

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):

- | | |
|---|---|
| <input checked="" type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> 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:

Issie Investments 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:

Issie Investments Limited

Property Address/
Location:

8. Application Site Details

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

Name/s:	Issie Investments Limited
Site Address/ Location:	<div></div>
Legal Description:	<div></div>
Certificate of title:	<div></div>

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.

Could you please contact us in advance of any visits so we can notify the tenants, thanks very much.

Best contact number is Mitch on 0223540116.

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.

Subdivision around two existing residential units on land zoned Residential.

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) Issie Investments Limited

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)

Mitchell Kirwan Nock as Director of Issie Investments Limited

Signature:

(signature of bill payer)

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)

Mitchell Kirwan Nock as Director of Issie Investments Limited

Signature:

[Redacted Signature]

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.



Our Reference: 10797.1 (FNDC)

9 September 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

**RE: Proposed subdivision and land use consent, around two existing home units –
124 Hone Heke Road, Kerikeri – Issie Investments Limited**

I am pleased to submit application on behalf of Issie Investments Limited, for a proposed subdivision and land use around two existing home units on land at Hone Heke Road, Kerikeri, zoned Residential. The units are both fully serviced. The application is a discretionary activity.

The application fee of \$5,143 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Issie Investments Limited

PROPOSED SUBDIVISION & LAND USE

124 Hone Heke Road, Kerikeri

Planning Report & Assessment of Environmental Effects

**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

Subdivision

The applicants propose to subdivide property at 124 Hone Heke Road, Kerikeri, around existing residential units, connected by shared double garage. The proposed lot sizes are 433m² and 451m². Each lot will contain a unit apiece, their portion of the double garage, with a party wall boundary separating the portions. The existing concrete driveway access will be retained off Hone Heke Road, servicing both lots. This requires right of way over the front Lot 1 to the rear Lot 2. Both lots are full serviced.

A copy of the proposed scheme plan is attached in Appendix 1.

Land Use

The application includes breaches of Setback from Boundary and Sunlight rules due to a boundary being a party wall.

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 under the Far North Operative District Plan.

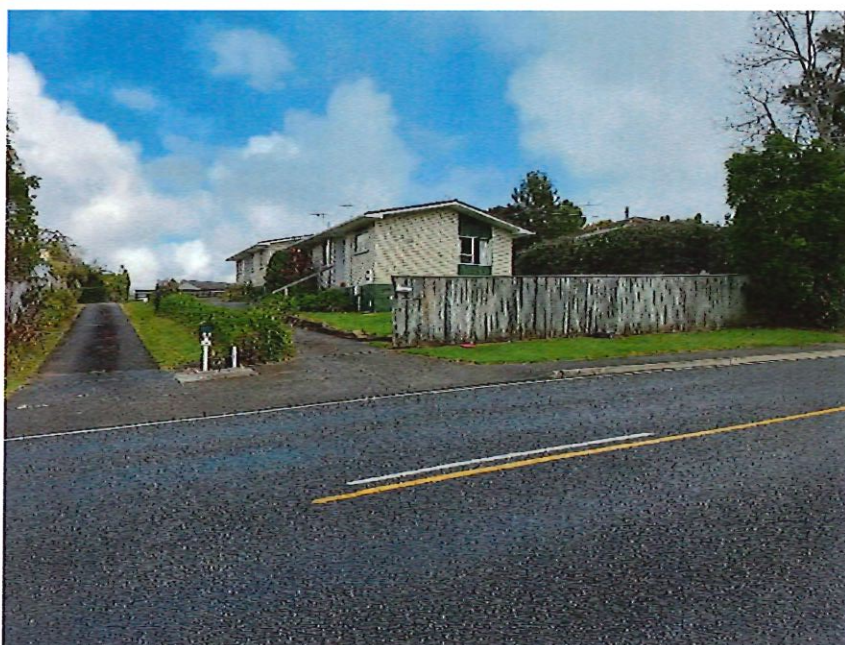
The name and address of the owner of the property is contained in the Form 9 Application Form. There are no other activities that are a part of the proposal to which the application relates, and no other resource consents required other than that addressed in this application.

2.0 PROPERTY DETAILS

Location:	124 Hone Heke Road, Kerikeri – Location Map attached in Appendix 2
Legal Description:	Lot 19 DP 79597
CT:	NA125B/589 Copy attached as Appendix 3
Land Area:	884m ²

3.0 SITE DESCRIPTION

The site is zoned Residential in the Operative District Plan, and General Residential in the Proposed District Plan. The application site is connected to Council's reticulated 3 waters. There are separate connections for each existing unit for water (two meters), and for sewer.



Looking into units from Hone Heke Road – concrete driveway to left of units

The site currently supports two units, connected by garaging. There is an existing concrete driveway running along the south side of the units. The parts of the site not developed are in grass lawn with boundary plantings. There is a close boarded wooden fence along the street boundary.

The site rises gently from Hone Heke Road, meaning that the rear unit is slightly elevated above the front unit in terms of its roof line.

The total building coverage over existing site is 193.2m², or 22%, well within the permitted 45%. This coverage is split evenly across the two lots, and the area of the two lots is also reasonably equally split. Building coverage on each of Lots 1 and 2 will be less than 45%.

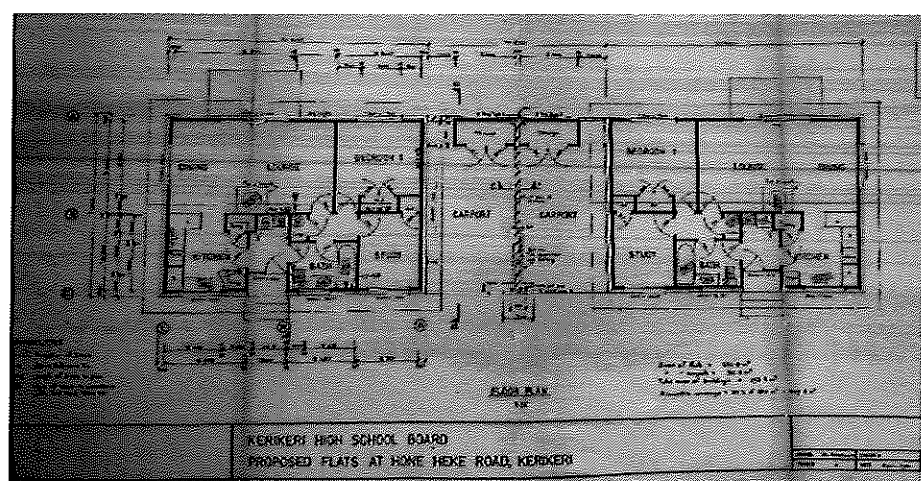
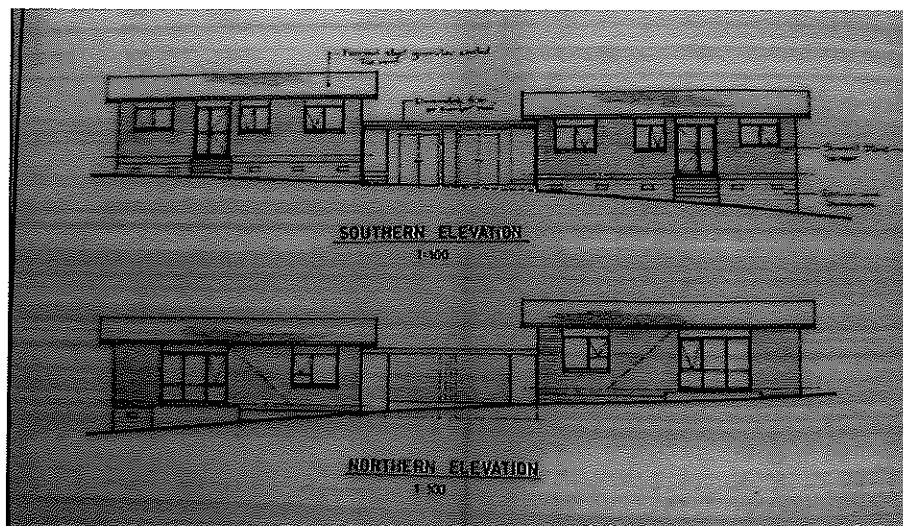
Lot 1's estimated total impermeable coverage is 200m², less than the 50% permitted. Lot 2's impermeable coverage will be less than 200m², also complying with the 50%.

3.1 Legal Interests

There are no legal interests registered on the title that are relevant to the subdivision. The property was once owned by the Crown for school flats, but is now in private ownership.

3.2 Consent History

The units were constructed pursuant to 781179-TCPPA, consent issued in May 1983, for the erection of two single teacher one-bedroom flats. The associated building consent was BP2036512, issued in June 1983. Refer to plans below.



RC 2090595-RMADIS was issued in June 2018 for an on-site wastewater system, and BC-2009-1414 issued in 2011 for an extension to the effluent field associated with that on-site system. Since then the site has been connected to the Council's reticulated sewage system (two connections).

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 above and 5 (below) 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 and a Deemed Permitted Activity (internal boundary infringement).
<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 (2):</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Sections 5 & 7 of this Planning Report.
<i>(3) An application must also include any of the following that apply:</i>	

<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>
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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:</p> <p>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</p> <p>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</p> <p>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</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:</p> <p>(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):</p> <p>(g) the locations and areas of land to be set aside as new roads.</p>	<p>Refer to Scheme Plans in Appendix 1.</p>

Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(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:</i>	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
<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>(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:</i>	Not applicable as the application does not involve hazardous installations.
<i>(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:</i>	The subdivision does not involve any discharge of contaminant.
<i>(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:</i>	Refer to Section 6 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8 of this planning report.
<i>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:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(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</i>	No protected customary right is affected.

is given by the protected customary rights group).	
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Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

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

5.0 ACTIVITY STATUS**5.1 Operative District Plan**

The property is zoned Residential and is a sewered 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 two lots around existing development. The site is a sewered site. The lots 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

7.6.5.1.5 Sunlight – the proposed party wall boundary has nil setback on either side (two boundaries). Therefore consent is sought for a **breach of Rule 7.6.5.1.5 & 7.6.5.3.4.**

7.6.5.1.6 Setback from Boundaries – the proposal inserts one new boundary. This boundary is a party wall within the existing double garage. There is nil setback from either side, therefore consent is sought for a **breach of Rules 7.6.5.1.6.**

7.6.5.1.6 Stormwater Management – The impermeable surface coverage estimated for each lot is less than 50% - permitted.

7.6.5.1.17 Building Coverage – The building coverage for each lot is less than 45% - permitted.

District Wide Rules

There are no rules in Chapter 12 of the Plan that are applicable, nor any in Chapter 14.

It is proposed to retain the current driveway – 3m concrete – and entrance way off Hone Heke Road. I have not identified any access rule breaches.

In summary, the land use component of this application defaults to discretionary activity status, so the **overall status of the application remains discretionary.**

5.2 Proposed District Plan

The FNDC publicly notified its PDP on 27th July 2022. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

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. In any event, no earthworks are required.

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

Both proposed lots support fully serviced existing development.

6.2 Natural and Other Hazards

Both lots are fully developed. No hazards have been identified within the site.

6.3 Water Supply

Both lots have existing water connections (separate meters).

6.4 Stormwater Disposal

The site is within Council's stormwater reticulation area. The proposal does not involve any additional impermeable surfaces.

6.5 Sanitary Sewage Disposal

Both units have existing connections to the Council's reticulated sewerage system.

6.6 Energy Supply & Telecommunications

Both lots are already developed. No additional service connections are required.

6.7 Easements for any purpose

The Memorandum of Easements shown on the Scheme Plan(s) provides for right of way and services within A & B, over Lot 1 in favour of Lot 2. This reflects the existing arrangements. Areas C and D on the scheme plan represent the proposed 100mm wide party wall.

6.8 Property Access

The access concrete surface shared driveway is proposed to remain as it is.

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

Given that both lots are already developed, no earthworks are required.

6.12 Access to reserves and waterbodies

The property does not adjoin any qualifying water body. The site is not adjacent to any Council reserve. No public access is required.

6.13 Land Use Compatibility

The proposal is for subdivision around existing residential use. There are no land use compatibility issues.

6.14 Proximity to Airports

Not relevant.

6.15 Natural Character of the Coastal Environment

Not relevant.

6.16 Energy Efficiency and Renewable Energy Development/use

Not considered.

6.17 National Grid Corridor

Not relevant.

6.18 Boundary activity breaches (setback/sunlight)

The application includes a land use component in that the current garage building is to have a 100mm wide party wall separating the two lots. This party wall is the boundary and therefore breaches setback from boundary, and sunlight, rules. The applicant is the only 'affected' person and in the application (being the applicant), can be considered to have provided their written approval for the boundary breaches.

There are no adverse effects because the proposal simply reflects the existing situation in terms of privacy; outlook; and access to sunlight.

6.19 Cumulative & Precedent Effects

Given that the site is already fully developed and the proposal introduces no additional development, there are no cumulative effects. Neither does the proposal create a precedent that would threaten the integrity of the objectives and policies of the Operative District Plan.

7.0 STATUTORY ASSESSMENT**7.1 Far North Operative District Plan Objectives and Policies**

Objectives and policies relevant to this proposal are those listed in Chapters 13 (Subdivision); and 7.6 (Residential Zone) of the District Plan.

Subdivision Objectives & PoliciesObjectives

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 fully

developed, and fully serviced. The proposal presents sustainable management and will continue to 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 proposed subdivision is appropriate for the site and 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 already developed and have connections to council services.

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 urban, already developed, and not known to contain any sites of cultural significance to Maori, or wahi tapu.

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 is already 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).

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 already in place, being a concrete driveway coming off an existing public road (sealed).

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 hazards.

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.

The lots already have connections to services.

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.

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

The lots have existing separate water meters and connections to Council reticulated water supply.

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 to subdivide around existing urban development, within an urban area with residential character.
- (b) The proposal has no 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.

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.

The proposal is to subdivide around existing residential development that is consistent with the above two objectives.

And policies

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 proposal subdivides around two existing small units, providing for a type and size of accommodation needed in the town.

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 other impermeable coverage.

7.2 Far North Proposed District Plan Objectives and Policies

PDP Subdivision Objectives:

SUB-O1 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 the sites have power (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:

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;
- 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 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 and access. The site is close to town and amenities and served by footpath, linking to the Kerikeri Road footpath network.

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 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 ensures the continued provision of affordable and comfortable accommodation within easy walking distance of amenities. The sites are serviced. The

proposal will not adversely impact on the amenity the area. The site has no heritage values (GRZ-01). The proposal is a good example of practical and sensible urban development (GRZ-02 & GRZ-04). GRZ-03 is not relevant. The site is not in any area subject to hazard and is within a managed stormwater area (GRZ-05).

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 lots are 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 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.

The site is already developed as two 'flats', similar to a multi-unit development. This proposal retains that 'look' and same built development, but separates the units onto their own titles.

GRZ-P4

Enable non-residential activities that:

GRZ-P5

Provide for retirement villages where they:

Neither of the above two 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.

The units have connections to Council reticulated supply.

GRZ-P7

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

This is a matter for future lot owners.

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 zone rules, 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:

- (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. Development is existing and the proposal will maintain 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 relevant to the proposal, except perhaps 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. The proposal is 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, none of which exist. In summary, public notification of this application is not required.

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, specifically:

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

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

The application includes a land use component for breaches of boundary rules. This cannot be considered a "boundary activity" however, because there are other rule breaches (subdivision rules in this instance). The applicant is the only affected property and in lodging the application is considered to have therefore provided the necessary Written Approval. No other affected persons have been identified.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be less than minor. As such public notification is not required.

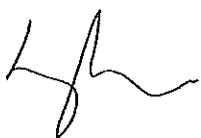
8.4 S95E Affected Persons & Consultation

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. Refer to comments above under 8.2. No affected persons are identified.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are less than minor and no affected persons have been identified.

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



Lynley Newport
SENIOR PLANNER
THOMSON SURVEY LTD

Date

9th September 2025

10.0 LIST OF APPENDICES

Appendix 1 Scheme Plan(s)

Appendix 2 Location Plan

Appendix 3 Record of Title and Current Interests

Appendix 1

Scheme Plan(s)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
TELECOMMUNICATIONS ELECTRICITY WATER SUPPLY DRAIN WATER & CONVEY SEWAGE	(A) (B)	LOT 1 HEREON	LOT 2 HEREON
	(A)	LOT 1 HEREON	LOT 2 HEREON
RIGHT OF WAY	(C)	LOT 1 HEREON	LOT 2 HEREON
PARTY WALL (100mm WIDE)	(D)	LOT 2 HEREON	LOT 1 HEREON

Lot 9
DP 92510

Lot 10
DP 92510

Lot 1
433m²
Existing House

Existing Double Garage

Lot 2
451m²
Existing House

Lot 18
DP 79597

Lot 20
DP 79597

Hone Heke Road

FNDC Water Pipe Main

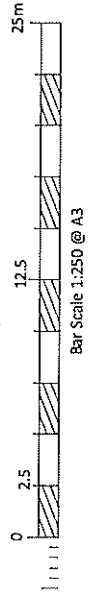
FNDC Sewer Drain

FNDC Stormwater Culvert

FNDC Water Service

8m Water Meters

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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Local Authority: Far North District Council
Comprised in: NA1259/589
Total Area: 884m²
Zoning: Residential
Resource features: NIL

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Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
LOT 19 DP 79597**
124 HONE HEKE ROAD, KERIKERI

PREPARED FOR: M. NOCK

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	08.07.25	1:250
Approved			A3
Rev			

Surveyors
Ref. No:
10797
Sheet 1 of 1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
TELECOMMUNICATIONS, ELECTRICITY, WATER SUPPLY, DRAIN WATER & CONVEY SEWAGE	(A) (B)	LOT 1 HEREON	LOT 2 HEREON
	(A)	LOT 1 HEREON	LOT 2 HEREON
RIGHT OF WAY	(C)	LOT 1 HEREON	LOT 2 HEREON
PARTY WALL (100mm WIDE)	(D)	LOT 2 HEREON	LOT 1 HEREON



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Local Authority: Far North District Council
Comprised in: NA1258/589
Total Area: 884m²
Zoning: Residential
Resource features: NIL



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Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 19 DP 79597 124 HONE HEKE ROAD, KERIKERI

PREPARED FOR: M. NOCK

Survey	Name	Date	ORIGINAL SCALE 1:250 SHEET SIZE A3
Design			
Drawn	KY	08.07.25	
Approved			
Rev			
10797 Scheme			

Surveyors Ref. No: 10797
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 NA125B/589
Land Registration District North Auckland
Date Issued 27 August 1999

Prior References
GN 956108.1

Estate Fee Simple
Area 884 square metres more or less
Legal Description Lot 19 Deposited Plan 79597

Registered Owners
Issie Investments Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Fencing Covenant in Transfer 9928752.2 - 19.1.2015 at 1:01 pm
13305524.3 Mortgage to Westpac New Zealand Limited - 1.7.2025 at 4:27 pm

