



Office Use Only  
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))  
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

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

1. Pre-Lodgement Meeting

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

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

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

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

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: David & Nada Jurlina

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted]

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

Post Code: 0483

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

Name/s: Northland Planning and Development

Electronic Address for Service (E-mail): [Redacted]

Phone Numbers: [Redacted]

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

Post Code: 0441

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: David John Jurlina & Nada Linda Jurlina

Property Address/  
Location: 658 Inland Road, Karikari Peninsula

**7. Application Site Details:**

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

Site Address/  
Location: 658 Inland Road, Karikari Peninsula

Legal Description: Lot 2 DP474105 Val Number: 00081-49107

Certificate of Title: 649780  
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

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

Is there a dog on the property? Yes / No

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

Please contact applicants via details in Section 4 prior to site visit as it is a working farm.

**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.

Proposal to subdivide the site to create ~~one~~<sup>two</sup> additional allotments in the Rural Production Zone as a Discretionary Activity.

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

**9. Would you like to request Public Notification**

Yes/No

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

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

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

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

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

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).                       yes  no  don't know

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

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

David John & Nada Linda JURUNA

Email:

Postal Address:

Post Code: 0483

Phone Numbers:

**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: David & Nada JURUNA (please print)

Signature:

(signature of bill payer – mandatory)

Date: 21/3/24

#### 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: Daniel Nade JURUNA (please print)

Signature: [Signature] (signature)

Date: 21/3/24

(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

## Subdivision Resource Consent Proposal

David and Nada Jurlina

658 Inland Road, Karikari Peninsula

Date: 25/06/2024

Please find attached:

- an application form for a Subdivision Resource Consent to create two additional allotments in the **Rural Production Zone** under the Operative District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision requires consent under the Operative District Plan as a **Discretionary Activity**. The subdivision is a **Permitted Activity** under the Proposed District Plan.

**The proposal includes an amalgamation condition which will need approval from LINZ.**

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

Regards,



Alex Billot

Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**



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- 2. Certificate of Title – LINZ**
- 3. Consent Notice 8199112 - LINZ**
- 4. Consent Notice 9785450 – LINZ**
- 5. Scheme Plan- Von Sturmers Surveyors**
- 6. Wastewater Report Lot 1 – Effluential Drainlayers**
- 7. Wastewater Report Lot 2 - Effluential Drainlayers**





# Assessment of Environment Effects Report

## 1.0 Description of the Proposed Activity

### Subdivision

- 1.1 The proposal is to undertake a subdivision of Lot 2 DP474105 to create two additional allotments as a Discretionary Activity.
- 1.2 The proposed lot sizes are as follows -
- Lot 1 – 4.22ha
  - Lot 2 – 4.17ha
  - Lot 3 – 46.2690ha (balance lot). This allotment is to be amalgamated with the 1/3<sup>rd</sup> share of Lot 5 DP206044.

*Areas and measurements are subject to final survey.*

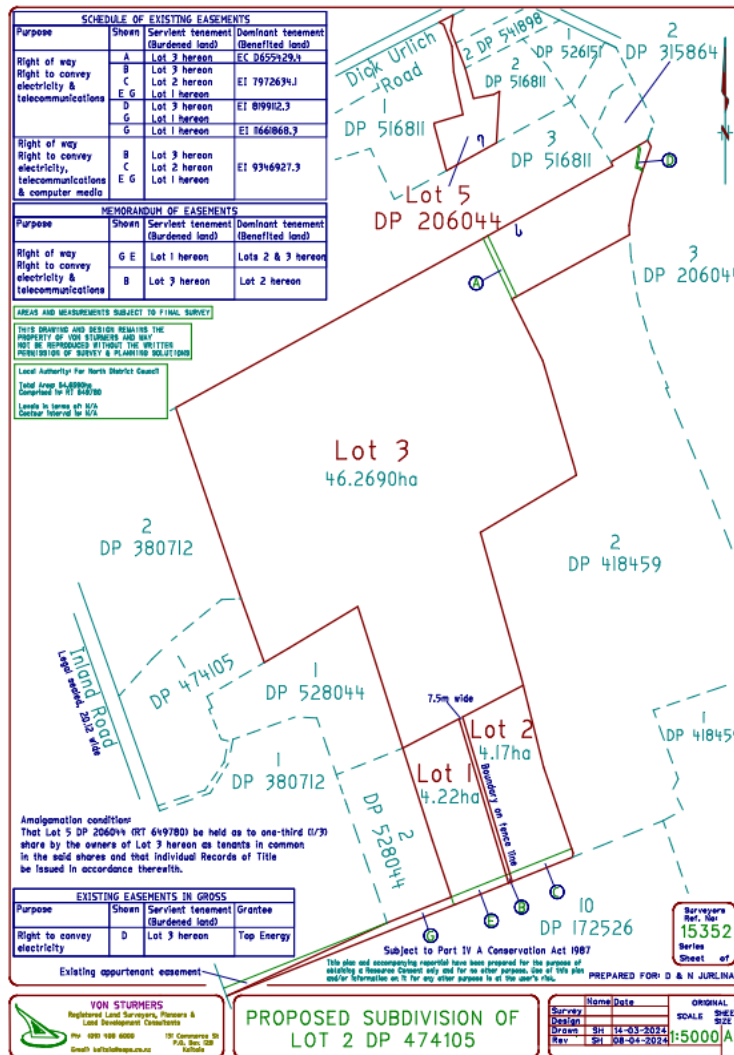


Figure 1: Scheme Plan



## Amalgamation condition

- 1.3 Currently Lot 2 DP474105 is amalgamated with a 1/3<sup>rd</sup> share of Lot 5 DP206044. Lot 5 DP206044 is a legal access lot which was created under RC2001026. Lot 5 DP206044 is connected to the subject site via existing ROW easements, also created under RC2001026. It is therefore proposed that the 1/3<sup>rd</sup> share of Lot 5 DP206044 is held in the same Record of Title as Proposed Lot 3. The following amalgamation condition is therefore proposed -

***'That Lot 5 DP206044 (RT649780) be held as to one-third (1/3) share by the owners of Lot 3 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.'***

## 2. The site and surrounding environment

- 2.1. The property is located along Inland Road, Karikari Peninsula. The subject site is utilised as a working farm for grazing of livestock, in conjunction with other adjoining lots also owned by the applicants and/or their family members.
- 2.2. There is no existing built development on the site and access is gained via the existing right of way easements along the southern boundary of the site, which connects to Inland Road. Access is also available via the existing legal access lot, Lot 5 DP206044 and existing easements servicing this lot.
- 2.3. The site is utilised as part of a larger working farm, with lots in the surrounding area consisting of similar activities and rural lifestyle use. The proposed lot sizes are consistent with lots in the surrounding environment and will enable similar activities.



Figure 2: Subject site and surrounding environment



### 3. Background

#### Current Title

- 3.1. The subject site is held within Record of Title 649780 which is dated 23 July 2014. Lot 2 DP474105 has an area of 54.6590ha. As mentioned, also contained within the title is a 1/3<sup>rd</sup> share of Lot 5 DP206044 which is an existing access lot.
- 3.2. There are existing easements and consent notices registered on the title. An assessment of the existing consent notices will be undertaken below, with these anticipated to remain registered on the underlying title.

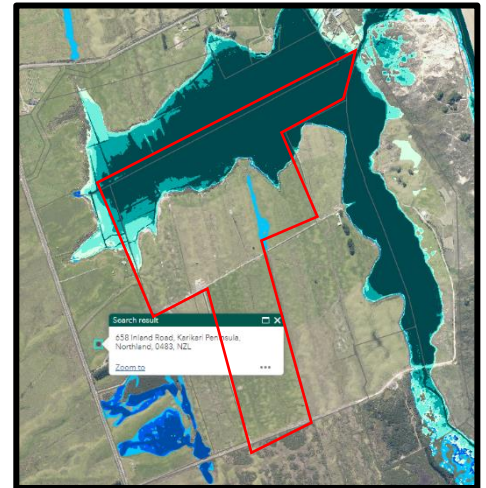
<b>CN 8199112</b>	
<b>Note this consent notice refers to Lots 1 -3 DP 380712</b>	
<b>Consent Notice requirement</b>	<b>Action</b>
<b>No building shall be erected on the proposed lots without the prior approval of the Council to specific designs for foundations, prepared by a CPEng with geotechnical experience.</b>	No change required.
<b>Prior to the construction of any building on proposed lots a specific engineer's design for effluent disposal is to be supplied to Council at the building consent application stage. The specific designs are to be prepared by a CPEng with relevant experience.</b>	No change required.
<b>Each dwelling shall have a roof water collection system within a minimum tank storage of 45,000L. The tanks shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.</b>	No change required.
<b>CN 9785450</b>	
<b>Reticulated power supply or telecommunication services were not a requirement of the subdivision consent creating this lot. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.</b>	No change required.

#### Site Features

- 3.3. The site is located within the Rural Production zone under both the Operative District Plan and the Proposed District Plan. The site is not located within the Coastal Environment under the Regional Policy Statement for Northland.



- 3.4. Given the sites rural location, there are no connections to reticulated services such as water supply, wastewater and stormwater.
- 3.5. The NRC Hazard Maps indicate that the northern portion of the site is susceptible to coastal hazards and river flood hazards as indicated within Figure 3. These hazards will be contained within the balance lot, Lot 3, which will be over 49 hectares in area. The area where Proposed Lots 1 & 2 are to be created are not shown to be susceptible to any such hazards.
- 3.6. NZAA has not mapped any archaeological sites within the site.
- 3.7. The site is not shown to be listed on the HAIL.
- 3.8. The subject site is not shown to contain any areas of PNA and does not contain any areas of indigenous vegetation.
- 3.9. The subject site is not located within an area where kiwi is present.
- 3.10. The site is also not known to contain any areas of Outstanding Natural Landscapes or Features or areas of High Natural Character.
- 3.11. The subject site contains soils of LUC 4, which are not classified as highly versatile. The NPS for Highly Productive Land is therefore not considered applicable to this proposal and therefore no assessment of the NPS for HPL will be undertaken as part of this proposal.
- 3.12. The site is not known to be located within a Statutory Acknowledgement Area.



*Figure 3: NRC Hazard Maps*

## 4. Activity Status of the Proposal

### Weighting of Plans

- 4.1. The proposal is subject to the Proposed District Plan process that was notified 27 July 2022.
- 4.2. The site is zoned as Rural Production under the Proposed District Plan. The PDP also shows the site is subject to the Natural Hazards Overlay due to the flooding susceptibility within the northern portion of the site. It also stipulates that the Coastal Environment is relative to the site however this is along the boundary of the north-eastern portion, which is not considered relevant to the proposal as will be the north-eastern boundary of the balance lot, furthest from Proposed Lots 1 & 2 (over 1 kilometre away).
- 4.3. When the Proposed Plan was first notified there were a number of rules which were identified as having immediate legal effect. An assessment of the relevant rules and related objectives and policies of the Proposed District Plan forms part of this application.



- 4.4. The submissions period has closed, and submissions are now available to view on Councils Website. We have contacted Councils Policy Team enquiring about whether any additional rules have immediate legal effect. At this point in time no further rules have been publicly identified. As such, we have taken the approach that no further rules have immediate legal effect. If this is incorrect, we ask that Council contact us at their earliest convenience to provide us with an updated assessment list.

### Operative District Plan

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

<b>ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>13.7.2.1</b>	<b>MINIMUM LOT SIZES</b>	<p><b>Discretionary Activity.</b></p> <p>The title is dated in 2014. Therefore, the proposed allotment sizes are unable to comply with the provisions provided within Clause 3 or 4 for a Restricted Discretionary Activity.</p> <p>As all proposed allotments exceed 4ha, the proposal can comply with the Discretionary provisions within Table 13.7.2.1</p> <p>The proposal can comply with the Discretionary requirements under clause 1.</p>
<b>13.7.2.2</b>	<b>ALLOTMENT DIMENSIONS</b>	<p><b>Complies</b></p> <p>The minimum dimension is 30m x 30m taking into account the 10m setback. The proposed lots are vacant and have sufficient area for future built development.</p>
<b>13.7.2.3 – 9</b>	Not Applicable for this application.	

- 4.6. The subdivision proposal is able to meet the **Discretionary** provisions for the Rural Production zone.

### Rural Production zone

- 4.7. The proposed lots do not contain any existing built development. The proposed lots will contain existing ROW easements which are of metalled surface and as such, assessment of Section 8.6.5.1.1 has been undertaken below.



<b>ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>8.6.5.1.1</b>	<b>RESIDENTIAL INTENSITY</b>	<b>Permitted.</b> There are no existing dwellings on the proposed allotments.
<b>8.6.5.1.2</b>	<b>SUNLIGHT</b>	<b>Not applicable.</b> No existing or new buildings/structures are sought as part of this application.
<b>8.6.5.1.3</b>	<b>STORMWATER MANAGEMENT</b>	<b>Permitted</b> Due to the proposed sizes of the lots relative to the existing impermeable surfaces, it is considered that the impermeable surface coverage is within 15% of the total site area.
<b>8.6.5.1.4</b>	<b>SETBACK FROM BOUNDARIES</b>	<b>Not applicable.</b> No existing or new buildings/structures are sought as part of this application.
<b>8.6.5.1.5</b>	<b>TRANSPORTATION</b>	A full assessment will be undertaken within this report.
<b>8.6.5.1.6</b>	<b>KEEPING OF ANIMALS</b>	<b>Not applicable.</b>
<b>8.6.5.1.7</b>	<b>NOISE</b>	<b>Not applicable.</b>
<b>8.6.5.1.8</b>	<b>BUILDING HEIGHT</b>	No new buildings sought.
<b>8.6.5.1.9</b>	<b>HELICOPTER LANDING AREA</b>	<b>Not applicable.</b>
<b>8.6.5.1.10</b>	<b>BUILDING COVERAGE</b>	<b>Not applicable.</b> No existing or new buildings are sought as part of this application.
<b>8.6.5.1.11</b>	<b>SCALE OF ACTIVITIES</b>	<b>Not applicable</b>
<b>8.6.5.1.12</b>	<b>TEMPORARY EVENTS</b>	<b>Not applicable.</b>

### District Wide Matters

<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>15.1.6A</b>	<b>TRAFFIC</b>	<b>Permitted Activity</b>



		<p>Proposed Lot 3 will be vacant land and contains no activities other than farming activities, which are exempt. Proposed Lots 1 &amp; 2 are intended to contain a dwelling in the future, however, are vacant at present. The first dwelling on site is also exempt from this rule.</p> <p>The proposal remains within the permitted threshold for traffic intensity.</p>
<b>15.1.6B</b>	<b>PARKING</b>	<p><b>Permitted Activity</b></p> <p>All of the proposed allotments are considered of adequate area to provide for any future parking, if the lots are developed.</p>
<b>15.1.6C.1.1</b>	<b>PRIVATE ACCESSWAY IN ALL ZONES</b>	<p><b>Permitted.</b></p> <p>(a) The current access easements servicing the site from Inland Road currently service 6 lots or household equivalents. As a result of this proposal, the access easements from Inland Road will service 8 household equivalents. Appendix 3B-1 requires for a private accessway servicing 5-8 HE's, a legal width of 7.5m and a carriageway width of 5m. As the private accessway already services 6 HE's, it is considered that the accessway meets these requirements.</p> <p>(b) The proposal will comply with the minimum access widths and gradients.</p> <p>(c) The private accessway will service a maximum of 8 HE's.</p> <p>(d) The proposal will not service 9 or more sites and is not accessed via a State Highway.</p>
<b>15.1.6C.1.2</b>	<b>PRIVATE ACCESSWAYS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.3</b>	<b>PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES</b>	<p><b>Permitted.</b></p> <p>Passing bays will be provided for as required on the new easements being created.</p>
<b>15.1.6C.1.4</b>	<b>ACCESS OVER FOOTPATHS</b>	<b>Not applicable.</b>
<b>15.1.6C.1.5</b>	<b>VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES</b>	<p><b>Permitted Activity.</b></p> <p>Due to the number of previous subdivision resource consent applications approved for lots which utilise the existing access and crossing place to the site, with the most recent being completed in 2020. The crossing place is sealed for a minimum of 5 metres from the edge of the road carriageway. As such, it is anticipated that no upgrading will be required.</p>
<b>15.1.6C.1.6</b>	<b>VEHICLE CROSSING STANDARDS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.7</b>	<b>GENERAL ACCESS STANDARDS</b>	<p><b>Permitted.</b></p> <p>(a) The proposed lots have adequate area for parking and manoeuvring.</p>



		<p>(b) Not applicable, there are no bends or corners on the proposed ROW.</p> <p>(c) The sides of the driveway will remain in grass.</p> <p>(d) Stormwater will be managed on site.</p>
<b>15.1.6C.1.8</b>	<b>FRONTAGE TO EXISTING ROADS</b>	<p><b>Permitted</b></p> <p>(a) The site has a small portion of frontage to Inland Road, where the existing accessway adjoins Inland Road. Inland Road is considered to meet the legal road standards and no vesting is anticipated.</p> <p>(b) Inland Road is considered to be constructed to the required standards. No improvements are anticipated to Inland Road.</p> <p>(c) Lot 3 will technically have two access points. One via the existing legal access lot, Lot 5 DP206044 via existing access easements and the other via the existing access easements from Inland Road. Access to the site will remain as is existing and created under previous subdivision resource consent approvals.</p> <p>(d) There are no known encroachments of the carriageway.</p>

4.8. It is therefore determined that the proposal does not result in any land use breaches.

### Overall status of the proposal under the Operative District Plan

4.9. The subdivision proposal is able to meet the **Discretionary** provisions for the Rural Production zone as per the requirements within 13.7.2.

### Proposed District Plan

4.10. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

<b>Chapter</b>	<b>Rule Reference</b>	<b>Compliance of Proposal</b>
<b>Hazardous Substances</b>	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.</p> <p>HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori.</p> <p>HS-R6 relates to a hazardous facility within an SNA.</p> <p>HS-R9 relates to a hazardous facility within a scheduled heritage resource.</p>	<p><b>Not applicable.</b></p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
<b>Heritage Area Overlays</b>	All rules have immediate legal effect (HA-R1 to HA-R14)	<b>Not applicable.</b>





	All standards have immediate legal effect (HA-S1 to HA-S3)	The site is not located within a Heritage Area Overlay.
<b>Historic Heritage</b>	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	<b>Not applicable.</b>  The site does not contain any areas of historic heritage.
<b>Notable Trees</b>	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	<b>Not applicable.</b>  The site does not contain any notable trees.
<b>Sites and Areas of Significance to Maori</b>	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	<b>Not applicable.</b>  The site does not contain any sites or areas of significance to Maori.
<b>Ecosystems and Indigenous Biodiversity</b>	All rules have immediate legal effect (IB-R1 to IB-R5)	<b>Not applicable.</b> The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
<b>Subdivision</b>	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	<b>Not applicable.</b> The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Maori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
<b>Activities on the Surface of Water</b>	All rules have immediate legal effect (ASW-R1 to ASW-R4)	<b>Not applicable.</b> The proposal does not involve activities on the surface of water.
<b>Earthworks</b>	The following rules have immediate legal effect: EW-R12, EW-R13	<b>Permitted.</b> Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment



	<p>The following standards have immediate legal effect: EW-S3, EW-S5</p> <p>As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.</p>	<p>Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p>
<b>Signs</b>	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p><b>Not applicable.</b> No signs are proposed as part of this application.</p>
<b>Orongo Bay Zone</b>	<p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p>	<p><b>Not applicable.</b> The site is not located in the Orongo Bay Zone.</p>

4.11. The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

### National Environmental Standards

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

4.12. A site visit, review of aerials and review of the property file for the site did not indicate that the site was HAIL. The application has been considered **Permitted** in terms of this regulation.

#### National Environmental Standards for Freshwater 2020

4.13. The site does not contain any known wetlands nor any wetlands within 100 metres of the smaller allotments, Lots 1 & 2. As such, it is considered that the proposal is **Permitted** in terms of this regulation.

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



## 5. Statutory Assessment

### Section 104B of the Act

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

### Section 104(1) of the Act

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

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

*(a) Any actual and potential effects on the environment for allowing the activity; and*

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

*(b) Any relevant provisions of –*

*(i) A national environmental standard*

*(ii) Other regulations*

*(iii) A national policy statement.*

*(iv) A New Zealand Coastal Policy Statement*

*(v) A regional policy statement or proposed regional policy statement.*

*(vi) A plan or proposed plan; and*

*(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’*

- 5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). Positive effects include that the proposal will allow for the existing farming activities to continue within the balance lot. Lots 1 & 2 are of a size which can provide for a residential dwelling as well as small scale productive activities with the lots. The proposal will not result in any loss of highly versatile soils and creates allotments which are consistent with lot sizes in the surrounding environment.

- 5.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries.

- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.



- 5.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

## 6. Environmental Effects Assessment.

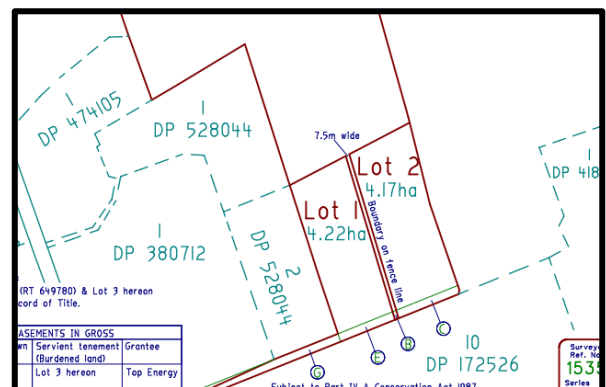
- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 6.2. The subdivision application is considered to be a Discretionary Activity.
- 6.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

### Subdivision

#### Allotment Sizes and Dimensions

- 6.3.1. The proposal is to subdivide the site to create two additional allotments. The intended use of Proposed Lots 1 & 2 is for residential use and small-scale productive use, which is reflected with the proposed lot sizes of just over 4 hectares. Proposed Lot 3 will be over 46 hectares in area and will continue to be amalgamated with the 1/3<sup>rd</sup> share of access lot, Lot 5 DP206044, with the intended use for this lot being productive use to be used in conjunction with the larger working farm. It is considered that all lots are of a sufficient size to enable the intended land use as well as for operational and maintenance requirements.

- 6.3.2. In regard to the relationship of the proposed allotments and their compatibility with the pattern of adjoining subdivision and land use activities and access arrangements, it is considered that the proposal is consistent with these items. The surrounding environment includes productive land used for farming and rural lifestyle use. The allotment sizes in the area range from 4 hectares to larger productive allotments, with some smaller rural residential lots of around a hectare scattered throughout. The adjoining lot to the east (Lot 2 DP528044) of Proposed Lot 1 is also 4 hectares in area, with the proposed northern boundaries of Lots 1 & 2 being consistent with this existing lot, as shown in Figure 4. The proposed lot sizes are therefore consistent with those in the surrounding environment.



**Figure 4: Image showing consistency of boundaries for Proposed Lots 1 & 2 with adjoining Lot 2 DP528044.**

- 6.3.3. Access arrangements to the proposed sites will be via the existing right of way access from Inland Road. The proposal will result in an additional two users of this private accessway, which



brings the total number of users to eight. It is considered that the existing formation complies with Appendix 3B-1 of the Plan.

- 6.3.4. In terms of compatibility with land use activities in the area, these range from rural productive and rural lifestyle sections. The proposed allotments will remain productive, such that they will not be incompatible with the productive intent of the zone. It is considered that the proposal is consistent with other land use activities in the area.
- 6.3.5. In regard to the cumulative and long-term implications of the proposal and whether it is sustainable in terms of preservation of the rural environment (the site is not located within the coastal environment and therefore this aspect has not been considered), the proposal is considered to be sustainable due to the fact that the rural use of the sites can remain. The allotments will remain of a size that is anticipated by the plan being able to comply with the Restricted Discretionary Activity lot size provisions (with the exception of the title date) and are considered to be compatible with the existing use of the surrounding environment being a mix of large productive allotments and smaller rural lifestyle allotments. Given that each site can contain productive activities, it is not considered that there will be any cumulative or long-term implications from the proposal.
- 6.3.6. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the rural environment remaining intact.

#### **Natural and Other Hazards**

- 6.3.7. Proposed Lots 1 & 2 are not shown to be susceptible to natural hazards. Proposed Lot 3 is shown to be susceptible to both coastal and river flood hazards, with this being located towards the northern section of the site. As Proposed Lot 3 is to remain in productive use as well as there being ample area within the site for future development, which is not susceptible to natural hazards, it is considered that the proposal does not create any adverse effects in relation to natural hazards.
- 6.3.8. The proposed subdivision will not exacerbate any natural hazards and will remain unchanged as a result. The proposed lots are not shown to be susceptible to any other hazards.
- 6.3.9. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

#### **Water Supply**

- 6.3.10. The subject site is not within an area serviced by reticulated water.
- 6.3.11. It is anticipated that water supply will be addressed at the time of development within the lots. It is anticipated that water supply for potable use and firefighting purposes will be provided by



way of roof collection to water tanks. There is an existing consent notice condition with Consent Notice Document 8199112 which addresses the requirement of minimum tank storage as well as being accessible for firefighting purposes. This will be brought forward on to the new titles and therefore an additional consent notice is not considered necessary to address this.

### **Stormwater Disposal**

6.3.12. Proposed Lot 3 will be the balance lot and currently contains metalled accessways. Due to the size of Lot 3, the existing impermeable surface coverage is anticipated to be well within the permitted threshold for the zone.

6.3.13. Proposed Lots 1 & 2 also contain existing metalled surfaces for the existing private accessways. The proposed lots have ample available area such that stormwater disposal can be adequately managed within the site boundaries without creating any adverse downstream effects at the time of future development.

6.3.14. It is considered that the proposed lots have adequate area to provide for stormwater disposal via rainwater tanks and attenuation within each lot for any future development and therefore, no effects will be created that are more than minor.

### **Sanitary Sewage Disposal**

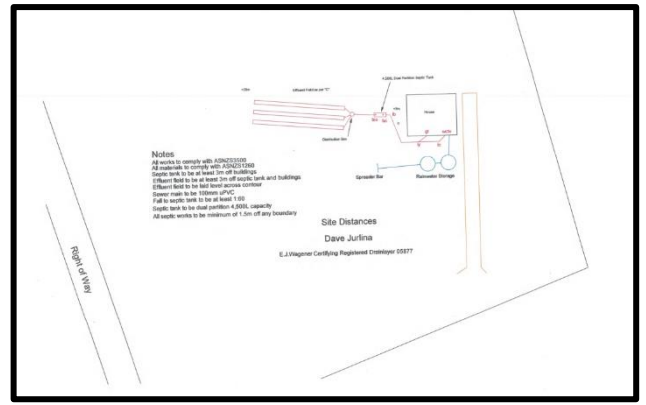
6.3.15. The site is not benefited by Council's reticulated wastewater scheme. A Wastewater Report for Lots 1 & 2 have been completed by Effluent Drainlayers, which are attached with this application. Lot 3 will be over 46 hectares in area and is anticipated to continue to be utilised as farmland and as such, no wastewater report has been completed for this lot nor is it considered necessary due to the proposed size and intended use.

6.3.16. A concept design has been prepared by Effluent Drainlayers, for both Lots 1 & 2, as shown in Figures 5 & 6 below. It has been concluded within this report that both lots have adequate fall at the assumed effluent site as well as groundwater in winter being at a significantly deeper depth than the designed effluent system. The assumed disposal areas would not be anticipated to be affected by surface water and the primary treated effluent has been designed to be disposed of into the soil by standard trenches. Effluent Drainlayers concluded within their reports that the designed effluent systems are not anticipated to pose any threat to surface water or a threat to other sites in the vicinity. Adequate area for 100% reserve was found with acceptable buffer areas.





**Figure 5: Location Plan prepared by Effluential Drainlayers.**



**Figure 6: Concept wastewater design for Lots 1 & 2.**

6.3.17. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal.

**Energy Supply, Top Energy Transmission Lines and Telecommunications**

6.3.18. The provision for power supply and telecommunications is not a requirement for the Rural Production zone.

6.3.19. The site is not located within 20 metres of an electrical transmission line designed to operate at or above 50kV. There is an existing Electricity easement (D) located within the north-eastern portion of Proposed Lot 3, which will remain unaffected by the proposal. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

**Easements for any Purpose**

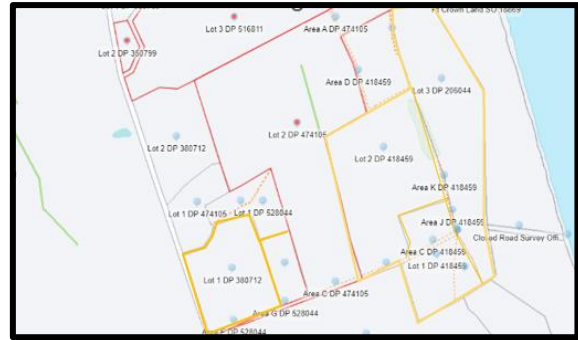
6.3.20. The scheme plan includes the Schedule of Existing Easements, the Memorandum of Easements as well as the Existing Easements in Gross. The Memorandum of Easements includes the existing access easements over the new proposed lots. No additional easements will be created.

**Provision of Access**

6.3.21. Currently, the site is accessed via the existing access leg to Inland Road, which also utilises an existing access easement over Lot 1 DP380712. This private accessway over the subject site provides access rights to an additional 5 allotments (therefore 6 in total). The current lots with access rights of the ROW are as follows (excluding the subject site):



- Lot 1 DP380712 (utilises Easement G)
- Lot 2 DP528044 (utilises Easement G)
- Lot 2 DP418459 (utilises Easements G, E, B & C)
- Lot 1 DP418459 (utilises Easements G, E, B & C)
- Lot 3 DP206044 (utilises Easements G, E, B & C)



*Figure 7: Aerial image showing lots with access rights over ROW highlighted yellow*

- 6.3.22. As a result of this proposal, Easement G will service 8 allotments. Easement E will service 6 allotments. Easement B will service 5 allotments and Easement C will service 4 allotments.
- 6.3.23. As per Appendix 3B-1, a private accessway which services 5-8 Household Equivalents shall have a legal width of 7.5m and a carriageway width of 5 metres, with passing bays every 100m, requiring a carriageway width of 5.5m in these locations. This will apply to Easements G, E & B as shown on the scheme plan. Easement C will service four allotments and therefore a lesser carriageway width is required (3 metres).
- 6.3.24. The standard of the accessway is considered acceptable for the service it provides. It is anticipated no upgrading is required.
- 6.3.25. It is also noted that Lot 3 does have access via legal access lot, Lot 5 DP206044, which was created in the year 2000. This connects to the lot as well as adjoining allotments via existing ROW easements, which will remain unchanged by this proposal.
- 6.3.26. Overall, the proposal will not create any new crossing places from Inland Road and will utilise the existing crossing place and private accessway from Inland Road to service newly created Lots 1 & 2. This crossing place is sealed from the road carriageway boundary to a minimum distance of 5 metres and is considered to be constructed to the required standards. No upgrading of the crossing place is anticipated as a condition of consent.



*Figure 8: Image of existing crossing place and private accessway from Inland Road.*





6.3.27. The proposal can comply with the permitted rules within Chapter 15 Transportation, as demonstrated earlier in this report.

#### **Effect of Earthworks and Utilities**

6.3.28. As stated above any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016.

#### **Building Locations**

6.3.29. Proposed Lots 1 & 2 are intended to be utilised for rural-lifestyle use. A Wastewater Report has been completed which determined that the sites are suitable for future onsite wastewater services. The proposed lots are of ample area and dimensions to provide for multiple house locations, which will be at the discretion of the future owners.

6.3.30. Proposed Lot 3 is vacant land with many suitable areas for built development due to the large usable size of the site. It is considered that future building locations will be at the discretion of the new owners.

6.3.31. The proposed lots are of a sufficient size, such that any future buildings will be able to facilitate passive solar gain if the owner decides to do so.

#### **Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land set aside for Conservation Purposes.**

6.3.32. The site does not contain any known heritage resources that would need to be protected. The site is not known to contain any Sites of Cultural Significance to Māori. The site is also not known to contain any areas of indigenous vegetation or fauna nor contain any areas noted as being of Outstanding Landscape or High Natural Character.

6.3.33. The subject site is not located within an area where kiwi are present and therefore no conditions of consent nor advice notes in relation to kiwi are anticipated as part of this consent.

6.3.34. It is therefore considered that the proposal will not create any adverse effects on these features. It is anticipated that an advice note will be placed on the decision document advising that the subdivision is to proceed under the guidance of an Accidental Discovery Protocol.

#### **Soil**

6.3.35. The subject site is classified as having soils of Class 4 which are not considered to be highly versatile under the RPS nor is the land identified as Highly Productive Land under the NPS for HPL.

6.3.36. Given that the proposal will only create two additional allotments which are of a size that can accommodate a residential dwelling and small-scale productive activities, whilst retaining a



larger balance lot, it is considered that the proposal does not affect the ability to safeguard the life supporting capability of soil.

**Access to Waterbodies**

6.3.37. It is considered that access to waterbodies is not applicable to this rural subdivision.

**Land Use Incompatibility**

6.3.38. The surrounding environment includes a variety of productive and lifestyle allotments, ranging from 4 hectares to 40 hectares, with smaller rural residential lots of around 1 hectare scattered throughout.

6.3.39. In terms of compatibility with land use activities in the area, these range from rural productive and rural lifestyle sections. The proposal will see two additional lots created which are of a size that can accommodate a residential dwelling and small-scale productive activities. The proposed allotments will not be incompatible with the productive intent of the zone. It is considered that the proposal is consistent with other land use activities in the area.

6.3.40. It is considered that there is ample area within Proposed Lots 1 & 2 for a residential dwelling, without reverse sensitivity effects being created. Proposed Lots 1 & 2 are located over 450 metres from Inland Road and nearly 1 kilometre from the foreshore such that they are not visible from the coast. Proposed Lot 3 is anticipated to remain in productive use and will continue to form part of the larger farming unit owned by the applicant and/or family members.

6.3.41. The allotments will remain of a size that is anticipated by the plan as it is able to comply with the Restricted Discretionary Activity lot size provisions; however, due to the title being 2014, this application defaults to a Discretionary Activity. The lots will continue to be utilised for productive use.

**Proximity to Airports**

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

**Natural Character of the Coastal Environment**

6.3.43. The coastal environment seems to run along the boundary of Proposed Lot 3, in the north-eastern corner of the site, where the site adjoins Crown Land. This area is over 1 kilometre from Proposed Lots 1 & 2 and will remain as part of the balance lot which is over 46 hectares in area. As such, it is considered that the proposal will not have any such effects on the Coastal Environment and as such, no further assessment will be made.



*Figure 9: Image showing the coastal environment boundary as it affects the site.*

**Energy Efficient and Renewable Energy Development/Use**

6.3.44. The sites are of adequate size such that any future development can easily incorporate energy efficient buildings.



6.3.45. Items (b) through to (f) are considered irrelevant to this application.

### **National Grid Corridor**

6.3.46. The proposal is not within the National Grid Corridor.

### **Summary**

6.4. Overall, the proposal will create two additional allotments which will be over 4 hectares in area. The proposed allotments are of similar size to those in the immediate and wider environment and will enable activities which already exist in the surrounding environment. The proposal is not considered to create any adverse effects on lots in the surrounding environment nor any existing landuse activities.

## **7. Policy Documents**

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

Any relevant provisions of –

- i. FNDC Operative District Plan
- ii. FNDC Proposed District Plan
- iii. National Environmental Standards
- iv. National Policy Statements
- v. Regional Policy Statement

7.2. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.

### **National Environmental Standards**

#### **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)**

7.3. In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal does not trigger the requirement for investigation under the NES as detailed within Section 4 of this report.

#### **Other National Environmental Standards**

7.4. No other National Environmental Standards are considered applicable to this development.

### **National Policy Statements**

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

- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.
- National Policy Statement on Electricity Transmission.
- New Zealand Coastal Policy Statement.
- National Policy Statement for Highly Productive Land 2022



- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

7.6. It is considered that there are no National Policy Statements applicable to this proposal, including the New Zealand Coastal Policy Statement as the coastal environment runs along a small portion of the north-eastern boundary of the site which is located over 1 kilometre from Proposed Lots 1 & 2. Furthermore, this portion of the site in the north-eastern corner will remain in the balance lot which will be over 46 hectares in area and contain the existing rural productive activities, not changing the use of the piece of land.

### Regional Policy Statement

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

7.8. An assessment of this subdivision in terms of relevant objectives and policy documents has been undertaken below:

#### ***3.5 Enabling Economic Wellbeing***

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

7.8.1. The natural and physical resources on the site will be sustainably managed and the allotments will provide for the economic wellbeing of Northland and its communities. The lots will be kept to a sufficient size to enable rural productive activities, whilst also enabling residential development. The economic wellbeing will be enhanced by engaging professionals to carry out the work such as surveying to complete the subdivision.

#### ***3.6 Economic activities – reverse sensitivity and sterilisation***

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

***(a) Reverse sensitivity for existing:***

***(i) Primary production activities;***

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

***(iii) Mining\*; \*Includes aggregates and other minerals. or***

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

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

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

***(ii) Land which is likely to be used for regionally significant***

7.8.2. The proposal is not considered to create any reverse sensitivity effects on the industries listed. The proposal will retain primary production activities within each allotment, as has



been discussed in depth within this report. No industrial or commercial activities are proposed, nor mining or regionally significant infrastructure. The proposal will not result in sterilisation of land as the lots can continue to be utilised for productive use.

#### **5.1.1 Planned and coordinated development**

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

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

***(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;***

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

***(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;***

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

***(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils<sup>10</sup>, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and***

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

***(h) Is or will be serviced by necessary infrastructure.***

7.8.3. Throughout this application we have covered the issues listed within Part A Regional form and development guidelines. Part B Urban Design guidelines and Part C Māori Urban Design principles are not applicable to this rural subdivision. The cumulative effects as a result of this proposal are that two allotments of over 4 hectares and one allotment of over 46 hectares will be created which can accommodate a residential activity as well as productive activities. There are a variety of allotment sizes in the surrounding area as well as within close proximity to the subject site, including some which cannot provide the potential for productive use, that the proposed subdivision can provide for. As such, no cumulative effects are anticipated by the proposal. The long-term effects of the subdivision are considered positive and will result in enhancement of the productive use of the larger balance lot. This application has discussed the long-term implications in depth, which are considered to be less than minor.

7.8.4. The sense of place and character of the surrounding environment is considered to be maintained as the balance lot will continue the existing productive activities, with Proposed Lots 1 & 2 being located in an area not visible from Inland Road or the Coastal Environment. As mentioned, there are many allotments in the surrounding area, that maintain rural lifestyle blocks. The character of the surrounding environment is rural with a mix of rural-lifestyle allotments and larger productive lots, with rural-residential lots scattered throughout. It is considered that the proposal will not result in any changes or adverse effects on the character and sense of place in the surrounding environment.



- 7.8.5. The proposal is not considered out of character in the surrounding environment and will enhance the site.

### Summary

- 7.9. It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects.

## Far North Operative District Plan

### Relevant objectives and policies

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

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

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

#### Objectives

***13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.***

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

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

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

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

***13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional***



***forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.***

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

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

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

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

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

7.11. The subdivision will be consistent with the purpose of the Rural Production zone as the allotments can comply with the allotment sizes for Restricted Discretionary Activity; however, the age of the title makes the application a Discretionary Activity. The proposed new allotments will enable *small scale farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other.* The subdivision is not considered to result in any adverse effects on the surrounding environment. No resource or heritage features will be impacted by this development. Reticulated water supply is not available to this site. It is not anticipated that this proposal will have any impact on local Māori areas of tapu, their taonga or traditions. The national grid will not be compromised.

### **Policies**

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

- ***natural character, particularly of the coastal environment;***
- ***ecological values;***
- ***landscape values;***
- ***amenity values;***
- ***cultural values;***
- ***heritage values; and***
- ***existing land uses.***

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

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



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

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

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

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

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

- 7.12. The proposed subdivision will not have any adverse impacts on the character, ecological, landscape, amenity, cultural, heritage or existing land uses. The subdivision is in keeping with the surrounding character of the area. Surrounding allotments consist of rural lifestyle blocks and larger lots used for farming. The site is not known to include any Outstanding Landscapes or Natural Features. The proposal is not known to create any adverse effects on the indigenous vegetation. Water supply to any future dwelling on the proposed lots can be accommodated when the sites are developed. Water supply can be by way of collection of rainwater to water tanks on site. The proposal is not known to have any adverse effects on the relationship of Māori and their relationship with their land, water, sites, wahi tapu and other taonga. Electricity supply is not a requirement of the Rural Production zone. All infrastructure to the lots, including access can be provided for. The proposal does not affect any aspects of the National Grid.

### **Assessment of the objectives and policies within the Rural Environment.**

- 7.13. The following assessment is based upon the objectives and policies contained within sections 8.3 and 8.4.

#### **Objectives.**

**8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.**

**8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.**

**8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.**

**8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna**





**8.3.5 To protect outstanding natural features and landscapes.**

**8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.**

**8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.**

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

**8.3.9 To enable rural production activities to be undertaken in the rural environment.**

**8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.**

- 7.13.1. The proposal promotes the sustainable management of natural and physical resources by enabling rural productive activities to continue within each of the sites. The life supporting capacity of the site will not be compromised as has been discussed in detail within this report. No cumulative effects are anticipated as the proposal will see two additional lots created which are capable of containing a residential dwelling as well as ample area for productive activities. The existing farming activities within Lot 3 can remain. The site does not contain any areas of indigenous vegetation or fauna nor any outstanding natural features or landscapes. No potential conflicts between land use activities are anticipated as the lots reflect the existing lot sizes and uses in the surrounding environment. Amenity values will be maintained as each lot can contain some form of productive activities. Superior outcomes are achieved as the proposal will enable a larger balance lot which can continue the existing farming activities. The proposal will enable rural production activities to be undertaken in the zone.

***Policies:***

**8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.**

**8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.**

**8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes. That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.**

**8.4.4 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including**



*by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).*

***8.4.5 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.***

***8.4.6 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.***

***8.4.7 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.***

- 7.13.2. As has been discussed throughout this report, the proposal will contribute to the sustainable management of natural and physical resources. The proposal is not anticipated to create any adverse effects. Onsite infrastructure will be developed at the time of built development within the lots. No incompatible land uses are anticipated. The proposal will not affect any areas of significant indigenous vegetation or fauna. The intensity, type and scale of the proposal is considered consistent with development in the area. The amenity value of the rural environment will be maintained. It is considered there is a functional need for the proposal as it will enable residential dwellings to be constructed on the site whilst maintaining small scale rural productive activities, providing for housing opportunities where there is currently a shortfall.

## **Assessment of the objectives and policies within the Rural Production Zone**

- 7.14. The following assessment is based upon the objectives and policies contained within sections 8.6.3 and 8.6.4

### ***Objectives***

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

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

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

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

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

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

***8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development***



*on natural and physical resources.*

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

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

7.14.1. The proposal will promote the sustainable management of the natural and physical resources by providing allotments which can retain the existing productive activities and be utilised for productive uses. The proposal enables the efficient use and development of the zone by providing allotments which are not objectionable to the surrounding environment. The lots are of a size where productive use can occur providing for social, economic and cultural wellbeing of people and communities. Amenity values will be maintained as the proposed allotments can provide for a range of activities typical of productive sites. All allotments are of a size that can cater for rural productive use. The site is not located along Kerikeri Road. The proposal is not considered to create any potential conflicts between land uses as demonstrated within Section 6 of this report. The activities have a functional need to be located in the environment and the proposal will enable the existing rural production activities to be undertaken in the zone.

#### ***Policies***

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

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

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

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

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

***8.6.4.6 That the intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone.***

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

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

7.14.2. The rural production zone provides for a wide range of activities to be carried out; the proposal will retain the productive use of the sites. The potential for effects to arise from this subdivision are less than minor and is not considered to result in incompatibility as demonstrated throughout this report. The proposal enables land uses which are compatible with the existing environment and ensure no reserve sensitivity effects are generated because of the proposal.



The proposed subdivision is considered to utilize the land in a manner which ensures the amenity values of the Rural Production Zone is maintained. The subdivision proposal will enable the operation and use of the balance lot to remain, such that the productive intent of the land is being maintained. The proposal is not considered to result in any reverse sensitivity effects from lawfully established activities.

### Proposed District Plan

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

#### Rural Production Zone

7.16. An assessment on the relevant objectives and policies within the Rural Production Zone has been addressed below.

##### Objectives

***RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.***

***RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.***

***RPROZ-O3 - Land use and subdivision in the Rural Production zone:***

***(a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;***

***(b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;***

***(c) does not compromise the use of land for farming activities, particularly on highly productive land;***

***(d) does not exacerbate any natural hazards; and***

***(e) is able to be serviced by on-site infrastructure.***

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

7.16.1. The proposal will provide allotments which are of a size that can cater for rural productive activities, such as grazing of livestock. This will provide long term protection for current and future generations while providing housing. The proposed lot sizes are anticipated to be utilised for rural productive use which is considered to be compatible with activities in the environment as well as have a functional need to be located within the Rural Production Zone.



- 7.16.2. The subject site is not classified as being highly versatile soils nor classified as being highly productive land under the NPS for HPL, however the PDP defines highly productive land as soils of Class LUC 4 as well. The proposal will result in allotments which can each contain rural productive use as well as be developed with a residential dwelling. The lots are of similar area and dimensions to adjoining allotments. It is considered that the proposal does not result in sterilisation of land. Proposed Lot 3 is susceptible to localized flooding; however, the subdivision will not result in exacerbating natural hazards as the proposed allotment has ample room outside of any areas that may be subject to a natural hazard for a future house site and associated infrastructure. No reverse sensitivity effects are anticipated due the existing use of the site, and the use of adjacent properties. The use of the land for productive uses will be retained on the lots.
- 7.16.3. The rural character and amenity will be maintained as the lots will be utilised for some form of productive use. The proposed lot sizes are not objectionable to those in the surrounding environment.

#### **Policies**

***RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.***

***RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:***

- (a)enabling primary production activities as the predominant land use;***
- (b)enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.***

***RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.***

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

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

***RPROZ-P5 - Avoid land use that:***



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

**RPROZ-P6 - Avoid subdivision that:**

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

**RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:**

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

7.16.4. The proposal is not considered to create any adverse effects. All effects can be adequately managed within the proposed lot boundaries.



- 7.16.5. The proposal will create allotments that can contain some form of productive activity.
- 7.16.6. No sensitive activities are anticipated to arise from the proposal, with the intended uses existing in the surrounding environment.
- 7.16.7. The rural character will be maintained by the proposal as each lot can accommodate some form of rural productive activity. The proposal is considered to be of low density.
- 7.16.8. The proposal is not considered to create any incompatible land use activities. Due to the size of the lots which can enable rural productive use, it is considered the proposed lots have a functional need to be located in the zone. The proposal is not considered to result in the loss of highly productive land. The proposed lot sizes are such that each will be able to contain productive activities, as is shown within similar lot sizes in the surrounding environment.
- 7.16.9. No adverse effects on historic heritage, cultural values, natural features, landscapes or indigenous biodiversity are anticipated.

### Summary

- 7.17. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

## 8. Section 125 – Lapsing of consent

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

## 9. Notification Assessment – Sections 95A to 95G of The Act

### Public Notification Assessment

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

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

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

*(a) if the answer is yes, publicly notify the application; and*  
*(b) if the answer is no, go to step 2.*

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

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

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

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



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

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

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

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

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

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

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

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

*(i) a controlled activity:*

*(ii) [Repealed]*

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

*(iv) [Repealed]*

*(6) [Repealed]*

- 9.1.2. The application is for a Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

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

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

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

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

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

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

- 9.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

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

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

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

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

- 9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the rural environment where the proposed allotments can retain productive activities which is considered as neither exceptional nor unusual. There are many allotments in the immediate vicinity which are of similar or smaller





size to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.

### **Public Notification Summary**

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

### **Limited Notification Assessment**

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

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

*(2) Determine whether there are any—*

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

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

*(3) Determine—*

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

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

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

- 9.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application.

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

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

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

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

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

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

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

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

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

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

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

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



The proposal is not for a boundary activity.

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

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

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

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

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

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

9.2.4. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 6, 7 & 8 are also relied on, and the following comments made:

- The size of the proposed allotments is consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- Rural productive use of the sites can be retained with the proposal considered to enhance the variety of productive activities on all allotments.
- The site will not result in sterilisation of highly productive land and is considered to create a superior outcome in regard to utilizing the land more efficiently.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

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

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

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



- 9.2.7. The proposal is to subdivide the site to create two additional allotments. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

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

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

### **Notification Assessment Conclusion**

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

## **10. Part 2 Assessment**

- 10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.
- 10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor are there any lakes, or wetlands located within the site. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site does not contain any areas of indigenous vegetation or habitats of fauna. The site is not known to contain any areas of cultural significance and the proposal is not considered to affect the relationship of Maori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.



- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

## 11. Conclusion

- 11.1. The proposal is to undertake a subdivision to create two additional allotments. Proposed Lots 1 & 2 will be over 4 hectares, such that there is ample room for a future dwelling and associated infrastructure as well as productive activities. Proposed Lot 3 will be the balance lot and will continue to form part of the existing larger farming unit.
- 11.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

## 12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.



- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **649780**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 July 2014

**Prior References**  
323201

---

**Estate** Fee Simple  
**Area** 54.6590 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 474105

**Registered Owners**

David John Jurlina as to a 1/2 share  
Nada Linda Jurlina as to a 1/2 share

---

**Estate** Fee Simple - 1/3 share  
**Area** 1.4154 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 206044

**Registered Owners**

David John Jurlina as to a 1/2 share  
Nada Linda Jurlina as to a 1/2 share

---

**Interests**

Subject to Part IV A Conservation Act 1987 (affects part Lot 2 DP 474105 formerly Section 39 Block V Rangaunu Survey District)

Subject to Section 11 Crown Minerals Act 1991 (affects part Lot 2 DP 474105 formerly Section 39 Block V Rangaunu Survey District)

Subject to Section 59 Land Act 1948 (affects part Lot 2 DP 474105 formerly Section 33 Block V Rangaunu Survey District)

Subject to a right of way and electric power supply and telecommunications rights over part Lot 2 DP 474105 marked A on DP 474105 specified in Easement Certificate D655429.4 - 8.11.2001 at 3:23 pm

Appurtenant hereto are rights of way and electric power supply and telecommunication rights specified in Easement Certificate D655429.4 - 8.11.2001 at 3:23 pm

The easements specified in Easement Certificate D655429.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, electric power supply and telecommunications over part Lot 2 DP 474105 marked G and C on DP 474105 created by Easement Instrument 7972634.1 - 21.10.2008 at 9:00 am

8199112.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.7.2009 at 10:06 am

Subject to a right of way, right to convey electricity and telecommunications over part Lot 2 DP 474105 marked G on DP 474105 created by Easement Instrument 8199112.3 - 14.7.2009 at 10:06 am

Appurtenant hereto is a right of way and right to convey electricity and telecommunications created by Easement Instrument 8199112.3 - 14.7.2009 at 10:06 am

The easements created by Easement Instrument 8199112.3 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right to convey electricity in gross over part Lot 2 DP 474105 marked D on DP 474105 in favour of Top  
Energy Limited created by Easement Instrument 8510764.1 - 15.7.2011 at 11:33 am

Subject to a right of way and a right to convey telecommunications, computer media & electricity over part Lot 2 DP  
474105 marked G and C both on DP 474105 created by Easement Instrument 9346927.3 - 20.3.2013 at 2:52 pm

The easements created by Easement Instrument 9346927.3 are subject to Section 243 (a) Resource Management Act 1991  
9427215.1 Variation of the conditions of the easement created by Easement Instrument 9346927.3 - 13.6.2013 at 1:52 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 474105)

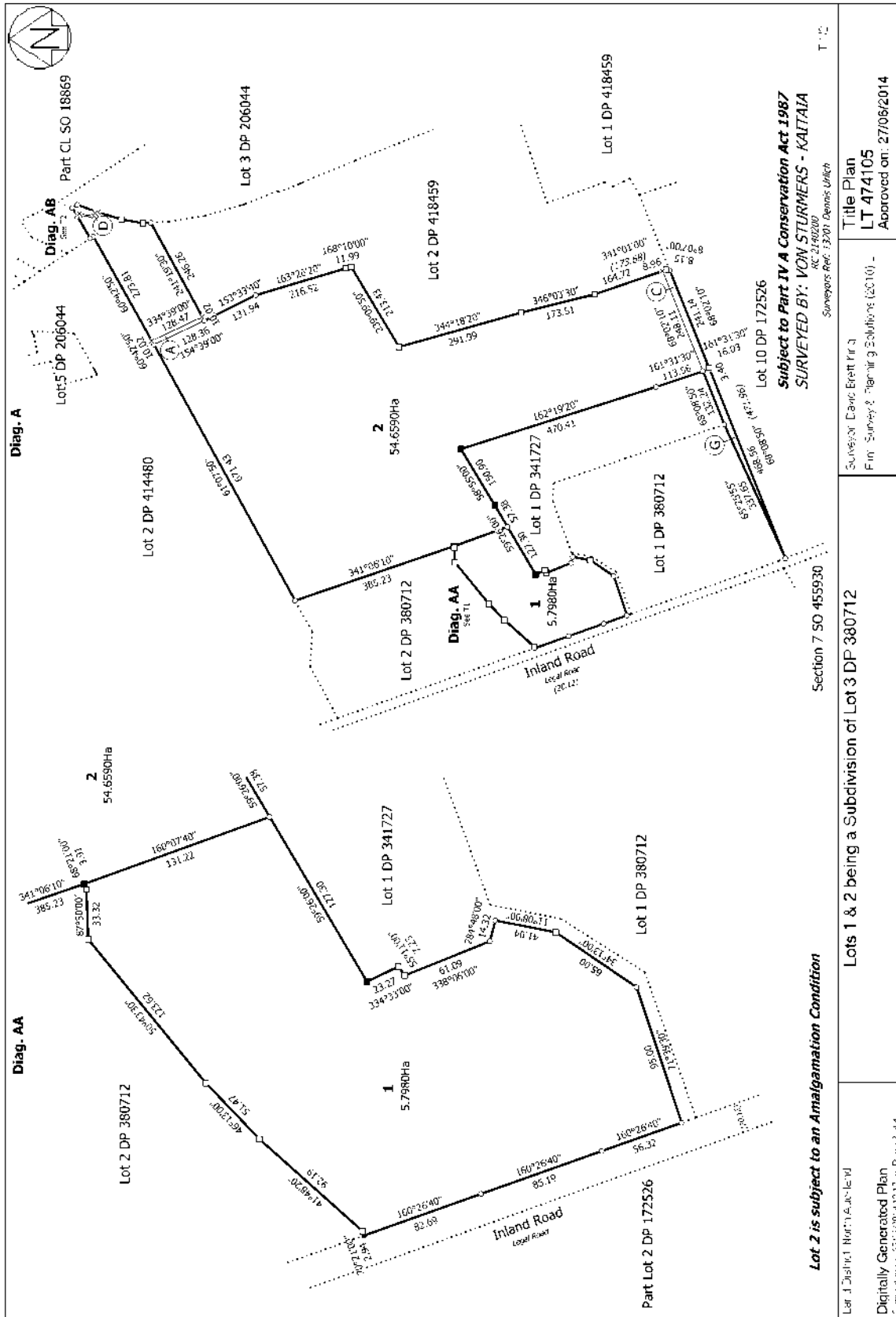
9785450.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.7.2014 at 9:50 am (affects Lot 2  
DP 474105)

9808395.3 Mortgage to Bank of New Zealand - 18.8.2014 at 4:47 pm

Appurtenant to Lot 2 DP 474105 herein is a right to convey electricity created by Easement Instrument 9824317.1 -  
6.10.2014 at 11:35 am

Subject to a right of way and a right to convey electricity and telecommunications over part Lot 2 DP 474105 marked G on  
DP 528044 created by Easement Instrument 11661868.3 - 3.3.2020 at 11:28 am

The easements created by Easement Instrument 11661868.3 are subject to Section 243 (a) Resource Management Act 1991



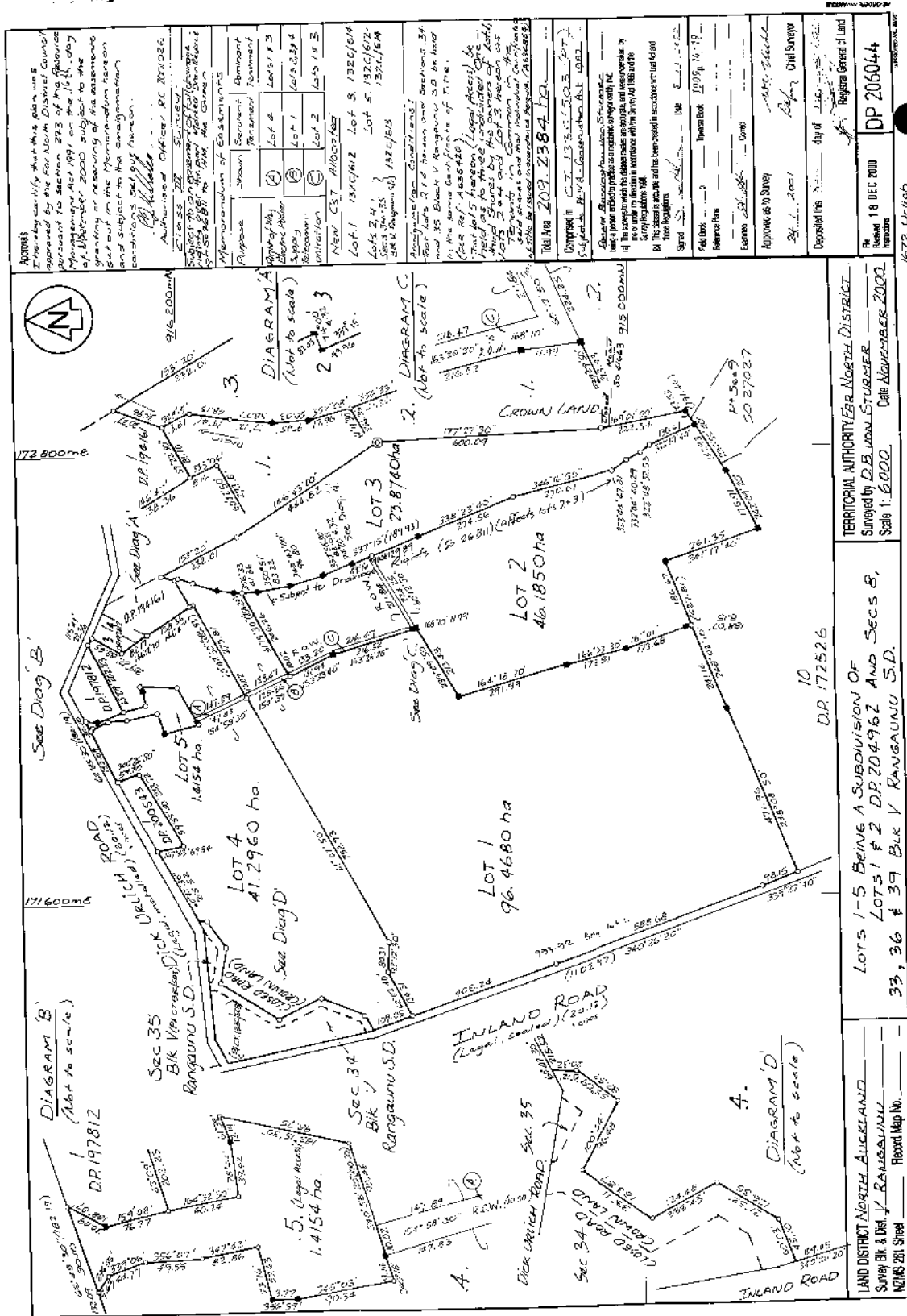
**Lot 2 is subject to an Amalgamation Condition**

**Subject to Part IV A Conservation Act 1987  
SURVEYED BY: VON STURMERS - KAITIATA**

Surveyors Ref: 13201 Dennis Ulrich

Lot 1 District North A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z Digitally Generated Plan Compliance with the Resource Management Act 1991, Part 223	Surveyor: Eric Brett Pirie Firm: Survey & Mapping Solutions (2010)	Title Plan LT 474105 Approved on: 27/06/2014
---	---	--





APPROVED: [Signature] 16/12/2000

Authorised Officer, RC 200026

Memorandum of Consent

Proposed	Subsidiary	Amendment
Lot 1	Lot 2	Lot 3
Lot 4	Lot 5	Lot 6

Notes: [Handwritten notes regarding the survey and consent process]

Consent in [ ]

Registered in [ ]

Scale: 1:1000

Date: 19 DEC 2000

DP 206044

1672 Urlich

3 DEC 2001

Micro Record Bureau Ltd. DATA COMPASSION

Scale 1:1000

10 DR 172526

LAND DISTRICT AUCKLAND  
Survey Blk & Dist V RANGAUNU  
NZMS 281 Street

LOTS 1-5 BEING A SUBDIVISION OF  
LOTS 1 & 2 DR 204962 AND SECS 8,  
33, 36 & 39 BLK V RANGAUNU S.D.

Surveyed by D.B. JONES SURVIVOR  
Scale 1:1000 Date November 2000

TERRITORIAL AUTHORITY EBR NORTH DISTRICT  
Surveyed by D.B. JONES SURVIVOR  
Scale 1:1000 Date November 2000

# View Instrument Details



**Instrument No** 8199112.1  
**Status** Registered  
**Date & Time Lodged** 14 July 2009 10:06  
**Lodged By** Davis, Loryn Anne  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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**Affected Computer Registers**    **Land District**  
171722                                      North Auckland

---

**Annexure Schedule:** Contains 1 Page.

---

## Signature

Signed by Clive Arthur Patterson as Territorial Authority Representative on 14/07/2009 08:23 AM

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



Private Bag 752, Memorial Ave
Kaikōhe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221 : CONSENT NOTICE**

**REGARDING RC 2060667**  
the Subdivision of Lot 2 DP 341727  
North Auckland Registry


**PURSUANT** to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified under each condition below.

**SCHEDULE**

**Lots 1 – 3 DP 380712.**

- (i) No building shall be erected on the proposed lots without the prior approval of the Council to specific designs for foundations, prepared by a Chartered Professional Engineer (CPEng) with geotechnical expertise.
- (ii) Prior to the construction of any building on proposed lots a specific engineer's design for effluent disposal is to be supplied to Council at the building consent application stage. The specific designs are to be prepared by a Chartered Professional Engineer (CPEng) with relevant experience.
- (iii) Each dwelling shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

SIGNED:

  
\_\_\_\_\_  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER

DATED at Kerikeri this 9<sup>th</sup> day of April 2009

# View Instrument Details



**Instrument No** 9785450.2  
**Status** Registered  
**Date & Time Lodged** 23 July 2014 09:50  
**Lodged By** Kitchen, Carol Joy  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



---

**Affected Computer Registers**    **Land District**  
649780                                      North Auckland

---

**Annexure Schedule:** Contains 1 Page.

---

## Signature

Signed by Clive Arthur Patterson as Territorial Authority Representative on 16/07/2014 08:15 AM

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



Private Bag 752, Manurewa Ave  
Kaitiaki 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [csd.us@fnl.govt.nz](mailto:csd.us@fnl.govt.nz)  
Website: [www.fnl.govt.nz](http://www.fnl.govt.nz)

*Te Kaunihera o Tai Tokerau ki Te Raki*

*The Kaipunihera o Tai Tokerau*

**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221: CONSENT NOTICE**

**REGARDING RC 2140200**

the Subdivision of Lot 3 DP 380712  
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

**SCHEDULE**

Lot 2 DP 474105

1. Reticulated power supply or telecommunication services were not a requirement of the subdivision consent creating this lot. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

SIGNED:

A handwritten signature in black ink, appearing to read 'Mr Patrick John Killalea'.

Mr Patrick John Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 10<sup>th</sup> day of June 2014



SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Servient tenement (Burdened land)	Dominant tenement (Benefited land)
Right of way Right to convey electricity & telecommunications	A	Lot 3 hereon	EC D655429.4
	B	Lot 3 hereon	
	C	Lot 2 hereon	EI 7972634.1
	E G	Lot 1 hereon	
	D	Lot 3 hereon	EI 8199112.3
	G	Lot 1 hereon	EI 11661868.3
	B	Lot 3 hereon	
	C	Lot 2 hereon	EI 9346927.3
E G	Lot 1 hereon		

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient tenement (Burdened land)	Dominant tenement (Benefited land)
Right of way Right to convey electricity & telecommunications	G E	Lot 1 hereon	Lots 2 & 3 hereon
	B	Lot 3 hereon	Lot 2 hereon

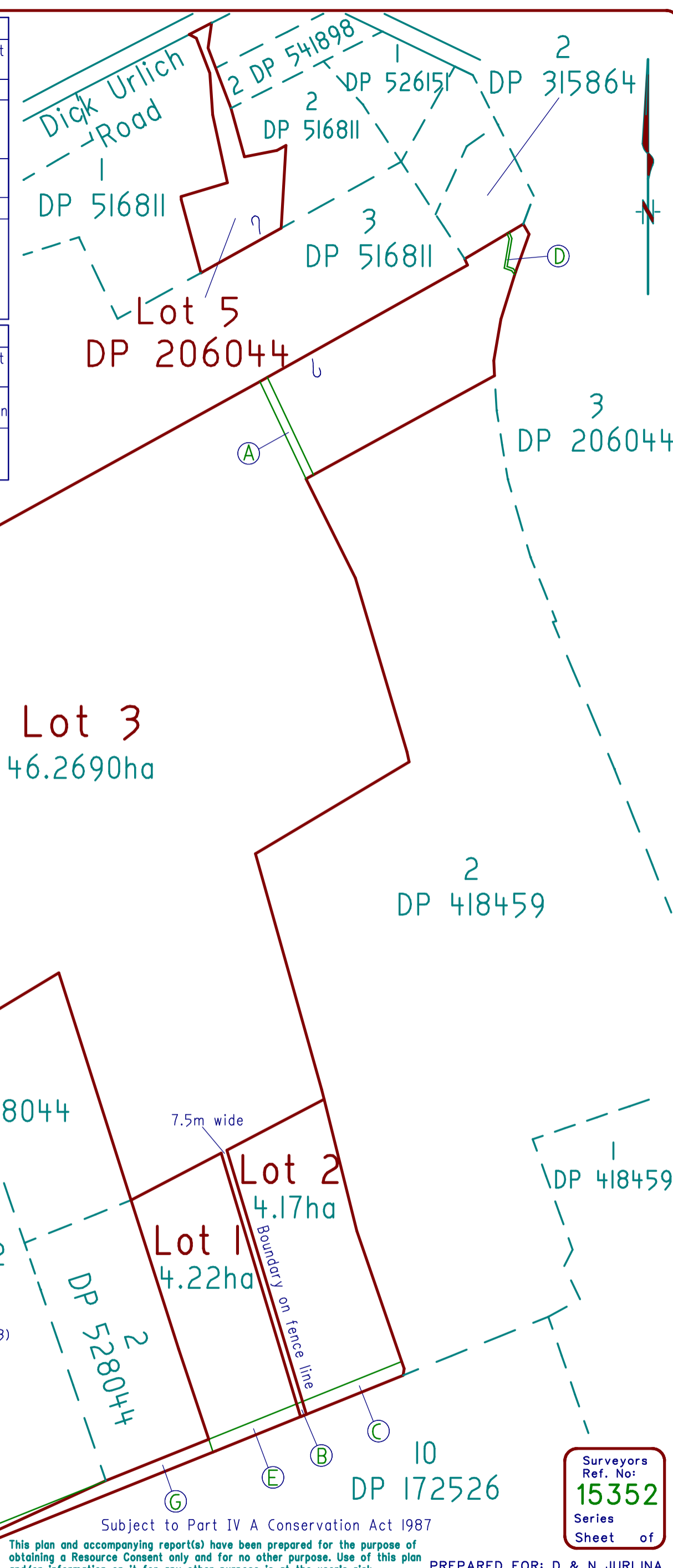
**AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY**

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SURVEY & PLANNING SOLUTIONS

Local Authority: Far North District Council

Total Area: 54.6590ha  
Comprised in: RT 649780

Levels in terms of: N/A  
Contour Interval is: N/A



Amalgamation condition:  
That Lot 5 DP 206044 (RT 649780) be held as to one-third (1/3) share by the owners of Lot 3 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

EXISTING EASEMENTS IN GROSS			
Purpose	Shown	Servient tenement (Burdened land)	Grantee
Right to convey electricity	D	Lot 3 hereon	Top Energy

Existing appurtenant easement

Subject to Part IV A Conservation Act 1987  
This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

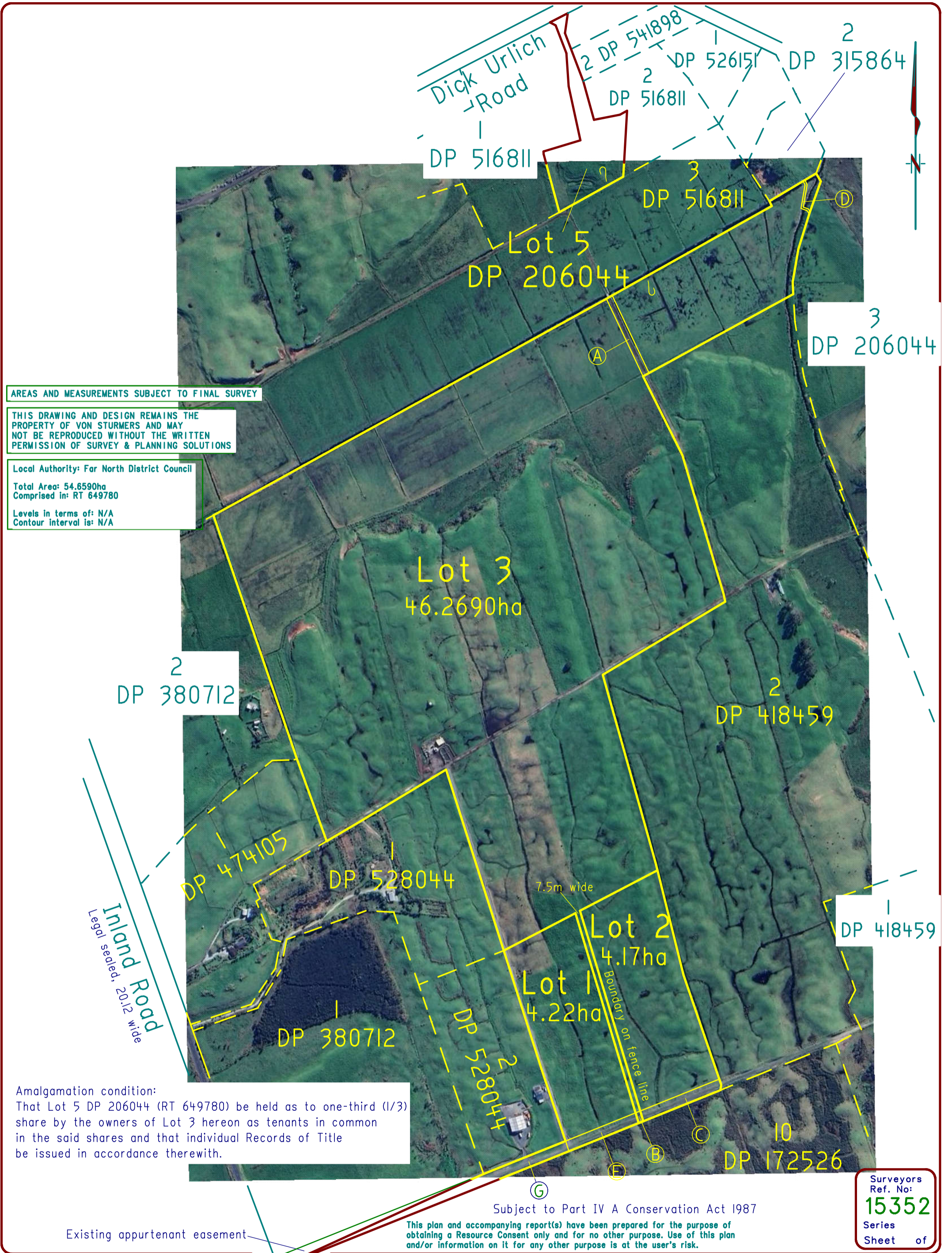
PREPARED FOR: D & N JURILINA

Surveyors Ref. No:  
**15352**  
Series  
Sheet of

**VON STURMERS**  
Registered Land Surveyors, Planners & Land Development Consultants  
Ph: (09) 408 6000 131 Commerce St  
Email: kaitaia@saps.co.nz P.O. Box 128 Kaitaia

**PROPOSED SUBDIVISION OF LOT 2 DP 474105**

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design			
Drawn	SH 14-03-2024	<b>1:5000</b>	<b>A3</b>
Rev	SH 08-04-2024		



**AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY**

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SURVEY & PLANNING SOLUTIONS

Local Authority: Far North District Council  
 Total Area: 54.6590ha  
 Comprised in: RT 649780  
 Levels in terms of: N/A  
 Contour interval is: N/A

2  
 DP 380712

Inland Road  
 Legal sealed, 20.12 wide

Amalgamation condition:  
 That Lot 5 DP 206044 (RT 649780) be held as to one-third (1/3) share by the owners of Lot 3 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

Existing appurtenant easement

Subject to Part IV A Conservation Act 1987

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

Surveyors Ref. No: **15352**  
 Series  
 Sheet of

**VON STURMERS**  
 Registered Land Surveyors, Planners & Land Development Consultants  
 Ph: (09) 408 6000  
 Email: kaitaia@saps.co.nz  
 131 Commerce St  
 P.O. Box 128  
 Kaitaia

**PROPOSED SUBDIVISION OF LOT 2 DP 474105**  
 PREPARED FOR: D & N JURLINA

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			1:5000	A3
Design				
Drawn	SH	14-03-2024		
Rev	SH	08-04-2024		

# Far North District Council

## Appendix E

TP58

Dave Jurlina Lot 1 Inland Road

Tokerau

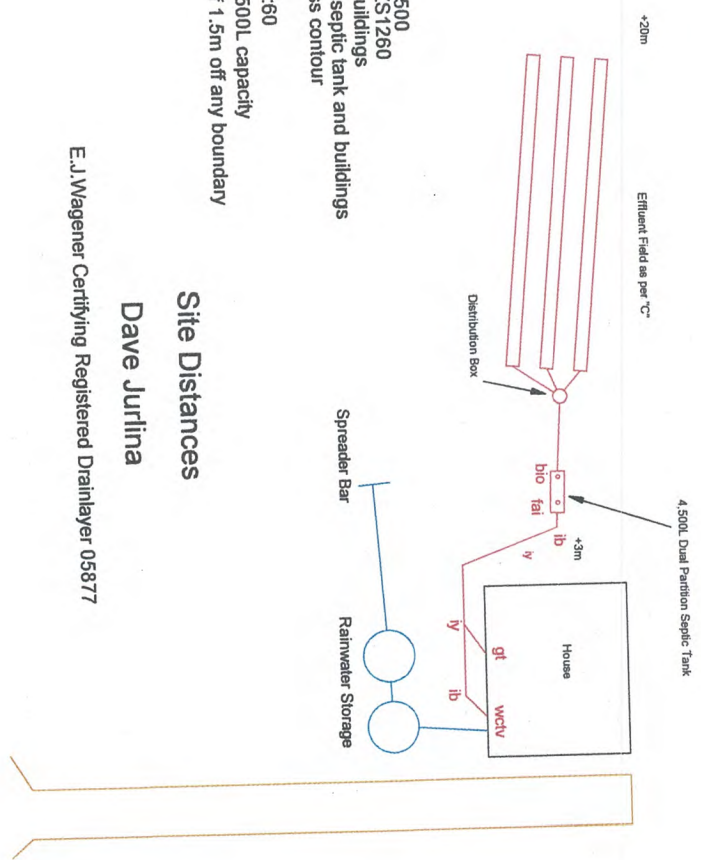
E.J Wagener

Robert Wagener Associate Engineer



Right of Way

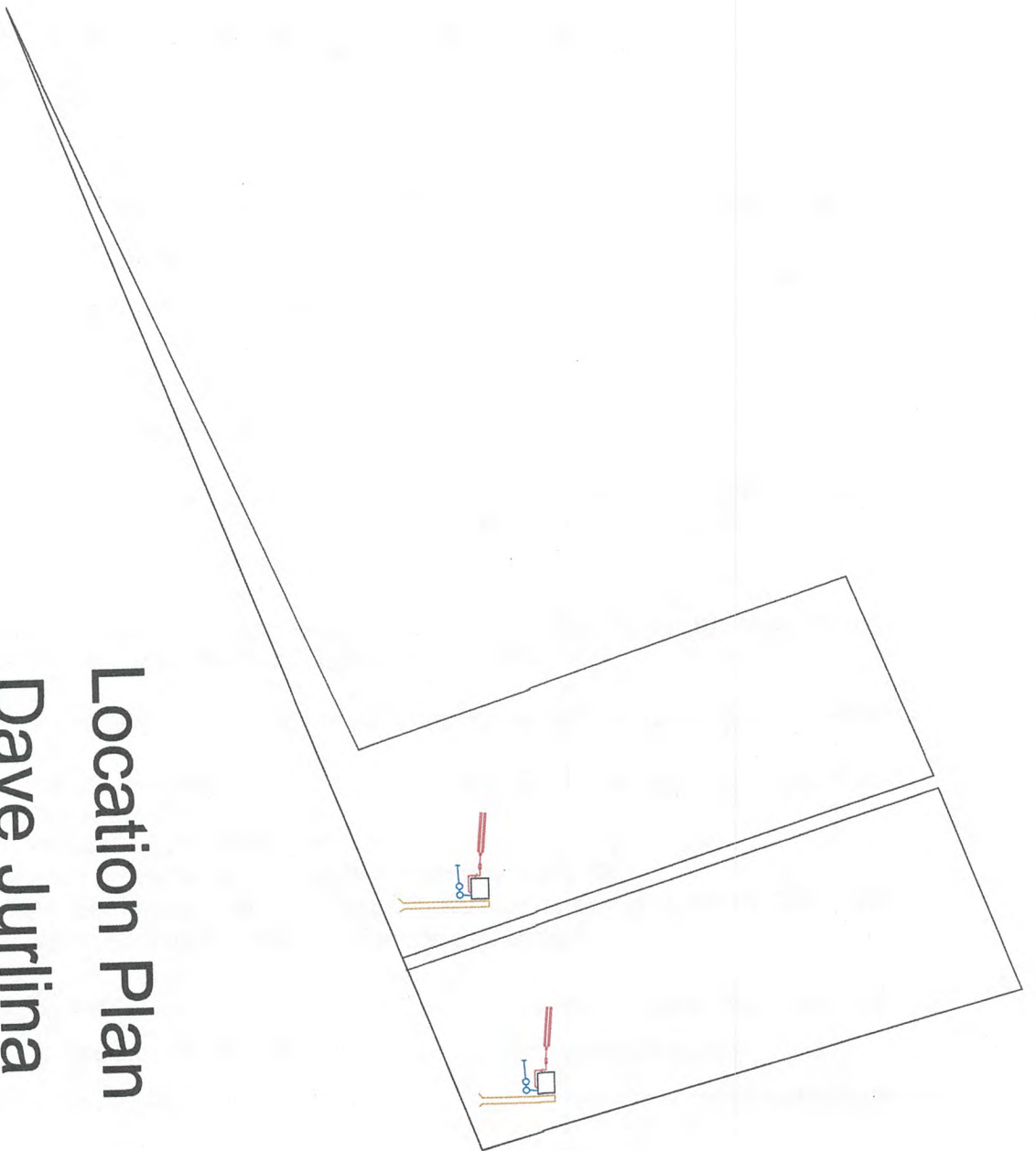
- Notes**
- All works to comply with ASNZS3500
  - All materials to comply with ASNZS1260
  - Septic tank to be at least 3m off buildings
  - Effluent field to be at least 3m off septic tank and buildings
  - Effluent field to be laid level across contour
  - Sewer main to be 100mm uPVC
  - Fall to septic tank to be at least 1:60
  - Septic tank to be dual partition 4,500L capacity
  - All septic works to be minimum of 1.5m off any boundary



**Site Distances**

Dave Jurina

E.J.Wagener Certifying Registered Drainlayer 05877



# Location Plan

## Dave Jurlina

E.J. Wagener Certifying Registered Drainlayer 05877

**FAR NORTH DISTRICT COUNCIL**

# **Appendix E**

**TP58**

## **On-site Wastewater Disposal Site Evaluation Investigation Checklist**

**Part A –Owners Details**

**1. Applicant Details:**

Applicant Name	<i>Dave Jurlina</i>		
Company Name			
	First Name(s)	Surname	
Property Owner Name(s)	<i>Dave</i>	<i>Jurlina</i>	
Nature of Applicant*	<i>Owner</i>		

(\*i.e. Owner, Lessee, Prospective Purchaser, Developer)

**2. Consultant / Site Evaluator Details:**

Consultant/Agent Name	<i>Eric Wagener &amp; Robert Wagener</i>		
Site Evaluator Name			
Postal Address	<i>3778 Far North Rd</i>		
	<i>RD4</i>		
	<i>Kaitaia</i>		
Phone Number	Business	<i>094098854</i>	Private
	Mobile	<i>0274885584</i>	Fax
Name of Contact Person	<i>Eric Wagener</i>		
E-mail Address	<i>ewagener@xtra.co.nz</i>		

**3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?**

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
-----	--	----	-------------------------------------	---------------

If yes give Reference Numbers and Description	

**4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted**

If so, specify Application Details and Consent No.  
(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

<i>See CT</i>

**Part B- Property Details**

**1. Property for which this application relates:**

Physical Address of Property	<i>Inland Road, Tokerau</i>
Territorial Local Authority	<i>FAR NORTH DISTRICT COUNCIL</i>
Regional Council	<i>NORTHLAND REGIONAL COUNCIL</i>
Legal Status of Activity	Permitted:      Controlled:      Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m <sup>2</sup> )	<i>Proposed 42,200</i>
Map Grid Reference of Property If Known	

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

Lot No.	DP No.	CT No.
<i>2</i>	<i>474105</i>	
Other (specify)	<i>Proposed Subdivision of Lot 2, TP58 is for proposed Lot1</i>	

Please ensure copy of Certificate of Title is attached

**PART C: Site Assessment - Surface Evaluation**

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

Note: Underlined terms defined in Table 1, attached

**Has a relevant property history study been conducted?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick one)
-----	--------------------------	----	-------------------------------------	-------------------

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

<i>There are no HAIL issues as it is remote from hazardous activity</i>

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

Yes		No	<input checked="" type="checkbox"/>	Please tick
-----	--	----	-------------------------------------	-------------

If No, why not?

<i>There are no signs of stability problems.</i>

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

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

**2. Site Characteristics (See Table 1 attached):**

Provide descriptive details below:
<b>Performance of Adjacent Systems:</b>
<i>Systems are working well</i>
<b>Estimated Rainfall and Seasonal Variation:</b>
Information available from N.I.W.A MET RESEARCH
<i>1100-1300mm/yr</i>
<b>Vegetation / Tree Cover:</b>
<i>Pasture</i>
<b>Slope Shape: (Please provide diagrams)</b>
<i>Rolling</i>
<b>Slope Angle:</b>
<i>Approximately 2-7°. It will not create any difficulties for installation of disposal system.</i>
<b>Surface Water Drainage Characteristics:</b>
<i>Surface water will be alleviated by the natural contour of the land..</i>
<b>Flooding Potential: YES/NO</b>
<i>Unlikely to flood at proposed disposal field location.</i>
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
<b>Surface Water Separation:</b>
<i>+20m</i>
<b>Site Characteristics: or any other limitation influencing factors</b>

**2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available  
(Refer TP58 Table 6.1 and 6.2)**

Number of Bedrooms	3	
Design Occupancy	5	(Number of People)
Per capita Wastewater Production	160	(Litres per person per day)
Other – specify		
Total Daily Wastewater Production	800	(Litres per day)

**3. Do any special conditions apply regarding water saving devices**

a) Full Water Conservation Devices?	Yes		No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling - what %?		%			(Please tick)

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


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

Yes		(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

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

**5. Gross Lot Area to Discharge Ratio:**

Gross Lot Area	42,200	m <sup>2</sup>
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	53	

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

**8. Is a Northland Regional Council Discharge Consent Required?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

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

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

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Concrete – Dual Chamber	4500L
	Total Capacity	4500L

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

Biofilter

**PART G: Secondary and Tertiary Treatment**

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

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

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

**PART H: Land Disposal Method**

(Refer TP58 Section 8)

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

Gravity	<input checked="" type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input type="checkbox"/>

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

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

If not to be installed, explain why




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

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

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

*(Refer TP58 Sections 9 and 10)*

Surface Dripper Irrigation		
Sub-surface Dripper irrigation		
Standard Trench	<input checked="" type="checkbox"/>	
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify

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

Loading Rate	15		(Litres/m <sup>2</sup> /day)
Disposal Area	Design	53	(m <sup>2</sup> )
	Reserve	53	(m <sup>2</sup> )

**Explanation** *(Refer TP58 Sections 9 and 10)*

<i>This is a more conservative DLR than TP58 recommends for cat 3 soils as actual construction location has not been specified.</i>

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

Reserve Disposal Area (m <sup>2</sup> )	53
Percentage of Primary Disposal Area (%)	100%

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

**Description and Dimensions of Disposal Field:**

<i>See Design Site Plan</i>			
<i>Total basal area required is 53m<sup>2</sup></i>			
<i>3 trenches @ 0.9 x 22m = 53m<sup>2</sup></i>			
Plan Attached?	Yes	<input checked="" type="checkbox"/>	No

**If not, explain why not**


**PART I: Maintenance & Management**

(Refer TP58 Section 12.2)

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

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
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Name of Suppliers

--

**PART J: Assessment of Environmental Effects**

**1. Is an assessment of environmental effects (AEE) included with application?**

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	<input checked="" type="checkbox"/>	No		(Please tick)
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If Yes, list and explain possible effects

*Nil*

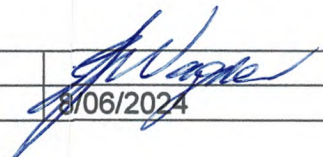
**PART K: Is Your Application Complete?**

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

Fully Complete this Assessment Form	<input checked="" type="checkbox"/>
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	<input checked="" type="checkbox"/>
Attach an Assessment of Environmental Effects (AEE)	<input checked="" type="checkbox"/>

**1. Declaration**

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

Name	Eric Wagener	Signature	
Position	Cert Reg Drainlayer	Date	8/06/2024

Associate Engineer Robert Wagener

**Note**

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

## Background to the summary for the Assessment of Environmental Effects and Mitigation Measures Appendix A-

Owner: Dave Jurlina  
Inland Road  
Tokerau Beach  
Lake Ohia

The property is located of Inland Road, Lake Ohia. This is for a proposed subdivision which will create a new Lot 1 which will have an area of 4.22Ha.

The proposed lot is currently part of a grazing area and as such is covered primarily in pasture. The property is undulating with moderate falls. The likely building site is shown on the site map and is approximate only.

Natural surface water will be directed away from a new building via the natural contours of the land.

### Risk Assessment:

The section is adjacent to other developments. Due to the topography of the site there is little chance of runoff from the building site effecting other properties.

The land mass is above any local recognised flood level. There are no ecological risks. No Hail issues have been identified with this area. The effluent system has been placed so that maximum separation possible is achieved from any assessed risk area. The wastewater and septic system have been designed using rates and design calculations from the ARC TP58 Design Manual approved by the FNDC.

The soakage is good in all seasons. Groundwater in winter is at a depth greater than 0.8m. This is significantly deeper than the designed effluent disposal system.

### Impact on surface water:

Visual evaluation of the site showed that adequate fall can be generated at the current proposed effluent site. This disposal area will not be affected by surface water. The primary treated effluent has been designed to be disposed of into the soil by standard trenches. There is sufficient slope on the section to ensure that there will be no surface water retention for any length of time which could affect or compromise the effluent disposal system chosen.

The designed effluent system is not seen to pose any threat to surface water for the above risk matrix reasons or pose a threat to others in the near vicinity.

### Impact on groundwater:

On site exploration and extensive testing has shown:

- Tests carried out on the site indicate that the soil falls into a category 3. There will be adequate area for reserve areas. The proposed lot in general at over 42,200m<sup>2</sup> has acceptable buffer areas.
- The decision tree process upon which the design was evaluated involved the careful analysis of soil structure, consideration of the areas available, the depth of soil available and the ability of the site to safely contain effluent discharge. The soil loading rates used were as a result of K<sub>sat</sub> tests, those recommended in T.P58, and ASNZS standards.

Having taken all the above factors into consideration it is believed that there will be little possibility of any effect on groundwater. There is a buffer between the effluent site and any risk area. The location of the effluent disposal systems has been placed so that the horizontal movement of any contaminants would not cause a hazard or have any effect on the immediate environment.

#### Impact on the soil:

It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore, low effluent loading rates can assist in the mitigation of nitrogen leaching.

The primary mechanism for reducing nitrogen discharges into the receiving environment is the reduction of the organic load. In this case the opportunity for intensive organic load is not considered a major factor due to the low occupancy and the reliance on rainwater.

The soil type is listed as Ohia sand. This is classed as being well drained. Onsite testing suggests drainage at this site is good. Therefore category 3 has been used for calculations.

#### Design mitigation measures:

The system installed for effluent disposal (appendix C) has been designed to maximise the potential for basal ground area, wall and transpiration disposal.

The separation distance of wastewater distribution from potential groundwater aquifers, which were not found, minimises the opportunity for any aquifer contamination. Storm water and storm water treatment is managed so that there will be no impact on effluent disposal.

#### Amenity Values:

An in-depth study of the immediate areas of impact indicates that this proposal will have no more impact on the surrounding land users or occupiers than that currently existing. The current systems for the neighbouring dwellings into similar structures show no sign of septic stress.

Conclusion:

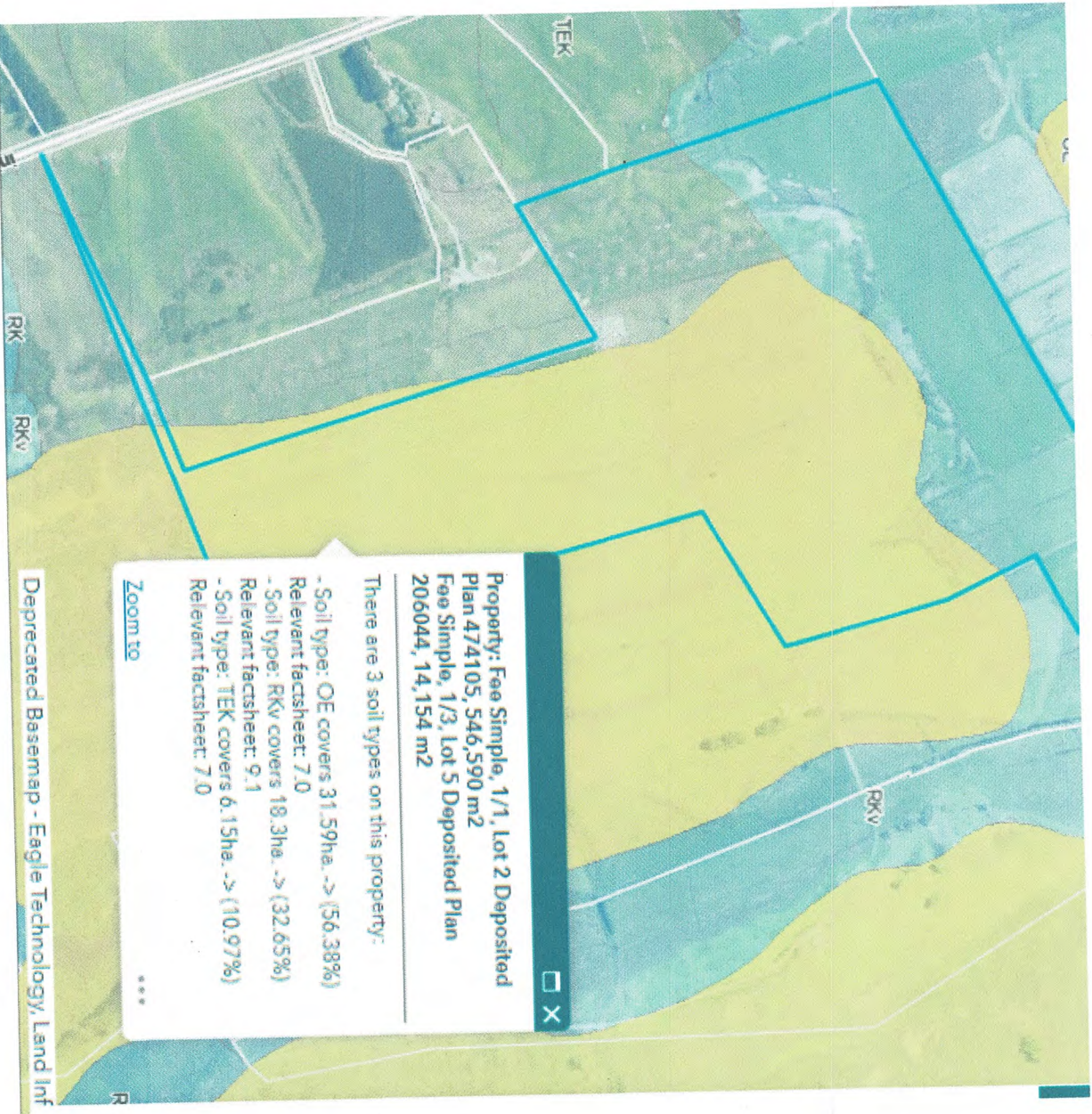
The summary of factors taken into consideration "Appendix A" leads to the conclusion that there are no environmental effects which are not mitigated by adequate design.

It is our assessment that there are no environmental effects that would give reasons why this change in use should not go ahead.



E.J. Wagener Certifying Registered Drainlayer 05877

Robert Wagener Associate Engineer



Effluential DrainLayers Ltd  
3778 Main North Road  
R.D.4  
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

03/06/2024  
Dave Jurlina  
Proposed Lot 1  
Inland Road  
Lake Ohia

Report on Storm Water Attenuation

**Purpose:**

To control/assist the management of the effects of stormwater runoff from building developments and mitigate the impact this has on infrastructural assets.

**Considerations:**

It needs to be accepted that the impact is greater in densely populated areas and less in urban/rural.

The definition of soakage is the process where a permeable substance receives a liquid, in this case where storm water is disposed of into ground, or effective runoff slowed so as to minimize effects on the environment or infrastructure.

The infiltration factor  $k_{sat}$  assessment, assists in mitigating runoff impact.

Characteristics that determine permeability are soil structure, soil particle size, and geomorphology.

The flow rate of the soakage discharge is also dependent upon the soakage area and the hydraulic pressure forcing water into the absorbent media.

**Site Description:**

The property is located off Inland Road Tokerau Beach Lake Ohia. The proposed subdivision is of Lot 2 DP 73967. The new Lot 1 has a proposed area of Approx 42200m<sup>2</sup>.

A visual inspection of the property was undertaken. The likely building site is on a gentle sloping area of the undulating dune section. This proposed change in use is currently part of a grazing area. The site is covered predominantly in grass.

Natural surface water would be directed away from the new building via the natural contours of the land.

The soil type is listed as Ohia Sand. This is classed as very well drained. During testing, good soakage was achieved.

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The estimated additional impermeable surfaces have been calculated as per spread sheet 308 m<sup>2</sup>

The ratio of impermeable surfaces to overall area is less than 1%. This shows that attenuation can be contained and allowed for on site.

**Design Criteria:**

Soakage devices must be 3m from dwellings. Run off from impervious surfaces on a proposed total land area of 42200m<sup>2</sup> is of marginal concern.

All calculations submitted are via FNDC Stormwater calculation spread sheet.

The observations are that Storm water attenuation can be easily catered for and should not be a concern in the evaluation for building consent.

It is a given that new calculations may be required should future development take place.

The Whangarei Engineering Flow charts require attenuation to be designed when the proportion of greater than 2% of the whole is reached and therefore attenuation would not normally be required with this development.

The Far North District Council aligns storm water attenuation requirements with other authorities.

The Whangarei District Council requires site attenuation when the percentage of impermeable surfaces exceeds 2%.

The ARC prepared TP10 as a reference on similar basis and ASNZS 1547 is also structured in the same manner.

The spread sheet used in calculating Attenuation requirements has been developed in conjunction with the FNDC storm water Engineer.

Devices which discharge water via infiltration through soil provide a storm water quality benefit to the receiving environment and the in-situ soil acts as a filter media for removing contaminants. This is a known beneficial factor and provides for infiltration devices to be used as storm water quality treatment.

The Far North District Council information was designed specifically to enable storm water design to be expedited quickly. The ARC prepared TP10 on the same basis. ASNZS1547 is also structured in the same manner.

All of these design documents suggest that the property, with a ratio of less than 1%, will not require attenuation.

The principle used is that overflow from rainwater storage will be discharged via 100mm uPVC stormwater pipe and spreader to the surrounding environment. The cumulative effects from this sized development will be minor, in relation to the whole.



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On site observation indicates that there is not, and is unlikely to be, any erosion from this source.

Any development has some adverse effects. However, in relation to the major area the effects are small, with stormwater having no immediate effect on any regional infrastructure.

It is most unlikely given the percentage of impervious surfaces that there will be any environmental effect which cannot be contained within the boundaries with this proposed development.

This combination of circumstance lessens the impact on the downstream environment while also enabling the maximum rainwater capture for residential use, while providing for the maximum soil absorption as proposed by TP10, again lessening the potential impact on infrastructure.

**Regional Plan:**

The Northland Regional Council proposed rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network, provided that (amongst other conditions) the discharge or diversion does not cause or increase nuisance or damage to other property. In this case there will be no affected neighbouring properties.

Therefore this proposal is in accordance with NRC Rule C6.4.2.

**Conclusion:**

Any stormwater overflow from this property will be discharged via a spreader bar to the surrounding environment and drainage network. There will be no cumulative effect on FNDC infrastructure.



Eric Wagener Certifying Registered Drainlayer 05877  
Robert Wagener (Engineer) Effluential Drainlayers Associate

Rational method 48hr

Pre - Development water flow		Rational method										Pre-development Slope %			
(Original water flow)		Roof & decks 1 (m <sup>2</sup> )		Concrete & smooth seal 2 (m <sup>2</sup> )		Metalled area Or rough seal 3 (m <sup>2</sup> )		Other Impervious 4 (m <sup>2</sup> )		Vegetation 5 (m <sup>2</sup> )		Bush 6 (m <sup>2</sup> )		10	
Total area.		306.00		0		0		0		306		0		0.00	
Runoff coefficient		Use "C" values from FNDG TR55 chart		Use "C" values from FNDG TR55 chart		Use "C" values from FNDG TR55 chart		Use "C" values from FNDG TR55 chart		Use "C" values from FNDG TR55 chart		Use "C" values from FNDG TR55 chart		Use "C" values from FNDG TR55 chart	
Generally do not use slope adjustment Ci factor if using TR55		FALSE 0.98		FALSE 0.98		FALSE 0.3		FALSE 0.65		FALSE 0.59		FALSE 0.59		FALSE 0.59	
Rainfall Data from NIWA, Hirds 4, RCP6, 2081-2100		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)	
Use an appropriate event for the situation		3.14		3.14		3.14		3.14		3.14		3.14		3.14	
Flow rate of surface water		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000	
Pre - development flow of developed area		Qp (m <sup>3</sup> /sec) 0.0002		Qp (L/sec) 0.16											
Post - Development water flow		Any area where there is a change in the impermeability values										Any area where there is no change to the impermeability values			
Total area.		Roof & decks 1 (m <sup>2</sup> ) 120		Concrete & smooth seal 2 (m <sup>2</sup> ) 0		Metalled area Or rough seal 3 (m <sup>2</sup> ) 186		Vegetation 4 (m <sup>2</sup> ) 0		Concrete & smooth seal 5 (m <sup>2</sup> ) 0		Metalled area or vegetation 6 (m <sup>2</sup> ) 0		Metalled area or seal 7 (m <sup>2</sup> ) 0	
Area (m <sup>2</sup> ) 306.00		OK		OK		OK		OK		OK		OK		OK	
Use "C" values from FNDG TR55 chart		Generally do not use slope adjustment Ci factor if using TR55		Generally do not use slope adjustment Ci factor if using TR55		Generally do not use slope adjustment Ci factor if using TR55		Generally do not use slope adjustment Ci factor if using TR55		Generally do not use slope adjustment Ci factor if using TR55		Generally do not use slope adjustment Ci factor if using TR55		Generally do not use slope adjustment Ci factor if using TR55	
Rainfall Data from NIWA, Hirds 4, RCP6, 2081-2100		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)		1 (mm/hr)	
Use an appropriate event for the situation		3.50		3.50		3.50		3.50		3.14		3.14		3.14	
Flow rate of surface water		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000		Qc (m <sup>3</sup> /sec) 0.000	
Total included in attenuation system calc's		Qa (m <sup>3</sup> /sec) 0.000		Qa (L/sec) 0.12											
Post - Pre development flow		Qdpp (m <sup>3</sup> /sec) 0.0001		Qdpp (L/sec) 0.12											
Total post development flow		Qatt (m <sup>3</sup> /sec) 0.0003		Qatt (L/sec) 0.27											
Developed flow + undeveloped flow		0 to 10min													

### 2

Select 1 for type of tank/area, 0 for other

Estimate storage volume

Adjust to match max. Vstord

Round area

Square/rectangular area

Short tube, 0.76

Thin sharp, 0.62

Round  0 Square  1

Num. Of tanks  2

Width  2

Length  3

Office type "U"  8

Thin sharp, 0.76  9.8657

Calculation (Initial)

Total tank area  $m^2$  6.00

Calculation (Initial)

Total tank volume  $m^3$  9.18

Initial calculation

Vstord max.  $m^3$  0.00

Vstord min.  $m^3$  6.00

0.05 to 3.5% left @ 48hr

Graph, 24hr Vstord 2520m

Max 10% left @ 24hr from initial calc.

or add extra volume

Calculation (Initial)

usable height  $m$  1.53

hmax (m)  $m$  9.18

OR

1.528

9.17

0.039

0.43

0.0398

1.07

Calculation (Final)

Additional area  $m^2$  Nil

Total area  $m^2$  Nil

Final volume  $m^3$  Same as initial

Same as initial

Same as initial

Not used

1.07

Num. Of tanks  1

Slope out control (volume)

1930min (low235) 2130min (low435) 2160min (lin=465)

f (m) 0.0588 0.00526 0.051713

0.00645 0.00556 0.0054596

0.05764 0.02986 0.028434

If using slope control 0.001430 0.001430 0.000021

Diff: = 0.0015 - 0.0005

minutes steps

80 minute crossover

1500

0.00140

0.00124

0.00118

-0.00024

-0.00011

0.00021

minutes steps

1620

0.00072

0.00072

0.00083

0.00021

Line to compare pre-development original line with crossover line changes at point

minutes steps

1445

1450

1470

1500

1620

1800

2160

Qpr (L/sec)

4.5

3.4

2.9

1.4

0.7

0.5

0.3

### 3

Pre - development flow of developed area

Pre-development flow matches 24hr Admin. Intensity Uses (60min.crossover Q126) as a source value

Do not change

For calculation purposes this section changes the dia only and thereby the area

The information is not used for anything else

Additional storage is required use the original/initial office size and calc. height

48hr 24hr 12hr 6hr 3hr

C20 U20 U20 A20 AM20

0.00016 0.00027 0.00045 0.00070 0.00140

Qp (m<sup>3</sup>/sec) 1.684

Qp (L/sec) 0.029409

Dia check  OK

Dia 0.0189

Area 0.0003

Qout 1520 (L/sec) 1.127

Qout (m<sup>3</sup>/sec) 0.00113

Chart point (min.) 1520

48hr program

Min.crossover Chart point (min.) 1520

30

8020

0.00097

Slope factor adjustment at Min.crossover Chart point (min.) 0.91

1080min (K2305) 2520min (K5185)

Qod (L/sec) 0.26392

0.13246

Diff: < 0 normally

0.14356

### 4

#### Calculate maximum storage volume

Chart intensity

Chart intensity Storm duration- Event data. THINS Direct to Afton. plus office flow out

hr values

minutes slope

THR

Storm duration- mins

Attenuation calc. total Catchment pre-devel.

Qa (L/sec)

Qch (L/sec)

For period 2081-2100

Kernhart Penular CC Post-decl RCPR

Kernhart Penular Pre-decl (0 deg)

Chart step factor

Check Adjust step factor if required

Catchment pre-devel. Adjust step factor if required

steps used	THR	Storm duration- mins	Attenuation calc. total Catchment pre-devel. Qa (L/sec)	Qch (L/sec)	Kernhart Penular CC Post-decl RCPR	Kernhart Penular Pre-decl (0 deg)	Chart step factor	Check Adjust step factor if required	Catchment pre-devel. Adjust step factor if required
48	720	12.00	720	0.12	3.5	3.14	1.4	OK	1.4
24	1080	6.00	380	0.2	6.12	5.41	0.55	OK	0.55
12	1260	3.00	180	0.4	10.4	8.98	0.55	OK	0.56
6	1380	2.00	120	0.6	16.9	14.4	0.9	OK	0.9
2	1410	0.50	30	1.2	33.8	28	0.8	OK	0.8
1	1425	0.25	15	1.8	48.5	40.8	0.04	OK	0.04
30	1430	0.08	5	2.6	69.4	57.2	1.0	OK	1.0
10	1435	0.08	5	3.1	83.2	68.5	1.0	OK	1.0
10	1440	0.08	5	4.1	110	90.7	1.5	OK	1.5
10	1445	0.08	5	4.1	110	90.7	1.0	OK	1.0
20	1450	0.08	5	5	83.2	68.5	0.9	OK	0.9
30	1455	0.08	5	2.6	69.4	57.2	0.8	OK	0.8
2	1470	0.25	15	1.8	48.5	40.8	0.8	OK	1.1
2	1500	0.50	30	1.2	33.8	28	1.1	OK	1
6	1620	2.00	120	0.6	16.9	14.4	0.8	OK	1
12	1800	3.00	180	0.4	10.4	8.98	1	OK	1
24	2160	6.00	360	0.2	6.12	5.41	0.8	OK	0.8
48	2880	12.00	720	0.1	3.5	3.14	0.73	OK	0.8

Qpmax. (m<sup>3</sup>/sec) 2.600

Qp (m<sup>3</sup>/sec) 0.00026

Qp (L/sec) 0.000260

Qout max. (L/sec) 2.50

Vol. stored, (m<sup>3</sup>) 9.148

Dia check  OK

Dia 0.0282

Dia 0.02820

Area 0.0006

Catchment flow Qpat (cell MAX(P109-P130))

Catchment flow = office flow out + catchment pre-development flow

For calculation purposes this section changes the dia only and thereby the area

10yr

1b		Rational method						48hr
Total catchment pre-development flow		Roof & decks 1 (m <sup>2</sup> )	Concrete & smooth seal 2 (m <sup>2</sup> )	Metalled area Or rough seal 3 (m <sup>2</sup> )	Other Impervious 4 (m <sup>2</sup> )	Vegetation 5 (m <sup>2</sup> )	Bush 6 (m <sup>2</sup> )	
Total area.	Area (m <sup>2</sup> )	0	0	0	0	306.00	0	

Pre-development Slope %
10

Soil symbol	Full name	Drainage class
<b>KAIKINO SUITE</b> Basement rock: sand		
KK	Kaikino sand	1≠0 - Poorly to very poorly drained
<b>KOHUMARU SUITE</b> Basement rock: alluvium from dolerite and andesite volcanoes		
PL	Parakao fine sandy loam	1≠0 - Poorly to very poorly drained
<b>MAUNGAREI SUITE</b> Basement rock: dacite, phylite and granodiorite		
PR, PRP	Parahaki fine sandy loam and silt loam	1≠0 - Poorly to very poorly drained
<b>OMAIKO SUITE</b> Basement rock: greywacke, argillite and quartzite		
OV, OVH, OVP	Omaiko gravelly silt loam	3≠2 OV Moderately to imperfectly drained 1≠0 OVH, OVP - Poorly to very poorly drained
<b>OMU SUITE</b> Basement rock: mudstone, claystone, shale		
WK, WKH, WKP	Wharekohe silt loam	1≠0 - Poorly to very poorly drained
WKR	Wharekohe silt loam with brown subsoil	1≠0 - Poorly to very poorly drained
<b>PINAKI SUITE</b> Basement rock: sand and sand terraces		
OE	Ohia sand	5 - Very well drained
TX, TXp	Te Hapua fine sandy loam	2≠1 TX Imperfectly to poorly drained 1≠0 TXp Poorly to very poorly drained
OEy	Ohia peaty sand	1≠0 - Poorly to very poorly drained
TEK	Te Kopuru sand	1≠0 - Poorly to very poorly drained
TEKm	Te Kopuru sand wet phase	1≠0 - Poorly to very poorly drained
TEKy	Te Kopuru peaty sand	1≠0 - Poorly to very poorly drained

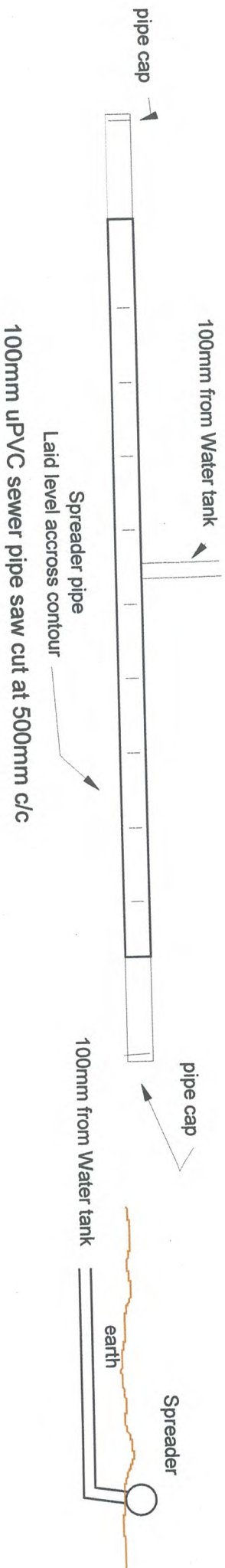
## Dave Jurlina - TOKERAU Lot 2

### Design Calculations

Bedrooms	3
Design Occupancy	5
Per capita wastewater production	160 L/d
Daily wastewater production	800 L/d
	0.8 m <sup>3</sup> /d
DLR	15 mm/d
	0.015 m/d
Treatment Area Required	53.33 m <sup>2</sup>
Available space	N/A m <sup>2</sup>
After boundary setbacks	N/A
Trench width	0.9 m
Therefore trench length	59.26 m
No of trenches	3
Length of trenches	19.75 m

# Spreader Detail

Appendix D



Dave Jurlina Lot 2 Inland Road 24

E.J. Wagener Certifying Registered Drainlayer 05877

# Appendix C

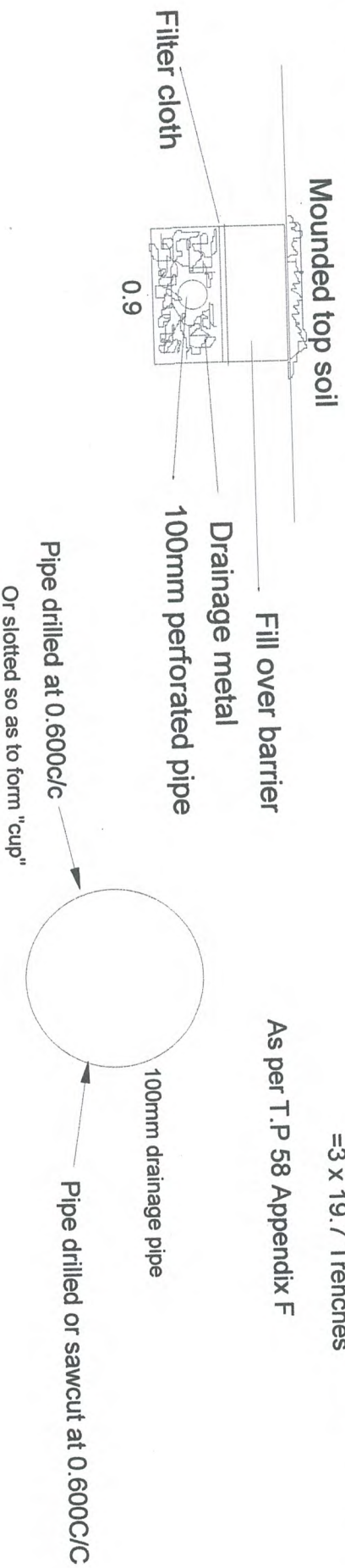
Note: Percolation tests show that absorption is best  
sub soil at sand level

Trenches should be laid level  
so that even loading occurs

Note: 3 x bedroom = 800DWF

800 MDWF  
Conservative Ksat 15 = 800/15 = 53m2  
=3 x 19.7 Trenches

Note: Pipes to be capped at open ends



## Effluent Trench Details Lot 2

### Dave Jurlina Inland Road Tokerau

E.J.Wagener Certifying Registered Drainlayer 05877



# Far North District Council

## Appendix E

### TP58

Dave Jurlina Lot 2 Inland Road

Tokerau

E.J Wagener

Robert Wagener Associate Engineer

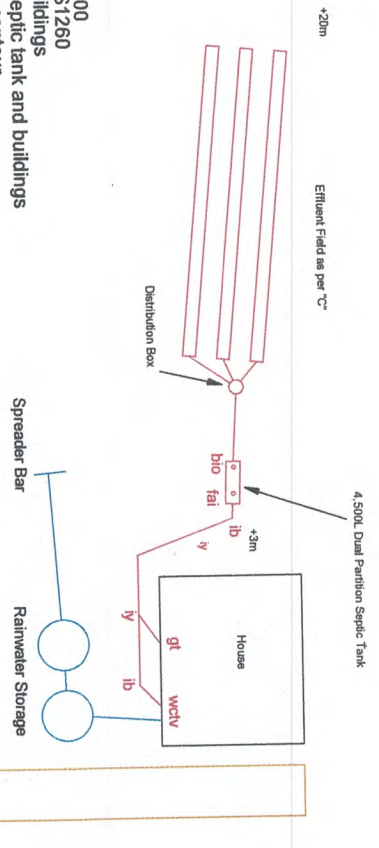
Right of Way

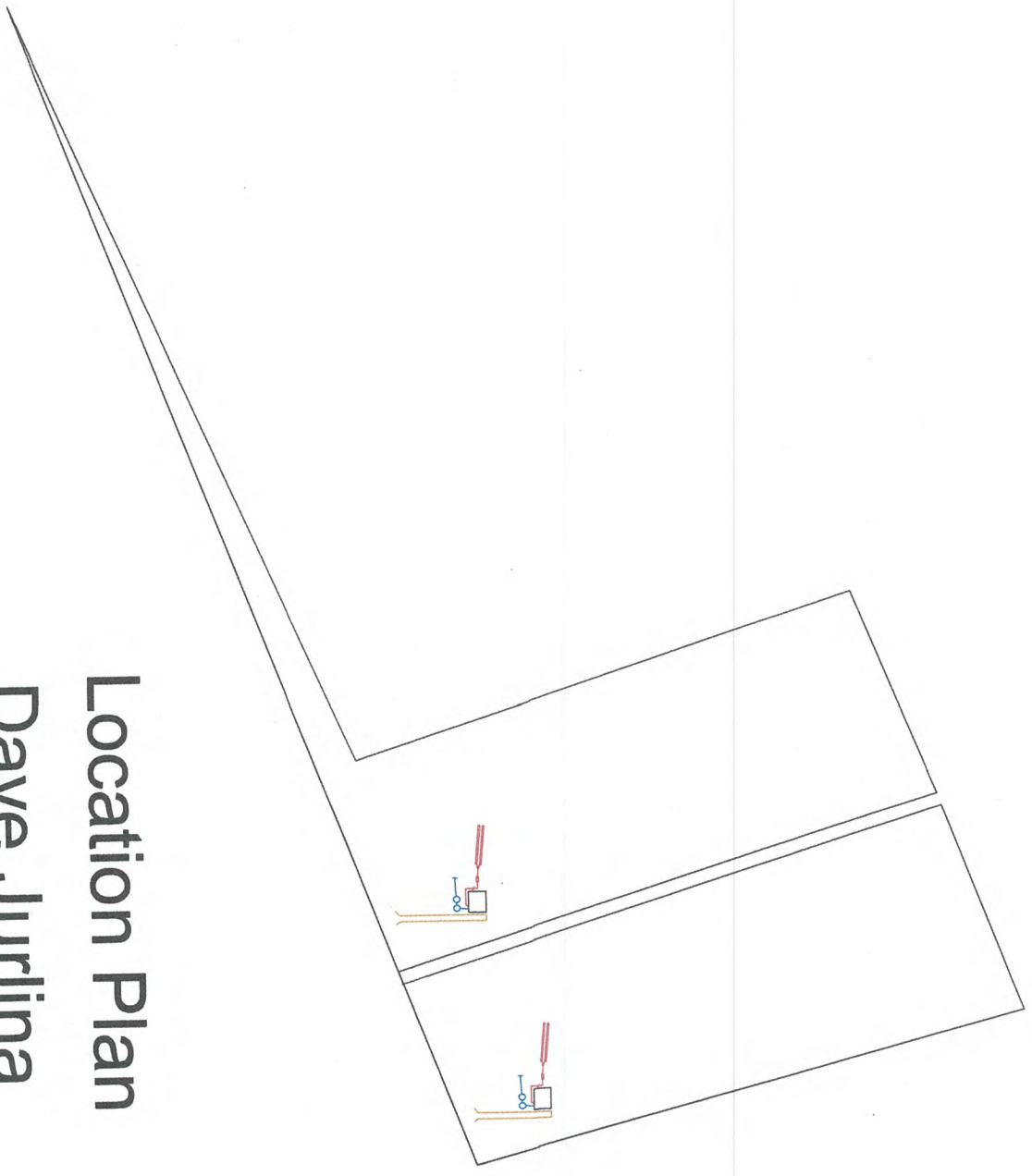
- Notes**
- All works to comply with AS/NZS33500
  - All materials to comply with AS/NZS1260
  - Septic tank to be at least 3m off buildings
  - Effluent field to be at least 3m off septic tank and buildings
  - Effluent field to be laid level across contour
  - Sewer main to be 100mm uPVC
  - Fall to septic tank to be at least 1:60
  - Septic tank to be dual partition 4,500L capacity
  - All septic works to be minimum of 1.5m off any boundary

**Site Distances**

Dave Jurlina

E.J. Wagener Certifying Registered Drainlayer 058777





# Location Plan

## Dave Jurlina

E.J. Wagener Certifying Registered Drainlayer 05877

# PRODUCER STATEMENT

## DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY:.....*Eric Wagener*..... (approved qualified design professional)

TO:.....*Dave Jurlina*..... (owner)

TO BE SUPPLIED TO: .....*Far North District Council*.....

PROPERTY LOCATION:.....*Inland Road, Tokerau*.....

LEGAL DESCRIPTION .....*Lot 2 DP474105*.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity

Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

.......... (Signature of approved design professional)

.....*Certifying Registered Drainlayer*..... (Professional qualifications)

.....*05877*..... (Licence Number or professional Registration number)

Address .....*3778 Far North Rd, RD4 Kaitaia*.....

Phone Number.....*09 4098 854*.....

Fax Number .....

Cell Phone .....*0274 885 584*.....

Date .....*08/06/2024*.....

**Note:** This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

**On-site Wastewater Disposal Site Evaluation Investigation Checklist**

**FAR NORTH DISTRICT COUNCIL**

# **Appendix E**

**TP58**

## **On-site Wastewater Disposal Site Evaluation Investigation Checklist**

**Part A –Owners Details**

**1. Applicant Details:**

Applicant Name	<i>Dave Jurlina</i>		
Company Name			
	First Name(s)		Surname
Property Owner Name(s)	<i>Dave</i>	<i>Jurlina</i>	
Nature of Applicant*	<i>Owner</i>		

(\*i.e. Owner, Leasee, Prospective Purchaser, Developer)

**2. Consultant / Site Evaluator Details:**

Consultant/Agent Name	<i>Eric Wagener &amp; Robert Wagener</i>		
Site Evaluator Name			
Postal Address	<i>3778 Far North Rd</i>		
	<i>RD4</i>		
	<i>Kaitaia</i>		
Phone Number	Business	<i>094098854</i>	Private
	Mobile	<i>0274885584</i>	Fax
Name of Contact Person	<i>Eric Wagener</i>		
E-mail Address	<i>ewagener@xtra.co.nz</i>		

**3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?**

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
-----	--	----	-------------------------------------	---------------

If yes give Reference Numbers and Description	

**4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted**

If so, specify Application Details and Consent No.

(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

<i>See CT</i>

**Part B- Property Details**

**1. Property for which this application relates:**

Physical Address of Property	<i>Inland Road, Tokerau</i>
Territorial Local Authority	<i>FAR NORTH DISTRICT COUNCIL</i>
Regional Council	<i>NORTHLAND REGIONAL COUNCIL</i>
Legal Status of Activity	Permitted:      Controlled:      Discretionary:
Relevant Regional Rule(s) (Note 1)	
Total Property Area (m <sup>2</sup> )	<i>Proposed 42,200</i>
Map Grid Reference of Property If Known	

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

Lot No.	DP No.	CT No.
<i>2</i>	<i>474105</i>	
Other (specify)	<i>Proposed Subdivision of Lot 2, TP58 is for proposed Lot2</i>	

Please ensure copy of Certificate of Title is attached

**PART C: Site Assessment - Surface Evaluation**

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

Note: Underlined terms defined in Table 1, attached

**Has a relevant property history study been conducted?**

Yes	No	<input checked="" type="checkbox"/>	(Please tick one)
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If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

<i>There are no HAIL issues as it is remote from hazardous activity</i>

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

Yes		No	<input checked="" type="checkbox"/>	Please tick
-----	--	----	-------------------------------------	-------------

If No, why not?

<i>There are no signs of stability problems.</i>

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

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

**2. Site Characteristics (See Table 1 attached):**

Provide descriptive details below:
<b>Performance of Adjacent Systems:</b>
<i>Systems are working well</i>
<b>Estimated Rainfall and Seasonal Variation:</b>
Information available from N.I.W.A MET RESEARCH
<i>1100-1300mm/yr</i>
<b>Vegetation / Tree Cover:</b>
<i>Pasture</i>
<b>Slope Shape: (Please provide diagrams)</b>
<i>Rolling</i>
<b>Slope Angle:</b>
<i>Approximately 2-7°. It will not create any difficulties for installation of disposal system.</i>
<b>Surface Water Drainage Characteristics:</b>
<i>Surface water will be alleviated by the natural contour of the land..</i>
<b>Flooding Potential: YES/NO</b>
<i>Unlikely to flood at proposed disposal field location.</i>
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
<b>Surface Water Separation:</b>
<i>+20m</i>
<b>Site Characteristics: or any other limitation influencing factors</b>



### 3. Site Geology Check Rock Maps

*Lake Ohia sand is listed in the soil maps.*

Geological Map Reference Number *NZMS 290*

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

North		West	<input checked="" type="checkbox"/>
North-West		South-West	
North-East		South-East	
East		South	

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

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	<i>+20m</i>	Check Council requirements <i>+1.5m</i>
Surface water, rivers creeks, drains etc	<i>+20m</i>	<i>+20m</i>
Groundwater	<i>+ 2.0m</i>	<i>+2.0m</i>
Stands of Trees/Shrubs	<i>+5m</i>	<i>+5m</i>
Wells, water bores	<i>N/A</i>	<i>N/A</i>
Embankments/retaining walls	<i>N/A</i>	<i>N/A</i>
Buildings	<i>+3m</i>	<i>+3m</i>
Other (specify):	<i>N/A</i>	<i>N/A</i>

## PART D: Site Assessment - Subsoil Investigation

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

Note: Underlined terms defined in Table 2, attached

### 1. Please identify the soil profile determination method:

Test Pit		Depth _____m	No of Test Pits	
Bore Hole		Depth <u>0.75</u> _____m	No of Bore Holes	<i>2</i>
Other (specify):				

Soil Report attached?

Yes  No  Please tick

### 2. Was fill material intercepted during the subsoil investigation?

Yes  No  Please tick

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

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

Please specify the method
<i>Constant Head ksat</i>

Test Report Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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Please tick

**4. Are surface water interception/diversion drains required?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

Please tick

If yes, please show on site plan

**4a Are subsurface drains required**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

If yes enter details

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

Winter	<i>Not found</i>	Measured	<input type="checkbox"/>	Estimated	<input checked="" type="checkbox"/>
Summer	<i>Not found</i>	Measured	<input type="checkbox"/>	Estimated	<input checked="" type="checkbox"/>

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

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
-----	--------------------------	----	-------------------------------------

Please tick

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

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

Is Topsoil Present?	<i>Yes</i>	If so, Topsoil Depth? (m)	<i>50mm</i>
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Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	<input type="checkbox"/>
2	Coarse to medium sand	Free draining	<input type="checkbox"/>
3	Medium-fine & loamy sand	Good drainage	<input checked="" type="checkbox"/>
4	Sandy loam, loam & silt loam	Moderate drainage	<input type="checkbox"/>
5	Sandy clay-loam, clay-loam & silty clay-loam	Moderate to slow drainage	<input type="checkbox"/>
6	Sandy clay, non-swelling clay & silty clay	Slow draining	<input type="checkbox"/>
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	<input type="checkbox"/>

Reasons for placing in stated category

<i>Soil maps put this soil into category 3.</i>

**PART E: Discharge Details**

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

Rainwater (roof collection)	<input checked="" type="checkbox"/>
Bore/well	<input type="checkbox"/>
Public supply	<input type="checkbox"/>

**2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available (Refer TP58 Table 6.1 and 6.2)**

Number of Bedrooms	3	
Design Occupancy	5	(Number of People)
Per capita Wastewater Production	160	(Litres per person per day)
Other – specify		
Total Daily Wastewater Production	800	(Litres per day)

**3. Do any special conditions apply regarding water saving devices**

a) Full Water Conservation Devices?	Yes		No	<input checked="" type="checkbox"/>	(Please tick)
b) Water Recycling - what %?		%			(Please tick)

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


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

Yes	<input type="checkbox"/>	(Please tick)
No	<input checked="" type="checkbox"/>	(Please tick)

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

**5. Gross Lot Area to Discharge Ratio:**

Gross Lot Area	42,200	m <sup>2</sup>
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	53	

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

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
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**8. Is a Northland Regional Council Discharge Consent Required?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(Please tick)
-----	--------------------------	----	-------------------------------------	---------------

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

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

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	Concrete – Dual Chamber	4500L
	Total Capacity	4500L

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

Biofilter

**PART G: Secondary and Tertiary Treatment**

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

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

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

**PART H: Land Disposal Method**

(Refer TP58 Section 8)

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

Gravity	<input checked="" type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input type="checkbox"/>

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

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
-----	--------------------------	----	--------------------------

If not to be installed, explain why


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

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

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

*(Refer TP58 Sections 9 and 10)*

Surface Dripper Irrigation		
Sub-surface Dripper irrigation		
Standard Trench	<input checked="" type="checkbox"/>	
Deep Trench		
Mound		
Evapo-transpiration Beds		
Other		Specify

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

Loading Rate	15		(Litres/m <sup>2</sup> /day)
Disposal Area	Design	53	(m <sup>2</sup> )
	Reserve	53	(m <sup>2</sup> )

**Explanation** *(Refer TP58 Sections 9 and 10)*

<i>This is a more conservative DLR than TP58 recommends for cat 3 soils as actual construction location has not been specified.</i>

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

Reserve Disposal Area (m <sup>2</sup> )	53
Percentage of Primary Disposal Area (%)	100%

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

**Description and Dimensions of Disposal Field:**

<i>See Design Site Plan</i>
<i>Total basal area required is 53m<sup>2</sup></i>
<i>3 trenches @ 0.9 x 22m = 53m<sup>2</sup></i>

Plan Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
----------------	-----	-------------------------------------	----	--------------------------

**If not, explain why not**


**PART I: Maintenance & Management**

(Refer TP58 Section 12.2)

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

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
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Name of Suppliers

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**PART J: Assessment of Environmental Effects**

**1. Is an assessment of environmental effects (AEE) included with application?**

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	<input checked="" type="checkbox"/>	No		(Please tick)
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If Yes, list and explain possible effects

*Nil*

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**PART K: Is Your Application Complete?**

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

Fully Complete this Assessment Form	<input checked="" type="checkbox"/>
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	<input checked="" type="checkbox"/>
Attach an Assessment of Environmental Effects (AEE)	<input checked="" type="checkbox"/>

**1. Declaration**

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

Name	<i>Syrie Wagon</i>	Signature	<i>[Signature]</i>
Position	<i>Reg. Officer</i>	Date	<i>20/11/14</i>

**Note**

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

## APPENDIX – A

### ASSESSMENT OF ENVIRONMENTAL EFFECTS PROPOSED LOT 2

#### Summary:

Dave Jurlina

Inland Road

Lake Ohia

In Preparing this design and recommendations the writer has taken into account:

- Subsoil structure, surface structure and the ability to contain effluent on the existing residential site.
- Ground water separation and potential for contamination.
- Evaluated the potential for effluent disposal and assessed the absorption field ability to cope with the design load.
- Adopted and evaluated design criteria as they apply to standard septic tank systems.
- Selected a simple solution and design recommendation for any additions to effluent disposal.
- Calculated the daily water use and combined that into the calculations for effluent disposal in m<sup>2</sup> requirements plus 100% reserve.
- Evaluated visually the potential for surface water contamination and potential for system short circuit.
- Identified that there is enough area within the proposed site constraints to allow for any designed load, and the designed effluent disposal.
- Identified that there is capacity for reserve if the reserve is required
- Identified and recorded the site aspect, and location
- Included site drainage location
- Stipulated design criteria
- Referred to the design criteria in T.P.58 Manual for On Site Disposal with particular reference to soil categories “Appendix D”
- Taken note of the special clauses of the consent notices, and evaluated the impact that this proposal may have.
- Used for assessment purposes calculations based on site land bore investigation, and percolation tests, balancing that against seasonal absorption variations.
- Taken note of overland surface water drainage patterns
- Concluded from careful evaluation that there will be no environmental effects which cannot be easily mitigated.

## Background to the summary for the Assessment of Environmental Effects and Mitigation Measures Appendix A-

Owner: Dave Jurlina  
Inland Road  
Tokerau Beach  
Lake Ohia

The property is located of Inland Road, Lake Ohia. This is for a proposed subdivision which will create a new Lot 2 which will have an area of 4.22Ha.

The proposed lot is currently part of a grazing area and as such is covered primarily in pasture. The property is undulating with moderate falls. The likely building site is shown on the site map and is approximate only.

Natural surface water will be directed away from a new building via the natural contours of the land.

### Risk Assessment:

The section is adjacent to other developments. Due to the topography of the site there is little chance of runoff from the building site effecting other properties.

The land mass is above any local recognised flood level. There are no ecological risks. No Hail issues have been identified with this area. The effluent system has been placed so that maximum separation possible is achieved from any assessed risk area. The wastewater and septic system have been designed using rates and design calculations from the ARC TP58 Design Manual approved by the FNDC.

The soakage is good in all seasons. Groundwater in winter is at a depth greater than 0.8m. This is significantly deeper than the designed effluent disposal system.

### Impact on surface water:

Visual evaluation of the site showed that adequate fall can be generated at the current proposed effluent site. This disposal area will not be affected by surface water. The primary treated effluent has been designed to be disposed of into the soil by standard trenches. There is sufficient slope on the section to ensure that there will be no surface water retention for any length of time which could affect or compromise the effluent disposal system chosen.

The designed effluent system is not seen to pose any threat to surface water for the above risk matrix reasons or pose a threat to others in the near vicinity.

### Impact on groundwater:

On site exploration and extensive testing has shown:



- Tests carried out on the site indicate that the soil falls into a category 3. There will be adequate area for reserve areas. The proposed lot in general at over 42,200m<sup>2</sup> has acceptable buffer areas.
- The decision tree process upon which the design was evaluated involved the careful analysis of soil structure, consideration of the areas available, the depth of soil available and the ability of the site to safely contain effluent discharge. The soil loading rates used were as a result of K<sub>sat</sub> tests, those recommended in T.P58, and ASNZS standards.

Having taken all the above factors into consideration it is believed that there will be little possibility of any effect on groundwater. There is a buffer between the effluent site and any risk area. The location of the effluent disposal systems has been placed so that the horizontal movement of any contaminants would not cause a hazard or have any effect on the immediate environment.

#### Impact on the soil:

It is generally accepted that the degree of nitrogen leaching increases with higher soil carriage water (rain fall and effluent loading rate). Therefore, low effluent loading rates can assist in the mitigation of nitrogen leaching.

The primary mechanism for reducing nitrogen discharges into the receiving environment is the reduction of the organic load. In this case the opportunity for intensive organic load is not considered a major factor due to the low occupancy and the reliance on rainwater.

The soil type is listed as Ohia sand. This is classed as being well drained. Onsite testing suggests drainage at this site is good. Therefore category 3 has been used for calculations.

#### Design mitigation measures:

The system installed for effluent disposal (appendix C) has been designed to maximise the potential for basal ground area, wall and transpiration disposal.

The separation distance of wastewater distribution from potential groundwater aquifers, which were not found, minimises the opportunity for any aquifer contamination. Storm water and storm water treatment is managed so that there will be no impact on effluent disposal.

#### Amenity Values:

An in-depth study of the immediate areas of impact indicates that this proposal will have no more impact on the surrounding land users or occupiers than that currently existing. The current systems for the neighbouring dwellings into similar structures show no sign of septic stress.

Conclusion:

The summary of factors taken into consideration "Appendix A" leads to the conclusion that there are no environmental effects which are not mitigated by adequate design.

It is our assessment that there are no environmental effects that would give reasons why this change in use should not go ahead.



E.J. Wagener Certifying Registered Drainlayer 05877

Robert Wagener Associate Engineer

Effluential DrainLayers Ltd  
3778 Main North Road  
R.D.4  
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

03/06/2024  
Dave Jurlina  
Proposed Lot 1  
Inland Road  
Lake Ohia

Report on Storm Water Attenuation

**Purpose:**

To control/assist the management of the effects of stormwater runoff from building developments and mitigate the impact this has on infrastructural assets.

**Considerations:**

It needs to be accepted that the impact is greater in densely populated areas and less in urban/rural.

The definition of soakage is the process where a permeable substance receives a liquid, in this case where storm water is disposed of into ground, or effective runoff slowed so as to minimize effects on the environment or infrastructure.

The infiltration factor ksat assessment, assists in mitigating runoff impact.

Characteristics that determine permeability are soil structure, soil particle size, and geomorphology.

The flow rate of the soakage discharge is also dependent upon the soakage area and the hydraulic pressure forcing water into the absorbent media.

**Site Description:**

The property is located off Inland Road Tokerau Beach Lake Ohia. The proposed subdivision is of Lot 2 DP 73967. The new Lot 2 has a proposed area of Approx 42200m<sup>2</sup>.

A visual inspection of the property was undertaken. The likely building site is on a gentle sloping area of the undulating dune section. This proposed change in use is currently part of a grazing area. The site is covered predominantly in grass.

Natural surface water would be directed away from the new building via the natural contours of the land.

The soil type is listed as Ohia Sand. This is classed as very well drained. During testing, good soakage was achieved.

**Effluential DrainLayers Ltd**  
3778 Main North Road  
R.D.4  
Kaitaia 0484

Phone 09 409 8854 Fax 09 409 7720 Mobile 0274 8855 84

The estimated additional impermeable surfaces have been calculated as per spread sheet 308 m<sup>2</sup>

The ratio of impermeable surfaces to overall area is less than 1%. This shows that attenuation can be contained and allowed for on site.

**Design Criteria:**

Soakage devices must be 3m from dwellings. Run off from impervious surfaces on a proposed total land area of 42200m<sup>2</sup> is of marginal concern.

All calculations submitted are via FNDC Stormwater calculation spread sheet.

The observations are that Storm water attenuation can be easily catered for and should not be a concern in the evaluation for building consent.

It is a given that new calculations may be required should future development take place.

The Whangarei Engineering Flow charts require attenuation to be designed when the proportion of greater than 2% of the whole is reached and therefore attenuation would not normally be required with this development.

The Far North District Council aligns storm water attenuation requirements with other authorities.

The Whangarei District Council requires site attenuation when the percentage of impermeable surfaces exceeds 2%.

The ARC prepared TP10 as a reference on similar basis and ASNZS 1547 is also structured in the same manner.

The spread sheet used in calculating Attenuation requirements has been developed in conjunction with the FNDC storm water Engineer.

Devices which discharge water via infiltration through soil provide a storm water quality benefit to the receiving environment and the in-situ soil acts as a filter media for removing contaminants. This is a known beneficial factor and provides for infiltration devices to be used as storm water quality treatment.

The Far North District Council information was designed specifically to enable storm water design to be expedited quickly. The ARC prepared TP10 on the same basis. ASNZS1547 is also structured in the same manner.

All of these design documents suggest that the property, with a ratio of less than 1%, will not require attenuation.

The principle used is that overflow from rainwater storage will be discharged via 100mm uPVC stormwater pipe and spreader to the surrounding environment. The cumulative effects from this sized development will be minor, in relation to the whole.

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On site observation indicates that there is not, and is unlikely to be, any erosion from this source.

Any development has some adverse effects. However, in relation to the major area the effects are small, with stormwater having no immediate effect on any regional infrastructure.

It is most unlikely given the percentage of impervious surfaces that there will be any environmental effect which cannot be contained within the boundaries with this proposed development.

This combination of circumstance lessens the impact on the downstream environment while also enabling the maximum rainwater capture for residential use, while providing for the maximum soil absorption as proposed by TP10, again lessening the potential impact on infrastructure.

**Regional Plan:**

The Northland Regional Council proposed rule C6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network, provided that (amongst other conditions) the discharge or diversion does not cause or increase nuisance or damage to other property. In this case there will be no affected neighbouring properties.

Therefore this proposal is in accordance with NRC Rule C6.4.2.

**Conclusion:**

Any stormwater overflow from this property will be discharged via a spreader bar to the surrounding environment and drainage network. There will be no cumulative effect on FNDC infrastructure.



Eric Wagener Certifying Registered Drainlayer 05877  
Robert Wagener (Engineer) Effluential Drainlayers Associate

1		Rational method						48hr							
Pre - Development water flow		Roof & decks 1 (m <sup>2</sup> )		Concrete & smooth seal 2 (m <sup>2</sup> )		Metal area Or rough seal 3 (m <sup>2</sup> )		Other Impervious 4 (m <sup>2</sup> )		Vegetation 5 (m <sup>2</sup> )		Bush 6 (m <sup>2</sup> )		Pre-development Slope % 10	
(Original water flow)		Total area.		306.00		0		0		306		0		CI correction 0.00	
Runoff coefficient		Use "C" values from FNDG TR55 chart		Generally do not use slope adjustment Ci factor if using TR55		Use an appropriate event for the situation		Rainfall intensity		Rainfall Data from NIWA, Hirds 4, RCP6, 2081-2100		Flow rate of surface water		Pre - development flow of developed area	
Pre - development flow		Qp (m <sup>3</sup> /sec)		0.0002		Qp (L/sec)		0.16		Qc (m <sup>3</sup> /sec)		0.000		Qc (L/sec)	
Post - Development water flow		Any area where there is a change in the impermeability values		Roof & decks 1 (m <sup>2</sup> )		Concrete & smooth seal 2 (m <sup>2</sup> )		Metal area Or rough seal 3 (m <sup>2</sup> )		Vegetation 4 (m <sup>2</sup> )		Concrete & smooth seal 5 (m <sup>2</sup> )		Metal area Or seal 7 (m <sup>2</sup> )	
Total area.		306.00		120		0		186		0		0		0	
Use "C" values from FNDG TR55 chart		Generally do not use slope adjustment Ci factor if using TR55		Use an appropriate event for the situation		Rainfall intensity rate		Rainfall Data from NIWA, Hirds 4, RCP6, 2081-2100		Flow rate of surface water		Total included in attenuation system calc's		Total no change, excluded from attenuation system calc's	
Pre - development flow		Qp (m <sup>3</sup> /sec)		0.000		Qc (m <sup>3</sup> /sec)		0.000		Qc (m <sup>3</sup> /sec)		0.000		Qc (m <sup>3</sup> /sec)	
Post - Pre development flow		Qpp (m <sup>3</sup> /sec)		0.0001		Qpp (L/sec)		0.12		Qc (m <sup>3</sup> /sec)		0.000		Qc (L/sec)	
Total post development flow		Developed flow + undeveloped flow		0.0003		Qat (L/sec)		0.27		Qc (m <sup>3</sup> /sec)		0.000		Qc (L/sec)	
0 to 10min															

**2**

Select 1 for type of tank/area, 0 for other

Estimate storage volume  
Adjust to match max. Vstord

Round area  
Round area

Square/rectangular area  
Short tube, 0.76  
Thin sharp, 0.62

Round 0  
Square 1

Num. Of tanks 0  
Round area 0  
Num. Of tanks 3  
Width 2  
Length 3

Tank radius r(m) 6.00  
Initial calculation factor max. 0.00  
Vstord max. 6.00  
Vstord min. 0.05 to 3.5% left @ 48hr

Graph, 24hr Vstord 2520m  
Max.10% left @ 24hr from initial calc.  
or add extra volume

Calculation (initial)  
Total tank area m<sup>2</sup> 6.00  
Calculation (initial)  
Total tank volume m<sup>3</sup> 9.18

Calculation (Initial)  
usable height hmax (m) 1.50  
Calculation (final)  
Additional area m<sup>2</sup> Nil  
Total area m<sup>2</sup> 6.1  
Final volume m<sup>3</sup> 11.34  
Same as initial  
Same as initial  
Same as initial  
Not used  
1.07

Num. Of tanks 1  
r (m) 1.9  
m<sup>2</sup> for fixed H68 height 11.34  
Trench width 4  
Trench length 6.1  
m<sup>2</sup> for fixed H68 height 24.40  
Not used

Slope out control [volume]  
190min (low4235) 210min (low4435) 2160min (line4465)  
0.00388 0.00526 0.0051713  
0.00645 0.00556 0.0054555  
0.05764 0.02986 0.028434  
If using slope control 0.001430  
DHF = 0.0015-0.0005  
minute steps 1620

**3**

Pre-development flow matches 2hr admin. Intensity  
Uses (60min;crossover 0126) as a source value  
Do not change  
For calculation purposes this section changes the dia only and thereby the area  
The information is not used for anything else

Pre-development flow of developed area  
48hr 24hr 12hr 6hr 2hr  
Qp (m<sup>3</sup>/sec) 0.00016 0.00027 0.00045 0.00072 0.00140  
Qp (L/sec) 1.1684 1.177 1.177 1.177 1.177  
Dia 0.0189 0.0189 0.0003 0 0  
Area 0.00189 0.0003 0.00113 0.00113 0.00113  
Qent 1520 (L/sec) 1.177 1.177 1.177 1.177 1.177  
Qent (m<sup>3</sup>/sec) 0.00113 0.00113 0.00113 0.00113 0.00113  
Chart point (min.) 1520 1520 1520 1520 1520  
Chart point (max.) 0.15

Qin max. 0.000409  
48hr program Min. crossover adjustment at Min. crossover Chart point (min.) peak flow Chart point (max.)  
1080min (K2305) 2520min (K5185) 0.12046 0.12046  
DHF: >0 normally

Slope factor 10  
1450 1450 1450 1450 1450  
1455 1470 1500 1620 1800  
1500 1500 1500 1620 1800  
2160

**4**

Calculate maximum storage volume

Chart intensity hr values  
Chart intensity Storm duration-THR  
Storm duration-Event data, TMIN5 Direct to Aftm.  
Attenuation calc: total Catchment pre-dev. plus office flow out  
Qin (L/sec) Qent (L/sec) Qout (L/sec)

For period 2081-2100  
Kenhari Penahar CC Post-dev RCP8  
Kenhari Penahar Pre-dev (0 deg)  
Chart step factor Adjust step factor if required Check Adjust step factor if required Catchment pre-dev. Chart step factor Adjust step factor if required

48	24	12	6	2	1	30	20	10	10	10	20	30	48
720	1080	1260	1380	1410	1425	1435	1440	1445	1450	1455	1470	1480	2160
12.00	6.00	3.00	2.00	0.50	0.25	0.08	0.08	0.08	0.08	0.08	0.25	0.50	12.00
360	180	120	30	15	5	5	5	5	5	5	15	30	360
0.12	0.2	0.4	0.6	1.2	1.8	2.6	3.1	4.1	4.5	5.4	8.2	10.4	6.12
0.23	0.4	0.7	1.1	2.0	2.7	3.7	4.3	5.4	4.5	5.4	8.2	10.4	6.12
10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr	10 yr
3.5	5.41	8.98	14.4	28	40.8	69.4	83.2	110	68.5	80.7	110	14.4	3.5
1.4	1	0.55	0.55	0.9	0.8	0.04	0.04	1.0	1.0	1.5	1.0	1.4	1.4
Lower Factor	Lower Factor	DK	DK	DK	DK	DK	DK	DK	Lower Factor	Lower Factor	Lower Factor	Lower Factor	Lower Factor
1	0.55	0.56	0.56	0.9	0.8	0.04	0.04	1.0	1.0	1.5	1.0	1.4	1.4
DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK
1	0.55	0.56	0.56	0.9	0.8	0.04	0.04	1.0	1.0	1.5	1.0	1.4	1.4
DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK
1	0.55	0.56	0.56	0.9	0.8	0.04	0.04	1.0	1.0	1.5	1.0	1.4	1.4
DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK	DK

Catchment flow Qcat (cell MAX(P108-P130))  
Catchment flow = orifices flow out + catchment pre-development flow  
For calculation purposes this section changes the dia only and thereby the area

Qcat max. 2.690  
Qp (m<sup>3</sup>/sec) 0.00016  
Qp (L/sec) 2.6  
Qent max. 1.177  
Qent (m<sup>3</sup>/sec) 0.00072  
Qent (L/sec) 2.60  
Vstord max. 9.148  
Vol. stored (m<sup>3</sup>) 9.148  
DK  
DK  
DK

Dia check 0.0282  
Dha 0.02820  
Area 0.0006

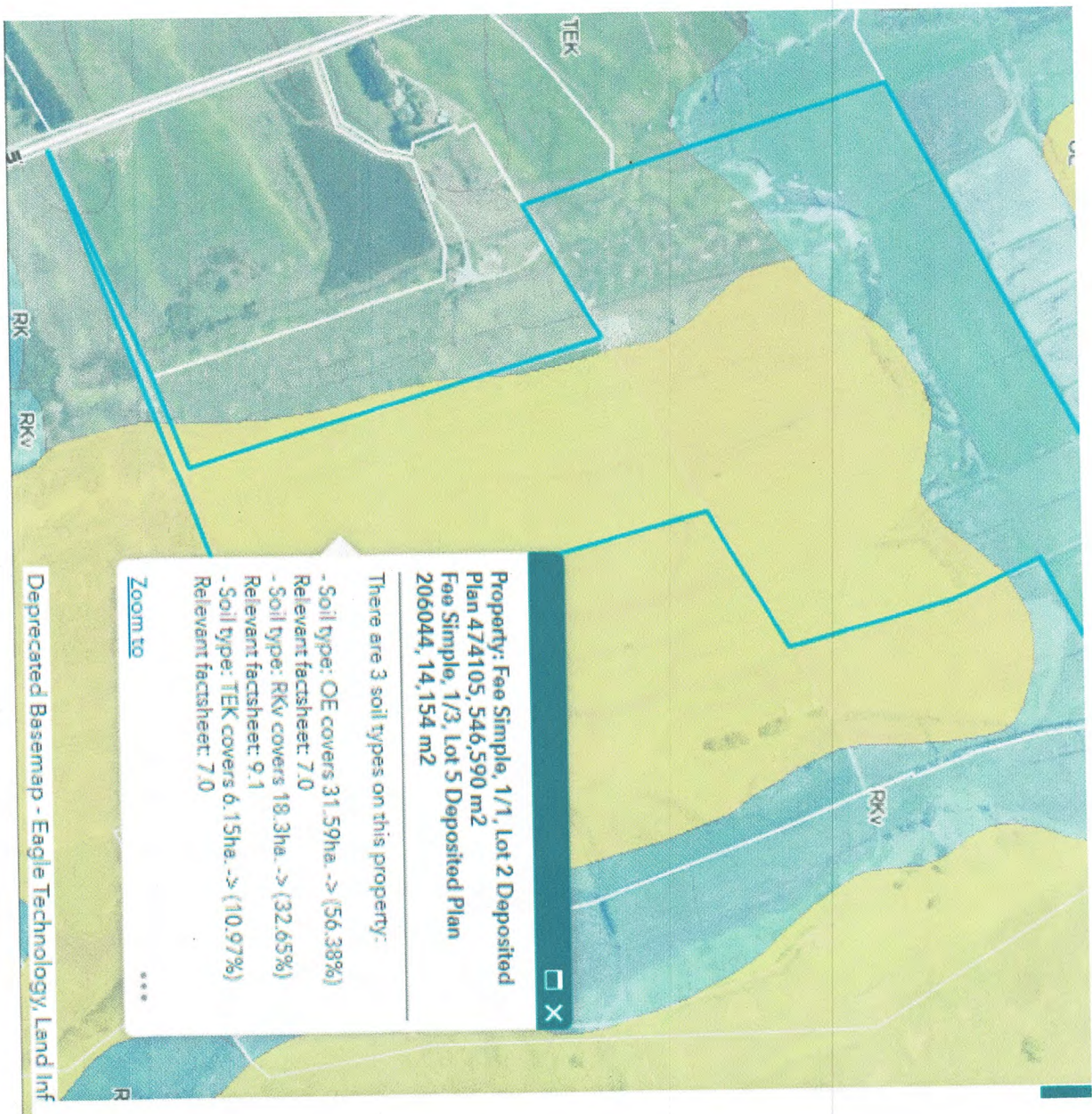
10yr

1b

Total catchment pre-development flow		Rational method					
		48hr					
	Area (m <sup>2</sup> )	Roof & decks 1 (m <sup>2</sup> )	Concrete & smooth seal 2 (m <sup>2</sup> )	Metalled area Or rough seal 3 (m <sup>2</sup> )	Other Impervious 4 (m <sup>2</sup> )	Vegetation 5 (m <sup>2</sup> )	Bush 6 (m <sup>2</sup> )
Total area.	306.00	0	0	0	0	306.00	0

Pre-development Slope %
10





Property: Fee Simple, 1/1, Lot 2 Deposited  
Plan 474105, 546,590 m<sup>2</sup>  
Fee Simple, 1/3, Lot 5 Deposited Plan  
206044, 14,154 m<sup>2</sup>

There are 3 soil types on this property:

- Soil type: OE covers 31.59ha. -> (56.38%)  
Relevant factsheet: 7.0
- Soil type: RKv covers 18.3ha. -> (32.65%)  
Relevant factsheet: 9.1
- Soil type: TEK covers 6.15ha. -> (10.97%)  
Relevant factsheet: 7.0

Zoom to

\*\*\*

Soil symbol	Full name	Drainage class
<b>KAIKINO SUITE</b> Basement rock: sand		
KK	Kaikino sand	1≠0 - Poorly to very poorly drained
<b>KOHUMARU SUITE</b> Basement rock: alluvium from dolerite and andesite volcanoes		
PL	Parakao fine sandy loam	1≠0 - Poorly to very poorly drained
<b>MAUNGAREI SUITE</b> Basement rock: dacite, phylite and granodiorite		
PR, PRP	Parahaki fine sandy loam and silt loam	1≠0 - Poorly to very poorly drained
<b>OMAIKO SUITE</b> Basement rock: greywacke, argillite and quartzite		
OV, OVH, OVP	Omaiko gravelly silt loam	3≠2 OV Moderately to imperfectly drained 1≠0 OVH, OVP - Poorly to very poorly drained
<b>OMU SUITE</b> Basement rock: mudstone, claystone, shale		
WK, WKH, WKp	Wharekohe silt loam	1≠0 - Poorly to very poorly drained
Wkz	Wharekohe silt loam with brown subsoil	1≠0 - Poorly to very poorly drained
<b>PINAKI SUITE</b> Basement rock: sand and sand terraces		
OE	Ohia sand	5 - Very well drained
TX, TXp	Te Hapua fine sandy loam	2≠1 TX Imperfectly to poorly drained 1≠0 TXp Poorly to very poorly drained
OEy	Ohia peaty sand	1≠0 - Poorly to very poorly drained
TEK	Te Kopuru sand	1≠0 - Poorly to very poorly drained
TEKm	Te Kopuru sand wet phase	1≠0 - Poorly to very poorly drained
TEKy	Te Kopuru peaty sand	1≠0 - Poorly to very poorly drained

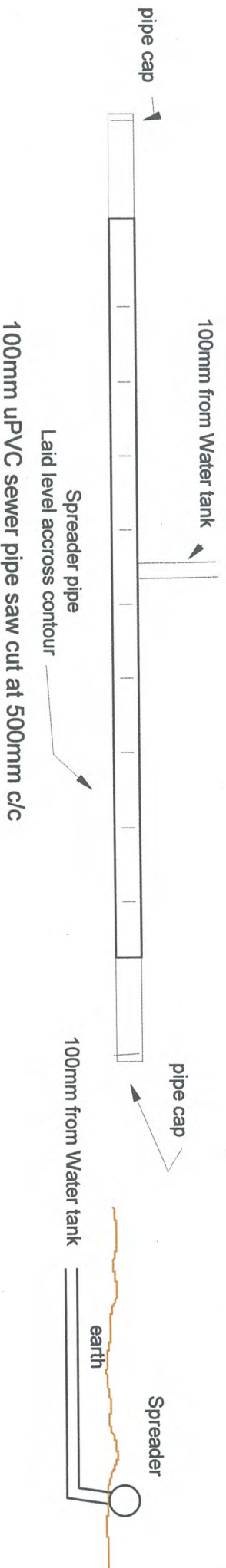
## Dave Jurlina - TOKERAU Lot 2

### Design Calculations

Bedrooms	3
Design Occupancy	5
Per capita wastewater production	160 L/d
Daily wastewater production	800 L/d
	0.8 m <sup>3</sup> /d
DLR	15 mm/d
	0.015 m/d
Treatment Area Required	53.33 m <sup>2</sup>
Available space	N/A m <sup>2</sup>
After boundary setbacks	N/A
Trench width	0.9 m
Therefore trench length	59.26 m
No of trenches	3
Length of trenches	19.75 m

# Spreader Detail

Appendix D



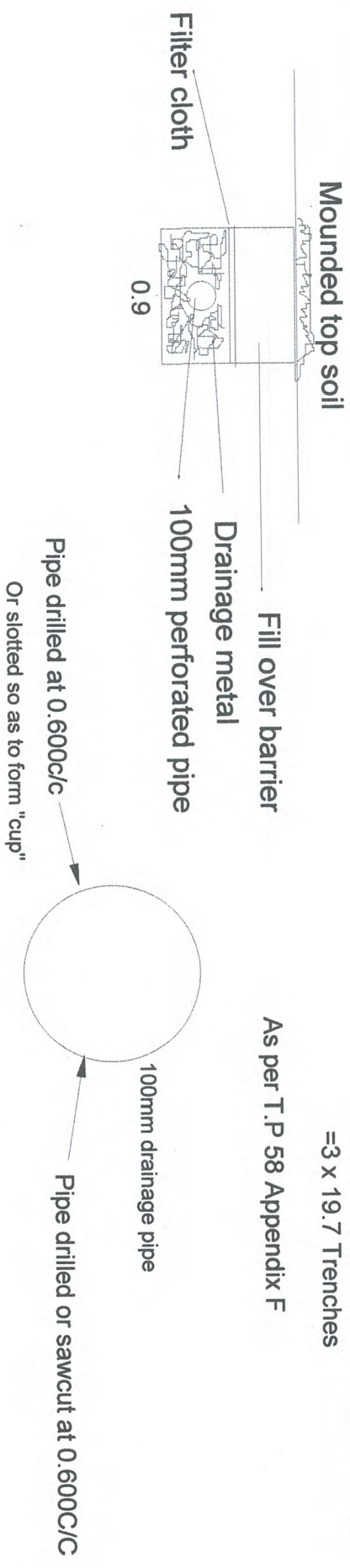
**Dave Jurlina Lot 2 Inland Road 24**

E.J. Wagener Certifying Registered Drainlayer 05877

# Appendix C

Note: Percolation tests show that absorption is best  
 sub soil at sand level  
 Trenches should be laid level  
 so that even loading occurs  
 Note: 3 x bedroom = 800DWF

Note: Pipes to be capped at open ends



800 MDWF  
 Conservative Ksat 15 = 800/15 = 53m<sup>2</sup>  
 =3 x 19.7 Trenches  
 As per T.P 58 Appendix F

## Effluent Trench Details Lot 2

### Dave Jurlina Inland Road Tokerau

E.J.Wagener Certifying Registered Drainlayer 05877