

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?

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:

Glen Meurant

Email:

[REDACTED]

Phone number:

Work

[REDACTED]

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Donaldsons Surveyors

Email:

[REDACTED]

Phone number:

Work

[REDACTED]

Home

Postal address:

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

PO Box 211 Kerikeri

Postcode 0245

** 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:

Glen Meurant

**Property Address/
Location:**

9 & 10 Routley Ave

Kaikohe

Postcode

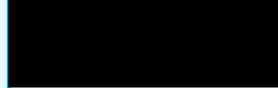
8. Application Site Details

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

Name/s:

Glen Meurant

**Site Address/
Location:**



Postcode

Legal Description:

Lot 1 DP 168752 & Lot 1 DP 30626

Val Number:

Certificate of title:

RT NA 99C/450 & RT NA99C/451

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

9. Description of the Proposal:

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

Proposed subdivision to create 3 lots from 2 titles in the Residential zone.

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)	Donaldsons Surveyors Ltd	
Email:		
Phone number:	Work	Home
Postal address: (or alternative method of service under section 352 of the act)	PO Box 211 Kerikeri 0245 Postcode 0245	

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)	Micah Donaldson	
Signature: (signature of bill payer)		Date 30-Oct-2025

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Micah Donaldson

Signature:

[Redacted Signature]

Date 30-Oct-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.



DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

G. MEURANT, 9 & 10 ROUTLEY AVE, KAIKOHE

Date: 31 October 2025

Reference: 8237



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

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INTRODUCTION

The applicants own two residential sites on Routley Ave in Kaikohe and seek subdivision approval to create three lots.

The two properties comprise a total area of 2870m² and would be subdivided to create three lots:

Lot 1 = 625m²

Lot 2 = 660m²

Lot 3 = 1569m²

The site is zoned residential and the application is presented as a Controlled activity. A minor land use infringement is also noted under Stormwater Management and too is a Controlled Activity.

SITE DESCRIPTION

The properties are located at 9 & 11 Routley Avenue, Kaikohe. Routley Ave provides a sealed carriageway with vehicle parking either side. A narrow footpath traverses the roadside berm fronting Lots 1 & 2.

The properties legal references:

Estate:	Fee Simple
Record of Title:	NA 99C/450
	NA 99C/451
Registered Owner	D. G. Philpot & G. P. Meurant
Appellation:	Lot 1 DP 168752
	Lot 1 DP 30626
Interests:	Nil

The sites each have an existing dwelling, independent legal access directly onto Routley Avenue, reticulated service connections and defined outdoor living areas. The subdivision captures existing use activity.

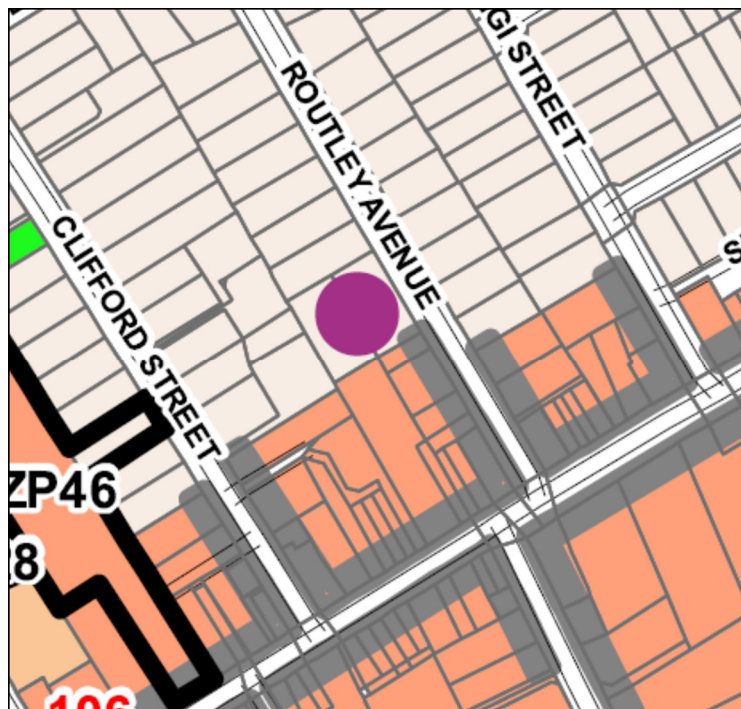
There is no reticulated stormwater in the immediate vicinity, and house outlet connections discharge to the kerb. This would continue as part of the existing use situation.

There is a fire hydrant located on the eastern side of Routley Ave, and this is within 90m of the dwelling on Lot 3, being the farthest of the three dwellings.

The neighbouring properties include a Residential activity similar in style to the application site, with exception to the southern boundary which adjoins the commercial zone, where the land is undeveloped and used for derelict vehicle storage.

FAR NORTH DISTRICT PLAN

The property is zoned **Residential** under the operative district plan and defines a sewered site that is not located within an Outstanding Landscape. The property adjoins the commercial zone along the southern boundary.



The purple circle identifies the two subject properties.

13 SUBDIVISION

OBJECTIVES AND POLICIES

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 the social, economic and cultural well being of people and communities.

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

The property is zoned residential, is predominantly already developed, and only requires minor works to complete conditions of subdivision consent, not to concern adversely impacting on the life supporting capacity of soil.

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

The sites are already reticulated to the town water supply, sufficient to meet the needs and scale of the activity including firefighting where a hydrant is located in proximity of the existing dwellings.

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.

Local Iwi are more supportive of development within areas that are already of residential statute and since there is no physical change to the land or known areas of significance to Maori there should not be any concerns or reason for consultation.

COMMENTARY - FNDC

The objectives and policies are designed, as far as possible, to reduce the likelihood of conflict between various activities, and to maintain the state of the physical environment.

Being consistent with the objectives and policies the subdivision does not result in any physical change that is not anticipated for this environment.

13.7.2.1 ALLOTMENT SIZES

Status	Residential Zone
Controlled (sewered)	The minimum lot size is 600m²
Discretionary (sewered)	The minimum lot size is 300m²

All lots comply with the controlled activity standards.

Lot 1 = 625m²

Lot 2 = 660m²

Lot 3 = 1569m²

13.7.2.2 ALLOTMENT DIMENSIONS

All lots comply with the allotment shape parameters requirements.

13.7.3 ASSESSMENT CRITERIA

PROPERTY ACCESS

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

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

Traffic movements from a single residential unit on a site are exempt.

This rule targets an existing site and associated land use activities, therefore is not applicable to subdivision.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

(i) an activity establishes; or

(ii) the nature of an activity changes; or

(ii) buildings are altered to increase the number of persons provided for on the site;

A residential lot intended for a single residential unit (dwelling) requires 2 parks. The proposed lots achieve two parks as demonstrated on the attached scheme plan, and each site has ample space to comply with tracking curves / manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

All lots are able to provide onsite carpark without needing to reverse offsite compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS

15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones

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

Appendix 3B-1

There are no shared accesses.

Appendix 3B-2

Standards for Roads to vest.

There is no road to vest.

Appendix 3C

Parking spaces required.

As described each of the lots are intended to provide for a single residential unit (Standard Residential = 2 per unit) and this is confirmed possible on each lot.

Appendix 3D

Manoeuvring and parking space dimensions

(90° regular user = width 2.5m (total depth one row 11.6m)

It is possible to achieve the dimensions standards as illustrated on the scheme plan.

Appendix 3E

(b) Minimum access widths and maximum centreline gradients, are set out in the Appendix 3B-1 table except that the grade shall be:

Urban zones shall not be steeper than 1:8 adjacent to the road boundary for at least 5m.

The site has an easy grade without the need to exceed a grade of 1:8.

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

Not applicable.

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

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

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

No concern.

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

No concern.

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

No concern.

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

Not applicable.

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

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

(a) Private accessways in all urban zones, excluding the Commercial and Industrial Zones, shall comply with the following.

Where:

- (i) The private accessway serves no more than four residential units; and*
- (ii) Visibility is not restricted; and*
- (iii) The access is less than 60m long; or 60m long or longer and passing bays are provided at intervals not exceeding 60m*

Not applicable.

The private accessway from the road boundary to any parking or loading space shall be:

- not less than 3m wide; and*
- a minimum overhead clearance of 4m*

Each of the three driveways are able to have a 3m wide formation and overhead clearance of 4m +.

(b)

Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

The driveway formations are independent and would remain metalled.

15.1.6C.1.3 Passing bays on private accessways in all zones

Not applicable.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

(a) Private access off streets in the urban zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

The May 2023 Engineering Standards and Guidelines supersede the 2009 version.

The three crossings shall be designed and constructed in accordance with council engineering standards and guidelines May 2023.

Conditions of consent may reflect this requirement.

(b) Where the vehicle crossing serves two or more properties the vehicle crossing is to be widened to provide a double width vehicle crossing.

All lots have independent entrances.

15.1.6C.1.7 General Access Standards

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

All lots demonstrate the ability to park two vehicles and manoeuvre without needing to reverse offsite.

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

There are no bends to consider.

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

Not applicable.

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

All lots uphold the controlled impermeable surface allowance, and because the accesses would resume as metalled formations, encouraging onsite absorption, this is similar to low impact design techniques to reduce volume and rate of stormwater runoff. Additionally, there is sufficient open space to maintain lawns, which encourage further onsite absorption, filtration and groundwater recharge. Excess stormwater is directed to the roadside kerb without need for easements.

15.1.6C.1.8 Frontage to existing roads

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

There is no road formation encroachment onto legal boundary.

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

No concern.

The road frontage is in good condition with kerb and channel road formation alongside a concrete footpath.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

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

No concern.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

In summary the proposal is able to comply with all the permitted activity standards through implementing conditions of consent.

NATURAL AND OTHER HAZARDS

There are no known major hazards, associated with the site or influences off site.

The site has no drainage or flooding issues and stormwater connections are to the roadside kerb.

WATER SUPPLY

Potable water is available from the reticulated town supplies.

There is an existing fire hydrant approximately 90m from the dwelling on Lot 3, located on the opposite side of Routley Avenue, therefore compliant with council engineering standards and guidelines.

Conditions of consent may include that evidence be provided that each lot has an independent water meter.

STORMWATER DISPOSAL

The site does not connect to a reticulated stormwater network and there is none in proximity. Discharge therefore must be to the roadside kerb & channel.

Lots 1 & 2 are above the permitted impermeable surface cover limits, and therefore are subject to further controlled activity stormwater review, and in this particular case both lots must factor in “existing use rights”, where both Lots 1 & 2 are as-built situations.

The impermeable surface areas include:

Lot 1 = **54% - fails to comply**

Lot 2 = **58.5% - fails to comply**

Lot 3 = 6.7% - complies

STORMWATER DISPOSAL

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

The subdivision design ensures Lots 1 & 2 have legal road frontage where stormwater would continue to discharge to the roadside kerb & channel. Easements are not required.

Lot 3 is also able to discharge to the road side kerb when the site is developed.

Based on the actual and probably impermeable surface areas, the Q10 discharge rate from each site is approximately 8.0l/s, requiring a minimum pipe size of 100mm $\varnothing$, if laid at a grade of > 1:100.

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it.

Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

All lots are able to connect to suitable outfalls at the roadside.

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

Lots 1 & 2 define existing use situations compliant with Section 10 RMA, and therefore no requirement to implement stormwater detention.

Lot 3 upholds the permitted standards for impermeable site coverage.

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

Being an existing use situation, flowrate control is not necessary. The subdivision activity does not increase the level of stormwater effects.

SANITARY SEWAGE DISPOSAL

A gravity reticulated connection exists on each lot, and easements are proposed to ensure their ongoing legality as shown areas 'B & C'.

Lot 3 has an existing council maintained sewerline extended through the site. Easements were not considered necessary as council already has legal rights over the line for purpose of maintenance, pursuant to Section 181(4) local Government Act 2002.

ENERGY SUPPLY - TRANSMISSION LINES - TELECOMMUNICATIONS

Comments from Top Energy Ltd and Chorus NZ Ltd are attached. The consent holder shall install both electrical and telecommunications services to the boundary of Lot 3.

Lots 1 & 2 are already connected, and the existing connections, where applicable, include proposed easements to secure legal rights over those cables.

There are no overhead lines to consider.

EASEMENTS & COVENANTS

There are two proposed easements:

Area 'A' is for electricity and telecommunications in favour of Lot 1 over Lot 3.

Areas 'B & C' is rights to convey sewerage in favour of Lots 1 & 2 respectively over Lot 3.

There are no existing easements or covenants.

There are no proposed covenants.

AMALGAMATION CONDITIONS

There are none.

PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

There are no features worthy of protection or enhancement.

The site has no known or recorded cultural significance or historic buildings or notable trees.

ACCESS TO WATER

The site does not have water access.

LAND USE INCOMPATIBILITY

The surrounding land use activities are all considered compatible without concern.

There are no known incompatible land use activities. All lots define existing use situations that prove compatible with the surrounding environment.

PROXIMITY TO AIRPORTS

No concerns.

EARTHWORKS

There is no internal earthworks required to complete the subdivision.

Permitted

12.3.6.1.3 EXCAVATION AND/OR FILLING, EXCLUDING MINING AND QUARRYING, IN THE RESIDENTIAL, INDUSTRIAL, HORTICULTURAL PROCESSING, COASTAL RESIDENTIAL AND RUSSELL TOWNSHIP ZONES

Excavation and/or filling, excluding mining and quarrying, on any site in the Residential, Industrial, Horticultural Processing, Coastal Residential or Russell Township Zones is permitted, provided that: (a) it does not exceed 200m³ in any 12 month period per site; and

No concern.

LAND USE ACTIVITY

7 URBAN ENVIRONMENT

7.2 ENVIRONMENTAL OUTCOMES EXPECTED

7.2.1 Urban areas developed in a manner that promotes sustainable management of natural and physical resources, while preserving the distinctive character and amenity of each area.

7.2.2 Urban areas where a wide range of activities are provided for in a manner which ensures that adverse effects on the environment are avoided, remedied or mitigated.

7.2.3 Urban areas containing a variety of residential and non-residential environments, providing for a level of amenity which is appropriate to the particular environment.

7.3 OBJECTIVES

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

The expected outcomes and objectives emphasise the importance of utilising urban land in alignment with both the current and anticipated environmental context. The proposal is designed to configure the boundaries in a way that optimally utilises the available space to accommodate three residential units instead of just two. This approach not only enhances land use efficiency but also supports socioeconomic benefits, and prove possible without cause to any negative impacts on the environment.

7.6.5.1 PERMITTED ACTIVITIES IN THE RESIDENTIAL ZONE

7.6.5.1.2 RESIDENTIAL INTENSITY

Each residential unit for a single household shall have available to it a minimum net site area of:

Sewered sites: 600m²

NET SITE AREA/NET AREA In relation to a site or allotment, means the total area of the site or allotment less any easements, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site. For the purpose of calculating the net area of a site or allotment for subdivision or building density, 30m² of the excluded land described above (other than easements) which is used for access for the site will be included in the net area.

Lots 1 – 3 comply with the permitted standard.

7.6.5.1.3 SCALE OF ACTIVITIES

The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed:

2 persons per 600m² (sewered)

Not applicable.

7.6.5.1.4 BUILDING HEIGHT

The maximum height of any building shall be 8m.

Existing buildings are well under 8m at approximately 3.5m.

7.6.5.1.5 SUNLIGHT

*No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**).*

The site has an easy grade and the existing buildings are set back a minimum of 2.0m from proposed boundaries.

7.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Lot 1 = 54%

Lot 2 = 58.5%

This has been described above through the subdivision assessment.
Land Use under the stormwater management rule is a Controlled Activity.

7.6.5.1.7 SETBACK FROM BOUNDARIES

(a) the minimum building setback from road boundaries shall be 3m; and

(b) the minimum setback from any boundary apart from a road boundary is 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary;

Compliant.

7.6.5.1.8 – 7.6.5.1.10

All these rules do not apply.

7.6.5.1.11 TRANSPORTATION

As discussed above the subdivision assessments concluded that the proposal complies overall.

Each residential unit generates 10 one-way traffic movements which complies with the residential zone permitted standard for up to 20 one-way movements (10 per dwelling) per site.

7.6.5.1.17 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 45% of the gross site area.

Building coverage on Lot 1 = 17% (Compliant)

Building coverage on Lot 2 = 19% (Compliant)

Building coverage on Lot 3 = 4% (Compliant)

RESOURCE MANAGEMENT ACT 1991

FOURTH SCHEDULE RMA

Assessment of effects on the environment

The changes resulting from the subdivision and proposed land use activities, along with their effects on neighbouring properties and the wider community, including socio-economic factors, are deemed to be less than minor. This assessment is grounded in a comprehensive baseline analysis that takes into account established regulations, the immediate environment, prevailing trends, and existing land uses. All these considerations align with the purpose and principles of the Resource Management Act (RMA), ensuring that the development is both responsible and beneficial to the community.

- *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 utilises urban land for further intensification without cause to adverse effects on natural ecology or amenity values. There is no vegetation clearance or earthworks.

There is no use of hazardous substance.

No monitoring is required.

There are no effects more than minor to find reason to consult with adjoining neighbours.

Amenity Values

There are no changes occurring to amenity values contrary to this urban zone.

Cumulative Effects

Cumulative effects are adequately managed.

Reverse sensitivity effects

There are no reverse sensitivity effects to consider.

PART 2 RMA

Section 5)

Applies direction for landowners to undertake development of their land in a manner that provides for their social, economic, and cultural wellbeing.

The proposal to utilise land for three residential units determines a reputable example of development with social and economic wellbeing benefits.

Additional housing opportunities are required to maintain social and economic wellbeing, and the construction process supports community engagement and job opportunities.

(3)

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

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

CLAUSE 6

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

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

There is no concern, the site supports further intensification to ensure the land is effectively utilised, and stormwater is already managed on Lots 1 & 2 with discharge to the roadside kerb, upholding existing use rights. The two existing titles already have entitlement to further land use activity generating a proportional level of effects to that of the subdivision. The effects overall are therefore less than minor.

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

The level of effects are considered adequately understood.

The proposal does not introduce any unreasonable effects contrary to the existing environment and zones intended purpose.

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

Not applicable.

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

As discussed, there are no concerns.

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

There are no unreasonable effects to require mitigation measures in this instance.

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

Having been through the planning assessment criteria and demonstrated a balanced environmental outcome, the effects based concept of the Far North District Plan certainly implies that consultation greater than that provided from services providers is not required.

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

Monitoring is not required.

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

No concern.

(2)

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

The Northland Regional policy statement is considered relevant insofar as it relates to urban development and is described following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

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

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

The subject location has no direct influence on the public, being well screened and without any adverse character changes occurring to impact the social, economic or cultural effects.

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

The effects are proportional to this wider urban environment.

The site has mature vegetation and fencing alongside the boundaries making the site sufficiently obscured.

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

There is no physical damage to ecosystems.

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

The effects are nothing.

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

There are none.

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

No concern.

REGIONAL POLICY STATEMENT

The Regional Policy Statement encourages sustainable management and sets in place framework for subdivision activity generally to be supported, particularly where the environmental gains are evident, degradation is not occurring, or effects can be mitigated through management.

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

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

5.1.1 Policy – Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

(a) Demonstrate access to a secure supply of water;

Reticulated water supplies are available to each lot.

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

The sites are able to connect to FNDC reticulated scheme.

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

The nature of the proposal connects well with existing urban development.

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

No concern, there is adequate access directly onto legal road.

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

Not applicable.

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

Not applicable.

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

The site is located near a broad range of social infrastructure.

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

There are no known nearby regionally significant mineral resources.

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

There are no subject energy transmission corridors, or renewable energy sites.

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

There are no known adverse effects on transportation corridors.

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

There are no significant flooding areas or high risk coastal hazards.

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

Not applicable.

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

There are none.

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

Not applicable.

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

The subdivision and land use encourage stormwater to be treated onsite through natural processes of absorption and filtration.

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

Many of these aspects can be implemented by future landowners as required.

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

Lot 3 is the only vacant site (with exception to the minor transportable buildings) and its future development is able to comply with all permitted activity standards, and therefore readily adaptable to future projected effects without concern.

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

Being in the urban zone and adjoining other residential lots there are no obvious issues.

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

Not applicable.

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

No concern with this small-scale subdivision and land use.

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

Urban development is encouraged in urban zones therefore compliant.

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

Part B) Regional urban design guidelines

Context

Quality urban design sees buildings, places and spaces not as isolated elements but as part of the whole town or city. In this regard, quality urban design:

(a) Takes a long-term view;

The proposal is a minor expansion to what forms a long-term established urban area.

(b) Recognises and builds on landscape context and character;

The proposal does not undermine landscape context or character, it merges with the urban setting.

(c) Results in buildings and places that are adapted to local climatic conditions;

No concerns.

(d) Celebrates cultural identity and recognises the heritage values of a place.

No concern to this simple infill subdivision and land use.

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

The proposal forms urban infill development that does not trigger unreasonable cumulative effects.

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

The lots are designed with consideration to these components.

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

There are no reverse sensitivity effects.

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

Not applicable.

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

No concern.

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

The sites are adequately served by or are able to connect to necessary infrastructure.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

This National Policy Statement applies to all freshwater (including groundwater) and to the extent they are affected by freshwater, to receiving environments (which may include estuaries and the wider coastal marine area).

The proposal is not considered to conflict with the national policy statement. There are no known wetlands onsite or in proximity.

The roof surface water presents no concerns being classed as clean water, without compromise to freshwater.

Effluent disposal is into reticulated system having no impact onsite, and the end discharge under council management where treatment is to high standard and required to meet the same policy standards.

There are no other effects known that could cause a conflict with the operative fresh water policy.

PROPOSED DISTRICT PLAN

The property is located within the General Residential zone under the Far North Proposed District Plan.

Overview

The Far North District contains a mix of diverse communities and urban centres, a number of which are located within the coastal environment and/or have identified cultural and historic heritage values. The General Residential zone represents those areas where there is an expectation of higher density residential development, where compared to the rural environments, and that generally provide adequacy and capacity of available or programmed development infrastructure.

Objectives

GRZ-O1

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

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

The proposed sites feature uniform shapes that are well-suited for a variety of common housing styles, particularly Lot 3, although marginally compromised by an existing sewer line that extends through the site, there is ample area either side for future development purposes. This consistency in layout not only enhances aesthetic appeal but also maximise outdoor living, and makes it easier for configuring landscaping, home improvements and maintenance.

Furthermore, the availability to existing public road and reticulated services is a significant asset, as it facilitates the subdivision process without need for extensive earthworks, supporting a more efficient and cost-effective development.

In light of the current housing supply shortage, this development is particularly timely and necessary. By adding new homes to the market, the project aims to alleviate pressure on housing demand, offering prospective buyers or renters' greater options and helping to stabilize housing prices in the area.

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.

The subdivision does consolidate urban residential development around existing infrastructure building on the surrounding urban environment.

Policies

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 proposal is supported by policy GRZ-P1.

Standards

SUB-S1

General Residential: Minimum allotment sizes:

Controlled - 600m²

Discretionary - 300m²

This has no legal effect.

Although not applicable, the proposal aligns with the controlled standard.

EW-R13

Earthworks and erosion and sediment control

All zones

Activity status: Permitted

Where:

PER-1

The earthworks comply with standard EW-S5 Erosion and sediment control.

Conditions of consent may include that all earthworks carried out during the subdivision complies with EW-S5; Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).

There are no other known aspects having legal effect that may influence the site and its assessment. Not having any impact on indigenous vegetation, not being subject to listed natural hazards, or be of land known for its historic significance as listed under the plan.

CONCLUSION

The assessment for subdivision and affiliated land use upholds the expectations of the Resource Management Act through its ability to manage anticipated effects, and without degradation of natural character or ecology.

Through granting consent there are no introduced effects or negative precedence that would conflict with the immediate community, in particular reverse sensitivity, or the broader expectations of the urban zone.

The proposal demonstrates that the subdivision and stormwater management will have less than minor effects on the immediate environment. Moreover, it aligns well with the objectives and policies outlined in the District Plan. This consistency ensures that the development supports sustainable management intentions, while contributing positively to the socio economics of the community.

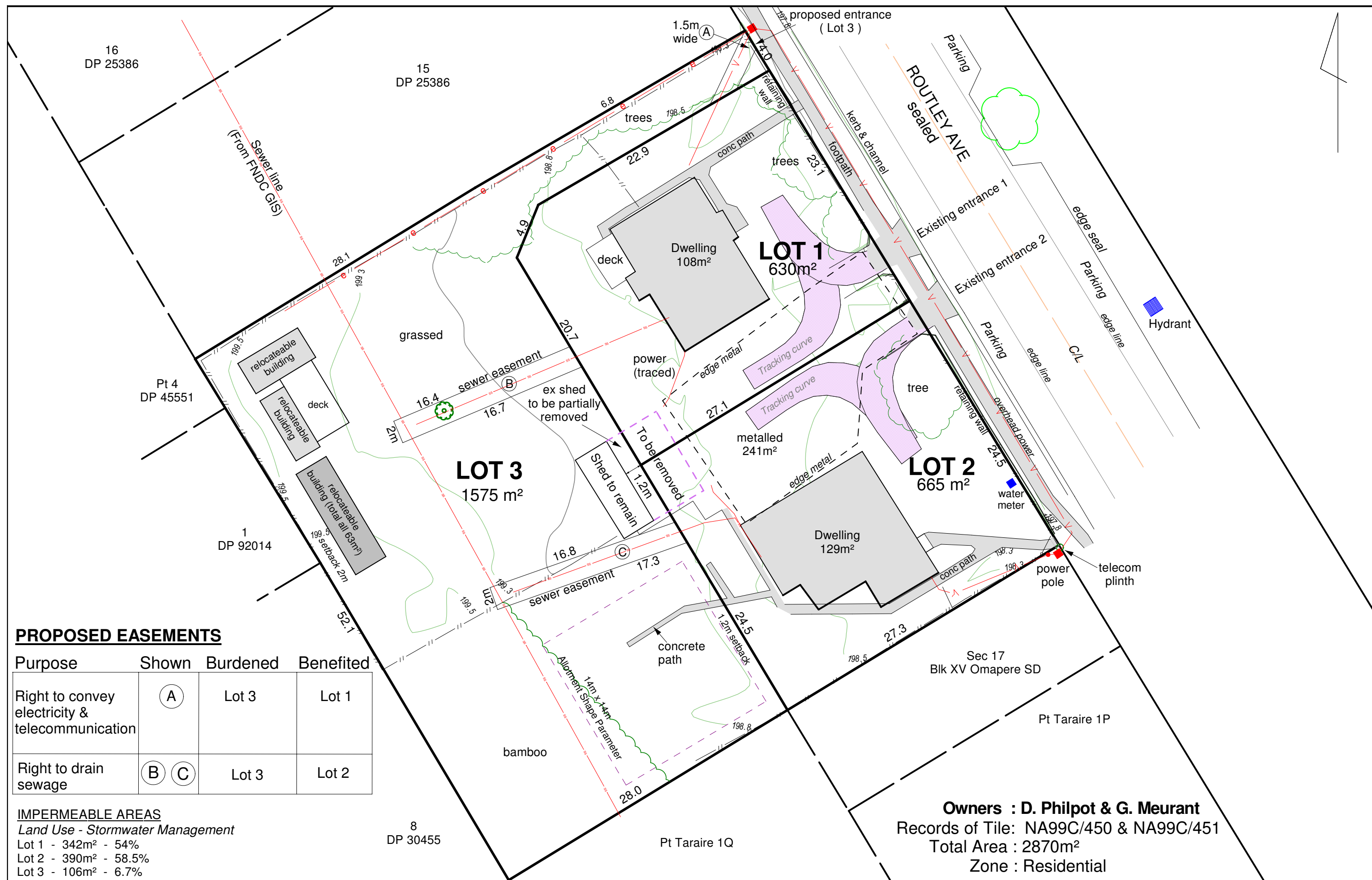


M. DONALDSON

Assoc. NZPI ~ NZIS

DONALDSONS SURVEYORS







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

29 October 2025

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Glenn Meurant – 9 & 11 Routley Ave, Kaikohe. Lot 1 DP 168752 and Lot 1 DP 30626.

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

Top Energy's requirement for this subdivision is that power be made available for the additional lot. Top Energy advises that there is an existing power supply to proposed lots 1 and 2. Design and costs to provide a power supply to proposed lot 3 would be provided after application and an on-site survey have been completed.

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

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

Yours sincerely

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

Chorus New Zealand Limited

29 October 2025

Chorus reference: 11410959

Attention: Donaldson's Surveyors Ltd

Quote: New Property Development

1 connections at 11 Routley Avenue , Kaikohe, Far North District, 0405

Your project reference: 8237 Meurant

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
---------------	--------

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 29 October 2025. 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



Quickmap Title Details



Information last updated as at 19 Oct 2025

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier NA99C/451

Land Registration District North Auckland

Date Issued 20 June 1995

Prior References

NA798/25 GN C840846.1

Type Fee Simple
Area 1462 square metres more or less
Legal Description Lot 1 Deposited Plan 30626

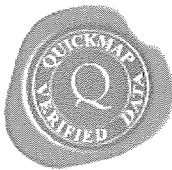
Registered Owners

Glenn Philip Meurant as to a 1/2 share
Debra Gillian Philpot as to a 1/2 share

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Fencing Agreement in Transfer 243581
12477432.3 Mortgage to ASB Bank Limited - 14.6.2022 at 1:02 pm

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Quickmap Title Details



Information last updated as at 19 Oct 2025

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier NA99C/450

Land Registration District North Auckland

Date Issued 20 June 1995

Prior References

NA743/30 GN C840846.1

Type Fee Simple

Area 1408 square metres more or less

Legal Description Lot 1 Deposited Plan 168752

Registered Owners

Glenn Philip Meurant as to a 1/2 share

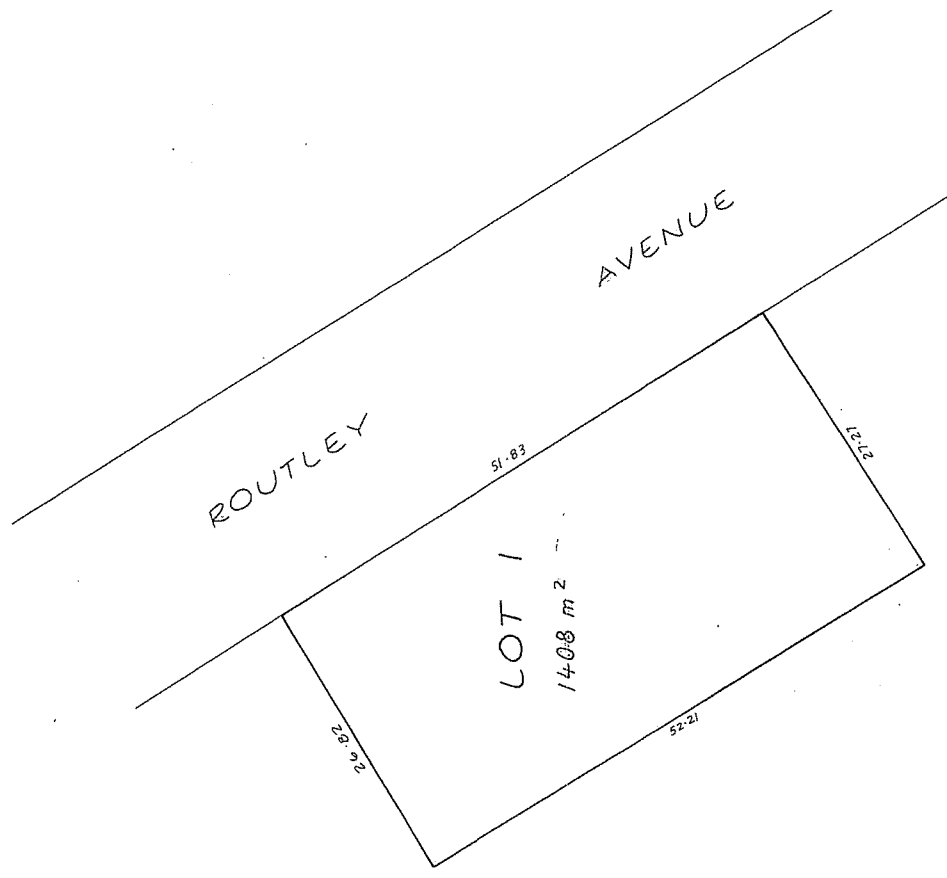
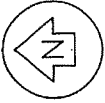
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NEW C&T ALLOCATED
LOT 1 - 99c/450

PARCEL	FORMERLY	CT REF
Lot 1	Pt Taraire IP 814	743/30

TOTAL AREA
1408 m²

APPROVED FOR CT DIAGRAM PURPOSES

5/7/95
Chief Surveyor

DEPOSITED FOR ACT
DIAGRAM PURPOSES
8/7/95
District Land Registrar

-4 JUL 1995
DP 168752

LOCAL AUTHORITY FAR NORTH DISTRICT



Prepared by
SCALE - Proportional
Date

PLAN OF LOT 1
FOR CT DIAGRAM PURPOSES

NORTH AUCKLAND LAND DISTRICT
SURVEY DISTRICT XV OMAREPARE
NZMS 261 SHEET No KAIAKOE 5



93 JUL 1995



DONALDSONS

REGISTERED LAND SURVEYORS

8237

30 October 2025

Planning Division

Far North District Council

Private Bag 752

Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION

G. MEURANT, 9 & 10 ROUTLEY AVE, KAIKOHE

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

-  Application form & deposit \$3044
-  Planning report
-  Records of Title x 2
-  Top Energy Ltd & Chorus NZ comments
-  Scheme plan

Yours faithfully,

Micah Donaldson

MNZIS - Assoc.NZPI

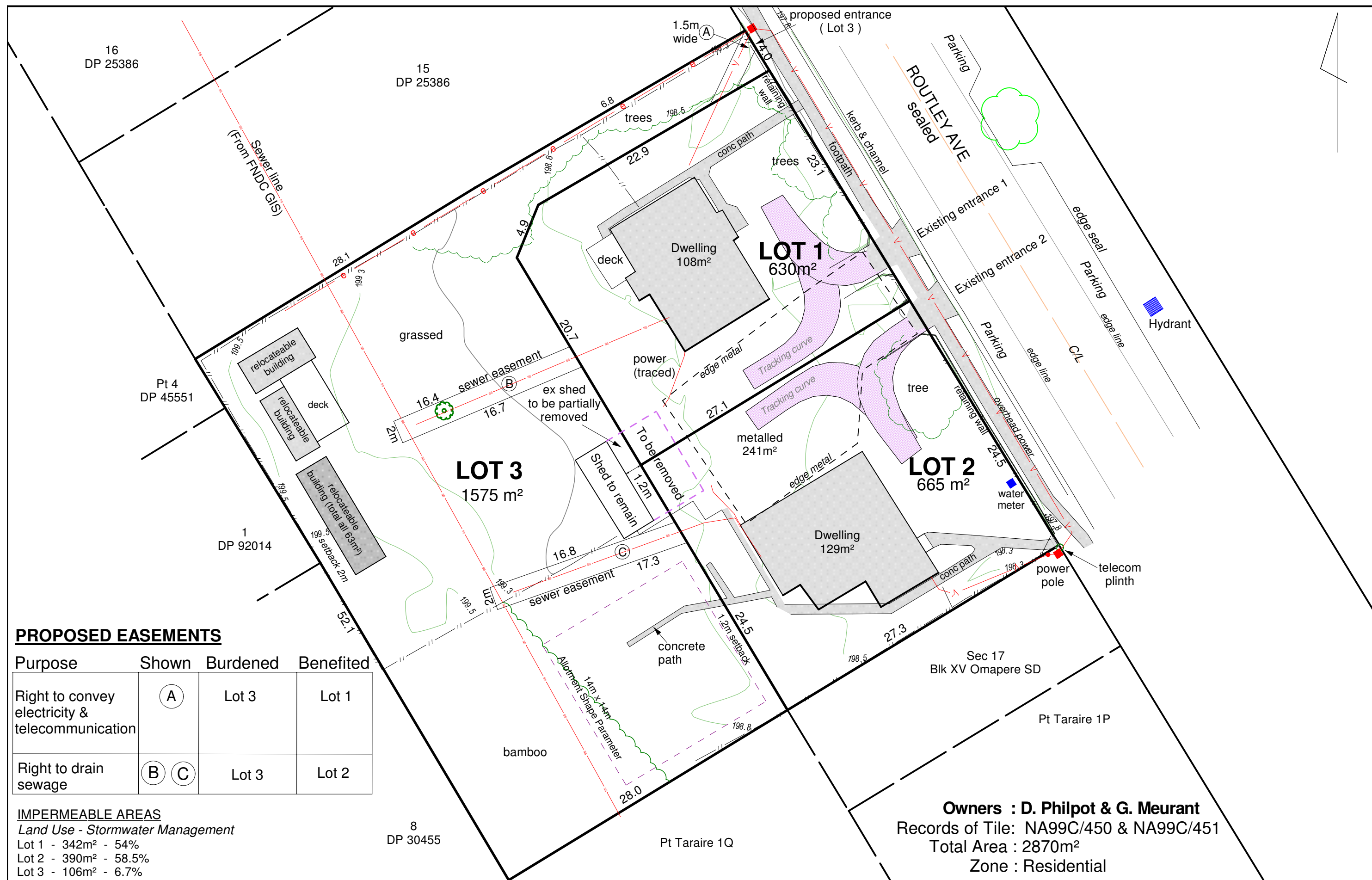
DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

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



PROPOSED EASEMENTS

Purpose	Shown	Burdened	Benefited
Right to convey electricity & telecommunication	(A)	Lot 3	Lot 1
Right to drain sewage	(B) (C)	Lot 3	Lot 2

IMPERMEABLE AREAS

Land Use - Stormwater Management

Lot 1 - 342m² - 54%
Lot 2 - 390m² - 58.5%
Lot 3 - 106m² - 6.7%

Owners : D. Philpot & G. Meurant
Records of Title: NA99C/450 & NA99C/451
Total Area : 2870m²
Zone : Residential