



Our Reference: 10656.1 (FNDC)

29 January 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

**RE: Proposed Subdivision of land zoned Residential – 21 Hillcrest Road, Kaikohe –
Neo Family Trustee Company Ltd**

I am pleased to submit application on behalf of Neo Family Trustee Company Ltd, for a proposed subdivision, and breach of access rules, land at 21 Hillcrest Road, Kaikohe, zoned Residential. The application is a discretionary activity.

The application fee of \$5,013 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

Consultation under way with a user of the driveway

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

5. Applicant Details

Name/s:

Neo Family Trustee Company Limited

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Lynley Newport

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

As per Item 5 above

Property Address/
Location:

Postcode

8. Application Site Details

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

Name/s:

As per item 5

Site Address/
Location:

28 Hillcrest Road

KAIKOHE

Postcode

0405

Legal Description:

Lot 2 DP 172752

Val Number:

Certificate of title:

NA106A/142

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.

House is tenanted please provide advance notice of at least 3 days to notify tenants of visits.

9. Description of the Proposal:

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

To subdivide a serviced site in the Residential Zone to create a total of 3 (2 additional) lots; and to breach access rules in regard to legal and physical width, and standard of access.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

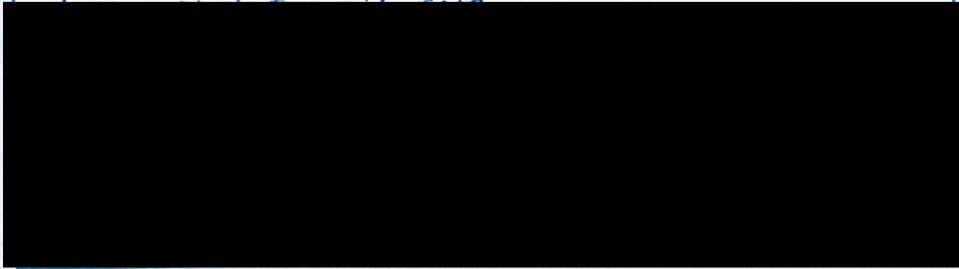
Neo Family Trustee Company Ltd

Email:

Phone number:

Postal address:

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



Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Lauva Knox-Whyte

Signature:

(signature of bill payer)

[Redacted Signature]

Date *17/1/2025*

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Lauwa Knox-Whyte

Signature:

[Redacted Signature]

Date *17/1/2025*

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

Checklist (please tick if information is provided)

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

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

Neo Family Trustee Company Ltd

PROPOSED SUBDIVISION

21 Hillcrest Road, Kaikohe

PLANNING REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS



Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 The Proposal

The applicants propose to subdivide property at 21 Hillcrest Road, Kaikohe to create a total of three residential lots (two additional). Refer to Appendix 1 for a copy of proposed Scheme Plan(s). The site currently contains an existing dwelling with access. The scheme plan shows this sitting across a proposed boundary. This situation will not remain with the dwelling either removed from site completely, or moved within the site to be totally within one of the lots. Proposed lot areas are as follows:

Lot 1	480m ² ;
Lot 2	662m ² and containing access; and
Lot 3	480m ² .

It is proposed that Lots 1 & 3 will have right of way easement over areas A & B on the scheme plan(s). The site is serviced with wastewater and water connections to Council's 3 waters. The application is accompanied by a Site Suitability Report.

The application requires consent pursuant to district wide rules in Chapter 15.1 due to the legal and physical width of the right of way to serve the lots.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by our clients, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide, as a discretionary activity. The name and address of the owner of the property is contained in the Form 9 Application Form.

2.0 PROPERTY DETAILS

Location:	21 Hillcrest Road, Kaikohe – refer to Location Map in Appendix 2
Legal Description:	Lot 2 DP 172752
CT:	NA106A/142 - copy attached as Appendix 3
Land Area:	1622m ²

3.0 SITE DESCRIPTION

3.1 Physical and mapped characteristics

The site is zoned Residential in the Operative District Plan, and General Residential in the Proposed District Plan. The application site is a serviced site, connected to Council's reticulated water and wastewater. It currently supports an existing single storey residential dwelling, accessed along a twin metal strip driveway off Hillcrest Road. The first portion of this driveway is concrete.

The site features a large grass/lawn area with isolated mature trees and shrubs, primarily around the boundaries. The properties on all boundaries are zoned and used for residential activity.

The site slopes gently from southwest to northeast with an approximate gradient of 7 degrees. The existing driveway runs north to south off Hillcrest Road and is single lane width.

The site is not identified as being prone to any natural hazard (NRC on-line hazard maps); and does not contain any high or outstanding natural character or landscape values, nor any indigenous vegetation. The site does not have any heritage or cultural values associated with it.

3.2 Legal Interests

The title is subject to right of way in favour of the adjacent property between it and Hillcrest Road. Refer to easement instrument forming part of Appendix 3.

3.2 Consent History

Building Consent History

BP239, issued in 1954 for a room;
BP26, issued in 1960 for the installation of a septic system; and
BP493, issued in 1966 for connecting to Council sewer.

Resource Consent History

RC 1960334-RMASUB, issued in 1996, creating two lots, one of which is the application site.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 and 5 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3 and 5 of this Planning Report for existing activities within the site. The application is for subdivision pursuant to the Operative District Plan and for a breach of access rules relating to the existing right of way.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause</i>	Refer to Sections 5 & 7 of this Planning Report.

<p>(2):</p> <p>(a) any relevant objectives, policies, or rules in a document; and (b) any relevant requirements, conditions, or permissions in any rules in a document; and (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</p>	
<p>(3) An application must also include any of the following that apply:</p>	
<p>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</p> <p>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</p> <p>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</p>	<p>Refer sections 3 and 5. The site supports a legally established residential dwelling.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>

Clause 4: Additional information required in application for subdivision consent

<p>(4) An application for a subdivision consent must also include information that adequately defines the following:</p>	
<p>(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</p>	<p>Refer to Scheme Plans in Appendix 1.</p>

<p>(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.</p>	
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Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<p>(1) An assessment of the activity's effects on the environment must include the following information:</p>	
<p>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</p>	<p>Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.</p>
<p>(b) an assessment of the actual or potential effect on the environment of the activity:</p>	<p>Refer to Section 6 of this planning report.</p>
<p>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</p>	<p>Not applicable as the application does not involve hazardous installations.</p>
<p>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</p>	<p>The subdivision does not involve any discharge of contaminant.</p>
<p>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</p>	<p>Refer to Section 6 of this planning report.</p>
<p>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</p>	<p>Refer to Section 8 of this planning report.</p>
<p>g) if the scale and significance of the activity's effects are such that</p>	<p>No monitoring is required as the scale and significance of effects does not warrant any.</p>

<p>monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</p>	
<p>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</p>	<p>No protected customary right is affected.</p>

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<p>(1) An assessment of the activity's effects on the environment must address the following matters:</p>	
<p>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</p>	<p>Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.</p>
<p>(b) any physical effect on the locality, including any landscape and visual effects:</p>	<p>Refer to Section 6. The proposed activity will have no adverse effects on the physical environment and landscape and visual amenity values.</p>
<p>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</p>	<p>Refer to Section 6. The proposal will result in no adverse effects in regard to habitat and ecosystems.</p>
<p>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</p>	<p>Refer to Section 6, and above comments</p>
<p>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</p>	<p>The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.</p>
<p>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</p>	<p>The subdivision site is not subject to natural hazards and does not involve hazardous installations.</p>

5.0 ACTIVITY STATUS

5.1 Operative District Plan

The property is zoned Residential and is a sewerred site. There are no resource features applying.

Table 13.7.2.1 Minimum Lot Sizes applies:

(v) RESIDENTIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 600m ² (sewered).		The minimum lot sizes are 2,000m ² (unsewered) and 300m ² (sewered).

The proposal creates three lots, two of which are less than 600m² in area, but greater than 300m² in area. Therefore the subdivision is a discretionary subdivision activity in terms of the above Table 13.7.2.1.

Zone Rules

All buildings within the proposed lots will be compliant with boundary setback; building height; and height to boundary permitted standards.

7.6.5.1.6 Stormwater Management – The total estimated existing and proposed impermeable surface coverage to be within each lot will be more than 50% of that lot's new area, therefore **consent is sought for breaches of Rule 7.6.5.1.6 for all three lots, up to the controlled activity threshold of 20%.**

7.6.5.1.17 Building Coverage – The permitted activity threshold for building coverage is 45% of total site area. This would mean the following maximum building coverage for each lot:

Lots 1 & 3 45% of 480m² = 216m²;

Lot 2 45% of 662m² = 299m²;

It is not intended to have building coverage exceeding these areas. No consent is being sought for any breach of the building coverage rule.

District Wide Rules

There are no rules in Chapter 12 of the Plan that are applicable, nor any in Chapter 14. The subdivision relies on increased use of an existing shared accessway. The ODP's Appendix 3B-1 requires a legal width of 7.5m for an accessway serving the number of properties proposed. The legal width of the existing driveway access is only 3.3m and it is not possible to add any legal width. The carriageway width required for the number of household equivalents proposed to use the shared access is 3m + passing bays as required. It is not intended, or possible, to provide passing bays. Where an access in an urban zone is to serve 2 or more household equivalents, it is to be concreted or sealed. It is not proposed to concrete or seal all the shared accessway. **Consent is therefore sought to breach Rules 15.1.6C.1.1(a) and 15.1.6C.1.2(c).**

Traffic intensity rules do not apply to subdivisions. Each lot will be able to provide for the required number of car park spaces for a residential use, with stacked parking being permitted in the zone.

I have not identified any other zone or district wide rule breaches. The proposal is, overall, a **discretionary** activity.

5.2 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022, with the majority of rules yet to have legal effect. Those that do are addressed below.

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource. As the application site and proposal does not involve hazardous substances, these rules are not relevant to the proposal.

Heritage Area Overlays – N/A as none apply to the application site.

Historic Heritage rules and Schedule 2 – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

Sites and Areas of Significance to Maori – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

No indigenous vegetation clearance is proposed.

Subdivision (specific parts) – only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources.

Activities on the surface of water – N/A as no such activities are proposed.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated ES-S5 are in regard to appropriate Erosion and Sediment Control measures being in place during any earthworks. Both aspects can be conditions of consent.

Signs – N/A – signage does not form part of this application.

Orongo Bay Zone – N/A as the site is not in Oronga Bay Zone.

There are no zone rules within the General Residential Zone with immediate legal effect that affect the proposal's activity status.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Allotment Sizes and Dimensions

It is proposed that each lot will support a modest sized dwelling with a footprint of approximately 120-150m². The lots are all large enough and of a shape to accommodate a 14m x 14m square building envelope complying with the zone's internal boundary setback requirements of 1.2m. The only road boundary is some distance away from where dwellings/buildings will be located. The site is serviced and the Site Suitability Report accompanying the application shows how stormwater can be appropriately and adequately managed.

6.2 Natural and Other Hazards

Refer to the Vision Consulting Engineers' Site Suitability Report attached in Appendix 5. No obvious signs of fill were observed and no signs of erosion were observed. The site is not identified as being in an area susceptible to:

- Landslide;
- Erosion;
- Coastal hazards;
- Flooding;
- Coastal flooding.

6.3 Water Supply

The existing dwelling is supplied by the FNDC water supply network. It is anticipated that three supply lines will be provided to the proposed lots via three separate water meters to be located at the Hillcrest Road access way entrance. There are two fire hydrants within 135m of the lots.

6.4 Stormwater Management & Disposal

Refer to the Vision Consulting Engineers' Site Suitability Report attached in Appendix 5. The report anticipates future impermeable cover on each lot to be within the controlled activity threshold of 60% of lot area (refer to Table 3 in 10.1 of the Site Suitability Report). Where impermeable surfaces exceed 50% of the total site area, attenuation will be required. The report recommends that at time of building consent for the development of each lot, on site attenuation can be designed by a suitably qualified person to restrict flows from the site to permitted conditions, and makes reference to NZ Building Code Clause E1 Surface Water.

6.5 Sanitary Sewage Disposal

Refer to the Vision Consulting Engineers' Site Suitability Report attached in Appendix 5. The existing dwelling is serviced by the FNDC's wastewater network, with a manhole located within the property boundary. This has been in place for approximately 50 years. The existing connection is a gravity feed system. It is anticipated that the existing network has sufficient capacity to accommodate the proposed subdivision, however to confirm this, the Site Suitability Report recommends a condition of consent be applied, essentially requiring the

consent holder to provide assessment and design report with construction drawings, for the approval of FNDC's infrastructure engineer.

6.6 Energy Supply & Telecommunications

The site has existing power connection. Both Chorus and Top Energy have been contacted for their requirements to connect all three lots to services. Correspondence is attached in Appendix 4.

6.7 Easements for any purpose

The existing easement will carry over onto new title for Lot 2. New easements in favour of Lots 1 & 3 are proposed as shown on the Scheme Plan(s) in Appendix 1.

6.8 Property Access

Refer to the Vision Consulting Engineers' Site Suitability Report attached in Appendix 5. Access to the site is from Hillcrest Road via a concrete crossing. The access way continues in a straight line for 54m, with legal width of 3.3m. The first 15m is concrete driveway, leading to a gravel strip driveway beyond that. See below picture – looking into the site.



House in the foreground is the dominant tenement for the ROW.

The legal width of the existing driveway is less than the required width as specified in Appendix 3B-1 of the Operative District Plan, and cannot be widened. An access serving 3-4 allotments is required to be 3m carriageway width with passing bays. Where passing bays are required, Rule 15.1.6C.1.3 specifies they must be 15m long and have a usable width of 5.5m, a width that is not possible to achieve on the existing driveway because of restricted legal width. However, part (b) of 15.1.6C.1.3 states that passing bays are required at spacings not exceeding 100m in rural and coastal zones (with no spacing specified for urban sites); and on blind corners or where visibility is restricted. As can be seen in the above picture there is no restriction to visibility for the entire length, and the overall distance of driveway/ROW is only 54m.

Part (c) of 15.1.6C.1.3 requires the accessway to be concreted or sealed. However, from a stormwater management perspective, as well as practicality in regard to the laying of

services, it is preferable, and in keeping with the surrounding sites, to retain metal surface and more permeability than concrete/sealed surface would achieve.

In summary, retaining the existing legal width and physical width and surface (at 3m) is, I believe, a practical and usable access arrangement.

Manoeuvring internal to the site is currently on lawn and bare land. Internal to the site it is proposed that accessways have minimum carriageway width of 3m, with appropriate gradients and turning radii to accommodate a standard car. It is suggested that the internal accessways be unsealed, similar to the existing gravel-strip driveway, remaining consistent with other driveways in the local area and with low-impact design principles being followed. A drainage system may need to be designed to manage stormwater runoff from the accessways, and this design will need to connect to the overall stormwater management strategy for the site, ensuring that runoff is conveyed efficiently without causing erosion or ponding.

Accessways will need to be designed to accommodate in ground services where required.

Given spatial limitations, it is proposed that the turning head at the end of the proposed right of way be a hammerhead or 'T' cul-de-sac design, with a minimum turning radius of 5.9m.

6.9 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes

Heritage/Cultural Values

There are no archaeological, or Sites of Significance to Maori recorded in the District Plan or the NZAA Archaeological Site Recording Scheme. There are no notable trees or historic sites as scheduled or mapped in the Operative District Plan.

Flora & Fauna

The site is already developed for residential use with no areas of indigenous vegetation or habitat present on the site. The site is in an urban area, zoned Residential. No restriction on the keeping of cats or dogs is considered necessary.

Areas set aside for Conservation Purposes

There are no statutory areas set aside for conservation purposes.

6.10 Soil

The subdivision is urban in nature and in an urban zone. It will not adversely affect the life supporting capacity of soil.

6.11 Access to reserves and waterbodies

The property does not adjoin any qualifying water body. The site is not adjacent to any Council reserve.

6.12 Land Use Compatibility

The subdivision is for urban use within an urban zone. There is no risk of land use compatibility occurring.

6.13 Proximity to Airports

Not relevant.

6.14 Natural Character of the Coastal Environment

Not relevant.

6.15 Energy Efficiency and Renewable Energy Development/use

Not considered, albeit each lot can provide access to sunlight for any future dwelling.

6.16 National Grid Corridor

Not relevant.

7.0 STATUTORY ASSESSMENT

7.1 Far North Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 13 (Subdivision); and 7.6 (Residential Zone) of the District Plan. These are listed and discussed below where relevant to this proposal.

Subdivision Objectives & Policies

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

This is an enabling objective. The Residential Zone is identified and located in areas where medium and high density residential living is and will be the predominant use. The site is serviced. The proposal presents sustainable management and will provide for small, affordable residences within walking distance of amenities. I believe the proposal to be consistent with Objective 13.3.1.

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.

The Assessment of Environmental Effects, and supporting reports, concludes that the proposed subdivision is appropriate for the site and that any actual or potential adverse effects can be avoided, remedied or mitigated. No reverse sensitivity effects will result from the subdivision and the site is not subject to any hazards.

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. By proposing development on land that is none of these things, the proposal is consistent with these objectives as the proposal will not create any adverse effects on the values and character outlined in the two objectives.

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.

The lots are and will be serviced with reticulated water and sewerage, and stormwater can be appropriately managed.

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.

This objective is likely intended to encourage Management Plan applications, and does not have a lot of relevance to this proposal.

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.

And related Policy

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

The site is not known to contain any sites of cultural significance to Maori, or wahi tapu. The site does not include or adjoin any waterbody. The subdivision creates two additional lots in an existing serviced urban area. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga.

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.

Power can be provided to lot boundaries.

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.

A future lot owner will have sufficient scope within the site to include energy efficiencies within their individual home designs, via active means such as solar panels, or passive design strategies such as sky lights and orientation.

The subdivision is close to town amenities.

Objective 13.3.11 is not discussed further as there is no National Grid on or near the subject site.

Policies

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

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

The values outlined above, along with existing uses, have been discussed earlier in this report.

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

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

Access to the site is off an existing public road (sealed). Subdivision site works will be minimal.

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

The site is not subject to any hazard that might impact on the future development of the proposed additional lots.

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

It is envisaged that internal to the site, utility services will be underground.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous

fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

The site is not known to contain any of the natural and physical resources listed in 13.4.6.

Policy 13.4.7 is not discussed as this relates to carparking associated with non residential activities (not relevant) or esplanade areas, none of which are required or considered necessary.

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

This is discussed earlier. The lots will be connected to Council reticulated water supply.

Policies 13.4.9 and 13.4.10 are not discussed further. The former relates to bonus development donor and recipient areas, which are not contemplated in this proposal; whilst the latter only applies to subdivision in the Conservation Zone.

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

The application is not lodged as a Management Plan application.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to **S6 matters**. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

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

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

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

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

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

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

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

S6 matters (National Importance) are addressed later in this report.

In addition:

(a) The proposal is within an urban area with residential character.

-
- (b) The proposal has little impact on natural character, indigenous vegetation, landforms, rivers, streams or wetlands.
 - (c) The site is not in the coastal environment.
 - (d) The site does not adjoin any stream or river. No public access is required.
 - (e) The proposal is not believed to negatively impact on the relationship of Maori with their culture.
 - (f) There are no existing areas of significant habitat or areas of significant indigenous vegetation.
 - (g) There are no identified heritage values.
 - (h) The site is serviced and not subject to natural hazards.

I consider the proposal to be consistent with Policy 13.4.13.

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

The subdivision has had regard to the underlying zone's objectives and policies – see below.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following: (a) development of energy efficient buildings and structures; (b) reduced travel distances and private car usage; (c) encouragement of pedestrian and cycle use; (d) access to alternative transport facilities; (e) domestic or community renewable electricity generation and renewable energy use

The new lots can provide for modest sized dwellings with good access to sunlight and the ability to utilise energy efficiency measures. The site is close to transport networks.

Policy 13.4.16 is not considered relevant as it only relates to the National Grid.

In summary, I believe the proposal to be consistent with the above Objectives and Policies.

Residential Zone Objectives and Policies

Objectives:

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.

I believe the proposed subdivision to be capable of providing for development that will be in keeping with, and compatible with, the character and amenity of the area. The sites will be serviced.

And policies

Subdivision Proposal

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

All of the above policies are applicable to the Council when determining zoning, and not to the individual property owner when developing their site.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

The additional vacant lots are smaller than the controlled minimum lot size applying in the zone, but consistent with (and larger than) the discretionary activity threshold. Development within each lot will remain within permitted activity thresholds in regard to boundary setback, height of buildings and building coverage. This will mean modest footprints. This is in keeping with providing for a "range of housing types and forms of accommodation" as required by this policy.

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

The above two policies are not relevant as this is a subdivision application and not seeking any non residential use requiring land use consent.

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

These matters have been addressed in the AEE. At least 50% of the new lots' area will be left free of buildings and at least 40% of the new lots' area will remain permeable coverage.

7.2 Far North Proposed District Plan Objectives and Policies

PDP Subdivision Objectives:

SUB-01 Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already

established on land from continuing to operate;

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

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

f. manages adverse effects on the environment.

SUB-O2 Subdivision provides for the:

a. Protection of highly productive land; and

b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and

b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

a. public open spaces;

b. esplanade where land adjoins the coastal marine area; and

c. esplanade where land adjoins other qualifying water bodies.

The subdivision results in the efficient use of land and achieves the objectives of the zone. It contributes to the local character and sense of place and reverse sensitivity issues are not increased. The subdivision does not increase the risk from natural hazards, and manages adverse effects (SUB-O1). The site and surrounding area is not utilised for productive purposes and is not zoned for productive use, so the subdivision has no need to protect such land. The site contains none of the items listed in SUB-O2(b).

The site is connected to Council services, and has power and telecommunications (SUB-O3). The subdivision creates lots that are accessible, connected and integrated with the surrounding environment. There are no qualifying water bodies that require esplanade (SUB-O4).

SUB-P1 Enable boundary adjustments that:

a. do not alter:

i. the degree of non compliance with District Plan rules and standards;

ii. the number and location of any access; and

iii. the number of certificates of title; and

b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

Not relevant – application is not a boundary adjustment.

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

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3 Provide for subdivision where it results in allotments that:

a. are consistent with the purpose, characteristics and qualities of the zone;

Subdivision Proposal

- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

The lots are consistent with the purpose, characteristics and qualities of the zone. They are of adequate size to contain a building platform and have legal and physical access.

SUB-P4

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

The site contains no waterbodies, areas of biodiversity, historical or cultural values or hazards.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

The subdivision proposes to utilise an existing crossing. This has good sight distances in both directions. Whilst the shared access will end with a turning head, this is unavoidable due to the layout and topography. The proposal is in keeping with development on adjacent sites.

SUB-P6 *Require infrastructure to be provided in an integrated and comprehensive manner by:*

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

The sites are / will be serviced.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

The site does not adjoin any waterbody.

SUB-P8 *Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:*

Site is not zoned Rural Production.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The site is not zoned either Rural Production or Rural Lifestyle and the subdivision is not a Management Plan.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not applicable. There are no minor residential units.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

As the proposal does not require consent under the PDP, this policy is of limited relevance. In any event, I believe the proposal has adequately taken into account all of the matters listed above.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

General Residential Zone Objectives:

GRZ-O1

The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- a. housing needs and demand;
- b. the adequacy and capacity of available or programmed development infrastructure;
- c. the amenity and character of the receiving residential environment; and
- d. historic heritage.

GRZ-O2

The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

GRZ-O3

Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone

GRZ-O4

Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-O5

Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.

GRZ-O6

Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

The proposal will provide for small, affordable and comfortable homes within easy working distance of amenities. The site is serviced. The proposal will not adversely impact on the amenity the area. The site has no heritage values (GRZ-01). The site is within the Areas of Benefit for Council services and is effectively an example of sensible in-fill urban development (GRZ-O2 & GRZ-O4). GRZ-O3 is not relevant. The site is not in any area subject to hazard and is within a managed stormwater area (GRZ-O5).

GRZ-P1

Enable land use and subdivision in the General Residential zone where:

- a. there is adequacy and capacity of available or programmed development infrastructure to support it; and*
- b. it is consistent with the scale, character and amenity anticipated in the residential environment.*

The site is fully serviced and the outcome will be consistent with the scale of residential development provided for in the zone.

GRZ-P2

Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:

- a. telecommunications:*
 - i. fibre where it is available; or*
 - ii. copper where fibre is not available;*
- b. local electricity distribution network; and*
- c. wastewater, potable water and stormwater where they are available.*

The site is / can be serviced.

GRZ-P3

Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-P4

Enable non-residential activities that:

GRZ-P5

Provide for retirement villages where they:

None of the above three policies are relevant to the proposal.

GRZ-P6

Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.

If would be feasible, but need not be a requirement, for the additional lots to collect roof run off to tank to supplement town supply.

GRZ-P7

Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

A small home is more energy efficient than a large one. The future owner may choose to utilise renewable electricity, e.g. solar, if they wish.

GRZ-P8

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

- a. consistency with the scale, design, amenity and character of the residential environment;
- b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance;
- c. for residential activities:
 - i. provision for outdoor living space;
 - ii. privacy for adjoining sites;
 - iii. access to sunlight;
- d. for non-residential activities:
 - i. scale and compatibility with residential activities
 - ii. hours of operation
- e. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;
- f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:
 - i. opportunities for low impact design principles
 - ii. ability of the site to address stormwater and soakage;
- g. managing natural hazards; and
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6

No consent is required under the PDP so the above policy has little relevance. In any event this policy simply covers matters already addressed.

7.3 Part 2 Matters**5 Purpose**

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

Subdivision Proposal

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:
- (g) the protection of protected customary rights:
- (h) the management of significant risks from natural hazards.

The application site does not contain or display any of the features, resources or values outlined in Section 6.

7 Other matters

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

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

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). It is considered that the proposal represents efficient use and development of a site. Proposed layout will ensure the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National and Regional Planning Documents

There are no National Policy Statements or Environmental Standards relevant to the proposal. However, in regard to the NPS on Urban Development 2020 – Updated May 2022 (NPS UD), whilst the Far North District Council is neither a Tier 1 nor Tier 2 local authority it is worth noting the NPS UD's objectives and policies. These focus on improving housing affordability and enabling more people to live close to amenities in urban centres, in a variety of homes, along with the necessary infrastructure planning to be carried out. In fill development such as that proposed is entirely consistent with the objectives and policies of the NPS UD.

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment; but also focus on ensuring that reverse sensitivity effects are avoided, remedied or mitigated.

I believe the proposal is consistent with the objectives or policies in the Regional Policy Statement for Northland.

8.0 CONSULTATION & S95A-E ASSESSMENT

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances exist and public notification is not mandatory. Step 2 of s95A specifies the circumstances that preclude public notification. None of these exist, and public notification is therefore not precluded. Step 3 of s95A must then be considered. This specifies that public notification is required in certain circumstances. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

Step 4 of s95A states that the consent authority is to determine if there are any special circumstances under which public notification may be warranted. I do not consider any such circumstances exist.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified

pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such groups or persons exist in this instance.

Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstances exist and therefore limited notification is not precluded.

Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. Given that the existing accessway cannot be brought up to the required standard for the number of properties to be served, as specified in the Operative District Plan, the existing dominant tenement property may be affected. Refer to section 8.4 below.

Step 4 of s95B states that the consent authority is to determine if there are any special circumstances under which limited notification may be warranted. I do not consider any such circumstances exist.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor. As such public notification is not required.

8.4 S95E Affected Persons & Consultation

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity.

The subdivision is a discretionary activity, both in terms of access and lot size (two of the three lots). On each of the lots, no consent is being sought for breaches of building coverage, or any boundary / height rules. This will enable the expected ratio of built development to open space for the zone, to be maintained. I have not identified any adjacent properties to be adversely affected by the proposal in terms of amenity and character effects, or stormwater management.

The access is shared with the adjacent property at north west of the leg-in and proposed Lot 1. It is proposed to add two small scale residential uses to that accessway, which will be upgraded but not capable of achieving private access standards because of the legal width only being 3.3m. The adjacent property (and existing dominant tenement) does not use the accessway for their house and front garage, however does use it to access a second garage building at the rear of their site. The additional traffic generated by two more homes (albeit modest homes) may have a minor effect on that adjacent property given they have the right to the full length of the driveway. The application is consulting with the owners of that property to obtain Written Approval.

The site does not contain any heritage or cultural sites or values, and does not contain any water body, and no earthworks are being proposed. The site does not contain any areas of

indigenous vegetation or habitat. The site is not accessed off state highway. As such, no pre lodgement consultation has been considered necessary with tangata whenua, Heritage NZ, Department of Conservation or Waka Kotahi.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are, I believe, capable of remedy and mitigation through conditions of consent, such that they will be less than minor. The proposal is considered consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and relevant objectives and policies of the National and Regional Policy Statements, and consistent with Part 2 of the Resource Management.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. There are no affected persons.

It is requested that the Council give favourable consideration to this application and grant consent.



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Date 29th January 2025

10.0 LIST OF APPENDICES

- Appendix 1** Scheme Plan(s)
- Appendix 2** Location Plan
- Appendix 3** Record of Title and Current Interests
- Appendix 4** Consultation with Top Energy and Chorus
- Appendix 5** Site Suitability Engineering Report

Appendix 1

Scheme Plan(s)

Hillcrest Road

Lot 1
DP 172572

Pt Lot 10
DP 13511

EXISTING EASEMENT

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A)	LOT 2 HEREON	D307233.4

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (B)	LOT 2 HEREON	LOTS 1 & 3 HEREON

Lot 8
DP 13511

Lot 1
480m²

(B)

Lot 2
DP 12946

Existing Dwelling
to be Removed

Lot 2
662m²

Lot 3
480m²

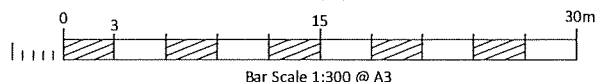
Lot 1
DP 70905

Lot 2
DP 70905

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA106A/142
Total Area: 1622m²
Zoning: Residential
Resource features: NIL

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.



315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
LOT 2 DP 172752
21 HILLCREST ROAD, KAIKOHE
PREPARED FOR: L. KNOX-WHYTE

Survey	Name	Date	ORIGINAL	SCALE	SHEET SIZE
Design					
Drawn	KY	02.07.24		1:300	A3
Approved					
Rev					
10656 Scheme					

Surveyors
Ref. No:
10656
Sheet 1 of 1



EXISTING EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A)	LOT 2 HEREON	D307233.4

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (B)	LOT 2 HEREON	LOTS 1 & 3 HEREON



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Bar Scale 1:300 @ A3

THOMSON SURVEY
 LIMITED

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Registered Land Surveyors, Planners & Land Development Consultants

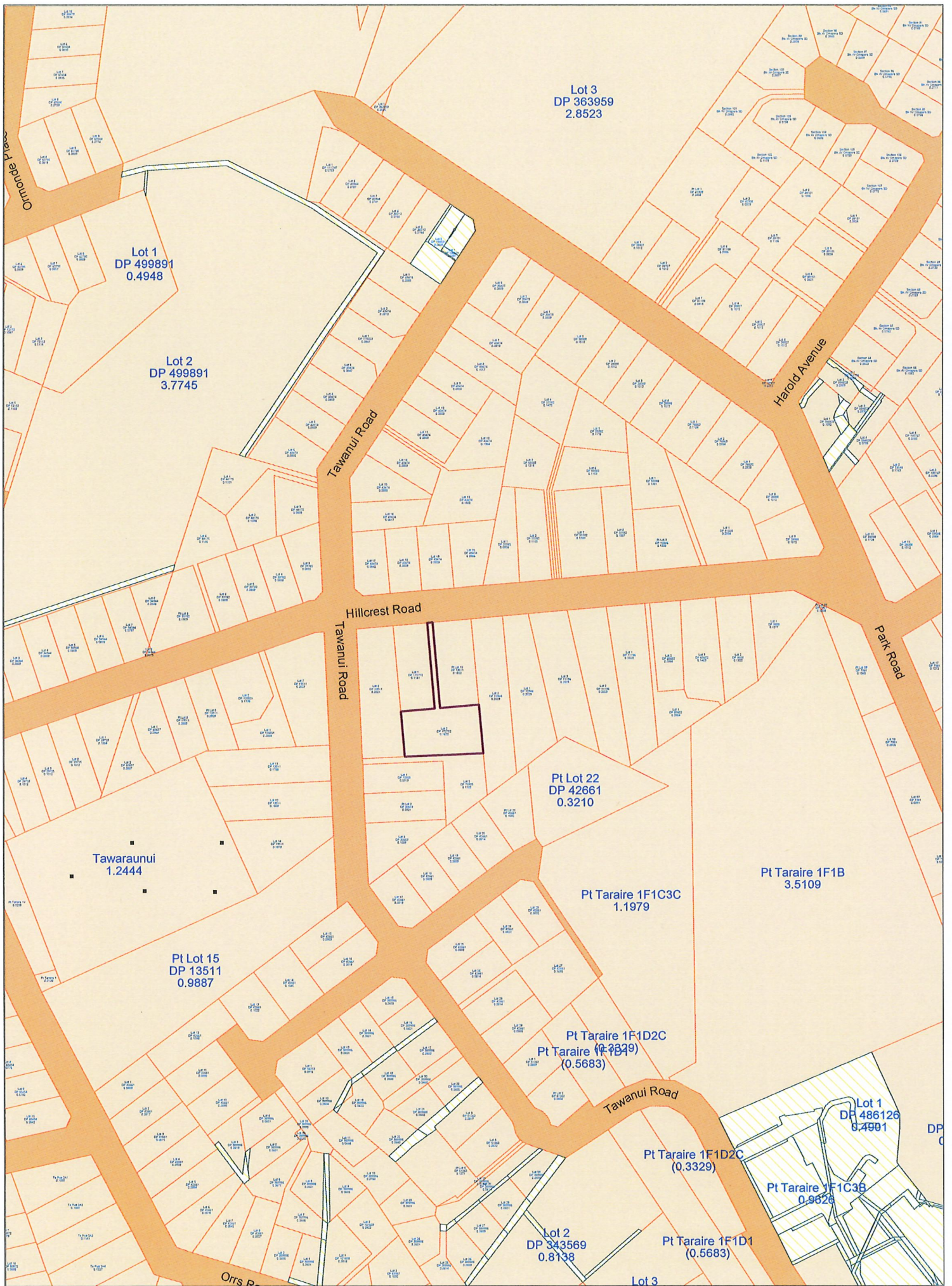
PROPOSED SUBDIVISION OF LOT 2 DP 172752
 21 HILLCREST ROAD, KAIKOHE
 PREPARED FOR: L. KNOX-WHYTE

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design				
Drawn	KY	02.07.24	1:300	A3
Approved				
Rev				
			10656 Scheme	

Surveyors Ref. No.:
10656
 Sheet 1 of 1

Appendix 2

Location Plan



Appendix 3

Record of Title and
Current Interests



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




R. W. Muir
Registrar-General
of Land

Identifier NA106A/142
Land Registration District North Auckland
Date Issued 02 September 1998

Prior References

NA30C/324

Estate Fee Simple
Area 1622 square metres more or less
Legal Description Lot 2 Deposited Plan 172752

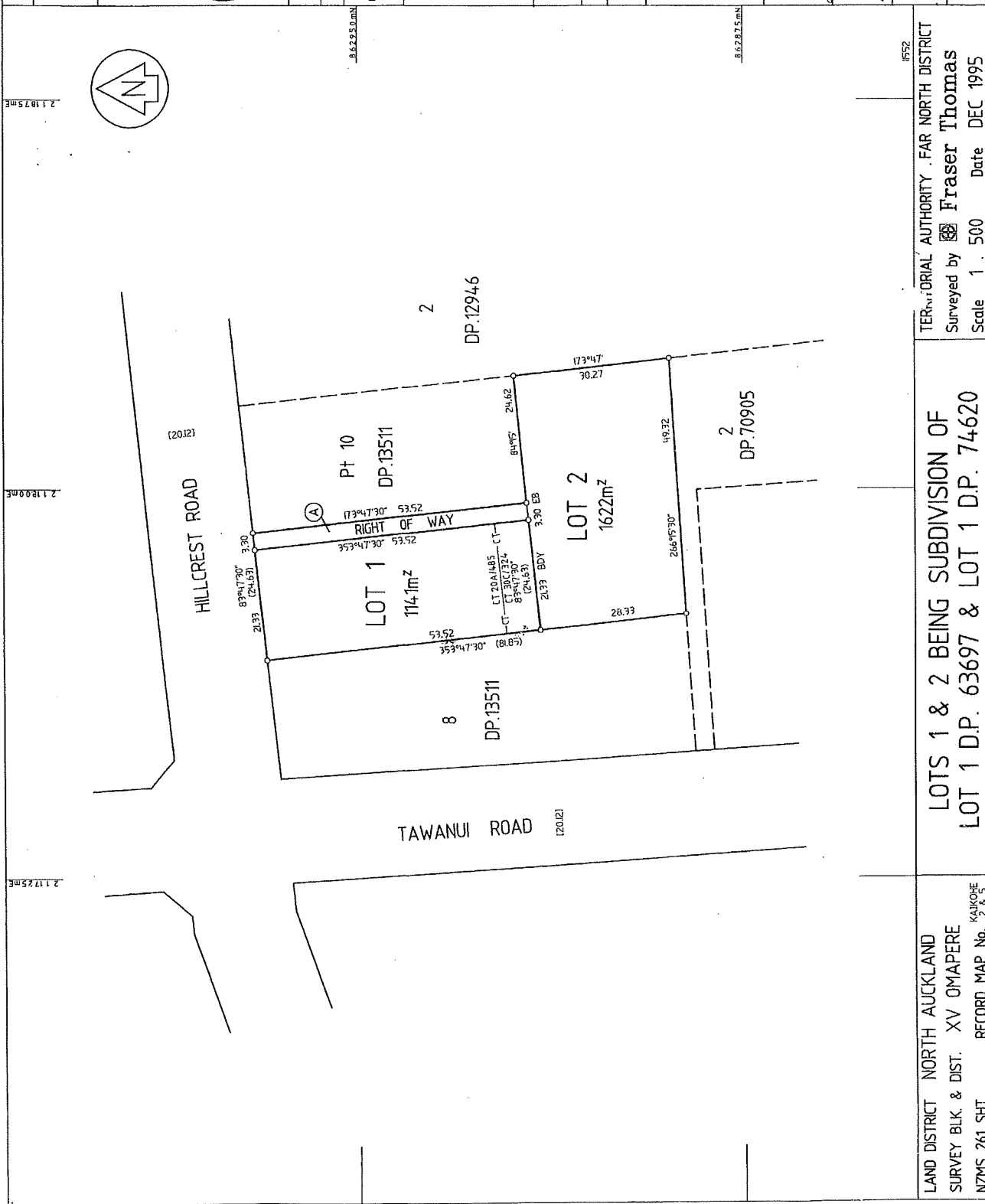
Registered Owners

Neo Family Trustee Company Limited

Interests

Subject to a right of way over part marked A on DP 172752 specified in Easement Certificate D307233.4 - 2.9.1998 at 11.08 am

The easements specified in Easement Certificate D307233.4 are subject to Section 243 (a) Resource Management Act 1991



Approvals ROADS SHOWN ARE LEGAL

APPROVED
[Signature]
 J. V. Shaw
 Registered Owners
 A. Y. Shaw
 Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 4th day of February 1996 subject to the granting or reserving of the easement set out in the Memorandum hereon.
 The Common Seal of the Far North District Council is affixed hereto in the presence of:



[Signature]
 Under Delegation Authority
 RC 1960334

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 2 Hereon	LOT 1 Hereon

NEW C'S T ALLOCATED
 LOT 1 106A/714
 LOT 2 106A/142

Total Area 2763m²
 Comprised in
 CT. 20A/485 (old) & 30C/324 (old)

MURRAY ROBERTSON WRIGHT
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980. My name and the name of the firm are entered in the Surveyors Register maintained by the Registrar of Land in accordance with the Regulations 1972 or any regulations made in substitution thereof.
 Dated at PALMBA this 18 day of JANUARY 1996

Field Book
 Reference Plans
 Approved as to Survey
[Signature]
 Chief Surveyor

Approved as to Survey
[Signature]
 Chief Surveyor

Deposited this 2nd day of February 1996
 District Land Registrar

File
 Received 16 FEB 1996
 DP 172752

TERRESTRIAL AUTHORITY - FAR NORTH DISTRICT
 Surveyed by Fraser Thomas
 Scale 1 : 500 Date DEC 1995

LOTS 1 & 2 BEING SUBDIVISION OF
 LOT 1 D.P. 63697 & LOT 1 D.P. 74620

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XV OMAPERE
 RECORD MAP No. KAIKOE 2 & 5
 NZMS 261 SHT

D3 07233-4 EC

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

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

X/We JAMES WILLIAM SHAW of Kaikohe, Furnisher and ANN VIVIENNE SHAW
his wife

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at North Auckland on the day of 19~~86~~87 under No. 172752 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 172752

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 2 Deposited Plan 172752 C.T. 106A/ 142	"A"	Lot 1 Deposited Plan 172752	106A/141

aws.
JWS.

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

I. Rights and powers:

Nil.

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

Nil

Dated this 18th day of September 1998

Signed by the above-named
JAMES WILLIAM SHAW and
ANN VIVIENNE SHAW

[Handwritten signature]
A. Shaw

in the presence of

Witness

[Handwritten signature]

**S. D. DOMINICK
SOLICITOR
KAIKOHE**

Occupation

Address

EASEMENT CERTIFICATE

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

*Correct for the purposes of the
Land Transfer Act*

Solicitor for the registered proprietor

The ~~above~~ within easements when created will
be ~~be~~ subject to Section 243(a) Resource
Management Act 1991

Murray
for DLR

LAW NORTH PARTNERS
SOLICITORS
KAIKOHE

(4P)

*ECLD
438*



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST LAND REGISTRAR

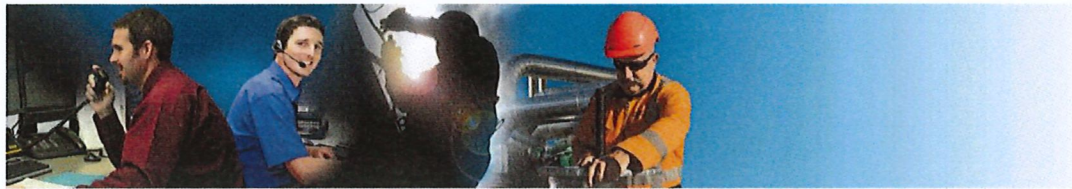
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Appendix 4

Consultation with
Top Energy and Chorus



20 November 2024

Lynley Newport
Thomson Survey
PO Box 372
KERIKERI 0245

Email: lynley@tsurvey.co.nz

Top Energy Limited

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

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Laura Knox-Whyte – 21 Hillcrest Road, Kaikohe. Lot 2 DP 172752.

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

Top Energy's requirement for this subdivision is that power be made available for the additional lots. Costs to make additional power available would be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

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

If you have any further queries, please do not hesitate to contact the writer.

Yours sincerely

Aaron Birt

Planning and Design

T: 09 407 0685

E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited

11 November 2024

Chorus reference: 11049579

Attention: Lynley Newport

Quote: New Property Development

3 connections at 21 Hillcrest Road , Kaikohe, Far North District, 0405

Your project reference: N/A



Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
Pre-built fibre	\$0.00

The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 11 November 2024. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team

Appendix 5

Site Suitability

Engineering Report



SITE SUITABILITY REPORT

Proposed Subdivision of 21 Hillcrest Road, Kaikohe

Prepared for

Laura Knox-Whyte


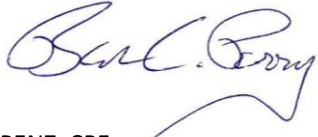
13/06/2024

Report Information Summary

Job no.	J15729
Report Author	Jonathan Cousins
Report Reviewer	Ben Perry
Version No.	2
Status	Final
Date	13/06/2024

Version No.	Date	Description
1	06/11/2024	Issued to Client
2	13/11/2024	Minor corrections to typos, Final Issued to Client

Document Acceptance

Action	Name	Signed	Date
Author	Jonathan Cousins	 MEng (Civil)	06/13/2024
Reviewer	Ben Perry	 MIPENZ, CPEng	06/13/2024

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source. VISION should be contacted immediately if variations are encountered. It is possible that further investigation or modification of recommendations is required.



Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road
Kerikeri 0230



Contents

Section	Page
1 Introduction	1-1
2 Scope of Work	2-2
3 Industry Guidance.....	3-2
4 Site Description & Details.....	4-2
5 Site Evaluation.....	5-4
5.1 Council Hazard Mapping.....	5-5
6 Soils.....	6-5
6.1 Published Soil Information.....	6-5
6.2 Soil Survey and Analysis.....	6-5
7 Site Earthworks and Geotechnical Requirements	7-5
7.1 Earthworks.....	7-6
7.1.1 Site Fills	7-6
7.1.2 Site Cuts	7-6
7.2 Infrastructure.....	7-6
7.3 Land Stability.....	7-6
7.4 Foundations	7-6
8 Vehicle Access	8-6
8.1 Existing Crossing and Internal Accessway.....	8-6
8.2 New Internal Accessways.....	8-7
9 Local Hydrology and Flooding.....	9-7
10 Stormwater Management	10-9
10.1 Far North District Plan	10-9
10.2 Discharge to Road Kerb.....	10-10
10.3 Attenuation Method	10-10
10.4 Secondary Overland Flows.....	10-11
11 Water Supply.....	11-11
12 Wastewater Management.....	12-12
13 Summary of Recommendations.....	13-14

Appendices

Appendix A Supplied Drawings

Tables

Table 1: Site Details

Table 2: Site Evaluation Summary

Table 4: Permitted impermeable surface area per lot

Table 5: Runoff Estimation and Attenuation Requirements

Figures

Figure 1: Proposed Subdivision Plan



Figure 2: Locality Plan

Figure 3: Photograph looking west towards the existing house from the southeast corner of the Site (Oct 2024).

Figure 4: Driveway into the Site showing the 100mm diameter stormwater pipe to kerb

Figure 5: Estimated surface water catchments

Figure 6: FNDC Water Network and Fire Fighting Supply Routes

Figure 7: FNDC Wastewater Network Diagram

Figure 8: Indicative Wastewater Network Arrangement



1 Introduction

Vision Consulting Engineers Limited (VISION) were commissioned by Laura Knox-Whyte to provide a site suitability report to accompany a Resource Consent application to the Far North District Council (FNDC) for a proposed subdivision of Lot 2 Deposited Plan (DP) 172752, 21 Hillcrest Road, Kaikohe, Far North District (the "Site").

It is proposed to subdivide the Site into three new lots (Lots 1, 2 and 3) with access provided from Hillcrest Road as shown in the draft Subdivision Plan in Figure 1 and included in Appendix A.



Figure 1: Proposed Subdivision Plan



2 Scope of Work

The scope of work for this report is to assess the site suitability covering:

- Natural hazards
- Vehicle access
- Water supply (including for fire fighting)
- Wastewater
- Stormwater

The site suitability report is supported by a desktop study and a site walkover to review existing site conditions and local hydrology.

3 Industry Guidance

This report has been prepared in accordance with the requirements of the FNDC Engineering Standards & Guidelines 2004 - Revised March 2009, the District Plan, and Section 106 of the Resource Management Act (RMA) relating to natural hazards.

4 Site Description & Details

The Site totals 1,622 m² and contains an existing dwelling and garden (Figure 1). The Site is set back from Hillcrest Road by a 54 m driveway forming a right of way. The property is bounded by residential lots on all sides and is zoned Residential with respect to the FNDC District Plan.

It is understood that the existing dwelling may be removed or be relocated so that it is wholly contained within the proposed Lot 1 or removed from the site. Vegetation is mixed on the site and features small fruit trees, bushes, and grasses. The Site slopes from southwest to northeast and according to Northland Regional Council (NRC) 1 m digital elevation model (DEM) data falls from 211.5 m to 208.5 m New Zealand Vertical Datum (NZVD); an approximate gradient of 7 degrees (see Figure 2 and the site photograph in Figure 3). General site details are provided in Table 1.





Figure 2: Locality Plan

Table 1: Site Details

Specific details about the site.

Item	Description
Site Address	Lot 2 Deposited Plan (DP) 172752, 21 Hillcrest Road, Kaikohe, Far North District
Legal Description	Lot 2 Deposited Plan (DP) 172752
Certificate of title	NA106A/142
Territorial Authority	Far North District Council
Zoning	Residential
Engaged By	Laura Knox-Whyte
Lot Size	Lot 2 = 1,622 m ²
Proposed Lot sizes	Proposed Lots 1 = 480 m ² Proposed Lot 2 = 662 m ² Proposed Lot 3 = 480 m ²
Domestic Water Supply	FNDC 3Waters Supply
Anticipated Wastewater Load from future dwellings:	Assume 3-bedroom dwelling per Lot (5 people maximum design occupancy). Design flow allowance is 200 L/person/day for reticulated systems, therefore total design load = 1000 L/day/ dwelling = 3000 L/day total. This design load is sourced from ARC TP58:2004.
Availability of Sewer	The existing dwelling is currently serviced by the FNDC wastewater network.





Figure 3: Photograph looking west towards the existing house from the southeast corner of the Site (Oct 2024).

5 Site Evaluation

VISION undertook site suitability investigations on 14th October 2024 and a summary provided in Table 2. The weather was fine at the time of the investigation.

Table 2: Site Evaluation Summary

Feature	Description
Site Area	Lot 2 = 1,622 m ²
Lot Size	Proposed Lots 1 = 480 m ² Proposed Lot 2 = 662 m ² Proposed Lot 3 = 480 m ²
Climate	Northland is a sub-tropical climate zone, with warm humid summers and mild winters. Typical summer temperatures range from 22°C to 26°C (maximum daytime) but seldom exceed 30°C. In winter, high temperatures are between 14°C to 17°C. Annual sunshine hours average about 2000 in many areas. Mean annual rainfall is 1500mm for the site location.
Vegetation	The proposed building areas are generally overgrown with grasses with a few small fruit trees.
Slope	The Site slopes from southwest to northeast at approximately 7 degrees.
Fill	There were no obvious signs of fill on the proposed building areas; however, the Site is within an urban area and soil modification is likely to have occurred.
Erosion Potential	No signs of erosion were observed in the Site or surrounding residential area.
Surface Water	The Site is not connected to the council stormwater network. Roofs drain via downpipes to ground and no drainage infrastructure was observed on site. The slope direction of the Site suggests overland flows in heavy rain would be towards the northeast corner of the garden. The driveway generally slopes towards the road and overland flows would also flow unimpeded in that direction discharging into the gutter via a dropped kerb vehicular access.



Feature	Description
Flood Potential	Given the Site's position mid slope, the NRC flood hazard maps do not show the Site or surrounding land to be at risk of flooding from any event up to the 1 in 100 year + CC.
Stormwater run-on and upslope seepage	The urban catchment contributing overland flows into the Site boundary is relatively small. From observations, it was found that surface flows would be intercepted by hard infrastructure, such as road kerbs and drainage catch pits, or by raised ground and neighbouring properties. A small
Groundwater	Groundwater is not considered an issue given the sloping topography and geology of the site.
Site Drainage and Subsurface Drainage	Site drainage will need to be addressed at the time of Building Consent. At this stage no subsurface drainage is recommended and discharge to a council network is assumed.

5.1 Council Hazard Mapping

According to the NRC and FNDC hazard layers the proposed building areas are not located in an area susceptible to:

- Landslide
- Erosion
- Coastal Hazards
- Flooding
- Coastal Flooding

6 Soils

The site soils have been assessed for their suitability for development by a desktop review of published soil survey information and limited on-site observations.

6.1 Published Soil Information

The 1:250,000 geological map, Geology of the Whangarei Area (Edbrooke et al 2009) indicates that the Site and access way are underlain by basalt flows in the Kerikeri Volcanic Group.

Detailed soil mapping is not available for this urban location from Landcare Research's New Zealand Revised Soil Classification.

6.2 Soil Survey and Analysis

While no formal intrusive soil survey has been undertaken, shallow excavations on the site during the attempt to locate the wastewater manhole revealed the following soil profile:

- Topsoil: Approximately 200 mm of clayey silt dark brown
- Subsoil: silty clay being orange with rocks, typical of the Kerikeri Volcanic Group.

It is important to acknowledge that these observations provide only a preliminary understanding of the site's soil conditions. A geotechnical investigation is recommended to confirm the soil profile, at the time of building consent to assess soil conditions and inform foundation design.

7 Site Earthworks and Geotechnical Requirements

A site-specific geotechnical assessment has not been undertaken and it is recommended that one is before design work. The following general geotechnical recommendations are provided as guidance.



7.1 Earthworks

Earthworks will likely be required in the main site area to form the building areas and driveways. These earthworks will be minor given the size of the Site, existing ground conditions, and the current surface elevations. Earthworks may involve piled foundations or levelling for concrete foundations and associated driveways.

It is recommended that earthworks undertaken at the site be carried out in accordance with Auckland Council Guidance Document 2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

7.1.1 Site Fills

It is recommended that fill slopes are constructed on land sloping at less than 1V:5H at a maximum batter slope of 1V:2.5H to a maximum height of 1.0m. All fill slopes greater than 1.0m in height are to be engineer assessed by a Chartered Professional Engineer experienced in geotechnical engineering.

Where the proposed filling is to support the loads of a building it will need to be certified by a Chartered Professional Engineer in accordance with NZS4431:2022.

7.1.2 Site Cuts

It is recommended that cut slopes are constructed at a maximum slope angle of 1V:3H to a maximum height of 1.0m. All cut slopes greater than 1.0m in height are to be engineer assessed by a chartered professional engineer experienced in geotechnical engineering.

7.2 Infrastructure

It is not anticipated that there will be geotechnical constraints for the installation of infrastructure services, provided that standard shoring and where required temporary works are implemented during construction. Should the base of excavations be within a 1V:2H zone of influence of existing buildings or other features, then additional shoring may be required during construction.

7.3 Land Stability

A formal land stability assessment is not included in this report. Due to the gently sloping topography, most of the site is considered at low risk of slippage.

7.4 Foundations

The existing house is currently sat on piles. It is recommended that site specific geotechnical investigations are carried out for future proposed structures to determine the design requirements.

Whilst timber piles may be suitable for the development, an alternative approach, subject to further geotechnical investigation, could involve constructing hardfill platforms and placing rib-raft foundations on top.

8 Vehicle Access

8.1 Existing Crossing and Internal Accessway

Access to the site is from Hillcrest Road via concrete crossing shown in Figure 4. The existing crossing is a residential urban concrete crossing, which appears to be consistent with many other multi-user crossings in the local area.

The main site is accessed via a 54 m long right-of-way (ROW) panhandle with a legal width of 3.3 m. The first 15 m from Hillcrest Road is an approximate 3.0 m wide concrete driveway leading to a gravel-strip driveway. Maneuvering within the site is on lawn and bare land.



8.2 New Internal Accessways

New internal accessways will need to be constructed within the site to provide access to the proposed lots. These accessways will be designed in accordance with the latest FNDC Engineering Standards and will incorporate the following:

- **Geometry:** Accessways will have a minimum carriageway width of 3m, with appropriate gradients and turning radii to accommodate a standard car. Passing bays will not be incorporated.
- **Pavement:** Unless specific site assessment provides an alternative design, the accessways could be unsealed accesses similar to the existing gravel-strip driveway, remaining consistent with other driveways in the local area and with low-impact design principles.
- **Drainage:** A drainage system may need to be designed to manage stormwater runoff from the accessways, incorporating kerb and channel or open drains as appropriate. The system will connect to the overall stormwater management strategy for the site, ensuring that runoff is conveyed efficiently without causing erosion or ponding.
- **Serviceability:** Accessways will need to be designed to accommodate the installation of underground services, including water supply, wastewater, stormwater, telecom and power. Adequate space will be provided for service trenches and maintenance access points as required. Pipe protection is to be implemented where appropriate cover cannot be achieved.
- **Turning Head:** Given the spatial limitations, a standard circular turning head for large rigid vehicles cannot be provided. As permitted by the FNDC Engineering Standards, a hammerhead or 'T' cul-de-sac will be utilised. The turning head will be designed to accommodate a standard car, with a minimum turning radius of 5.9 m. Signage will be installed to restrict access for vehicles that cannot be safely accommodated.

9 Local Hydrology and Flooding

The Site is not connected to the council stormwater network. Currently, roof runoff drains directly to the ground, and overland flow paths are directed towards the northeast corner of the Site and to the driveway. The driveway generally slopes north towards the road and overland sheet flow would flow unimpeded in that direction discharging to the kerb. The neighbouring property discharges roof runoff unattenuated to Hillcrest Road via a 100mm diameter plastic pipe (Figure 4). The Council Flood Hazards maps show that the Site is not modelled to be at risk of fluvial flooding.

The surface water catchments contributing overland flow to the Site are shown in Figure 5 which has been delineated manually from 1 m DEM data and site observations. Tawanui Road has raised kerbs that intercept overland flow diverting them towards council stormwater gullies. The estimated surface water catchment draining to the main Site is 2,325 m² and to the driveway is 730 m², of which roughly, 30% and 32% respectively are impermeable surfaces. The main Site is roughly 20% impermeable based on the roof area and limited other hard surfaces. Surface water runoff in the main Site would discharge as sheet flow into the neighbouring properties at the northeast corner of the site.





Figure 4: Driveway into the Site showing the 100mm diameter stormwater pipe to kerb



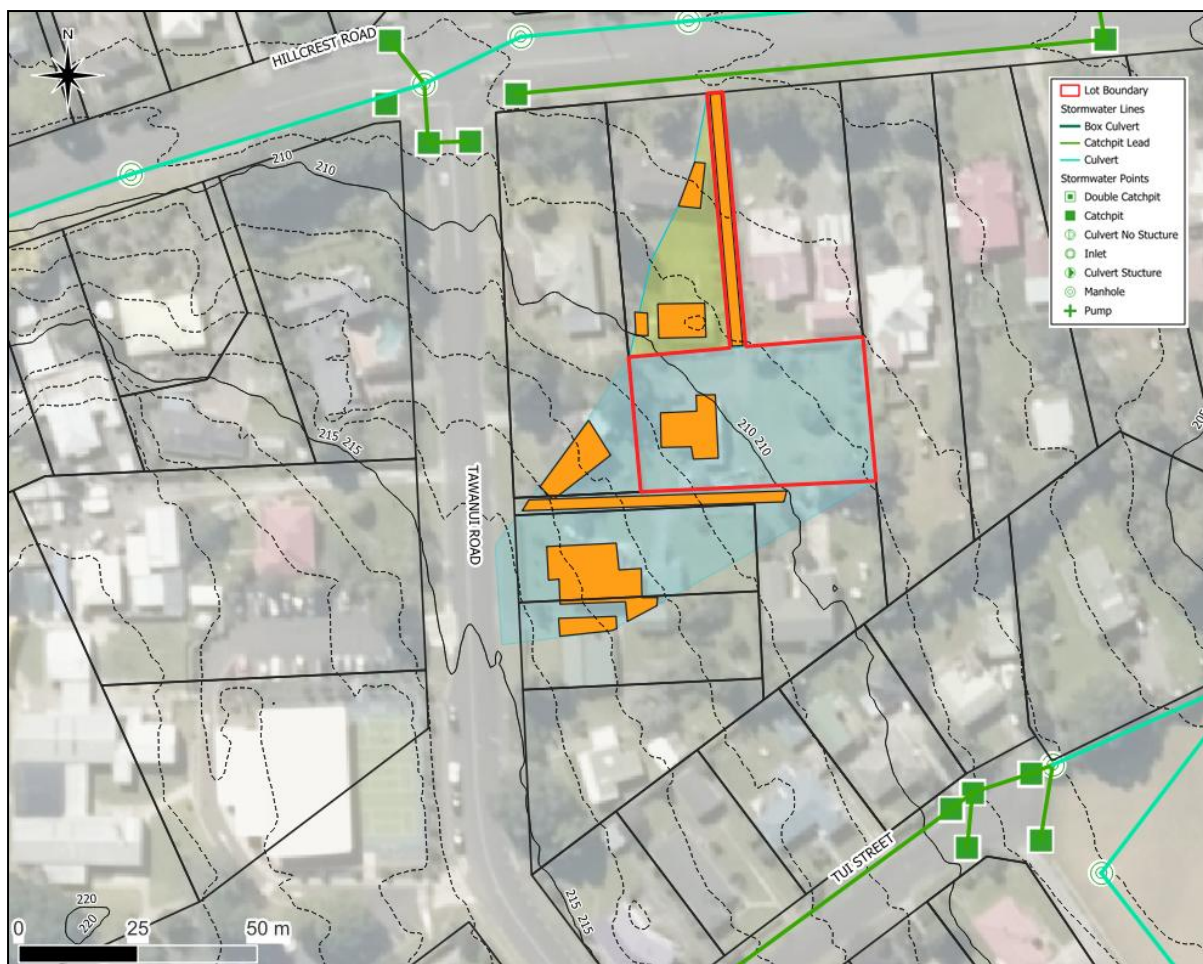


Figure 5: Estimated surface water catchments
 Catchments shown as blue (main Site) and yellow (driveway) shaded areas, impermeable surfaces shown in orange.

10 Stormwater Management

A stormwater system’s key objective is to protect people, their activities, properties and environmental values.

10.1 Far North District Plan

The Far North District Plan (DP) provides threshold levels for the total allowable percentage of impermeable surface area. To be classed as a permitted activity or a controlled activity, at the thresholds are 50% and 60%, respectively. The permitted, controlled, and anticipated future impermeable surface areas are given in Table 4.

Table 3: Permitted impermeable surface area per lot

Proposed Lot	Lot Area (m ²)	Permitted impermeable surfaces (50%) (m ²)	Controlled impermeable surfaces (60%) (m ²)	Access + likely access (m ²)	Allowance for future dwelling and landscaping (m ²)	Anticipated Future Impermeable Cover (m ²)
Lot 1	480	240	288	+100	+150	250
Lot 2 (includes access)	662	331	397	122+100	+150	362
Lot 3	480	240	288	+100	+150	250



Where impermeable surfaces exceed 50% of the gross site area, stormwater attenuation will be required. It is recommended that at the time of the Building Consent, onsite attenuation is designed by a suitably qualified person to restrict flows from the site to permitted conditions. Discharge to a through kerb outlet via inverted syphon or to soak pits should be designed in accordance with New Zealand Building Code Clause E1 Surface Water. Design must also be in accordance with the following rule:

7.6.5.2.1 Stormwater Management: *In order for an activity to be regarded as a controlled activity, a report must be prepared to demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off to no more than the levels that would result from the permitted threshold of buildings and other impermeable surface coverage in Rule 7.6.5.1.6.Pre-development Runoff Estimation*

The pre-development runoff peak flows have been assessed using the Rational Method and the Verification Method E1/VM1 in the New Zealand Building Code (1992), Clause E1 Surface Water incorporating NIWA HiRDS V4 rainfall data. A minimum time of concentration of 10 minutes was used as per council stormwater and drainage guidance. A weighted runoff coefficient of 0.45 was calculated based on existing catchment characteristics and 0.65 when developed. Flow estimation is based on the two catchments shown in Figure 5 that extend into the surrounding urban area.

The estimated pre- and post-development peak runoff rates are provided in the following table for the 10%, 20% and 50% AEP events.

It should be noted that during design, low impact design principles could reduce total runoff volume.

Table 4: Runoff Estimation and Attenuation Requirements

Catchment Name	Pre- Development Peak Runoff Flow Rate for 1 hr Event (l/s)			Post- Development Peak Runoff Flow Rate for 1 hr Event (l/s)		
	10% AEP	20% AEP	50% AEP	10% AEP	20% AEP	50% AEP
Main Site	140	120	90	200	170	130
Driveway	40	40	30	60	50	40

10.2 Discharge to Road Kerb

As the Site is currently not serviced by the council stormwater network and should the impermeable area exceed 50% of the total lot area, attenuation will be required. It is recommended to discharge attenuated runoff to the kerb on Hillcrest Road.

As the Site's elevation profile slopes towards the northeast site boundary the stormwater system and pipework must take account of this to convey water to the road kerb. The proposed Lots 1 and 2 will likely achieve gravity discharge of attenuated water to the kerb from above-ground rainwater tanks.

Stormwater management within Lot 3 is more challenging given the current site profile. Earthworks on the site would generally be recommended to overcome stormwater management constraints by lifting the northeast corner of the proposed Lot 3 to allow gravity conveyance of stormwater to the kerb. Alternatively, within the proposed Lot 3, stormwater attenuation in the upper section of a rainwater tank could provide the required head to allow the use of an inverted siphon within pipework to allow discharge to kerb.

10.3 Attenuation Method

Attenuation in dedicated rainwater tanks would provide a suitable method for the Site to limit discharge. Tanks should be positioned to ensure that they function hydraulically i.e., that sufficient head is provided to discharge to the kerb via an inverted siphon (or similar pressure driven system). As previously stated, it is assumed that Lots 1 and 2 could operate a simple attenuation system,



whereas as Lot 3 will require an inverted siphon to overcome the rise in site elevation towards the driveway.

The existing dwelling currently discharges stormwater directly to ground. Incorporating soakage pits in the design could provide reductions in storage requirements and is especially suitable for management of runoff from driveways; however, site-specific geotechnical investigations should confirm the infiltration rates prior to sizing infrastructure. Soakage infrastructure should provide an overflow into a dedicated system connected to the road kerb.

10.4 Secondary Overland Flows

Secondary overland flow paths convey runoff generally towards the eastern boundary of the Site and driveway. The drainage and attenuation recommended previously will limit overland flow to events above the 10% AEP. The allowable discharge into the neighbouring property is 2 l/s/m along the boundary line. It is recommended that the subdivision design includes for safe conveyance of overland flows by grading the surface accordingly.

11 Water Supply

The existing dwelling is currently supplied by the FNDC water supply network as shown in (Figure 6). It is anticipated that three supply lines will be provided to the proposed lots via three separate water meters located at the Hillcrest Road access way entrance. The pipes would run under the existing access.

Three fire hydrants are located within close proximity to the Site as shown in (Figure 6). The distances from each hydrant to the furthest location within the Lot are shown and numbered 1-3. The distances from each hydrant are as follows 1 = 103 m, 2 = 156 m, and 3 = 129 m. *SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice* states that in residential areas with reticulated water supplies, the water pressure from a hydrant within 135 m of the property shall be a minimum of 12.5 l/s. As the Site lies within 135m of the nearest two hydrants, the pressure is assumed to be adequate given the water supply authority's responsibility to comply with the stated water pressures.



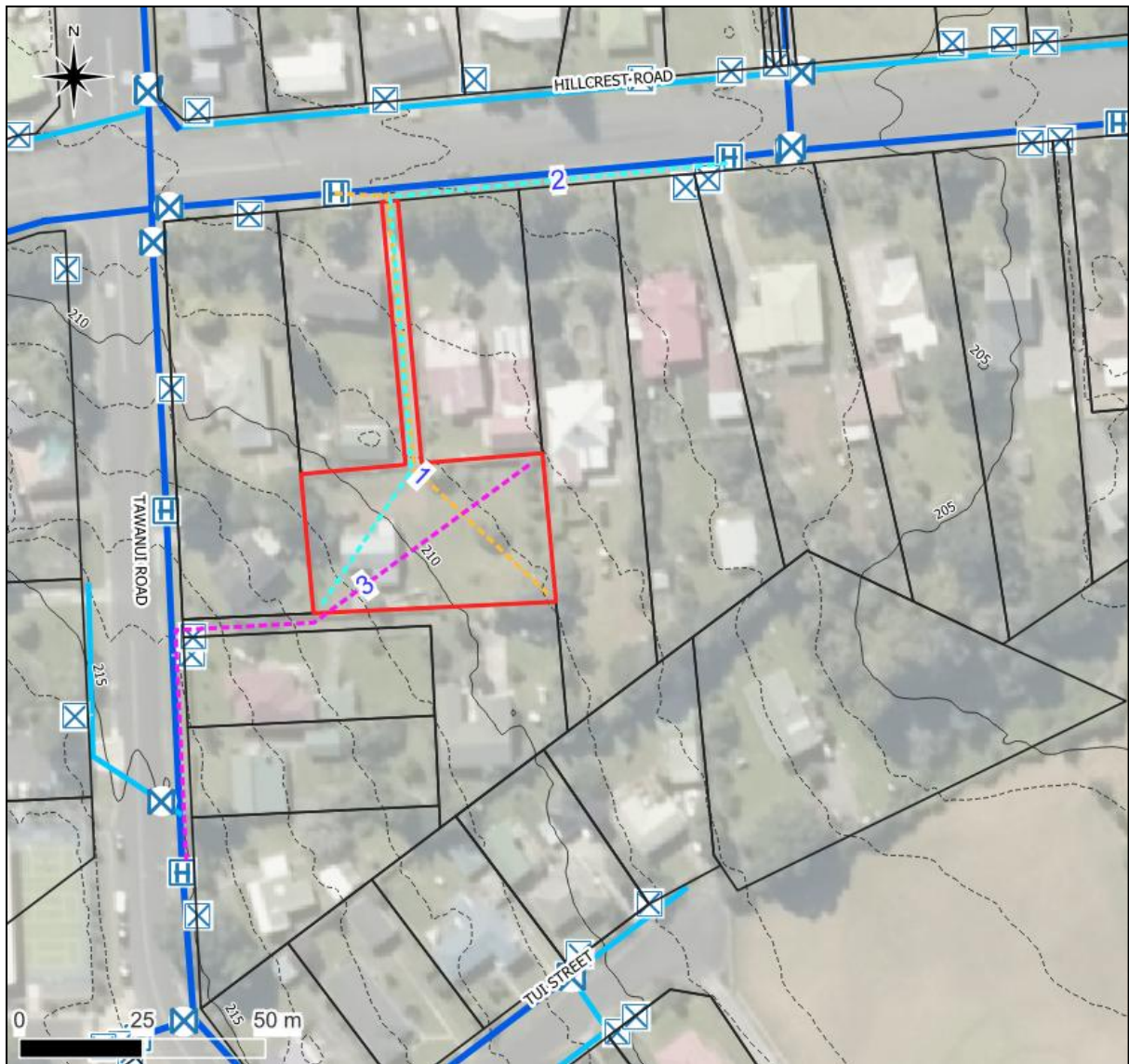


Figure 6: FNDC Water Network and Fire Fighting Supply Routes

12 Wastewater Management

The existing dwelling is serviced by the FNDC wastewater network, with a manhole (asset number: SP1222) located within the property boundary. This existing connection has been servicing the property for approximately 50 years, demonstrating the feasibility of achieving a gravity connection to the Council system.

The existing connection is a gravity feed system, utilising a 43.86m long, \varnothing 150mm asbestos cement pipe. Given the site's topography, with a 7-degree slope towards the downstream manhole, and the relatively small number of existing connections, it is anticipated that the existing wastewater network has sufficient capacity to accommodate the proposed subdivision. However, to confirm this, the following is recommended:

- Condition of Consent: As part of the 224C conditions of consent, require the following prior to construction:
 - Location and inspection of both upstream and downstream manholes.
 - Recording of invert levels to confirm gradient.



- Assessment of the pipe condition to ensure its suitability for continued use.
- Provide assessment and design report with construction drawings for approval by the FNDC's Infrastructure Engineer

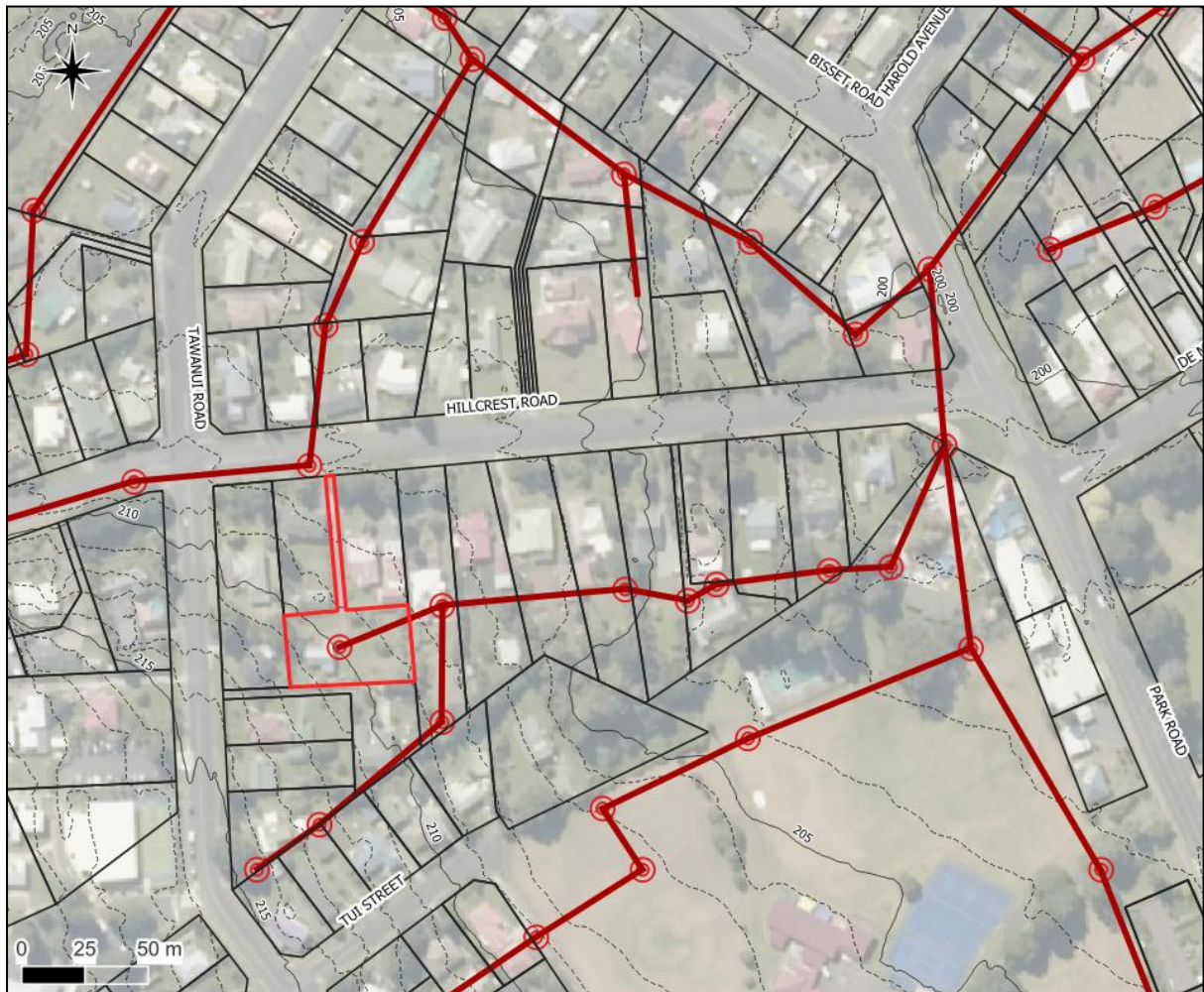


Figure 7: FNDC Wastewater Network Diagram

The proposed lots may be connected as shown in the indicative schematic in Figure 8. The connection will utilise 150mm diameter pipework to tie into the existing network. Rodding eye points should be provided at suitable locations for maintenance and clearance.





Figure 8: Indicative Wastewater Network Arrangement

13 Summary of Recommendations

This report assesses the suitability of Lot 2 DP 172752 on Hillcrest Road, Kaikohe for subdivision into three residential lots. The following is the summary of engineering recommendations:

Geotechnical:

- Follow Auckland Council guidelines for earthworks to minimize erosion and sedimentation.
- Any fill slopes greater than 1.0m high need assessment by a Chartered Professional Engineer experienced in geotechnical engineering.
- Similarly, cut slopes greater than 1.0m high require assessment by a geotechnical engineer.

Foundations:

- Conduct site-specific geotechnical investigations for each proposed structure to determine foundation design requirements.

Vehicle Access:

- New internal accessways should be designed according to FNDC Engineering Standards, with a minimum carriageway width of 3m.
- Consider unsealed accessways similar to the existing driveway, consistent with low-impact design principles.



- Design a drainage system to manage stormwater runoff from the accessways.
- Ensure accessways accommodate underground services and incorporate pipe protection where needed.
- Use a hammerhead or 'T' cul-de-sac turning head with a minimum turning radius of 5.9m for a standard car, and install signage to restrict access for larger vehicles.

Stormwater Management:

- If impermeable surfaces exceed 50% of the gross site area, stormwater attenuation will be required.
- Design onsite attenuation to restrict flows to permitted levels, with discharge to a through-kerb outlet or soak pits in accordance with the New Zealand Building Code.
- Lots 1 and 2 will likely achieve gravity discharge, while Lot 3 may require an inverted siphon to overcome the site's elevation profile for through-kerb outlets.
- Consider dedicated rainwater tanks for attenuation, with soakage pits as a potential supplementary measure.
- Ensure the subdivision design includes safe conveyance of overland flows by grading the surface accordingly.

Water Supply:

- Provide three separate water meters at the Hillcrest Road access way entrance.
- Water pressure from existing fire hydrants is assumed to be adequate, as the site lies within 135m of the nearest two hydrants.

Wastewater Management:

- The existing dwelling is connected to the FNDC wastewater network. A Condition of Consent is recommended as part of the 224C conditions of consent, require the following prior to construction:
 - Location and inspection of both upstream and downstream manholes.
 - Recording of invert levels to confirm gradient.
 - Assessment of the pipe condition to ensure its suitability for continued use.
 - Provide assessment and design report with construction drawings for approval by the FNDC's Infrastructure Engineer

It's important to note that these are recommendations based on a desktop study and site walkover. Further site-specific investigations will be needed for detailed design and construction.



Appendix A Supplied Drawings





EXISTING EASEMENT			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A)	LOT 2 HEREON	D307233.4

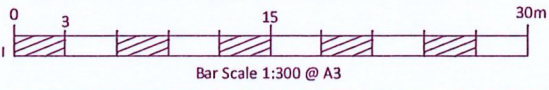
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A) (B)	LOT 2 HEREON	LOTS 1 & 3 HEREON



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 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA106A/142
 Total Area: 1622m²
 Zoning: Residential
 Resource features: NIL

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.



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PROPOSED SUBDIVISION OF LOT 2 DP 172752
 21 HILLCREST ROAD, KAIKOHE
 PREPARED FOR: L. KNOX-WHYTE

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		1:300	A3
Design			
Drawn	KY 02.07.24		
Approved			
Rev			
10656 Scheme			

Surveyors Ref. No:
10656
 Sheet 1 of 1