)

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Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

#### 6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

### 6.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances.

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

### 6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances.

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

### 6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- 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.

It is considered that there is nothing noteworthy about the proposal. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

## 6.2 Section 95D Statutory Matters

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In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

Rural Production Zone provides as a permitted activity:

- One residential unit per 12ha of land, except that this rule shall not limit the use of an existing site for a single residential unit;
- Indigenous vegetation clearance which does not exceed 500m<sup>2</sup> per site in any 10-year period.

In this case Section 25 Suburbs of Kawakawa is currently vacant and the above permitted activities could occur within the subject site. Whilst subdivision is not a permitted activity, the proposal will not result in increased development rights as proposed Lot 1 will be amalgamated with Section 22 Suburbs of Kawakawa. It is considered that the permitted baseline applies.

- As a restricted discretionary activity, only those effects on persons that fall within the matters of discretion restricted under the plan can be considered.

The matters of discretion are listed in section 6.4 below.

- Trade competition must be disregarded.

This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

No persons have provided their written approval for this proposal.

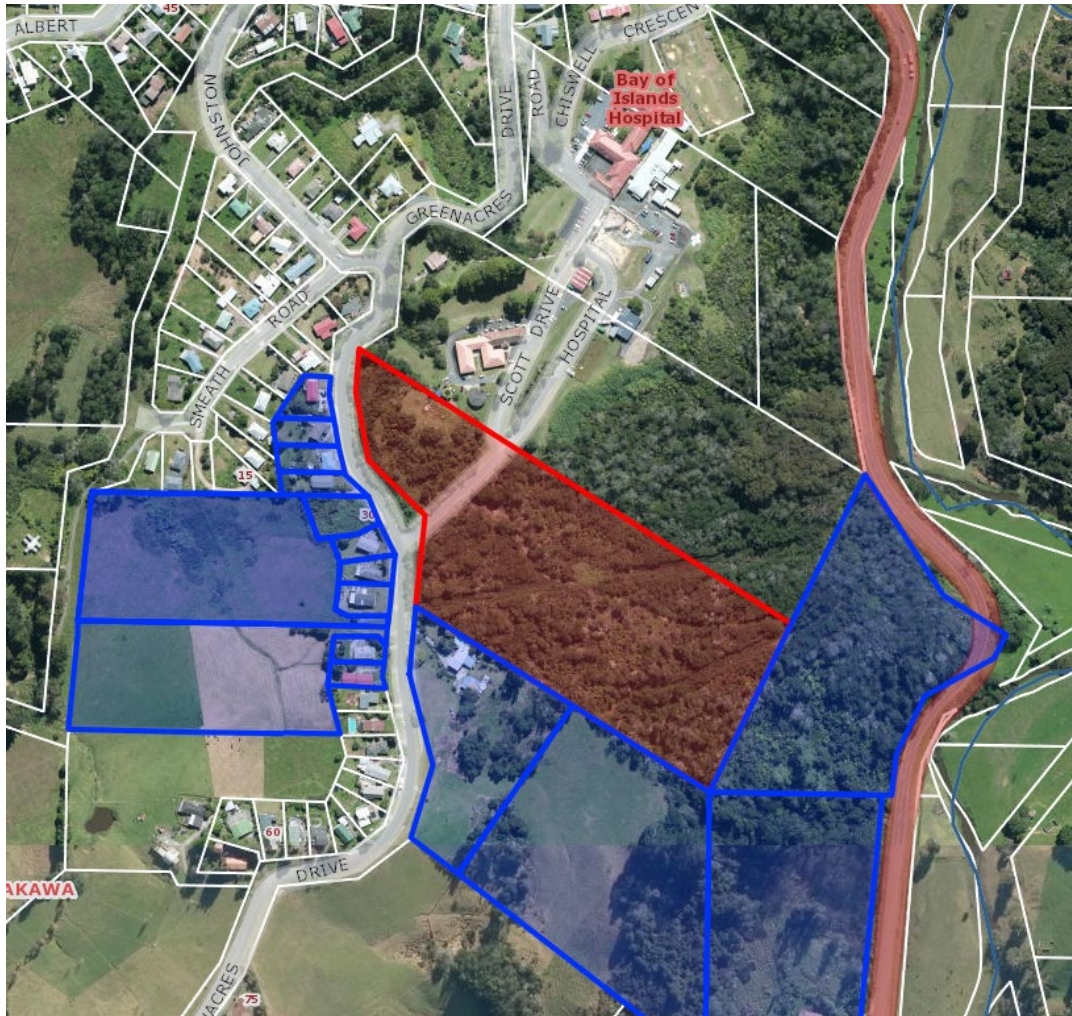
The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

### 6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 2** below, and include:

- 39 Greenacres Drive;
- 40, 40A and 40B Greenacres Drive;
- 38 Greenacres Drive;
- 36 Greenacres Drive;
- 34 Greenacres Drive;
- 32 Greenacres Drive;

- 30 Greenacres Drive;
- 28 Greenacres Drive;
- 26 Greenacres Drive;
- 24 Greenacres Drive; and
- 22 Greenacres Drive.



**Figure 2: Adjacent properties in relation to subject site. Source: Emaps.**

## 6.4 Matters of Discretion

Under section 104C of the Act, as a restricted discretionary activity, the consent authority must consider only those matters over which it has restricted the exercise of its discretion in its plan.

These matters are:

- 13.7.3.1 Property Access;
- 13.7.3.2 Natural and other Hazards;
- 13.7.3.3 Water Supply;
- 13.7.3.4 Stormwater Disposal;



13.7.3.5 Sanitary Sewage Disposal;

13.7.3.6 Energy Supply;

13.7.3.8 Easements for any Purpose;

13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, And Land Set Aside for Conservation Purposes;

13.7.3.10 Access to Reserves and Waterways;

13.7.3.11 Land Use Compatibility; and

13.8.1 Subdivision within the Rural Production Zone:

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
- effects of the subdivision within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
- effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- the mitigation of fire hazards for health and safety of residents.

## 6.5 Assessment of Effects on the Wider Environment

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The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Character and amenity;
- Transportation;
- Infrastructure and servicing;
- Ecology;
- Electricity Lines;
- Sites of Significance to Maori and Historic Heritage; and
- Hazards.

These matters are set out and discussed below:

### 6.5.1 Character and Amenity

As described in section 3 above, the surrounding locality is residential in nature. The proposal represents a rural residential density that is consistent the development outcomes sought by and provided for within Rural Production Zone. The ODP anticipates a density of a single residential unit per site or 1 per 12ha with an area of 3000m<sup>2</sup> for the unit's exclusive use. The proposed allotments all comply with the restricted discretionary subdivision density standards and would provide sufficient area for residential development within Lot 2 in accordance with the permitted activity rules of the Rural Production Zone.

The topography and vegetated nature of the proposed allotments will ensure that appropriate levels of visual and aural privacy for the wider residential area are maintained.

With regard to traffic movements, the permitted baseline of one Residential Unit per lot in accordance with the density anticipated in the plan is an important consideration. The existing Bay of Islands Hospital traffic movements and access will not change as a result of the proposal. The site suitability report confirms that access to proposed Lot 2 can be designed and formed to safely accommodate future associated traffic movements will be readily absorbed into the roading network.

Based on the above, it is considered that the proposal is reasonable and will result in less than minor character and amenity effects when viewed from the wider environment.

### 6.5.2 Transportation

The existing access to proposed Lot 1 and Bay of Islands Hospital will not change as a result of the proposal. The site suitability report confirms that access to proposed lot 2 can be located, designed and formed to safely accommodate future associated traffic movements will be readily absorbed into the roading network.

Proposed Lot 2 is sufficiently large enough to accommodate onsite parking requirements of future use.

The applicant does not propose to establish physical access as part of this proposal, due to the large lot size, it is considered appropriate to afford flexibility to locate access and building platforms in locations which suit future land owners. As such consent notice conditions are proposed to ensure access is established prior to building onsite.

Based on the conclusions drawn in the Site Suitability Report, it is considered that, subject to suitable conditions of consent that any adverse effects with respect to transportation will be less than minor.

### 6.5.3 Infrastructure and Servicing

Suitable power and telecommunications connections can be provided to service proposed Lot 2.

The provision of three waters infrastructure to service the development has been considered in the Site Suitability report prepared by Chester. Proposed Lot 1 will be amalgamated with the Bay of Islands Hospital Campus and will be connected to services as necessary. The following comments are made in summary of Chester's findings with respect to proposed Lot 2:

- Lot 2 can connect to public reticulated water supply or provide onsite tanks;
- Fire hydrants are located within Greenacres Drive directly opposite Lot 2;
- Onsite disposal is proposed, a wastewater assessment has confirmed that the suite is suitable for disposal and can accommodate onsite disposal field well clear of any setback distances required in the Proposed Northland Regional Plan; and
- No reticulated stormwater management system is available, Chester recommends that a new 300mmØ RC culvert is established when access to Lot 2 is constructed.

On the basis of the assessment from Chester, it is considered that the proposed development can be sufficiently serviced on site via without resulting in any adverse effects on the surrounding environment.

The applicant does not propose to establish physical access or infrastructure as part of this proposal, due to the large lot size, it is considered appropriate to afford flexibility to locate access

and building platforms in locations which suit future land owners. As such consent notice conditions are proposed to ensure appropriate servicing is established at time of building onsite.

Overall, it is considered that any adverse effects with respect to servicing related matters will be less than minor.

#### 6.5.4 Ecological

Proposed Lot 1 will be amalgamated with Section 22 of Kawakawa Suburbs and contains existing cleared areas for future development. Proposed Lot 2 contains regenerating native bush and scrub, with vacant areas around Top Energy powerlines and access. The applicant does not propose to undertake any clearance as part of this subdivision proposal, to enable future owners of Lot 2 the flexibility to choose building and access locations due to the size of the site. The applicant does not propose any further protection of the vegetation by way of consent conditions or covenants as it is considered that the ODP and PDP rules will afford sufficient on-going protection.

It is acknowledged that future development within proposed Lot 2 will require some vegetation clearance, the extent of clearance is unknown and will differ according to future building and access location. As previously stated, the ODP provides for the establishment of a residential unit within a vacant site and the clearance of up to 500m<sup>2</sup> of indigenous vegetation as a permitted activity, it is possible that future development may comply with these permitted standards.

Therefore, it is considered taking into account the permitted baseline and existing environment, that the proposed subdivision will have no more than minor ecological effects.

#### 6.5.5 Electricity Lines

Top Energy electricity lines traverse the site. The line is an overhead line, whilst it is not protected under the District Plan, the site is sufficiently large enough to enable the establishment of a building platform well clear of the lines to enable compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001.

#### 6.5.6 Impact on Sites of Significance to Maori and Historic Heritage

There are no sites of historic heritage including sites of significance to Maori identified on FNDC's GIS system. The proposal will not have any adverse effects on cultural values, historic heritage or the surrounding environment. As such, it is considered that any cultural and historic heritage effects of the proposed subdivision will be less than minor.

#### 6.5.7 Natural Hazards

The subject site not identified as subject to natural hazards in the ODP, PDP or Northland Regional Council hazard maps. The Site Suitability report confirms that the subject site is not subject to instability. For these reasons it is considered that the adverse effects on the wider environment to be less than minor.

### 6.6 Summary of Effects

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Overall, it is considered that any adverse effects on the environment relating to this proposal will be no more than minor.

## 6.7 Public Notification Conclusion

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Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in no more than minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

## 7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

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### 7.1 Assessment of Steps 1 to 4 (Sections 95B)

---

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

#### 7.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this proposal.

#### 7.1.1 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

#### 7.1.2 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly, that no persons are adversely affected.

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

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 6.1.4 above, it is considered that special circumstances do not apply.

## 7.2 Section 95E Statutory Matters

---

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and no written approvals have been obtained.

Having regard to the above provisions, an assessment is provided below.

## 7.3 Assessment of Effects on Adjacent Properties

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Adverse effects in relation to character and amenity on adjacent properties are considered below.

Wider effects, such as character and amenity, transportation, infrastructure and servicing, ecology, electricity lines, Sites of Significance to Maori and historic heritage, and hazards have been considered in section 6.5 above, and considered to be no more than minor.

### 7.3.1 22 – 40 Greenacres Drive

These residential properties are located to the west of the subject site, separated by Greenacres Drive. Any future built development within the proposed lots will be well setback from these properties and able to comply with permitted setback standards. The subdivision will not result in any change to outlook or visual amenity of these sites.

### 7.3.2 39 Greenacres Drive

39 Greenacres Drive is located directly south of the subject site, it contains an existing residential unit, buildings and curtilage which are located within 1.5m of the shared site boundary. The proposed subdivision will not alter the boundary interface. Proposed Lot 2 contains existing vegetation along the boundary interface, the proposed subdivision will not result in any clearance at this boundary. Any future built development and clearance within proposed Lot 2 will need to comply with the permitted activity standards, including setbacks and clearance. The subdivision will not result in any change to outlook or visual amenity of this site.

### 7.3.3 Part Section 52 and Section 53 Block XVI Kawakawa Survey District and Section 111 Block XVI Kawakawa Survey District

These properties are located to the south of proposed Lot 2 and are well separated from Greenacres Drive. Any future built development within the proposed lots will be well setback from these properties and able to comply with permitted setback standards. The subdivision will not result in any change to outlook or visual amenity of these sites.

### 7.3.4 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to character and amenity effects. Wider effects, including those assessed in section 6.5 above and are considered to be no more than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

## 7.4 Limited Notification Conclusion

---

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

## 8.0 Consideration of Applications (Section 104)

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### 8.1 Statutory Matters

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Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;

- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a restricted discretionary activity, section 104C of the Act states that a council:

- (1) may grant or refuse the application;
- (2) must only consider matters over which a discretion is restricted; and
- (3) if it grants the application, may impose conditions under section 108 only for those matters which it has restricted the exercise of its discretion in its plan.

## 8.2 Weighting of Far North Proposed District Plan

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The PDP has been notified and is currently being heard as such the proposed objectives and policies have legal weight and have been assessed further below.

District wide earthworks and vegetation clearance rules (as detailed in appendix 4) have immediate legal effect; however, the proposal does not seek to undertake physical works.

The proposed zoning of the subject site has been challenged; therefore, it is considered that more weight should be given to the ODP.

## 9.0 Effects on the Environment (Section 104(1)(A))

---

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any adverse effects relating to the proposal will be no more than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects including provision of a vacant allotment which will provide an additional housing opportunity within the Kawakawa township.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are no more than minor.

## 10.0 District Plan and Statutory Documents (Section 104(1)(B))

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### 10.1 Objectives and Policies of the Operative Far North District Plan (ODP)

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#### 10.1.1 Rural Environment

Objectives and policies within this chapter are fairly broad seeking to ensure that development maintains or enhances the amenity value of the rural environment, encourage the efficient use and development of natural and physical resources.

**Comment:**

It is considered that the proposal subdivision will give effect to the objectives and policies of this chapter, as the density proposed is consistent with that anticipated in the Rural Production Zone, providing for the efficient use of the site being able to separate it from the Bay of Islands Hospital complex.

### 10.1.2 Rural Production Zone

The objectives and policies primarily seek to ensure that the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities whilst managing adverse effects including reverse sensitivity effects. Policies seek to ensure 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 and the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

**Comment:**

It is considered that the proposal will give effect to the Rural Production Zone objectives and policies. The proposal represents a rural residential density that is consistent the development outcomes sought by and provided for within Rural Production Zone. The ODP anticipates a density of a single residential unit per site or 1 per 12ha with an area of 3000m<sup>2</sup> for the unit's exclusive use. The proposed allotments all comply with the restricted discretionary subdivision density standards and would provide sufficient area for residential development within Lot 2 in accordance with the permitted activity rules of the Rural Production Zone.

The topography and vegetated nature of the proposed allotments will ensure that appropriate level of amenity and character, and separation from adjacent land use activities can be maintained.

### 10.1.3 Subdivision

The subdivision chapter objectives and policies seek to provide for subdivision which is consistent with the purpose of the various zones in the plan, that natural features are protected, new subdivisions are appropriately serviced and encourages innovative development and integrated management.

**Comment:**

It is considered that the proposal will give effect to the subdivision chapter objectives and policies, as previously discussed the proposal is consistent with the outcomes expected in the Rural Production Zone. The Site Suitability report confirms that the subject site can accommodate servicing as necessary for any future development within proposed Lot 2.

### 10.1.4 Transportation

The transportation chapter seeks to minimise adverse effects of traffic on the natural and physical environment, provide sufficient onsite parking spaces and promote safe and efficient movement and circulation of vehicle, cycle and pedestrian traffic.

**Comment:**

The Site Suitability report confirms that proposed lot 2 can provided with access which can be located, designed and formed to safely accommodate future associated traffic movements will be



readily absorbed into the roading network. Therefore, it is considered that the proposal will give effect to the Transport Chapter objectives and policies.

### 10.1.5 Indigenous Flora and Fauna

The objectives and policies of the Indigenous Flora and Fauna chapter seek to maintain and enhance the life supporting capacity of ecosystems and the extent and representativeness of the District's indigenous biological diversity and to provide for the protection of, and to promote the active management of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

**Comment:**

The proposed subdivision will include any clearance to enable future owners of Lot 2 the flexibility to choose building and access locations due to the size of the site. The applicant does not propose any further protection of the vegetation by way of consent conditions or covenants as it is considered that the ODP and PDP rules will afford sufficient on-going protection.

It is acknowledged that future development within proposed Lot 2 will require some vegetation clearance, the extent of clearance is unknown and will differ according to future building and access location. As previously stated, the ODP provides for the establishment of a residential unit within a vacant site and the clearance of up to 500m<sup>2</sup> of indigenous vegetation as a permitted activity, it is possible that future development may comply with these permitted standards.

Therefore, it is considered that the proposed subdivision will accord with the objectives and policies of this chapter.

## 10.2 Objectives and Policies of the Proposed Far North District Plan (PDP)

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### 10.2.1 Rural Residential Zone

The objectives and policies of the Rural Residential Zone seek to ensure that predominant character and amenity of the zone is maintained and enhanced, including peri-urban scale residential character, smaller lot sizes and a diverse range of environments which reflect the character and amenity of the adjacent urban area.

**Comment**

It is considered that the proposal subdivision will give effect to the objectives and policies of this chapter, as the density proposed is consistent with that anticipated in Rural Residential Zone, providing for the efficient use of the site being able to separate it from the Bay of Islands Hospital complex.

### 10.2.2 Subdivision

The subdivision chapter objectives and policies seek to provide for subdivision which is consistent with the purpose of the various zones in the plan, that natural features are protected, new subdivisions are appropriately serviced and encourages innovative development and integrated management.

**Comment:**

It is considered that the proposal will give effect to the subdivision chapter objectives and policies, as previously discussed the proposal is consistent with the outcomes expected in the Rural

Residential Zone. The Site Suitability report confirms that the subject site can accommodate servicing as necessary for any future development within proposed Lot 2.

### 10.2.3 Transportation

The transportation chapter seeks to minimise adverse effects of traffic on the natural and physical environment, provide sufficient onsite parking spaces and promote safe and efficient movement and circulation of vehicle, cycle and pedestrian traffic.

**Comment:**

The Site Suitability report confirms that proposed lot 2 can provided with access which can be located, designed and formed to safely accommodate future associated traffic movements will be readily absorbed into the roading network. Therefore, it is considered that the proposal will give effect to the Transport Chapter objectives and policies.

### 10.2.4 Ecosystems and Indigenous Biodiversity

This chapter seeks to ensure that areas if significant indigenous vegetation and habitats are identified and protected. Seeking to avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure that adverse effects are no more than minor, and on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects.

**Comment:**

The proposed subdivision will include any clearance to enable future owners of Lot 2 the flexibility to choose building and access locations due to the size of the site. The applicant does not propose any further protection of the vegetation by way of consent conditions or covenants as it is considered that the ODP and PDP rules will afford sufficient on-going protection. Therefore, it is considered that the proposed subdivision will accord with the objectives and policies of this chapter.

## 10.3 Summary

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It is considered that the proposed development is generally in accordance with the objectives and policies of the ODP and PDP.

## 11.0 Relevant Rules and Assessment Criteria

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The ODP specifies the relevant assessment criteria to be considered in assessing this application for each of the consent matters in the following sections:

13.7.3.1 Property Access;

13.7.3.2 Natural and other Hazards;

13.7.3.3 Water Supply;

13.7.3.4 Stormwater Disposal;

13.7.3.5 Sanitary Sewage Disposal;

13.7.3.6 Energy Supply;

13.7.3.8 Easements for any Purpose;

13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, And Land Set Aside for Conservation Purposes;

13.7.3.10 Access to Reserves and Waterways;

13.7.3.11 Land Use Compatibility; and

13.8.1 Subdivision within the Rural Production Zone.

These criteria largely cover the same matters that have been discussed and assessed in the above report, pertaining to environmental effects and the objectives and policies of the ODP. In particular, the proposal is generally compliant with the ODP standards for the Rural Production Zone.

Overall, it is considered that the proposal meets the assessment criteria of the ODP for the reasons described in sections 6, 7, 9, and 10 above.

## 12.0 Part 2 Matters

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Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be no more than minor, and the proposal accords with the relevant ODP and PDP, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

## 13.0 Other Matters (Section 104(1)(C))

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### 13.1 Record of Title Interests

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The Record of Title for the site are subject to a number of interests (refer **Appendix 1**). None of these are anticipated to affect the resource consent application as discussed in **Table 1** below:

**Table 1: Record of Title interests**

Interest	Comment
Appurtenant hereto are water supply, drainage (sewer) and drainage (stormwater) rights specified in Easement Certificate D468251.4	Easements in favour of Lot 48, which remain unaffected by the proposed subdivision.

### 13.2 Section 106 Subdivision

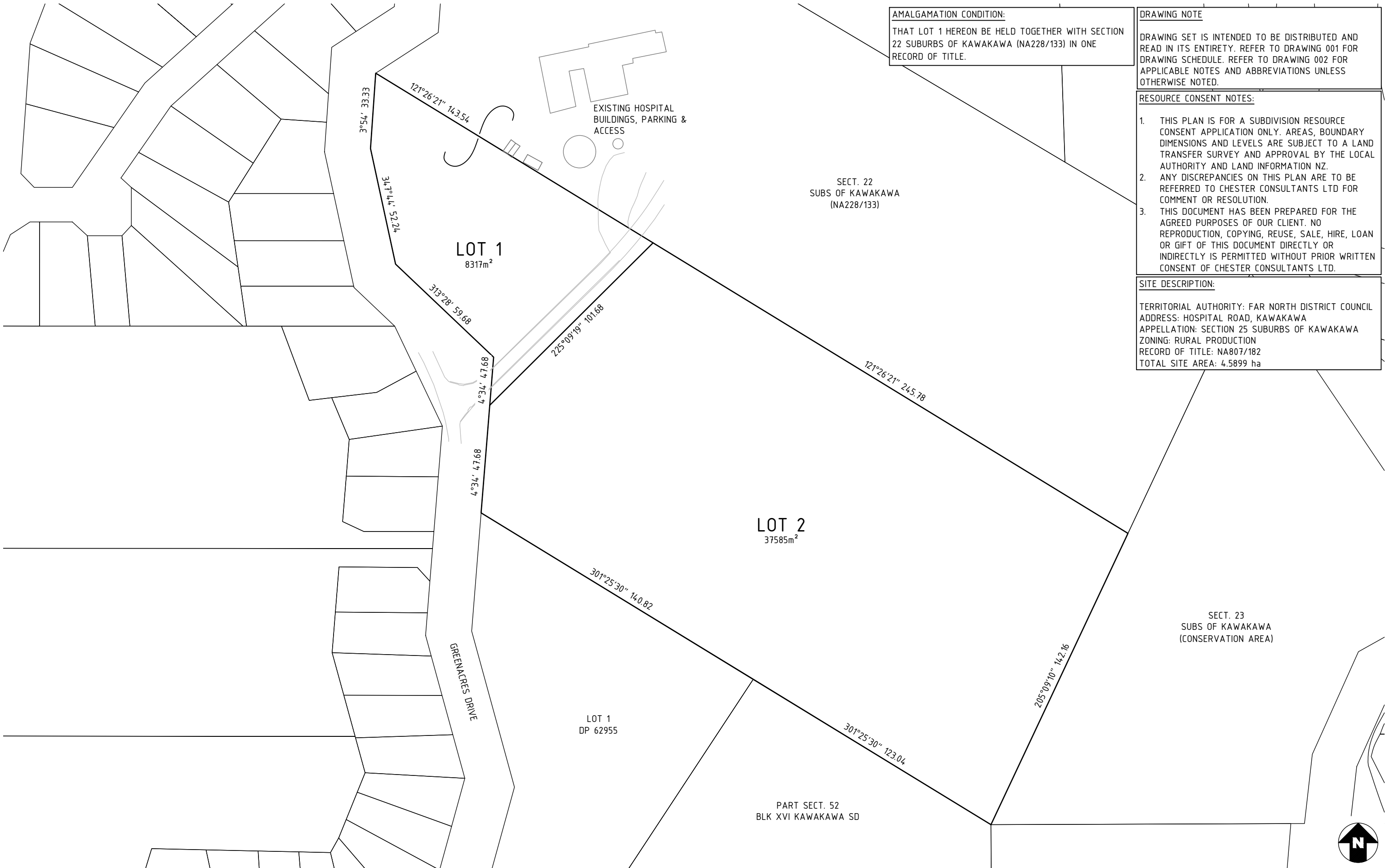
Under section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision. As confirmed by the Site Suitability report the subject site is no subject to identified risk from natural hazard.

## 14.0 Conclusion

The proposal involves the subdivision of 25 Suburbs of Kawakawa at Greenacres Drive by way of boundary adjustment. Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to character and amenity, transportation, infrastructure and servicing, ecology, electricity lines, Sites of Significance to Maori and historic heritage, and hazards are considered to be no more than minor. There are also positive effects including provision of a vacant site to provide for additional housing in Kawakawa Township;
- Limited notification is not required as the proposal will not result in adverse amenity and character effects on the adjacent properties;
- The proposal accords with the relevant ODP and PDP objectives and policies and assessment criteria ; and
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis.



**AMALGAMATION CONDITION:**  
 THAT LOT 1 HEREON BE HELD TOGETHER WITH SECTION 22 SUBURBS OF KAWAKAWA (NA228/133) IN ONE RECORD OF TITLE.

**DRAWING NOTE**  
 DRAWING SET IS INTENDED TO BE DISTRIBUTED AND READ IN ITS ENTIRETY. REFER TO DRAWING 001 FOR DRAWING SCHEDULE. REFER TO DRAWING 002 FOR APPLICABLE NOTES AND ABBREVIATIONS UNLESS OTHERWISE NOTED.

**RESOURCE CONSENT NOTES:**

1. THIS PLAN IS FOR A SUBDIVISION RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.
2. ANY DISCREPANCIES ON THIS PLAN ARE TO BE REFERRED TO CHESTER CONSULTANTS LTD FOR COMMENT OR RESOLUTION.
3. THIS DOCUMENT HAS BEEN PREPARED FOR THE AGREED PURPOSES OF OUR CLIENT. NO REPRODUCTION, COPYING, REUSE, SALE, HIRE, LOAN OR GIFT OF THIS DOCUMENT DIRECTLY OR INDIRECTLY IS PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF CHESTER CONSULTANTS LTD.

**SITE DESCRIPTION:**  
 TERRITORIAL AUTHORITY: FAR NORTH DISTRICT COUNCIL  
 ADDRESS: HOSPITAL ROAD, KAWAKAWA  
 APPELLATION: SECTION 25 SUBURBS OF KAWAKAWA  
 ZONING: RURAL PRODUCTION  
 RECORD OF TITLE: NA807/182  
 TOTAL SITE AREA: 4.5899 ha

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Rev	Date	Amendments	By

Drafter: C. DAY      Job Title: CIVIL DESIGN - PROPOSED SUBDIVISION  
 Designer: C. DAY      Client: HEALTH NZ  
 Checker: N. JULL      Address: HOSPITAL ROAD, SECTION 25 SUBURBS OF KAWAKAWA  
 Date: 23/05/2024      Drawing Title: PROPOSED SCHEME PLAN

Drawing: 120      Rev: 0  
 Scale: 1:1500 @ A3  
 Project: 15437  
 Issue: CONSENT





# Site Suitability Report

 Hospital Road, Kawakawa, Far North District  
Proposed Subdivision

Prepared For:  
Health NZ

Job No.: 15437

Rev: 0

Date: 14 June 2024

**CHESTER**

## Revision History

Revision No	Description/comments	Prepared By	Date
0	Original	C. Day	14 June 2024

## Document Control

Action	Name	Signed	Date
Prepared by	C. Day		14 June 2024
Reviewed by	N. Jull		14 June 2024

## Distribution

Business/company	Attention	Role
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# 1 Introduction

Chester Consultants Ltd (Chester) has been engaged by Health NZ to provide a Site Suitability Report with respect to the two-lot subdivision proposed at the Bay of Islands Hospital, Hospital Road, Kawakawa.

This report has been prepared solely for the benefit of this specific project, and the Far North District Council (FNDC). Chester accepts no liability for inaccuracies in third party information used as part of this report. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

This report is based on development data provided by Health NZ, Barkers & Associates and obtained from the FNDC and Northland Regional Council (NRC) maps current to the site at the time of this document's production. Should alterations be made which impact upon the development not otherwise authorised by this report then the design / comments / recommendations contained within this report may no longer be valid.

In the event of the above, the property owner should immediately notify Chester to enable the impact to be assessed and, if required, the design and or recommendations shall be amended accordingly and as necessary.

# 2 Site Description

## 2.1 Site Features

The development site (site) is located at Hospital Road, Kawakawa and has a legal description of Section 25, Suburbs of Kawakawa. The site has an area of 4.59ha and is predominantly regenerating native bush & scrub. There is an existing privately owned hospital access road (Hospital Road) that travels through the site. Greenacres Drive (public road) runs along the northwestern boundary. The terrain is undulating and varies in degrees of steepness. There are overhead electricity lines that traverse across the site.

The current operative district plan classifies the site a Rural Production zone. The proposed district plan classifies the site as Rural Residential.

NRC Natural Hazards Map indicates that the site is located outside of any land hazard overlays.



Figure 1 - Aerial site plan (FNDC Maps, accessed 17/08/2023)



## 2.2 Site Photos



Figure 2 - Entrance to Hospital Road from Greenacres Drive



Figure 3- Proposed Lot 2 looking east from Greenacres Drive.





Figure 4- Existing track within Lot 2



Figure 5- From inside Lot 2 looking west



### 3 Proposal

A two-lot subdivision is proposed, via a boundary adjustment as shown on the scheme plan in Figure 6 below and in Appendix A. Lot 1 contains an existing hospital road access road and is intended to be retained by Health NZ and amalgamated with the existing hospital site (Section 22 Suburbs of Kawakawa). Lot 2 contains the remaining surplus land. Details of any future development of Lot 2 is unknown. The intention of this report is to solely demonstrate that Lots 1 & 2 can be subdivided and appropriately serviced under the district plan rules.

Lot 1, being amalgamated with Section 22, will be fully provisioned (access & utilities) from Section 22 (existing hospital site). As such, the remainder of this report focuses on demonstrating that Lot 2 can be appropriately serviced.

Lot 2 will be shown that it can be assessed from Greenacres Drive with an arbitrary building site and access provision. Actual location of any development on the site will be demonstrated when details are known at a future development stage.

This report is intended to support a Resource Consent application for the proposed subdivision and includes reporting on the following:

- Natural Hazards – Flooding
- Earthworks and Erosion & Sediment Control
- Access
- Water supply
- Fire Fighting Water Supplies
- Stormwater
- Wastewater Disposal

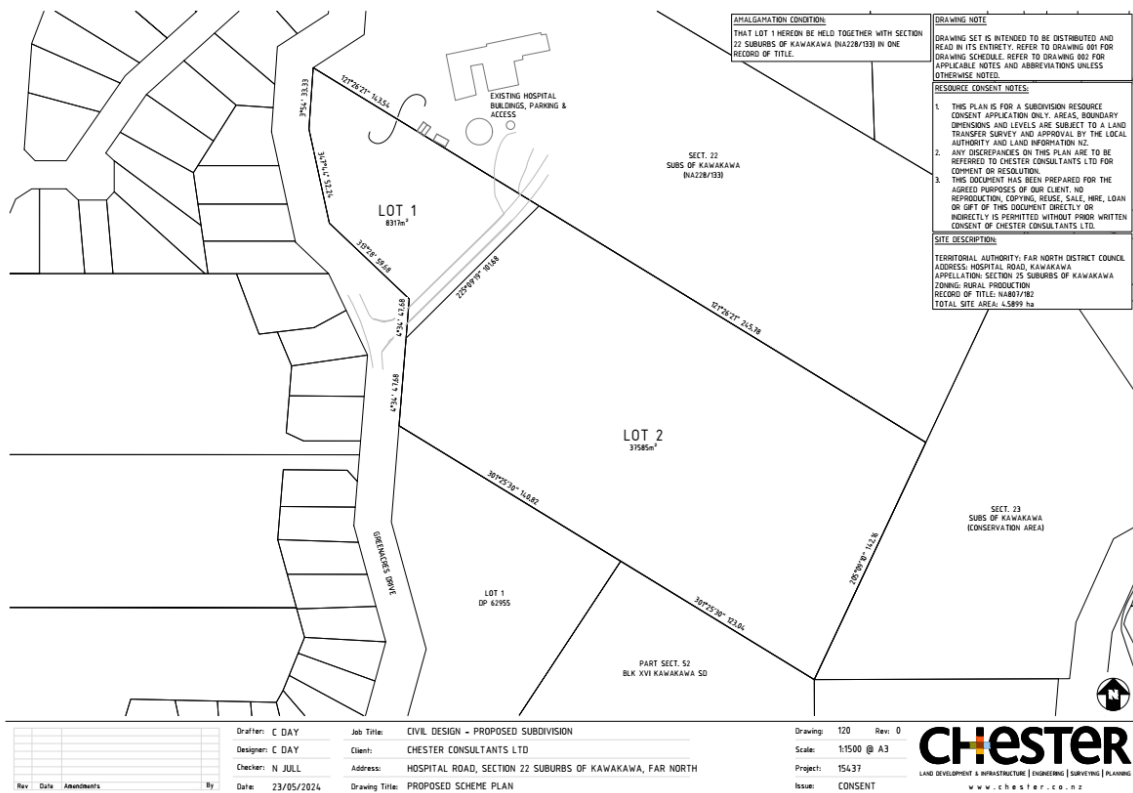


Figure 6 - Subdivision Scheme Plan (Chester Drawing 15437 - 120)



## 4 Natural Hazards

This section of the report is to assess the natural hazards associated with the site and set relevant development controls. To assess the flooding risk, we have reviewed the available council flood data and visited the site. The following sets out our assessment.

### 4.1 Flooding

The NRC Natural Hazards Priority Rivers Flood mapping for 10-year, 50-year and 100-year event indicate that there is no flooding within the vicinity of the site. From our site walk over we can confirm that the site topography and surrounding catchment is consistent with what is shown on the council flooding maps. From our site walk over we observed no localised depressions or channels in any likely building platform areas which would be of concern with respect to flooding.



Figure 7- Aerial Map with indicated flood hazards (NRC Natural Hazards maps, 10/06/2024)

### 4.2 Land Hazards

As per the NRC natural hazard maps the site is not within any land hazard overlays. From our observations on site, there were no obvious signs of land instability near the indicative building area. There are multiple areas of elevated and relatively flat land that could be potential building platforms. Given the scale and nature of the site along with its obvious comparisons with neighbouring sites that contain existing development, we believe the risk that land hazards would fully restrict some form of future use of the land to be very low. At the time of any future development, a geotechnical investigation can be supplied specific to that development should it be required. On this basis we are of the opinion that it is reasonable to grant consent for this subdivision considering section 106 of the RMA.

We note that Chester has not completed any geotechnical investigation or analysis at the subject site. Consequently, the comments above are based upon our general site observations and interpretation of the council data presented.



## 5 Earthworks, Erosion & Sediment Control

No earthworks are proposed to be undertaken for the enabling works of this subdivision. Lot 1 is proposed to be amalgamated with the existing hospital without any physical changes to the current land use. On Lot 2, if any future development is to occur, minor works including earthworks will be required to create a vehicle crossing and private accessway for as indicated in section 6 of this report. As the future development of Lot 2 is unknown, the intention of this report is solely to display that any potential works will likely be minor in nature and expected to be well within the permitted activity requirements for the Rural Production Zone.

Erosion and sediment control (ESC) measures can be implemented to reduce the amount of sediment generated, prior to the commencement of any vegetation clearance and earthworks. Specific management and implementation of erosion and sediment control may be used including:

- Undertaking earthworks and construction during the drier summer months to minimise likelihood of heavy rainfall and extended periods of rainfall.
- Minimising duration and amount of exposed earth.
- Installation of sediment control bunds to divert clean water around the exposed earth site.
- Installation of silt fences/super silt fences in accordance with section F1.3/F1.4 of GD05.
- Installation of silt socks in accordance with section F1.5 of GD05.

We can conclude that; although no earthworks are proposed to be undertaken for the enabling works of this subdivision, any future earthworks required to provide access to the development will be minor in nature. Sediment control bunds and/or silt fences and/or silt socks are to be implemented prior to physical earthworks being undertaken.

## 6 Access

### 6.1 Vehicle Crossing

Lot 1 has an existing access via Hospital Road (private access road). Lot 2 has no existing accessway and it is not proposed to provide access (i.e. vehicle crossings) as part of the subdivision enabling works. However, for the purpose of this report, an indicative private accessway design has been provided to demonstrate that access in accordance with Chapter 15 of the district plan can be provided at a future building consent stage.



Figure 8- Entrance to Hospital Road from Greenacres Drive



The indicative design shows Lot 2 gaining access from Greenacres Drive. We reiterate that this accessway is indicative and has been provided to demonstrate that the proposed site is suitable with respect to access. Actual private access and vehicle crossing details will be confirmed at future development stage. For the purpose of this report, a new vehicle crossing can be provided from Greenacres Drive in accordance with the FNDC Engineering Standards.

Hospital Road is a private access road. However, the observed traffic volume of Hospital Road is equivalent to one classified as Access and Low Volume Access Road in the FNDC engineering standards. From the table below, the minimum distance of a new vehicle crossing from the existing Hospital Road and Greenacres Drive intersection is 20m.

The proposed Lot 2 vehicle crossing location is 45m from the existing Hospital Road intersection which complies with the standards.

Intersecting Road Classification (distance in metres)					
Frontage Road	National	Regional	Arterial	Primary and Secondary Collector	Access and Low Volume Access
Speed Limit up to 50 km/hr.					
National	<u>Specific Design</u>				
Regional					
Arterial	70	70	70	55	35
Primary and Secondary Collector	40	40	40	40	20
Access and Low Volume Access	25	25	25	25	10

Figure 9- Minimum Distance of Vehicle Crossing from Intersections (FNDC Engineering Standards 2023)

The posted speed limit for Greenacres Drive at the location of the vehicle crossing is 50km/hour. Greenacres Drive is classified as a secondary collector road. In accordance with the FNDC engineering standards, a minimum Approach Sight Distance (ASD) of 65m is required. The proposed vehicle crossing complies with the standards as it has an ASD of more than 70m to the north and 150m to the south.

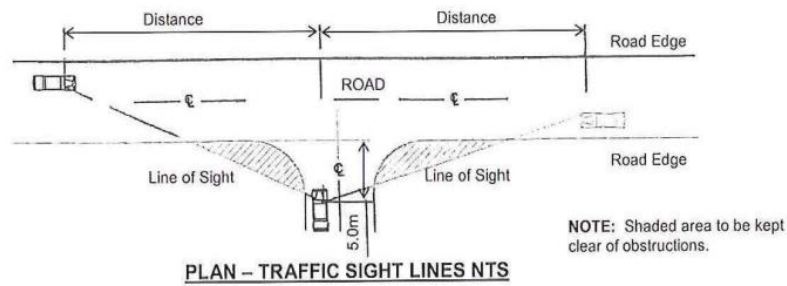


Figure 10 - Lot 2 proposed vehicle crossing looking north (Google Street View 10/06/2024)





Figure 11- Lot 2 proposed vehicle crossing looking south (Google Street View 10/06/2024)



ROAD OPERATING SPEED (km/h)	50	60	70	80	90	100
MINIMUM SIGHT DISTANCE (m)	65	75	95	115	140	170

**MINIMUM SIGHT DISTANCE**

Figure 12- Minimum Sight Distance Requirements as per FNDC standards

## 7 Water Supply

There is public reticulated water supply available on Greenacre Drive directly adjacent to the site.

### 7.1 Existing Network

Lot 1 is to be amalgamated with Section 22 (existing hospital) which is already serviced via an existing connection to water supply.

Lot 2 can apply for a new connection to the public reticulated water supply at the time of building consent for any future development. Alternatively, on-site rainwater tanks can be used for potable water supply which is typical in the rural production zone.

### 7.2 Proposed Network

Figure 7-1 below shows a table extracted from the Auckland Region Countryside Living Toolbox which provides recommendations for minimum tank sizes for potable water supply.





Usable Roof Area (m <sup>2</sup> )	Bedrooms				
	1	2	3	4	5
100	20	50			
120	15	35	75		
140	10	30	60		
160		20	50		
180			45	75	
200			35	65	
220			30	55	90
240			30	50	80
260				45	70
280				40	65
300				35	60

Figure 13- Recommended tank sizing based on available roof area and bedrooms

### 7.3 Fire Fighting Water Supplies

Based on the information provided by Far North District Council 3 Waters Maps and confirmed by our site visit, there are two nearby fire hydrants located within the berm of Greenacres Drive directly opposite the site. Domestic water supply tanks could also be utilised depending on the nature and location of any future development on the site. This requirement should be considered at building consent stage.



Figure 14- Fire Hydrant Locations on Greenacres Drive (FNDC 3 Waters Maps -accessed 07/06/2024)



## 8 Stormwater Network

### 8.1 Existing Network

FNDC Three Waters Maps shows no formal public stormwater network in the direct vicinity of the site. However, from our site visit, we found a 300mmØ RC culvert under the Hospital Road intersection. There are also catch pits on both sides of the Hospital Road intersection that collect surface water from Hospital Road via kerb & channel and discharge into the roadside drains.



Figure 15- Public Stormwater Network (FNDC 3 Waters Maps - accessed 07/06/2024)

### 8.2 Proposed Network

A new 300mmØ RC culvert is proposed under the indicative vehicle crossing for Lot 2. Exact location and details to be developed at future development stage to suit any future development. Refer to Chester drawing 110 for indicative design.

No physical works are proposed to be undertaken to enable this subdivision therefore there is no increase to the impervious area of the site and thus no stormwater effects. Lot 1 being amalgamated with Section 22 reduces the overall percentage of impermeable area of Section 22. It is noted that future development could increase the impervious area of the site however because the future use of the land is not clear at this time it would be inappropriate to suggest stormwater mitigation requirements or impose any consent notice conditions.

## 9 Wastewater Network

### 9.1 Lot 1 Wastewater

Lot 1 is being amalgamated with the existing hospital site and can be serviced via the existing hospital wastewater network.

### 9.2 Lot 2 Wastewater

Lot 2 does not have a connection into the public wastewater network nor is a gravity connection available. As such, on-site wastewater disposal is proposed. To demonstrate that Lot 2 can be serviced with on-site wastewater disposal we have completed a subsoil investigation to determine the soil category as well as develop an indicative design for an on-site dispersal field in accordance with ASNZS1547:2012 and the Proposed Regional Plan for Northland.



### 9.2.1 Subsoil Investigation

An assessment of the soil characteristics has been completed within the indicative proposed dispersal areas by hand auger boreholes to the depth of 1.5m. Table 1 shows the soil category selected for design. For further details of soil classification refer to Appendix C.

*Table 1: Selected ASNZS1547:2012 Soil Category*

Selected Soil Category	Soil Description
4	Clay Loam

#### Groundwater

No groundwater was encountered within the 1.5m hand auger hole depth on either of the auger holes. We note that the soil investigation was completed during winter and there had been periods of rain prior to the site investigation. The auger hole was augured near the assumed building platform location.

#### Slope of proposed dispersal field

An area to the north-east of the indicative building platform has been displayed as a location suitable for wastewater disposal however, there are multiple locations on the site that could be utilised. The gradient of the proposed dispersal field area is less than 10%.

#### Indicative Design

Below is an indicative on-site wastewater disposal design for a typical 3-bedroom dwelling using the soil category selected.

*Table 2: Indicative effluent dispersal field sizing*

Number of bedrooms	3
Design occupancy	5
Water supply	Roof tank water
Typical design flow	180/L/person/day
Total design discharge rate	900L/day
Soil category	4
Dispersal field slope	Less than 10% = (Table M2 Reduction in DIR 0%)
Treatment	Secondary treatment
Disposal method	Pressure Compensating Drip Irrigation (PCDI)
Design Irrigation Rate (DIR)	3.5mm/day
Primary Dispersal field	257m <sup>2</sup>
Reserve area (30% - NRC C.6.1.1.2b)	77m <sup>2</sup>
Total Area	334m <sup>2</sup>

Based on the indicative design above we conclude that:

- The proposed site is suitable for the proposed subdivision with respect to wastewater.
- As shown on Chester drawing 110, Lot 2 can accommodate a dispersal field well clear of any setback distances as per Table 9 of the Proposed Regional plan for Northland.
- Actual design of the on-site disposal system is to be specific to the proposed future development and completed at future building consent stage.



## 10 Summary

In our opinion the site is suitable for the proposed development, subject to Far North District Council approval with regards to the matters addressed in this report and summarised below. The development can be undertaken in general accordance with the engineering standards with no specific area of non-compliance that in our opinion would have an actual or potential adverse effect on the environment or negatively affect any persons.

### 10.1 Natural Hazards

The site is not within any land hazard overlays and is not subject to significant flood risk. There are multiple areas clear of steep slopes that that could be potential building sites. We recommend a geotechnical investigation be carried out at future development stage.

### 10.2 Earthworks, Erosion & Sediment Control

No earthworks are proposed to enable the subdivision. Earthworks required for any future development should follow best practice erosion and sediment control measures in accordance with GD05 are proposed to manage the potential effect on the environment.

### 10.3 Access

Lot 1 access is to remain unchanged via the existing hospital private access road (Hospital Road). Lot 2 can achieve compliant access with the installation of a vehicle crossing in accordance with the FNDC district plan rules and engineering standards. However, this would be undertaken at a time when the extent of any future development on Lot 2 is known.

### 10.4 Water Supply

Lot 1 is proposed to be amalgamated with Section 22 therefore water supply can be provided from the existing hospital site. Lot 2 can be supplied via a new connection to the public reticulated water supply. Alternatively, on-site rainwater tanks can be used for potable water supply. Firefighting water supply can be via the two existing hydrants located in Greenacres Drive or via rainwater tank for exclusive fire use..

### 10.5 Stormwater

Lot 1 is to remain unchanged with regards to stormwater. The amalgamation of Lot 1 with Section 22 reduces the overall percentage of impermeability of the newly created allotment. Disposal of stormwater on Lot 2 dependant on the nature of any proposed future development.

### 10.6 Wastewater

Lot 1 is proposed to be amalgamated with Section 22 (existing hospital) which has a wastewater connection. Lot 2 can accommodate on-site wastewater disposal for a 3-bedroom dwelling in accordance with ASNZS1547 and the NRC Proposed Regional Plan.



## 11 Limitations

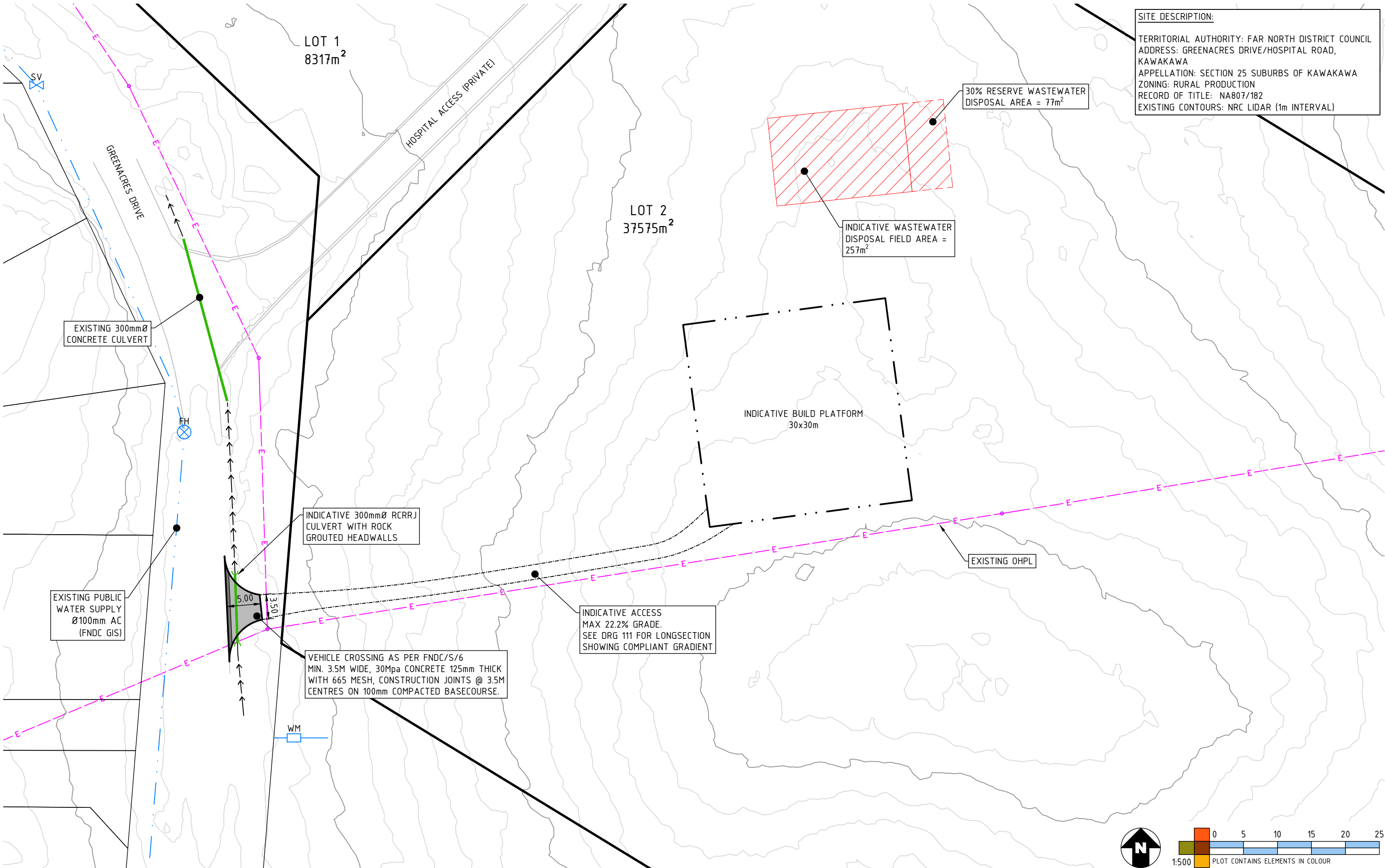
- This assessment contains the professional opinion of Chester Consultants as to the matters set out herein, in light of the information available to it during the preparation, using its professional judgement and acting in accordance with the standard of care and skill normally exercised by professional engineers providing similar services in similar circumstances. No other express or implied warranty is made as to the professional advice contained in this report.
- We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Chester Consultants at the request of Health NZ and is exclusively for its client use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Chester Consultants Ltd. The assessment will not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.
- The assessment is also based on information that has been provided to Chester Consultants Ltd from other sources or by other parties. The assessment has been prepared strictly on the basis that the information that has been provided is accurate, completed, and adequate. To the extent that any information is inaccurate, incomplete, or inadequate, Chester Consultants Ltd takes no responsibility and disclaims all liability whatsoever for any loss or damage that results from any conclusions based on information that has been provided to Chester Consultants Ltd.



## 12 Appendices

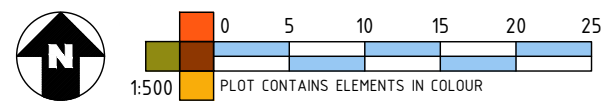
### Appendix A – Proposed Site Plan





**SITE DESCRIPTION:**  
 TERRITORIAL AUTHORITY: FAR NORTH DISTRICT COUNCIL  
 ADDRESS: GREENACRES DRIVE/HOSPITAL ROAD, KAWAKAWA  
 APPELLATION: SECTION 25 SUBURBS OF KAWAKAWA  
 ZONING: RURAL PRODUCTION  
 RECORD OF TITLE: NA807/182  
 EXISTING CONTOURS: NRC LIDAR (1m INTERVAL)

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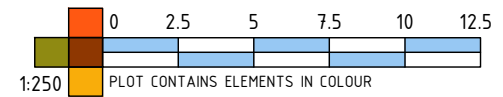
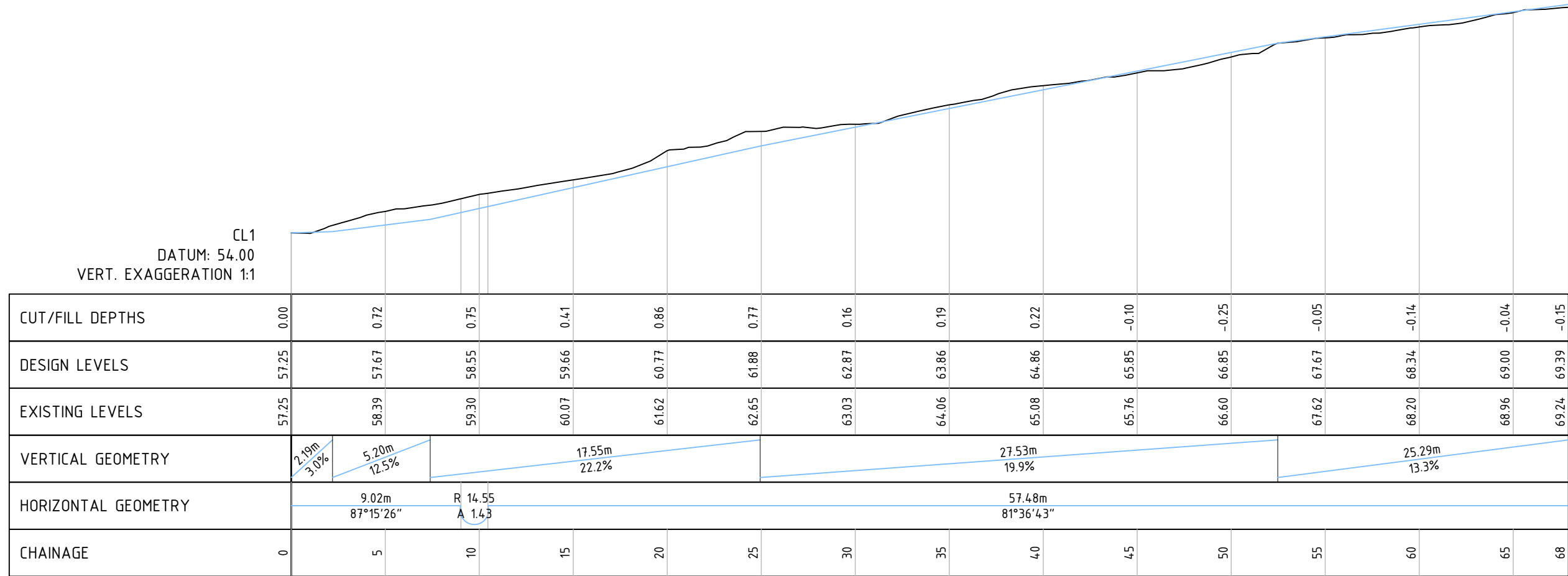


Rev	Date	Amendments	By

Drafter: C. DAY	Job Title: CIVIL DESIGN - PROPOSED SUBDIVISION	Drawing: 110	Rev: 0
Designer: C. DAY	Client: HEALTH NZ	Scale: 1:500 @ A3	
Checker: N. JULL	Address: HOSPITAL ROAD, SECTION 25 SUBURBS OF KAWAKAWA	Project: 15437	
Date: 13/06/2024	Drawing Title: PROPOSED SITE PLAN - LOT 2	Issue: CONSENT	

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Rev	Date	Amendments	By

Drafter: C. DAY

Designer: C. DAY

Checker: N. JULL

Date: 13/06/2024

Job Title: CIVIL DESIGN - PROPOSED SUBDIVISION

Client: HEALTH NZ

Address: HOSPITAL ROAD, SECTION 25 SUBURBS OF KAWAKAWA

Drawing Title: INDICATIVE PRIVATE ACCESS - LONGSECTION

Drawing: 111 Rev: 0

Scale: 1:250 @ A3

Project: 15437

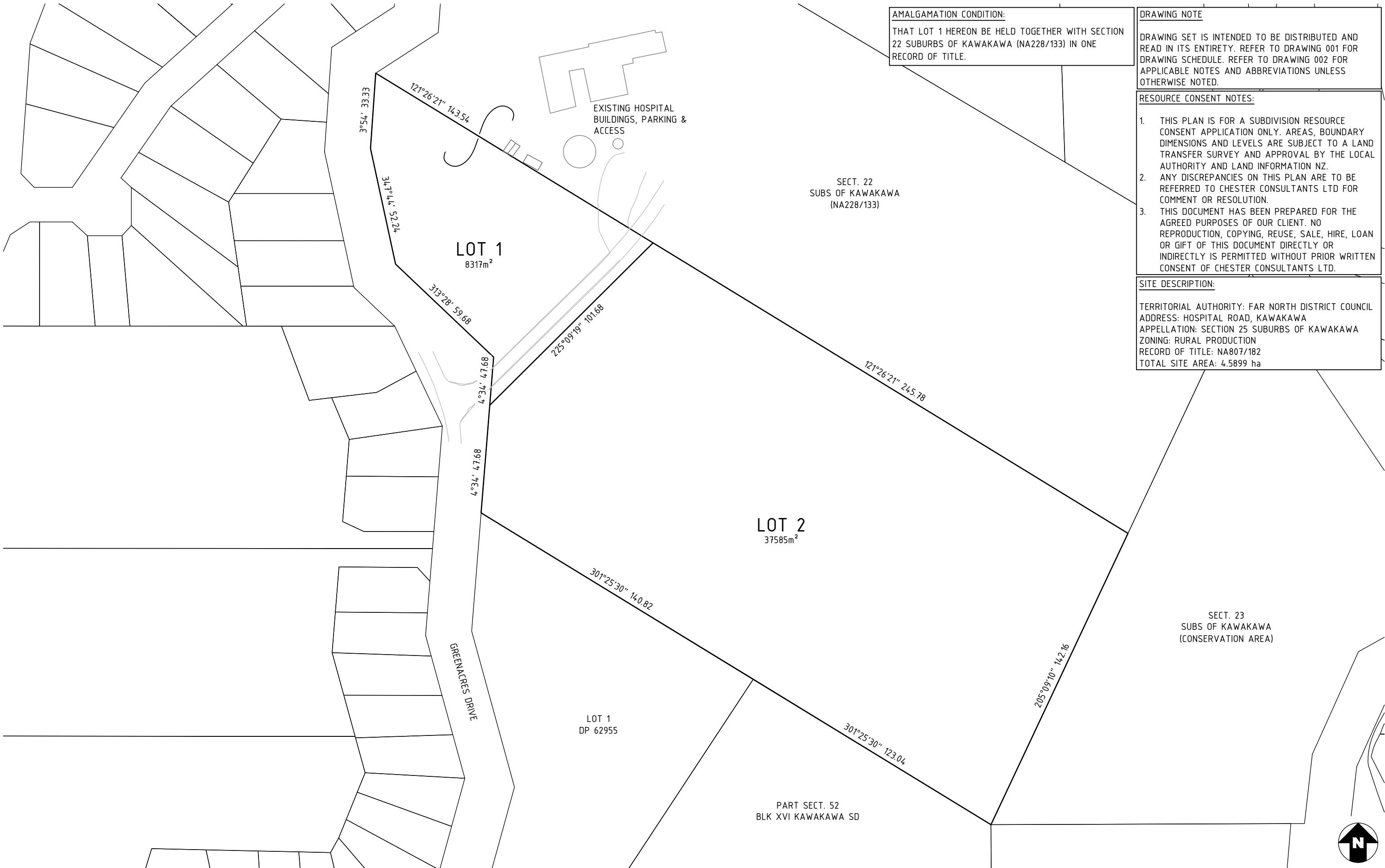
Issue: CONSENT





# Appendix B –Scheme Plan





**AMALGAMATION CONDITION:**  
 THAT LOT 1 HEREON BE HELD TOGETHER WITH SECTION 22 SUBURBS OF KAWAKAWA (NA228/133) IN ONE RECORD OF TITLE.

**DRAWING NOTE**  
 DRAWING SET IS INTENDED TO BE DISTRIBUTED AND READ IN ITS ENTIRETY. REFER TO DRAWING 001 FOR DRAWING SCHEDULE. REFER TO DRAWING 002 FOR APPLICABLE NOTES AND ABBREVIATIONS UNLESS OTHERWISE NOTED.

**RESOURCE CONSENT NOTES:**

1. THIS PLAN IS FOR A SUBDIVISION RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.
2. ANY DISCREPANCIES ON THIS PLAN ARE TO BE REFERRED TO CHESTER CONSULTANTS LTD FOR COMMENT OR RESOLUTION.
3. THIS DOCUMENT HAS BEEN PREPARED FOR THE AGREED PURPOSES OF OUR CLIENT. NO REPRODUCTION, COPYING, REUSE, SALE, HIRE, LOAN OR GIFT OF THIS DOCUMENT DIRECTLY OR INDIRECTLY IS PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF CHESTER CONSULTANTS LTD.

**SITE DESCRIPTION:**  
 TERRITORIAL AUTHORITY: FAR NORTH DISTRICT COUNCIL  
 ADDRESS: HOSPITAL ROAD, KAWAKAWA  
 APPELLATION: SECTION 25 SUBURBS OF KAWAKAWA  
 ZONING: RURAL PRODUCTION  
 RECORD OF TITLE: NA807/182  
 TOTAL SITE AREA: 4.5899 ha

C:\Users\JackChen\Chester Consultants\Central Library - 6537 - Kawakawa Hospital Subdivision\3.0 Design\3.2 Civil\3.2.1 ACAD\DWG Layout\15437-C-DWG-020.dwg 6/25/2024 10:46 am LAST SAVED BY: ChrisDay



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Drafter: C. DAY      Job Title: CIVIL DESIGN - PROPOSED SUBDIVISION  
 Designer: C. DAY      Client: HEALTH NZ  
 Checker: N. JULL      Address: HOSPITAL ROAD, SECTION 25 SUBURBS OF KAWAKAWA  
 Date: 23/05/2024      Drawing Title: PROPOSED SCHEME PLAN

Drawing: 120      Rev: 0  
 Scale: 1:1500 @ A3  
 Project: 15437  
 Issue: CONSENT

  
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## Appendix C – Soil Classification



Client: Te Whatu Ora ..... Job: 15437 ..... Excavation Number: AH1 ..... Logged by: C Day .....

Address: Hospital Road Kawakawa - Section 25 Suburbs of Kawakawa ..... Surface level: R L

Date of inspection: 23/08/2023 .....

Slope: 5% ..... Land form element: Sloping ..... Surface conditions: Wet ..... Indicative drainage: None .....

Surface stones: ..... Ground cover: Scrub, moss, sedge ..... Watertable depth: >1.5m .....

Land surface notes: Sloping land with scrub, regenerating native and exotic species ..... Parent material: .....

Layer	Lower depth (mm)	Horizon	Moisture conditions (see Note 2)	Colour (moist)	Field texture	Coarse fragments % volume	Structure (see Note 3)	Modified Emersion	Sample taken (Y/N)	Consistency (see Note 4)	Soil category	Other assessment
1	100	Surface	Moist									
2	200	Sub-soil	Moist	Grey Mottled Brown	Sandy Loam	Few (2-10%)		N/A	Y	Firm	2	Sandy Loam
3	500	Sub-soil	Moist	Brown/Orange	Clay Loam	V. Few (<2%)		N/A	Y	Firm	4	Clay Loam
4	900	Sub-soil	Moist	Orange	Light Clay	V. Few (<2%)		N/A	Y	Firm	5	Light Clay
5	1500	Sub-soil	Moist	Orange White	Sandy Clay	Few (2-10%)		N/A	Y	Firm	5	Sand Clay

NOTES:

- 1 Use another form if >5 layers on major horizons.
- 2 Dry, moist, very moist, saturated.
- 3 Apedal (no peds) Either single grain or massive.  
Pedal (observable peds) Weak, moderate or strong.
- 4 Strength – loose, very weak, weak, firm, very firm, strong, very strong, rigid.  
Stickiness (when wet) – non, slightly, moderately, very.

Notes/comments/observations:

1. Soil test was carried out during the spring season.
2. Weather was fine on the day of the site visit.
3. Water table was not encountered in the 1.1m depth of the auger hole.

Organisational details/Logo:

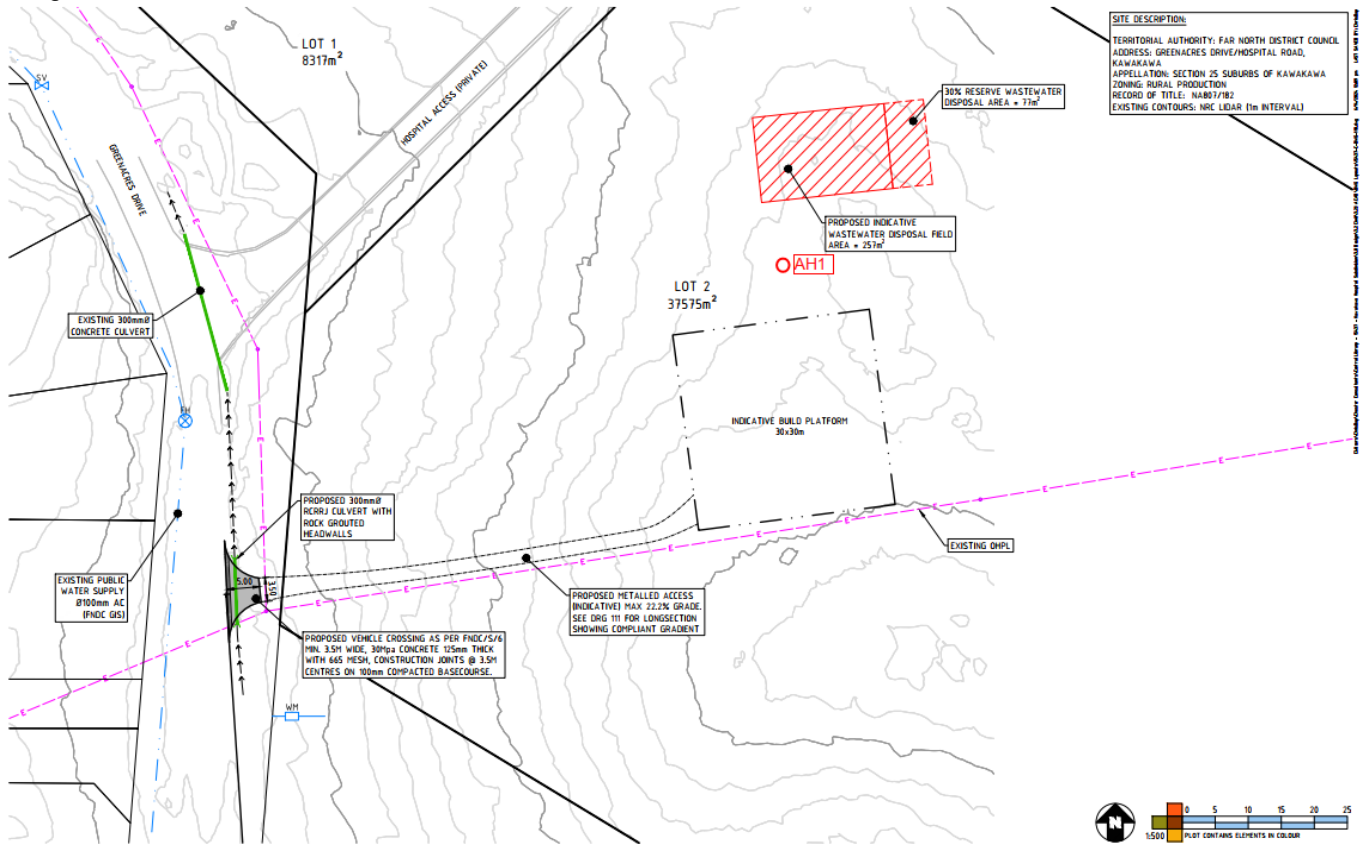


Overall soil category assigned: Clay Loam - Soil Category 4 ..... Maximum depth of system: .....

Soil appears favourable for (list system types): ..... Checked by: .....

**FIGURE B1 SITE-AND-SOIL EVALUATION FORM: EXCAVATION LOG – EXAMPLE**

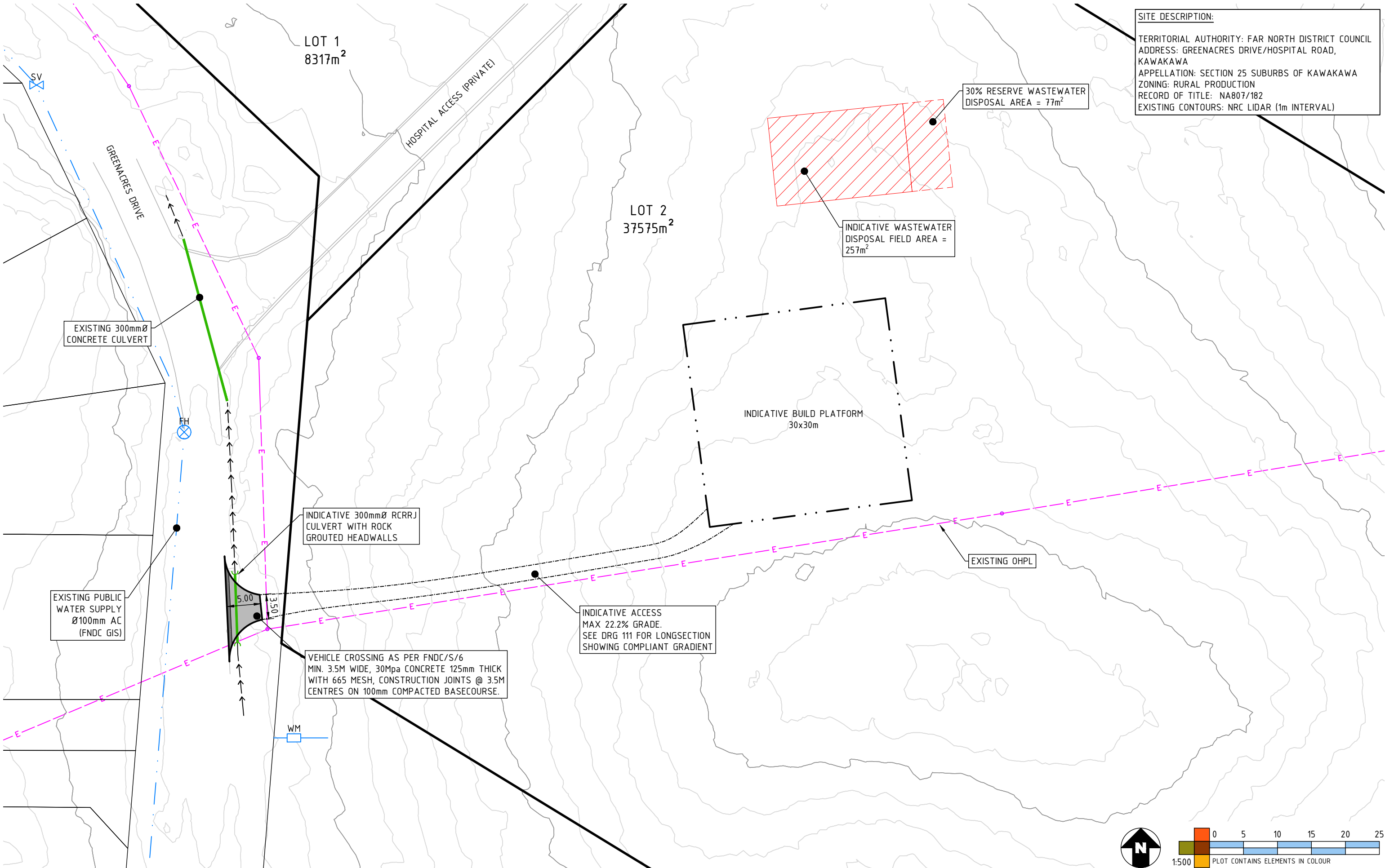
# Auger Hole Location



Drafter: C. DAY	Job Title: CIVIL DESIGN - PROPOSED SUBDIVISION	Drawing: 110	Rev: 0
Designer: C. DAY	Client: TE WHATU ORA	Scale: 1:500 @ A3	<p><b>CHESTER</b> LAND DEVELOPMENT &amp; INFRASTRUCTURE   ENGINEERING   SURVEYING   PLANNING www.chester.co.nz</p>
Checker: N. JULL	Address: HOSPITAL ROAD, SECTION 25 SUBURBS OF KAWAKAWA	Project: 15437	
Date: 13/06/2024	Drawing Title: PROPOSED SITE PLAN - LOT 2	Issue: CONSENT	

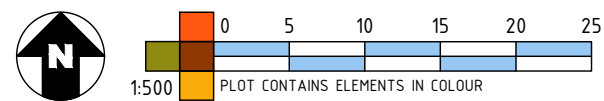
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**SITE DESCRIPTION:**  
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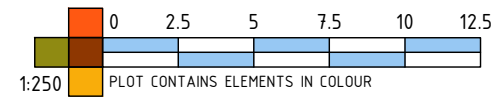
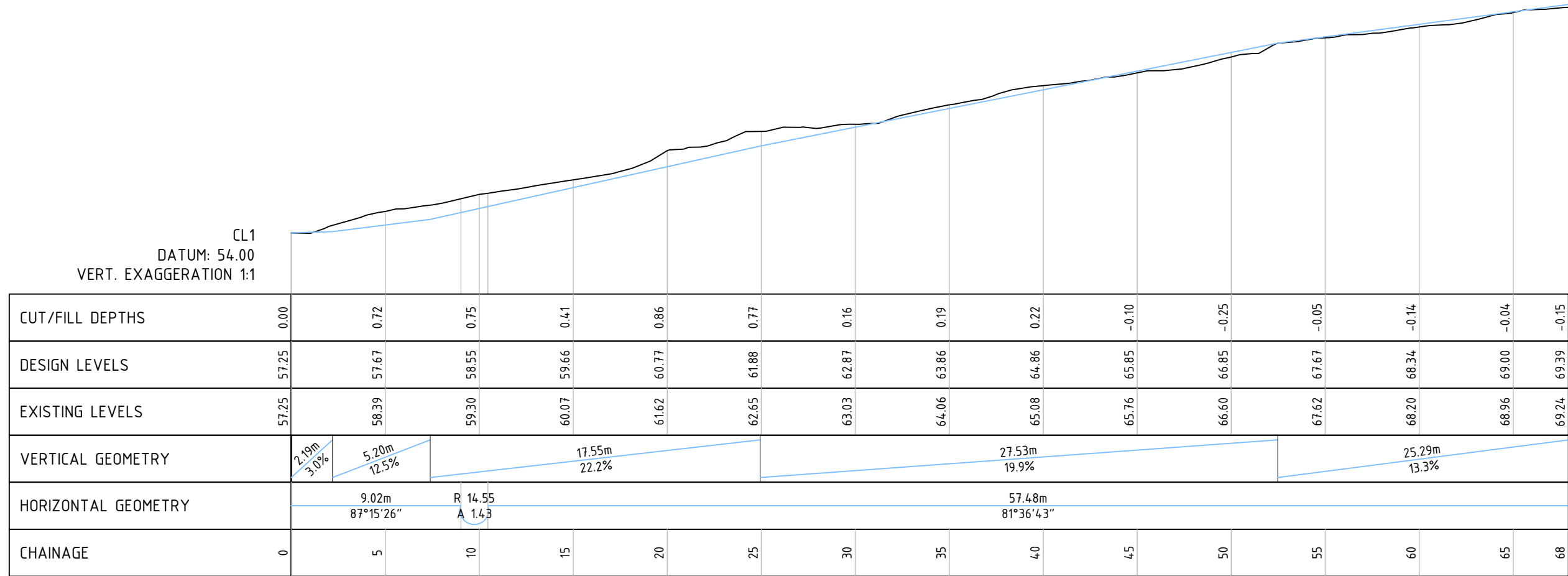


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Drawing Title: INDICATIVE PRIVATE ACCESS - LONGSECTION

Drawing: 111 Rev: 0

Scale: 1:250 @ A3

Project: 15437

Issue: CONSENT

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## Appendix 4: Compliance with Relevant Planning Provisions

Site Zoning	
Operative Zone	Rural Production Zone
Operative Overlays/Controls	None
Proposed Zone	Rural Residential Zone
Proposed Overlays/Controls	None
Designations	None

Rule	Compliance	Non-Compliance
<b>Operative Far North District Plan</b>		
<b>Subdivision Chapter</b>		
<p><b>13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES</b></p> <p>Boundary Adjustments Performance Standards Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:</p> <p>(a) there is no change in the number and location of any access to the lots involved; and</p> <p>(b) there is no increase in the number of certificates of title; and</p> <p>(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-</p>	<p>(a) There will be no change in the number of allotments.</p> <p>(b) There will be no change in the number of certificates of title.</p> <p>(d) The boundary adjustment is contiguous within the area of the original lots.</p> <p>(e) All sites are capable of complying with relevant land use rules.</p> <p>(f) All existing onsite drainage systems are contained within the adjusted sites.</p>	<p>(a) The proposal will result in a new location of access for proposed Lot 2.</p> <p>(c) Proposed Lot 2 will not comply with the minimum lot size specified for the Rural Production Zone.</p>



Rule	Compliance	Non-Compliance
<p>complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and</p> <p>(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and</p> <p>(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and</p> <p>(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.</p> <p>Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10</p>		
<p><b>13.7.2.1 MINIMUM AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES</b></p> <p>Table 13.7.2.1 Minimum Lot Sizes:</p> <p><u>Controlled Activity Status: 20ha</u></p> <p><u>Restricted Discretionary Activity Status:</u></p> <ol style="list-style-type: none"> <li>1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone;</li> <li>2. The minimum lot size is 12ha; or</li> <li>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m<sup>2</sup> 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</li> </ol>		<ol style="list-style-type: none"> <li>1. N/A</li> <li>2. Proposed lot sizes are less than 12ha.</li> <li>3. Proposed Lot 1 being 8,317m<sup>2</sup> which will be amalgamated with Section 22 Suburbs of Kawakawa creating a 5.58ha site and proposed Lot 2 will be 3.78ha. The title existing prior to 28 April 2000.</li> </ol> <p><b>Restricted Discretionary Activity</b></p>

Rule	Compliance	Non-Compliance
<p>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;</p> <p>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.</p> <p>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 by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion.</p>		
<p><b>13.7.2.2 ALLOTMENT DIMENSIONS</b> Rural Production – 30 x 30</p>	Both allotments have sufficient area to accommodate a building envelope.	
<p><b>13.7.2.3 AMALGAMATION OF LAND IN A RURAL ZONE WITH LAND IN AN URBAN OR COASTAL ZONE</b></p>	The land is located within the Rural Production zone. N/A	
<p><b>13.7.2.4 LOTS DIVIDED BY ZONE BOUNDARIES</b></p>	N/A	
<p><b>13.7.2.5 SITES DIVIDED BY AN OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURE OR OUTSTANDING NATURAL FEATURE</b></p>	N/A	
<p><b>13.7.2.6 ACCESS, UTILITIES, ROADS, RESERVES</b> Notwithstanding the standards for minimum net area, there shall be no minimum allotment areas in any zone for allotments created for access, utilities, roads and reserves.</p>	Complies	
<p><b>13.7.2.7 SAVINGS AS TO PREVIOUS APPROVALS</b></p>	N/A	

Rule	Compliance	Non-Compliance
<p><b>13.7.2.8 PROXIMITY TO TOP ENERGY TRANSMISSION LINES</b></p> <p>Where an electricity transmission line (of 110 kV or more) crosses land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to those lines. No activity (including earthworks) or proposed building sites shall be located within 20m of any support structure and no building platform shall be located within a corridor measured 20m from the centre line of the transmission lines.</p>	<p>N/A Overhead powerlines are located within the subject site, these are not identified as 110kV transmission line.</p>	
<p><b>13.7.2.9 PROXIMITY TO THE NATIONAL GRID</b></p> <p>Where an electricity transmission line identified on the zone maps as part of the National Grid crosses or adjoins land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to that infrastructure.</p>	<p>N/A</p>	
<p><b>Natural and Physical Resources – Permitted Standards</b></p>		
<p><b>12.2.6.1.1 INDIGENOUS VEGETATION CLEARANCE PERMITTED THROUGHOUT THE DISTRICT</b></p> <p><b>12.2.6.1.2 INDIGENOUS VEGETATION CLEARANCE IN THE RURAL PRODUCTION AND MINERALS ZONES</b></p> <p>Clearance of indigenous vegetation in the Rural Production and Minerals Zones which is more than 10 years old is a permitted activity where:</p> <p>(a) it is not in a remnant forest, not within 20m of a lake (as scheduled in Appendix 1C), indigenous wetland or continually flowing river, and the clearance does not exceed 2ha per site</p>	<p>No vegetation clearance is proposed as part of the proposed subdivision. It is noted that future built development may require resource consent subject to location.</p> <p><b>Complies.</b></p>	

Rule	Compliance	Non-Compliance
<p>existing as at 1 February 2005 in any 10 year period while this rule is in force; or</p> <p>(b) if in a remnant forest, it is not within 20m of a lake (as scheduled in Appendix 1C), indigenous wetland or continually flowing river, and the clearance does not exceed 500m<sup>2</sup> per site existing as at 1 February 2005 in any 10 year period while this rule is in force.</p>		
<p><b>12.3.6.1.1 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RURAL PRODUCTION ZONE OR KAURI CLIFFS ZONE</b></p> <p>Excavation and/or filling, excluding mining and quarrying, on any site in the Rural Production Zone or Kauri Cliffs Zone is permitted, provided that:</p> <p>(a) it does not exceed 5,000m<sup>3</sup> in any 12 month period per site; and</p> <p>(b) it does not involve a continuous cut or filled face exceeding an average of 1.5m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.</p>	<p>No earthworks are proposed.</p> <p><b>Complies</b></p>	
<p><b>Transportation – Permitted Standards</b></p>		
<p><b>15.1.6A.2.1 TRAFFIC INTENSITY</b></p>	<p>The proposal does not include change to existing land use activities within the Hospital Campus.</p> <p>Future use and development of proposed Lot 2 is unknown.</p> <p><b>Complies</b></p>	
<p><b>15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES</b></p>	<p>Indicative access to proposed Lot 2 has been provided in the Site Suitability Report to</p>	

Rule	Compliance	Non-Compliance
<p>(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council’s “Engineering Standards and Guidelines” (June 2004 – Revised 2009).</p> <p>(b) Where the access is off a sealed road, the vehicle crossing plus splays shall be surfaced with permanent impermeable surfacing for at least the first 5m from the road carriageway or up to the road boundary, whichever is the lesser.</p> <p>(c) Where the vehicle crossing serves two or more properties the private accessway is to be 6m wide and is to extend for a minimum distance of 6m from the edge of the carriageway.</p> <p><b>Note 1:</b> Refer to Appendix 3G for a visual representation of what a vehicle crossing is and how it works in relation to a private access.</p>	<p>confirm compliance with this rule and the Engineering Standards.</p> <p><b>Complies</b></p>	
<b>Proposed Far North District Plan – Rules that have immediate legal effect</b>		
<b>Part 2 – District Wide Matters / General District Wide Matters/Earthworks</b>		
<b>EW-R12</b> Earthworks and the Discovery of Suspected Sensitive Material	<p>No earthworks are proposed.</p> <p><b>Complies</b></p>	
<b>EW-R13</b> Earthworks and Erosion and Sediment Control		
<b>EW-S3</b> Accidental Discovery Protocol		
<b>EW-S5</b> Erosion and Sediment Control		
<b>Part 2 – District Wide Matters / General District Wide Matters/Ecosystems and Indigenous Biodiversity</b>		

<p><b>IB-R3</b> Indigenous Vegetation Clearance and any associated land disturbance within a Significant Natural Area</p>	<p>No vegetation clearance is proposed as part of the proposed subdivision. It is noted that future built development may require resource consent subject to location.</p> <p><b>Complies.</b></p>	
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