

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| ☐ Land Use | ☐ 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:

Narema Superannuation Fund c/- Douglas Waerea

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

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:

Douglas Waerea

Property address/
location:

--

8. Application site details

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

Name/s:	Douglas Waerea		
Site address/ location:	289 State Highway 10		
	Cable Bay		
	0420		
	Postcode		
Legal description:	Lot 2 DP 149941	Val Number:	00083-60700
Certificate of title:	NA89B/246		

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.

Property is vacant and can be easily accessed.

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.

Proposal to subdivide the site to create one additional allotment. Site is located within the General Residential Zone under the PDP-AV as well as being within the Coastal Environment. Access is from State Highway 10. Proposal has been assessed as a Discretionary Activity under the PDP-AV.

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	Enter BC ref # here (if known)
☐ Regional Council Consent (ref # if known)	Ref # here (if known)
☐ National Environmental Standard Consent	Consent here (if known)
☐ Other (please specify)	Specify 'other' here

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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

Narema Superannuation Fund c/- Douglas Waerea

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.

15. Billing details continued...

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)

Mr Douglas Waerea

Signature:

(signature of bill payer)

Date 24.09.2026

ATORY

16. 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.

17. Declaration

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

Name (please write in full)

Mr Douglas Waerea

Signature

Date 23.09.2026

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

See overleaf for a checklist of your information...

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.

Subdivision Resource Consent Proposal

Douglas Waerea

289 State Highway 10, Cable Bay

Date: 23 September 2026

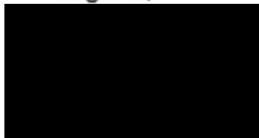
Please find attached an:

- An application for subdivision consent to create one additional allotment within the General Residential zone and Coastal Environment Overlay under the Proposed District Plan – Appeals Version (PDP-AV) and
- An Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

Overall, subdivision resource consent is sought under the PDP-AV as a **Discretionary Activity**.

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

Regards,



Alex Billot

Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



1. Table of Contents

1. Table of Contents	2
1. Description of the Proposed Activity	4
SUBDIVISION	4
WEIGHTING OF PLANS	5
REASONS FOR CONSENT	6
2. The site and surrounding environment.....	7
TITLE	9
<i>CONSENT NOTICE D351341.3</i>	<i>9</i>
3. Activity Status of the proposal	9
OPERATIVE DISTRICT PLAN	9
PROPOSED DISTRICT PLAN – APPEALS VERSION	10
NATIONAL ENVIRONMENTAL STANDARDS	18
<i>NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH (NESCS)</i>	<i>18</i>
<i>OTHER NATIONAL ENVIRONMENTAL STANDARDS</i>	<i>18</i>
4. Statutory Assessment under the Resource Management Act (RMA).....	18
SECTION 104B OF THE ACT	18
SECTION 104(1) OF THE ACT	18
ENVIRONMENTAL EFFECTS ASSESSMENT	19
<i>SUBDIVISION</i>	<i>20</i>
SECTION 104(1)(B) – RELEVANT PROVISIONS OF ANY STATUTORY DOCUMENT	25
<i>NATIONAL ENVIRONMENTAL STANDARDS</i>	<i>25</i>
<i>NATIONAL POLICY STATEMENTS</i>	<i>26</i>
<i>NEW ZEALAND COASTAL POLICY STATEMENT 2010</i>	<i>26</i>
<i>REGIONAL POLICY STATEMENT</i>	<i>26</i>
<i>FAR NORTH OPERATIVE DISTRICT PLAN</i>	<i>27</i>
<i>PROPOSED DISTRICT PLAN</i>	<i>27</i>
5. Notification Assessment – Sections 95A to 95G of The Act	29
PUBLIC NOTIFICATION ASSESSMENT	29
LIMITED NOTIFICATION ASSESSMENT	31
<i>NOTIFICATION ASSESSMENT CONCLUSION</i>	<i>33</i>
6. Part 2 Assessment	33
7. Conclusion.....	34
8. LIMITATIONS	36



Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title– *LINZ***
- 3. Consent notice D351341.3 - *LINZ***
- 4. Subdivision Scheme Plan – *Von Sturmers Surveyors***
- 5. Stormwater Neutrality Report - *LDE***
- 6. Correspondence – *NZTA***
- 7. Correspondence – *FNDC Development Engineers***
- 8. Correspondence – *Chorus***
- 9. Correspondence – *Top Energy***
- 10. PDP-AV Objectives and Policies – *Northland Planning & Development Ltd***



Assessment of Environment Effects Report

1. Description of the Proposed Activity

Subdivision

- 1.1. The proposal is to undertake a subdivision of Lot 2 DP 149941 to create one additional allotment. The site has been utilised in the past for a display show home (which was not lived in), which has since been removed from the site. There are currently two containers on the site, which are temporary and will be removed. As such, assessment of the containers against the underlying zone rules will not be made given these will be removed from site.

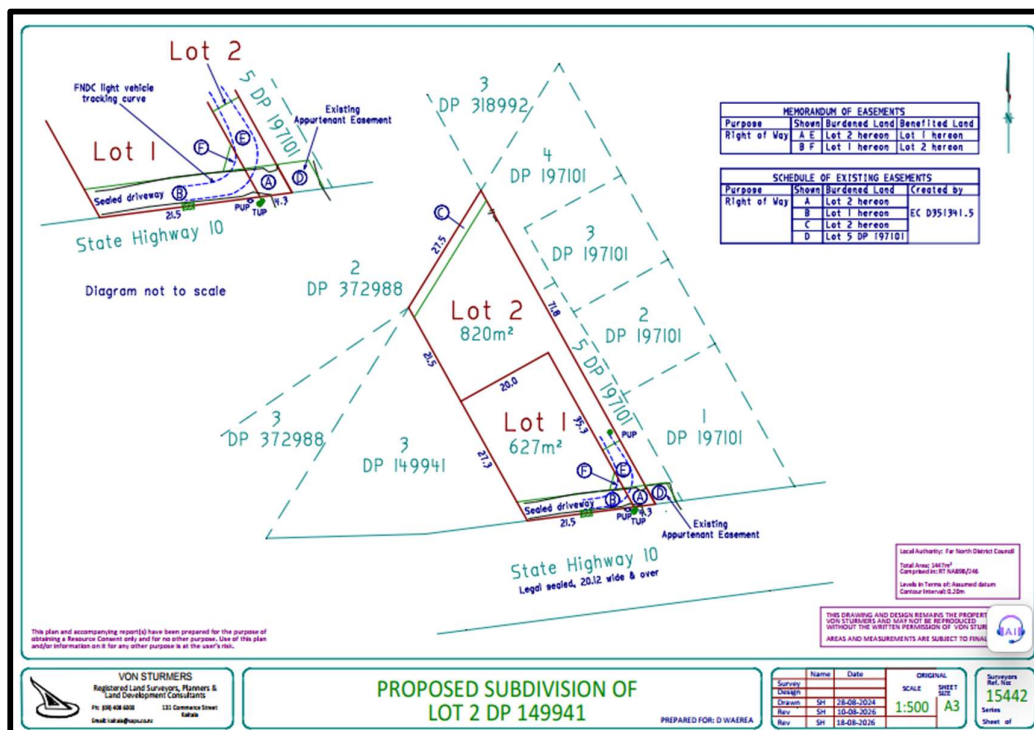


Figure 1: Proposed Scheme Plan.

- 1.2. Access to the site is via an existing shared crossing place from State Highway 10 (SH10). A right of way runs parallel to SH10, through the site, which provides access to the subject site as well as adjoining lot, Lot 3 DP 149941, which contains a small dwelling. An access lot adjoins the eastern side of the site which provides access to Lots 1-4 DP 197101. This brings the current total users of the crossing place to six, with the proposal seeing this increase by one user, bringing the total to seven. NZTA have been contacted as part of the pre-application process, with their comments contained within **Appendix 6** of this application. The only requirement



from NZTA is a s224(c) condition requiring NZTA to be advised of title references and draft LT Plan to facilitate the registration of any crossing place notices. This is offered as a condition of consent on the decision document.

- 1.3. The site is within an area which benefits from reticulated wastewater services. The FNDC Development Engineers Team was contacted to confirm if wastewater connection was possible to the new lot (see **Appendix 7** for correspondence). It was confirmed that there is an existing 100mm pipe available for the new connection.
- 1.4. In terms of water supply, Council's reticulated services are not available to the site. Water supply can be provided for onsite at the time of built development, with each lot having adequate area to provide for tank supply.
- 1.5. LDE have completed a Stormwater Neutrality Report (SNR) which assessed the feasibility of the proposed lots for stormwater attenuation as per the requirements of SUB-S4 of the PDP-AV. This report is contained within **Appendix 4**. The SNR confirmed that the new lots are capable of stormwater attenuation which will require site specific design at the time of built development on the lots.
- 1.6. In terms of telecommunications and energy supply, Chorus and Top Energy have both confirmed that connection is available to the new lot. See **Appendix 8 & 9** for this correspondence.

Weighting of Plans

- 1.7. The Appeals Version of the PDP (PDP-AV) is now available and details provisions which are subject to appeal. Provisions that are not appealed will be treated as 'operative' replacing equivalent provisions of the operative plan. If there are live appeals against a proposed provision, the proposed provision and any equivalent provisions may need to be considered through the resource consent process.
- 1.8. The PDP-AV General Residential zone (GRZ) has been partially appealed, with only GRZ-S1 (maximum height) and GRZ-S2 (Height in relation to boundary) being appealed. Given there is no built development existing on the site, assessment of the PDP-AV GRZ and ODP RZ is not considered necessary as there is no built form which would require assessment.



- 1.9. In terms of the Subdivision chapter of the PDP-AV, SUB-R3 in relation to 'subdivision of land to create a new allotment' and SUB-S1 in relation to 'minimum lot sizes', has been appealed but only in relation to the lot size for the Rural Production zone. The lot sizes for the General Residential zone have not been appealed and as such, it is considered that the PDP-AV minimum lot size (SUB-S1) and respective rule (SUB-R3) have legal effect, with the ODP subdivision rules in relation to the corresponding Residential zone, falling away. As such, this assessment will only include assessment of the proposal against the PDP-AV subdivision minimum lot size rules in relation to the General Residential zone and no assessment of the corresponding subdivision rules for the Residential zone within the ODP.
- 1.10. SUB-S6 in relation to telecommunications and power supply, has been appealed by Top Energy Limited. The appeal is contained within ENV-2026-AKL-000141 and the reason stated for appeal against SUB-S6 is that Top Energy requests that the requirement to provide easements to facilitate future connection to an electricity supply is extended across all other zones which are not currently listed within SUB-P6. The GRZ is currently listed within SUB-P6 and it is considered that this appeal does not alter the way in which SUB-P6 will be assessed for the GRZ. Nonetheless, assessment of the relevant provision within the ODP for electricity supply will form part of this assessment.
- 1.11. The relevant rules within the Transport Chapter of the PDP-AV have not been appealed and therefore it is considered that the PDP-AV rules in relation to Transport have immediate legal effect and the corresponding ODP Transport rules fall away. As such, the corresponding Transport rules within the ODP will not form part of this application.
- 1.12. The PDP-AV Coastal Environment chapter has been appealed in its entirety. There are no corresponding coastal environment rules within the ODP considered relevant to the application, given the site was located within the Residential zone under the ODP with no corresponding coastal rules. As such, assessment of the PDP-AV Coastal Environment chapter will form part of this application with no corresponding assessment under the ODP.

Reasons for consent

- 1.13. As concluded above, assessment of the subdivision proposal is required against the PDP-AV relevant provisions. Within the PDP-AV the site is zoned as GRZ and is also within the Coastal Environment Overlay.



- 1.14. The controlled activity lot size for the GRZ is 600m². The proposed lot sizes are 627m² (Lot 1) and 820m² (Lot 2), and as such the lot sizes can comply with the **Controlled Activity** provisions for the zone. Notwithstanding compliance with the relevant lot size provisions, the use of an access from a State Highway, results in the subdivision being assessed as a **Restricted Discretionary Activity** under the PDP-AV and given the site is within the coastal environment, this triggers subdivision consent as a **Discretionary Activity** under the PDP-AV.
- 1.15. Overall, subdivision consent is sought as a **Discretionary Activity** under the PDP-AV.

2. The site and surrounding environment

- 2.1. The site is located within the settlement of Cable Bay and is bounded by privately owned allotments on the northern, eastern and western boundaries and SH10 along the southern boundary. The site gently slopes to the north and is currently covered in grass. As mentioned, there are two containers on site which will be removed as part of this subdivision.

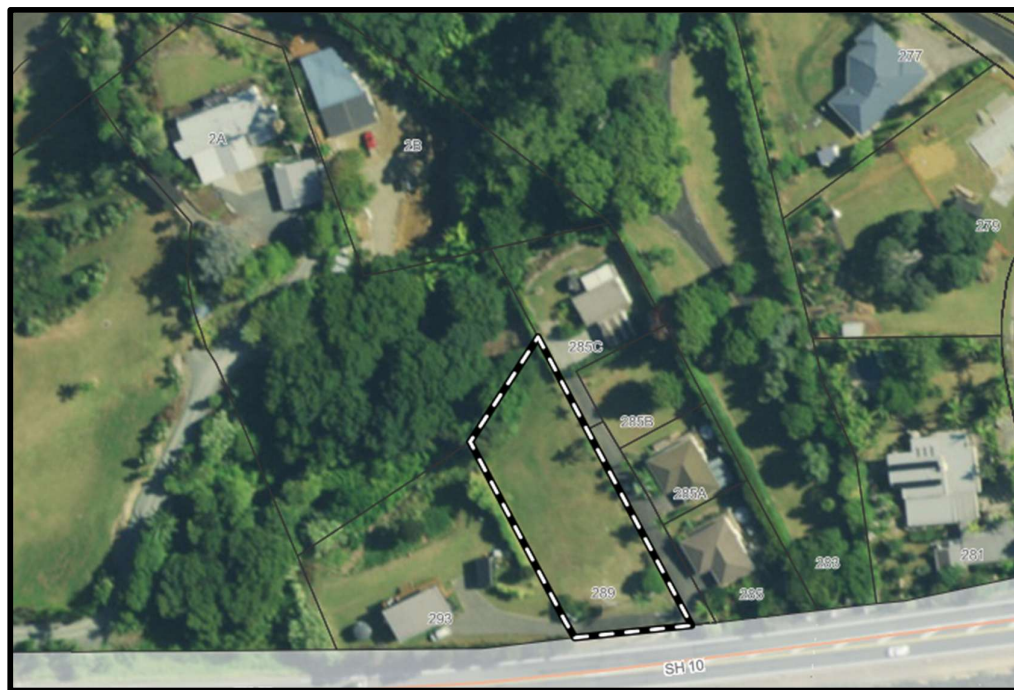


Figure 2: Aerial view of the site and surrounding environment.





Figure 3: View of the site taken from northernmost boundary.

2.2. As mentioned, the site currently shares an existing crossing place from SH10. The right of way which runs parallel to SH10 and through the subject site, is shown within *Figure 4*. The access lot which runs along the easternmost boundary of the site and provides access to four allotments is shown in *Figure 5*. The subject site does not have rights to utilise the access lot and will access via the southern area of the site.



Figure 4: Right of way which runs along southern portion of site and will be utilised for access.



Figure 5: Access lot parallel to easternmost boundary of the site. Access leg to Lot 2 will run parallel to this.

- 2.3. The site is not shown to be within an area of Outstanding Natural Landscape or High Natural Character under the Regional Policy Statement for Northland (RPSN). The site is not classified as having kiwi present. As mentioned, the site is shown to be captured by the coastal environment overlay.
- 2.4. The NZAA maps do not indicate any recorded archaeological sites within the subject site or adjoining allotments. Given the highly developed nature of the area, it is considered appropriate for the subdivision to proceed under the guidance of an ADP.
- 2.5. The site is not shown to be susceptible to coastal or river flood hazards. The southern portion of the site is shown to be within the 'safe' zone for tsunami, with the northern portion shown to be within the 'blue zone – inundation'.
- 2.6. The site is not shown to adjoin a Statutory Acknowledgement Area.

Title

- 2.7. The subject site is legally described as Lot 2 DP 149941 with a land area of 1447m². The allotment is contained within Record of Title NA89B/246 which is dated 25 January 1999. There is one consent notice registered on the title under D351341.3. The site is subject to easements which will remain unchanged as part of this proposal.

Consent Notice D351341.3

- 2.8. This consent notice document was created in 1998 and contains two conditions, both of which relate to the subject site. Condition 1 relates to visual screening by way of shelter trees along the southern boundary of ROW B. This condition will be complied with on an on-going basis. Condition two is not applicable.

3. Activity Status of the proposal

Operative District Plan

- 3.1. As detailed earlier in this application, it is considered that the relevant provisions within the ODP have now fallen away in terms of the subject site and the proposed development. As such, assessment of the proposal against the ODP rules is not considered necessary given the stage that the PDP-AV is at. As such, no further assessment of the ODP will be made, apart from the



corresponding subdivision provision in relation to electricity supply, which will be assessed within Section 5 of this application.

Proposed District Plan – Appeals Version

- 3.2. An assessment of the relevant rules and standards which have current legal effect has been undertaken below. All applications for resource consent that are being processed on the date the decisions are released require a full assessment of the standards, rules, objectives and policies of the PDP to enable the continued processing of the application.
- 3.3. Given that the PDP-AV now has legal effect, more weighting is applied to the standards, objectives and policies of the PDP-AV compared to the ODP. As mentioned, the PDP-AV provisions relevant to the proposal are considered to have legal effect, with the corresponding ODP provisions falling away.
- 3.4. Under the PDP-AV mapping system, the site is zoned ‘General Residential’ as well as being subject to the Coastal Environment overlay.



Figure 6: PDP-AV zoning of the site.

- 3.5. An assessment against the PDP-AV rules has been undertaken below.

Table 4 – Assessment against the PDP-AV notified rules		
Plan Reference	Rule	Compliance of Proposal
Area Specific Matters – Zone		



General Residential Zone		
GRZ-R1	New Buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures.	Not applicable. No new buildings or structures are proposed which would trigger assessment under this rule.
GRZ-R2	Impermeable Surface Coverage	Permitted. PER-1 The impermeable surface coverage of any site is no more than 50%. <i>Proposed Lots 1 & 2 will contain some existing impermeable areas from the existing driveway along the southern boundary. Proposed impermeable areas include the small area of right of way that will be created within Easements E & F. The impermeable surface coverage is well within 50% of the total site areas.</i> PER-2 Stormwater can be disposed of onsite and a Stormwater Neutrality Report has been provided to confirm compliance with the standards.
GRZ-R3 – GRZ-R23 GRZ-S1 – GRZ-S6	Not applicable. No built development is proposed as part of this application. The containers will be removed from site.	
District Wide Matters		
Subdivision		
SUB-R1	Boundary Adjustment	Not applicable.
SUB-R2	Subdivision of land solely to create an allotment that is	Not applicable.



	for the purpose of public works, infrastructure, reserves or access	
SUB-R3	Subdivision of land to create a new allotment	Controlled. CON-1 - complies The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; <i>Complies – each lot can contain a 14m x 14m building envelope which meets the permitted boundary setbacks.</i> SUB-S3 Water supply; <i>1. Lots can connect to a safe potable water supply.</i> <i>2. Council do not have a reticulated water supply system available to the site.</i> <i>3. Option will be provided via consent notice condition for lots to provide water supply via onsite rainwater harvesting or connection to a private water supply system.</i> <i>4. FFWS will be provided for at the time of built development on the lots.</i> <i>Proposal complies. Water supply can be provided for at the time of built development on the lots.</i> SUB-S4 Stormwater management; <i>Disposal of stormwater will be designed at the time of built development of the lots with a consent notice condition being offered on the title to address the requirements of this</i>



		<i>standard. There are no existing buildings on the site which would require stormwater attenuation. LDE have completed a Stormwater Neutrality Report which confirms the sites are suitable for future onsite stormwater attenuation.</i> <i>Proposal complies.</i> SUB-S5 Wastewater disposal; <i>Complies – connection to the reticulated system has been confirmed.</i> SUB-S6 Telecommunications and power supply; <i>Complies – future connection to reticulated power supply and telecommunications has been confirmed.</i> SUB-S7 Easements for any purpose. <i>Complies – easements are shown on the scheme plan.</i> CON-2 - complies The subdivision complies with standards: SUB-S1 Minimum allotment sizes (except subdivision under SUB-R3 CON-3 below); and <i>Complies – minimum allotment size in the GRZ is 600m².</i> SUB-S8 Esplanades. <i>Not applicable.</i> CON-3 – not applicable.
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SUB-R4	Subdivision that creates a private accessway	Controlled. CON -1 A private accessway serves a maximum of 8 allotments. Complies – A portion of private accessway will be created within Easements E & F as shown on the scheme plan. These areas will only serve two allotments. The proposal will also see an increase of one user on the existing accessway. The accessway will serve less than 8 allotments. CON-2 Where a subdivision serves 9 or more allotments, access shall be by public road. Not applicable – the subdivision will not serve 9 or more allotments.
SUB-R5 – SUB-R19	Not applicable to the proposed subdivision	
SUB-R20	Subdivision creating one or more additional allotments within the Coastal Environment (excluding Outstanding Natural Character Areas)	Discretionary The site is within the Coastal Environment overlay and will create one additional allotment.
SUB-R21 – SUB-R23	Not applicable to the proposed subdivision.	
District Wide Matters – Energy, Infrastructure and Transport		
Transport		
TRAN-R1	Parking	Not Applicable. Parking will be provided at time of built development on the lots.



TRAN-R2 – TRAN-R8	Not applicable to this proposal.	
TRAN-R9	Trip Generation	Permitted PER-1 The use or development is no greater than the thresholds in TRAN-Table 12 - Trip generation. <i>Complies.</i> PER-2 The subdivision does not create lots (including balance lots) that enable use or development greater than the thresholds in TRAN-Table 12 - Trip generation <i>Complies.</i>
TRAN-R10 – TRAN-R12 & TRAN-R14	Not applicable.	
TRAN-R13	New or altered vehicle crossings accessed from a State Highway or a Limited Access Road	Restricted Discretionary RDIS-1 The new or altered vehicle crossing is constructed, designed and located so that it complies with standard: TRAN-S2 Requirements for vehicle crossings. <i>Complies – NZTA have not requested any upgrade works to the existing crossing place, however the proposal will alter the number of users and therefore triggers consent under this rule. NZTA have provided their written approval to the proposed subdivision, subject to one condition as detailed within Appendix 6.</i>



TRAN-S1	Requirements for parking	Not Applicable.
TRAN-S2	Requirements for vehicle crossings	Not Applicable. NZTA have provided their written approval with no upgrading required.
TRAN-S3	Requirements for passing bays	Permitted. The lots do not utilise a length of private accessway which exceeds 50m in length and as such, passing bays are not considered required.
TRAN-S4 & TRAN-S5	Not applicable.	
TRAN-Table 1 - Table 8 Table 12 - 14	Not applicable.	
TRAN-Table 9	Minimum sight distances for vehicle crossings as shown on the Transport Network Hierarchy layer	Permitted. Sight distances are considered compliant given NZTA approval.
TRAN-Table 10	Requirements for private accessways	Permitted. Existing right of way easements A, B & D are considered to be compliant with the required standards. Proposed right of way easements E & F will service Lots 1 & 2 only. Table 10 requires a legal width of the accessway of 4m and a carriageway width of 3m (no shoulders required). This will be provided for, and a condition of consent is anticipated on the decision document ensuring this.
TRAN-Table 11	Sealing requirements for vehicle crossings and private accessways	Permitted. This table requires that any private accessway is sealed or concreted. The existing private accessways are sealed and therefore are compliant.



		The new private accessway areas will be sealed or concreted.
District Wide Matters – General Earthworks		
The only earthworks required as part of the proposed subdivision will be earthworks for the construction of the new portion of private accessway within the site. Earthwork volumes are anticipated to be well within the permitted threshold of 200m³ (EW-S1) with a cut/fill height of less than 1.5m (EW-S2). The proposal will proceed under the guidance of an ADP (EW-S3) and be reinstated as per EW-E4. Erosion and sediment control will be undertaken in accordance with EW-S5. EW-S6 in relation to setback does not apply to the formation of an approved driveway which the proposed private accessway is considered to be defined as, as it will be approved as part of this subdivision application. Earthworks are not anticipated to result in land instability (EW-S7). Filling material will comply with EW-S8 and the site is not subject to flood and coastal hazards (EW-S9). The proposal is assessed as Permitted in terms of the Earthworks chapter.		
District Wide Matters – General Coastal Environment		
The site is located within the coastal environment overlay. Under the subdivision chapter, subdivision within a coastal environment is a discretionary activity, as assessed earlier. There is no indigenous vegetation clearance or new buildings that form part of this application which would require consent under the coastal environment overlay. Earthworks for the private accessway is anticipated to cover an area of less than 100m², complying with CE-S3. The proposal is assessed as Permitted in terms of the Coastal Environment chapter.		

3.6. The assessment above indicates the proposal requires consent under the following chapters:

- Subdivision – SUB-R3 (controlled), SUB-R4 (controlled) & SUB-R20 (discretionary)
- Transport – TRAN-R13 (restricted discretionary)

3.7. The proposal is therefore bundled as a **Discretionary Activity** under the PDP-AV.



National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect

Human Health (NESCS)

- 3.8. A site visit and review of aerials of the subject site did not indicate that the site was HAIL. No such assessment of the NESCS has therefore been undertaken as part of this application. The application has been considered **Permitted** in terms of this regulation.

Other National Environmental Standards

- 3.9. No other National Environmental Standards are considered applicable to this development. The site does not adjoin any freshwater bodies such as lakes, rivers or wetlands and as such the National Environmental Standard for Freshwater Management was not considered applicable to this development. The proposal is considered to be Permitted in terms of the NES documents.

4. Statutory Assessment under the Resource Management Act (RMA)

Section 104B of the Act

- 4.1. Section 104B governs the determination of applications for Discretionary activities. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108.

Section 104(1) of the Act

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

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

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

(b) Any relevant provisions of –

- (i) A national environmental standard*
- (ii) Other regulations*
- (iii) A national policy statement*
- (iv) A New Zealand Coastal Policy Statement*
- (v) A regional policy statement or proposed regional policy statement*



- (vi) *A plan or proposed plan; and*
- (c) *Any other matter the consent authority considers relevant and reasonable necessary to determine the application.'*

- 4.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the Act). As will be discussed below, the proposal will have actual and potential effects that are acceptable. In addition, the proposal will also have positive effects on the environment as the proposal will create one additional allotment which is consistent with what is anticipated in this zone.
- 4.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the PDP-AV General Residential zone and surrounding environment.
- 4.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.
- 4.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.' There are no other matters relevant to this application.

Environmental Effects Assessment

- 4.7. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.



- 4.8. The proposal is a Discretionary activity. Potential effects on the environment arising from the proposal are assessed as follows.

Subdivision

- 4.9. The proposal involves the creation of one additional allotment of a size that is provided for in the PDP-AV GRZ as a Controlled Activity. The subdivision layout has been designed to effectively split the site in half, with an access leg being provided to the rear site (Lot 2).
- 4.10. Having reviewed the relevant PDP-AV subdivision provisions and considering the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the primary activity to be assessed for appropriateness is the size and nature of the lots that meet the Controlled activity lot sizes for the underlying zone as well as access provisions from the State Highway and subdivision within the Coastal Environment which results in a Discretionary Activity status.
- 4.11. As an activity that is regulated by District Wide provisions, subdivision of land must be consistent with the purpose of the zone and retains the natural character of the coastal environment. Activities impacting the district's transport network including the State Highway must also be considered.

Allotment sizes and Dimensions

- 4.11.1. The proposal is to create one additional allotment. Each allotment will be vacant land, given there are no existing buildings on the lots. Lots 1 & 2 are both larger than 600m² such that these allotments meet the controlled allotment size for subdivision within the PDP-AV GRZ, for sites which have access to reticulated wastewater services.
- 4.11.2. Currently, the number of lots proposed is envisaged by the PDP-AV and provided for in the zone. The allotments to the east of the site are smaller than what is proposed, ranging from 409m² – 597m², with the adjoining allotment to the east being slightly over 1000m². As such, the proposed lot sizes fall within the size range of those lots in the surrounding environment, maintaining the amenity and character of the site and surrounding environment. Each allotment has sufficient area and dimensions available for future built development, servicing and for future operational and maintenance requirements. Access to the sites is existing and NZTA have not requested any upgrading of the existing crossing place.



4.11.3. Cumulative effects of development are no more than minor. The coastal environment will continue to be preserved given the proposed lots sizes and anticipated future use of the proposed lots is consistent with other lots in the surrounding environment and PDP-AV GRZ in general.

Natural and Other Hazards

4.11.4. The NRC Maps do not indicate that the site is susceptible to coastal or river flood hazards. The northern portion of the site is shown to be within the 'blue zone – inundation' for tsunami. The southern portion of the site is shown to be within the 'green zone – safe.' As such, risk from tsunami is considered to be less than minor given that Proposed Lot 1 is in the safe zone, with Proposed Lot 2 bordering the safe zone, enabling ease of access if there was a tsunami threat.



Figure 7: NRC Tsunami Maps - blue (inundation) and green (safe).

4.11.5. LDE have identified a coastal and river flood hazard area approximately 100m from the site. The calculations within the Stormwater Neutrality Report account for this, with stormwater anticipated to be adequately managed on site at the time of built development within the lots.

4.11.6. In terms of s106 of the Act, it is considered that the proposal does not increase the likelihood of natural hazards occurring, nor accelerate, worsen or result in material damage to structures or land. Physical and legal access can be safely provided to the site. As such, it is considered that there are no matters relevant which would apply under s106 of the Act.

Water Supply

4.11.7. As required by SUB-S3, where a connection to Council's reticulated water system is not available, all allotments shall be provided with a means to a potable water supply. It is considered that this means will be via water storage tanks on site at the time of built development on the lots. The option of water storage tanks on site would enable roof runoff from future buildings to be captured to tanks, providing attenuation as well as providing potable water supply.



4.11.8. It is therefore requested that the following consent notice condition is registered on the titles for the new lots:

'At the time of built development of a dwelling on the site, potable water supply will need to be provided to the dwelling.' [Lots 1 & 2]

Stormwater Disposal

4.11.9. Council's infrastructure is not available to the site. LDE have completed a Stormwater Neutrality Report (SNR) which provided indicative attenuation design for both proposed lots based on assumptions of future built development. LDE determined that the proposed development has the potential to contribute to the coastal and river flooding approximately 100 metres north of the site and therefore addressed the 1% AEP event.

4.11.10. LDE recommended that runoff from new roof and driveway areas on each proposed lot is to be collected in an above ground tank. For feasibility purposes, no volume within the detention tanks was retained for reuse. LDE determined that a nominal capacity of 10,000L would need to be provided for the concept design situation they had assessed. This concept, indicative design reassures the Planner that the sites are capable of managing stormwater runoff within the site boundaries.

4.11.11. LDE have recommended that a site-specific stormwater design is provided for at building consent stage. As such, it is considered a consent notice condition requiring this is anticipated to be issued on the new titles for the lots.

Sanitary Sewage Disposal

4.11.12. Council's FNDC Development Engineer Team has confirmed that wastewater connection is possible. It is noted that Lot 1 has an existing connection from the display home that was previously situated on the site. Therefore, only Lot 2 requires a new connection. It is anticipated that the existing connection for Lot 1 will be located as part of the subdivision, and any easements required will be shown on the survey plan as part of the s223 stage.

Energy, Top Energy Transmission Lines & Telecommunications

4.11.13. Energy supply and telecommunications connections will be provided for as part of this subdivision. Both Top Energy and Chorus have confirmed connection is available (see



Appendix 8 & 9). Conditions of consent are anticipated to be imposed on the decision document requiring connections to be provided for.

4.11.14. The site is not known to be located within 20 metres of an electrical transmission line designed to operate at or above 50kV.

Easements for any Purpose

4.11.15. Easements are shown on the scheme plan which include existing easements which are to remain. Any additional easements will be shown on the survey plan as part of s223.

Provision of access

4.11.16. Access to the site is via an existing shared crossing place from State Highway 10 (SH10). A right of way runs parallel to SH10, through the site, which provides access to the subject site as well as adjoining lot, Lot 3 DP 149941, which contains a small dwelling. An access lot adjoins the eastern side of the site which provides access to Lots 1-4 DP 197101. This brings the current total users of the crossing place to six [shown as 'D' on the scheme plan], with the proposal seeing this increase by one user, bringing the total to seven.

4.11.17. NZTA have been contacted as part of the pre-application process, with their comments contained within **Appendix 6** of this application. The only requirement from NZTA is a s224(c) condition requiring NZTA to be advised of title references and draft LT Plan to facilitate the registration of any crossing place notices. This is offered as a condition of consent on the decision document.

4.11.18. Easements E & F are shown on the proposed scheme plan, as right of way. This enables reversing areas for each of the lots to enable ease of access, specifically for any heavy rigid vehicles. The proposed private accessway within these easements will be constructed in accordance with the relevant engineering standards as required.

Effect of Earthworks and Utilities

4.11.19. The only earthworks anticipated as part of this proposal are the works required for the construction of the private accessway within Easements E & F. Given the small area of earthworks, it is anticipated that effects will be less than minor.



Building Locations

4.11.20. Built development will be designed by future owners. The lots are of adequate size and dimensions to provide for future built development. The site is not known to be susceptible to any hazards which would restrict built development on the lots.

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

4.11.21. There are no areas of significant vegetation on site, indigenous fauna or landscape features which are of significant value where specific protections are warranted through the subdivision process. There are no known recorded archaeological sites within the allotment. The site is not within an area noted as having kiwi present.

Soil

4.11.22. The proposal will create a total of one additional allotment. The soils within the site are of LUC 4 which are not considered to be highly versatile under the RPS of NPS for HPL. The site is zoned Residential and proposed to be rezoned as General Residential. As such, assessment of the proposal against the NPS for HPL is not considered a requirement. The proposed lot sizes are of ample area to ensure the life supporting capacity of soils are not jeopardized.

Access to Waterbodies

4.11.23. The site does not adjoin any waterbodies that would require legal access.

Land Use Incompatibility

4.11.24. The proposed allotments are being created in an area where there is already a number of residential allotments, given the site is located within the settlement of Cable Bay. Reverse sensitivity effects and incompatible land use is not anticipated given that the proposed lot sizes fall within the existing range in the surrounding environment as well as meeting the controlled activity lot sizes for the underlying PDP-AV zone. Cumulative effects are considered to be less than minor given effects can be managed within the site boundaries.

4.11.25. The proposed lot sizes comply with the controlled lot sizes for the underlying PDP-AV zone such that allotments and development as such is anticipated. The lot sizes proposed enable



the character and amenity of the environment to remain unchanged. As has been discussed within this report, the proposed allotments are considered consistent with development in the area.

Proximity to Airports

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

Natural Character of the Coastal Environment

4.11.27. The proposal is considered to preserve the natural character of the coastal environment given the subject site is not visible from the CMA and built development within the sites will be consistent with surrounding lots in the environment. Cable Bay is an intensely developed settlement, which has seen the coastline developed with residential buildings on residential sized allotments. The proposal will provide lots which are consistent with this, maintaining the coastal residential character of the surrounding environment.

4.11.28. The proposed subdivision is not considered to be objectionable within the surrounding environment and is not considered to result in adverse effects on the character of the Coastal Environment.

Energy Efficiency and Renewable Energy Development/Use

4.11.29. This can be designed for at the time of built development on the lots.

National Grid Corridor

4.11.30. The site is not located within the national grid corridor.

Section 104(1)(b) – Relevant provisions of any statutory document

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

National Environmental Standards

4.13. As discussed in the sections above, the proposal is permitted in terms of the relevant National Environmental Standard documents.



National Policy Statements

4.14. There are currently 10 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy on Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- National Policy Statement for Infrastructure 2025
- National Policy Statement for Natural Hazards 2025

New Zealand Coastal Policy Statement 2010

4.15. The New Zealand Coastal Policy Statement 2010 is considered to be relevant to the application as the application site is partially located within the coastal environment under the NRC Regional Policy Statement.

4.16. The subject site is not known to contain any areas of outstanding landscape or features. It is considered the proposal will not adversely affect the natural aspects within the coastal environment nor will the proposal create any adverse effects on the natural character and amenity values within the area. The proposed lots are consistent with lot sizes in the surrounding environment and will not alter the character and amenity of the surrounding environment. As mentioned, Cable Bay is a heavily developed coastal settlement, and the proposal will create lot sizes which are consistent as well as enable built development which is consistent with the surrounding environment.

4.17. Overall, the proposed activity is considered to be consistent with the objectives and policies of the NZCPS.

Regional Policy Statement

4.18. The role of The Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource



management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources.

- 4.19. This proposal is of a small scale and is located outside of areas containing any resource features. The proposal is consistent with sites in the surrounding environment and will not alter the character and amenity of the surrounding environment. The proposal is considered compatible with the intent of the RPS.

Far North Operative District Plan

- 4.20. As detailed, the relevant ODP provisions are now considered to have minimal legal weighting given that the respective PDP-AV provisions have not been appealed. As such, an assessment of the ODP objectives and policies will not form part of this application.

Proposed District Plan

- 4.21. Under the Proposed District Plan, the site is zoned General Residential zone (GRZ) and is within the Coastal Environment overlay. The proposed lot sizes can comply with the Controlled provisions for lot size under the Subdivision Chapter, however given the site is within the Coastal Environment, any subdivision of such a site is a Discretionary Activity.
- 4.22. Subdivision is enabled under the PDP-AV so long as the subdivision results in the efficient use of land which achieves the relevant objectives and policies to the site (SUB-O1) which will be detailed further in this section. Consistency with the minimum lot sizes for each zone is achieved (SUB-P3) as well as each site having adequate size and shape to accommodate future built development (SUB-P3). Reverse sensitivity is to be avoided as well as ensuring the risk of natural hazards is not increased, or these risks are mitigated (SUB-O1 & SUB-P11). The proposal achieves this given that no reverse sensitivity effects are anticipated within this residential environment and natural hazards are not considered to be increased. SUB-O3 and SUB-P5 require that infrastructure is to be provided where possible with the connections to wastewater, electricity and telecommunications being offered as conditions of consent. Legal and physical access is provided for as detailed within this application (SUB-P3) with the proposal utilising the existing vehicle crossing (SUB-P4).
- 4.23. The GRZ represents areas where there is an expectation of higher density residential development, compared to the rural environments. Generally, there is capacity of connection to the existing infrastructure networks in these areas. Increased density is a medium and long term goal for growth in these areas. The proposal is considered to meet the housing needs and



demand in this area by providing one additional allotment which can be adequately developed to contain residential development, whilst maintaining amenity and character (GRZ-O1, GRZ-O5 & GRZ-P7). Infrastructure can be provided for to the proposed subdivision (GRZ-O2, GRZ-O4 & GRZ-P1). On site water supply can be provided for (GRZ-P5). The site is not known to have any historical, spiritual or cultural association held by tangata whenua and is not anticipated to exacerbate natural hazards (GRZ-P7).

- 4.24. In terms of the Coastal Environment, any subdivision within the Coastal Environment defaults to a Discretionary Activity. The GRZ notes that large areas zoned GRZ are also overlaid by the Coastal Environment, which reflects the high number of coastal settlements across the district. Subdivision in the coastal environment is provided for so long as the natural character of the coastal environment is preserved and protected (CE-O1) as well as ensuring that the subdivision is compatible with surrounding land use (CE-O2). Urban environment subdivisions are to be consolidated and provide for the social, economic and cultural wellbeing of people and communities without compromising the coastal environment values (CE-O3). The proposal is considered to achieve all of the above, given the proposal will see a currently vacant allotment subdivided to lot sizes consistent with those in the surrounding environment (CE-P4). The proposal is considered to maintain the existing coastal character of Cable Bay, which is in the form of high intensity development along the coastline. The site is not known to contain or adjoin any areas of ONL, ONC or ONF. CE-P9 is achieved given that there is already a high presence of buildings within this environment; the environment is considered to have a high ability to absorb the change, given the proposal will see infill development on a vacant lot; no indigenous vegetation clearance is required; infrastructure can be easily provided to the site; natural hazards are not anticipated to be exacerbated and the site is not known to have any historical, spiritual or cultural association.
- 4.25. Given that the proposal will create allotments consistent with those in the surrounding environment as well as those anticipated by the GRZ, the proposal is considered to create no more than minor effects on these environments and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the PDP-AV.



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

Public Notification Assessment

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

Step 1: Mandatory public notification in certain circumstances

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

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

(b) if the answer is no, go to step 2.

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

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

(b) public notification is required under section 95C:

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

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

Step 2: Public Notification precluded in certain circumstances.

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

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

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

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

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

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

(i) a controlled activity:

(ii) [Repealed]

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

(iv) [Repealed]

(6) [Repealed]



- 5.1.2. The application does involve lot sizes which comply with the Controlled Activity provisions of the PDP-AV GRZ, however given access is from a State Highway and the site is located within the Coastal Environment under the PDP-AV, the application defaults to a Discretionary Activity. Therefore Step 3 must be considered.

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

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

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

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

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

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

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

- 5.1.3. The application does not include any activities subject to a rule or NES that requires public notification. The activity is not considered to create adverse effects that are more than minor.

Step 4: Public notification in special circumstances

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

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

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

- 5.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision where one additional allotment is created which meets the controlled lot size provisions for the underlying PDP-AV zone. There are many allotments in the immediate vicinity which are of similar size or smaller to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.

Public Notification Summary

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



Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

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

(3) Determine—

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

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

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

- 5.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to or adjoining a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances.

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

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

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

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

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

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

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

Step 3: Certain other affected persons must be notified.



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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The proposal is not for a boundary activity nor is it a prescribed activity.

5.3.3. The proposal does not include a boundary activity.

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

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

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

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

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

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

5.3.6. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 4 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment provided within this report is also relied on and the following comments made:

- The size of the proposed allotments is consistent with the character of the allotments in the locality and can comply with the controlled provisions for lot size within the underlying PDP-AV zone. Therefore, the proposed allotment sizes are not objectionable within the surrounding environment.
- Each lot is capable of containing residential built development, maintaining and preserving the character and amenity of the site and surrounding environment.



- NZTA have provided their conditional approval with no upgrading of the crossing place required.
- The development is not considered to be contrary to the objectives and policies under the District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

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

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

Step 4: Further notification in special circumstances

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

5.3.9. The proposal is to subdivide the site to create one additional allotment. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

6. Part 2 Assessment

6.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

6.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and



ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.

- 6.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. The subject site is located within the coastal environment, however no adverse effects are anticipated due to the fact that visual amenity and character will be maintained. There are no outstanding natural features or landscapes which are considered to be affected, nor any areas of significant indigenous vegetation or habitats of fauna. Public access is not considered relevant in this case. The site does not contain any known areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights are not anticipated to be affected by the proposal. The proposal is not anticipated to exacerbate natural hazards. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.
- 6.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 6.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 6.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

7. Conclusion

- 7.1. The Applicants are seeking resource consent to subdivide their site at 289 State Highway 10, Cable Bay. The site is zoned as General Residential under the PDP-AV as well as being subject to the Coastal Environment overlay. The subdivision will see one additional allotment created, with connections being provided to the lots for wastewater, electricity and telecommunications. Water supply will be provided at the time of built development within the lots as well as stormwater attenuation design. The proposal provides lot sizes which are



able to comply with the Controlled activity provisions for the underlying PDP-AV zone. The proposal defaults to a Discretionary subdivision activity given that the site is within the Coastal Environment under the PDP-AV. NZTA have been contacted with their conditional approval received.

- 7.2. As detailed, given the stage at which the PDP-AV is at and the fact that the underlying provisions relevant to the subject site are not subject of appeal, greater weighting is applied to the PDP-AV with the ODP provisions falling away.
- 7.3. The assessment of effects on the environment concludes that any potential adverse effects will be no more than minor. The proposed subdivision is consistent with the character and amenity of the surrounding area. The proposal is considered to be consistent with the purpose of the General Residential zone.
- 7.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 7.5. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 7.6. As a Discretionary activity, the proposal has been assessed against the matters and limitations imposed by the District Plan. It is considered that the proposal results in no more than minor effects on the environment and the proposal is generally consistent with the relevant Objectives and Policies set out under the District Plan, Proposed District Plan – Appeals Version, New Zealand Coastal Policy Statement and the Regional Policy Statement. The development is considered appropriate for consent to be granted on a non-notified basis.



8. LIMITATIONS

- 8.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 8.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 8.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 8.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA89B/246**
Land Registration District **North Auckland**
Date Issued 25 January 1999

Prior References
NA81C/467

Estate Fee Simple
Area 1447 square metres more or less
Legal Description Lot 2 Deposited Plan 149941
Registered Owners
Moanatia Pty Limited ATF Narema Superannuation Fund

Interests

775618.1 Gazette Notice declaring the adjoining road a limited access road - 1.10.1980 at 9.01 am
Appurtenant hereto is a right of way specified in Easement Certificate B516326.4
D351341.3 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 25.1.1999 at 3.08 pm
Appurtenant hereto are rights of way specified in Easement Certificate D351341.5 - 25.1.1999 at 3.08 pm
Subject to a right of way over parts marked B and C on DP 149941 specified in Easement Certificate D351341.5 - 25.1.1999 at 3.08 pm
Some of the easements specified in Easement Certificate D351341.5 are subject to Section 243 (a) Resource Management Act 1991 (see DP 149941)
11002556.1 Surrender of the right of way over Lot 4 DP 197101 specified in Easement Certificate D351341.5 and appurtenant hereto - 17.1.2018 at 10:48 am

1990
RECORD FIRST 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797

D351341.3
CONO

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of
Lot 1 DP 137688
Blk V Mangonui SD
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

- (1) That the visual screen created by shelter trees planted along the southern boundary of Right-of-Way (B) on the plan be maintained and/or replaced, so as to retain an effective screen at all times.
- (2) Prior to the transfer of either Lot 2 or Lot 3, the consent holder is to pay the total assessed reserves contribution to the Council. Should this contribution remain unpaid for six months after the deposit of the subdivision plan, it becomes due and payable forthwith.

SCHEDULE 2

- (1) Condition (1) in Schedule 1 refers to Lots 1 - 3 DP 149941, being contained in CsT 89B/245 - /247.
- (2) Condition (2) in Schedule 1 refers to Lots 2 and Lot 3 DP 149941, being contained in CsT 89B/246 and /247.

SIGNED:

EN

DATE: 29th OCTOBER 1998

SIGNED by Gregory Thomas MULLER

as registered proprietor~~(s)~~

and Tonia Jean MULLEN

as registered proprietor

in the presence of

in the presence of:

SOLICITOR
MANGONUI

P13PCN5251.DOC

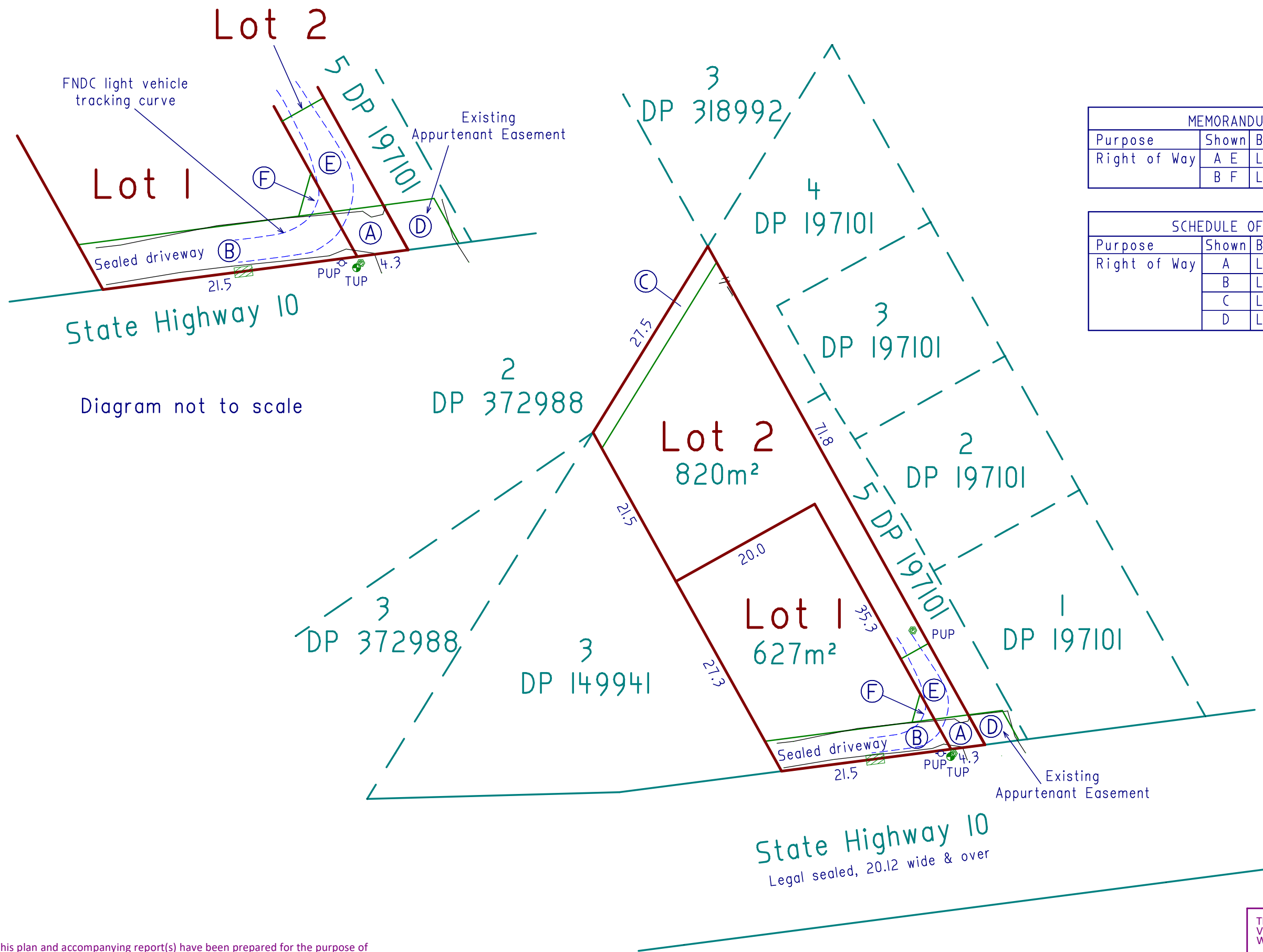
3.08 25.JAN99 D 351341.3



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST LAND REGISTRAR



2 (pic/467) cono / 38-



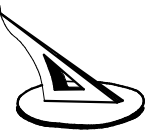
MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of Way	A E	Lot 2 hereon	Lot 1 hereon
	B F	Lot 1 hereon	Lot 2 hereon

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created by
Right of Way	A	Lot 2 hereon	EC D351341.5
	B	Lot 1 hereon	
	C	Lot 2 hereon	
	D	Lot 5 DP 197101	

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.

Local Authority: Far North District Council
Total Area: 1447m²
Comprised in: RT NA89B/246
Levels in Terms of: Assumed datum
Contour Interval: 0.20m

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY



VON STURMERS
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 408 6000 131 Commerce Street
Email: kaitaia@saps.co.nz Kaitaia

PROPOSED SUBDIVISION OF LOT 2 DP 149941

PREPARED FOR: D WAAREA

	Name	Date	ORIGINAL	
Survey			SCALE 1:500	SHEET SIZE A3
Design				
Drawn	SH	28-08-2024		
Rev	SH	10-08-2026		
Rev	SH	18-08-2026		

Surveyors
Ref. No:
15442
Series
Sheet of



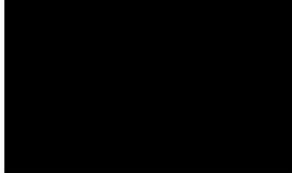
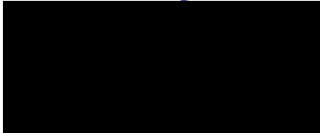
Narema Superannuation Fund c/ - Douglas Waerea

STORMWATER NEUTRALITY REPORT

289 State Highway 10 , Cable Bay

DOCUMENT CONTROL

Version	Date	Comments
A	3/09/2026	Issued for Resource Consent

Prepared By	Reviewed & Authorised By
 Harry Miller BSc (Geol), MEngNZ	 Hamish Gibson Northern Civil Team Lead <i>BEngTech – Civil, MEngNZ</i>

CONTENTS

1	PROJECT DESCRIPTION	1
2	SITE DESCRIPTION	2
3	PROPOSED DEVELOPMENT	2
4	DESKTOP STUDY	3
4.1	Geology	3
4.2	Existing Infrastructure.....	3
4.3	Flooding	3
4.4	Stormwater Analysis	4
4.5	Analysis Parameters	6
4.6	Analysis Results	7
4.7	Stormwater Devices and Outfall Recommendation	9
4.7.1	Attenuation	9
4.7.2	Outfall From Site	10
4.7.3	Secondary Overland Flows	10
5	LIMITATIONS	10

APPENDIX A: HIRDS V4 RAINFALL DATA

APPENDIX B: ATTENUATION SPREADSHEET CALCULATIONS AND OUTPUTS

1 PROJECT DESCRIPTION

LDE Ltd has been engaged by Narema Superannuation Fund to prepare a stormwater neutrality assessment for the two-lot residential subdivision at 289 State Highway 10 , Cable Bay.

The purpose of this report is to demonstrate stormwater attenuation is feasible for the proposed subdivision, and it has been prepared to support a resource consent application.

Under rule SUB-S4 of the Far North Proposed District Plan (July 2026), stormwater attenuation design is required at resource consent stage. This is a vacant site subdivision and the impervious surface area on each proposed Lot is not yet known, so this report provides an indicative attenuation design for both proposed Lots based on reasonable assumptions. Those designs will need to be adjusted at building consent stage for the dwellings and impervious surfaces actually proposed.



Figure 1: Site location¹

¹ Google Image

2 SITE DESCRIPTION

The legal description of the site is Lot 2 DP 149941 with an area of 1,447 m². The site is located in Cable Bay approximately 300 metres west of Cable Bay Central. The property is zoned by the FNDC as General Residential Zone.

The site is generally gently sloping to the north-north-east and is covered in grass. The site is accessed via a shared sealed ROW to the south as presented in Figure 1 above.

3 PROPOSED DEVELOPMENT

It is proposed to subdivide the existing Lot into two new Lots being Proposed Lot 1 (627 m²) and proposed Lot 2 (820 m²). For the purposes of this assessment, it has been assumed the driveway will have a sealed surfacing.

A scheme plan of the proposed development is shown in Figure 2 below.

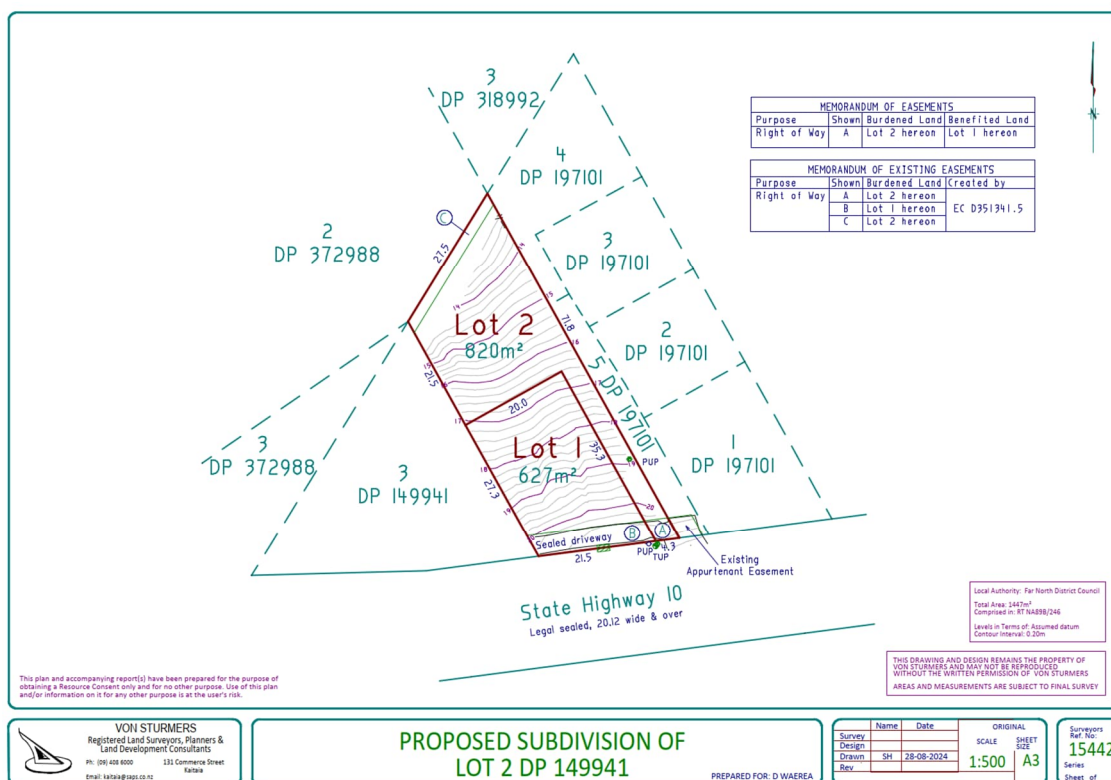


Figure 2: Proposed development plan²

² Von Strumers Surveyor

4 DESKTOP STUDY

The desktop study covers the mapped geology, existing stormwater infrastructure and flood hazard at the site.

4.1 Geology

The 1:250k Geology Map of New Zealand (Heron, 2020) GNS Science identifies the site as being underlain by basaltic pillow lava and pillow breccia, with sills and dikes of basalt and dolerite of the Tangihua Complex, Northland Allochthon.

Based on the mapped geology and the site cover of medium length grass, the pre-development scenario has been classified as hydrologic soil group D (very low permeability).

4.2 Existing Infrastructure

There appears to be no existing stormwater infrastructure at the site based on FNDC maps however an FNDC unlined channel is located to the north of the site that discharges to the sea approximately 100 metres to the north.

4.3 Flooding

The subject site is not within any mapped coastal or river flood zone. An area approximately 100 m north of the site, along the defined overland flow path discharging to the sea, is mapped by NRC as affected by coastal and river flooding under the 1% AEP + climate change regionwide model and includes an existing dwelling. Stormwater from the site discharges toward this flow path. The proposed development therefore has the potential to contribute to the mapped hazard, and the 1% AEP event has been addressed on that basis in Section 4.7.3.



Figure 3: 1% AEP + CC Regionwide Flood Extents³

4.4 Stormwater Analysis

The site is undeveloped, so the analysis adopts the assumed impervious areas set out in section 4.5. Pre- and post-development scenarios have been analysed for each proposed Lot on the design basis set out below.

Table 1: Stormwater design basis

³ NRC Maps

Parameter	Method / source adopted
Design rainfall	NIWA HIRDS v4 at the site (latitude -34.9925, longitude 173.4986)
Storm duration	24 hour
Design events	50% and 20% AEP (1% AEP not assessed)
Climate change allowance	+20% applied to post-development depths only (SUB-S4.5)
Hyetograph	TR55, Type 1A rainfall distribution
Loss Method	Curve number method
Peak flow	TR55 graphical and tabular methods, as a cross check
Routing	Post-development hydrograph routed through the detention tank on a six minute time step
Discharge criterion	Not more than 80% of the pre-development peak flow (FNDC Engineering Standards Table 4-1 and s4.1.6)

Runoff from the new roof and driveway areas on each proposed Lot is collected in an above ground tank. Rainfall data for the site is attached in Appendix A and the completed calculations for each proposed Lot in Appendix B.

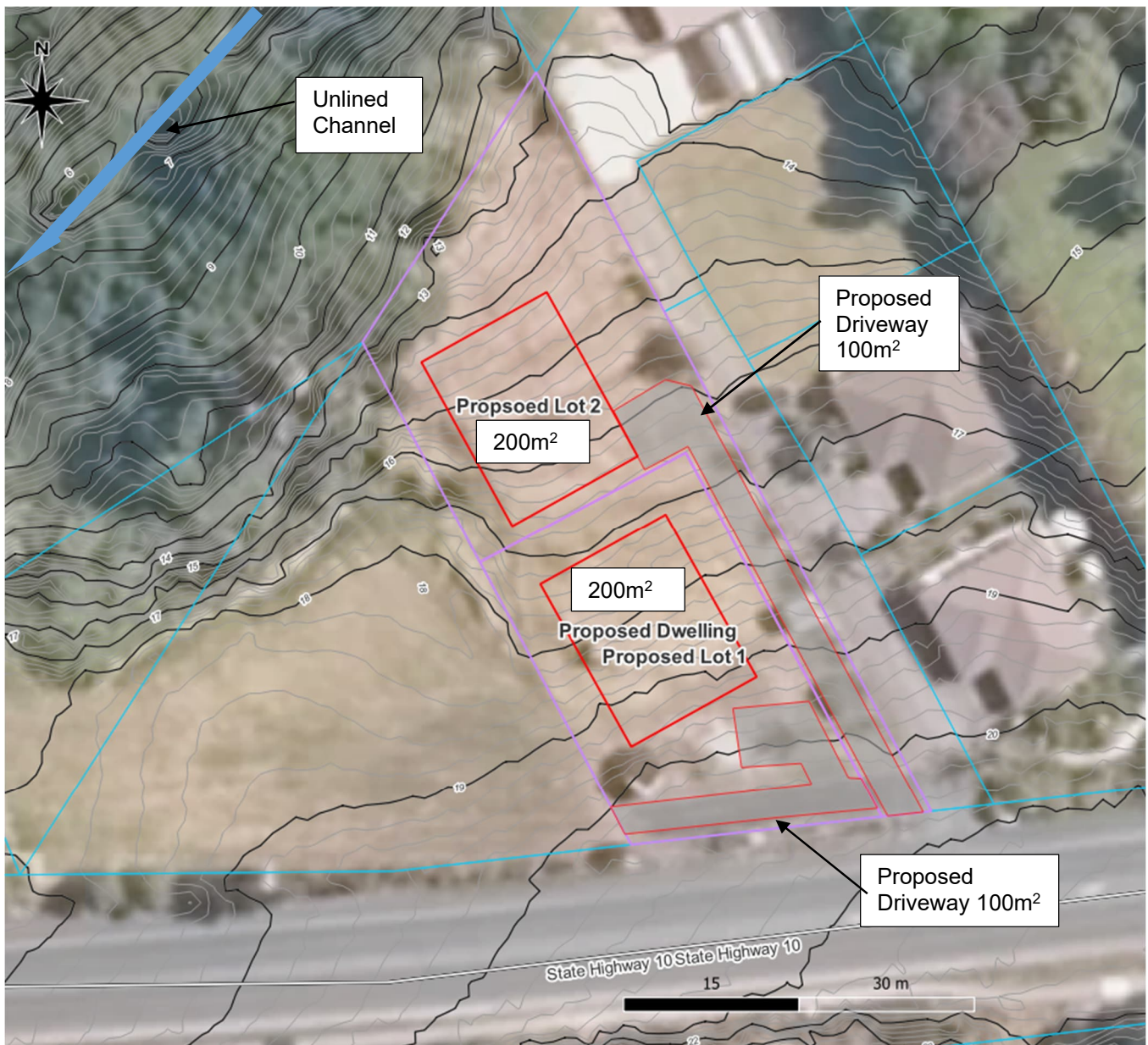


Figure 3: Indicative building platforms and impervious areas

4.5 Analysis Parameters

An indicative dwelling footprint of 200 m² and driveway and hardstand area of 100 m² has been adopted for each proposed Lot, giving 300 m² of impervious surface per Lot. This is within the permitted activity standards for the General Residential Zone. Pervious areas are assumed to remain pervious and are excluded from the analysis.

Each proposed Lot has room for an above ground detention tank collecting both roof and driveway runoff, as required by SUB-S4.

The site is currently in grass with no buildings, as a conservative approach the shared sealed ROW to the south is added to the proposed driveway impervious surface for Lot 1. Each proposed Lot is assessed separately. Indicative surface areas for proposed Lot 1 and 2 are provided in Table 2 and 3 below.

Table 2: Summary of surface areas, proposed Lot 1

Surface type	Pre-development (m ²)	Post-development (m ²)	Increased Impervious Area (m ²)
Roof area	0	200	200
Other impervious areas (driveway, patios etc)	0	100	100
Pervious area	627	327	0
Total impervious area	0	300	300

Table 3: Summary of surface areas, proposed Lot 2

Surface type	Pre-development (m ²)	Post-development (m ²)	Increased Impervious Area (m ²)
Roof area	0	200	200
Other impervious areas (driveway, patios etc)	0	100	100
Pervious area	820	520	0
Total impervious area	0	300	300

Table 4 gives the TR55 parameters adopted. Curve numbers are from FNDC Engineering Standards Table 4-3 for hydrologic soil group D.

Table 4: TR55 model parameters adopted

Parameter	Pre-development	Post-development
Land use	Open space, good condition	Impervious: roof and driveway
Curve number, CN	80	98
Time of concentration (hr)	0.1	0.1
Initial abstraction (mm)	5	0

The calculation is run on the 300 m² change in surface condition therefore both proposed Lots require the same storage volume, the same tank and the same orifice.

4.6 Analysis Results

Table 5 shows the peak flow rates for the 50% and 20% AEP storm events. Pre-development flows are for the 300 m² of area changing to impervious coverage. Post-development flows include the 20% climate change allowance, and the attenuated discharge is the controlled outflow through the tank orifice.

Table 5: Peak runoff flow rates for the 50% and 20% AEP rainfall events

AEP	Pre-development (L/s)	80% of pre-development (L/s)	Attenuated discharge (L/s)
50%	1.05	0.84	0.79
20%	1.56	1.25	0.95

The attenuated discharge is below 80% of the pre-development peak flow in both design events, so the flow attenuation requirement is met. The 20% AEP event governs the storage, retaining 7.20 m³ at a maximum water level of 1.96 m; the 50% AEP event retains 5.06 m³ at 1.37 m. Both are within the volume and height of the tank described in section 4.7.1.

For feasibility purposes, no volume has been retained for reuse, and the detention tank provides no water quality treatment volume.

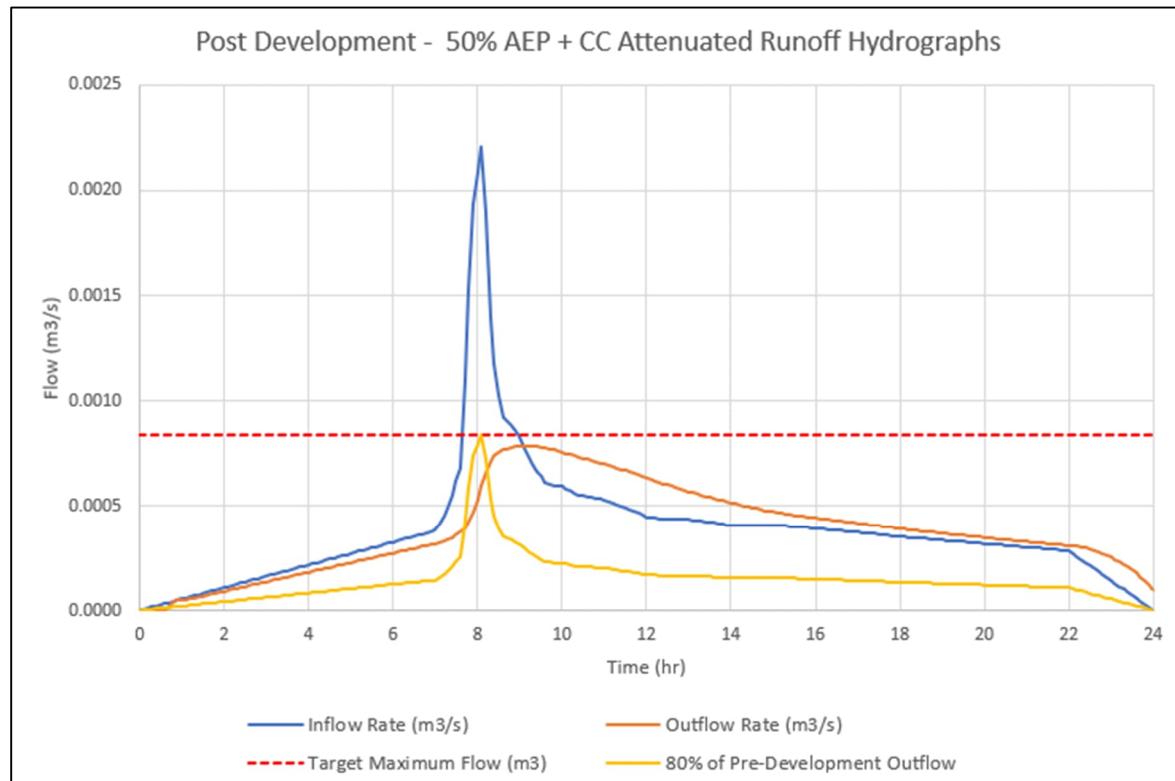


Figure 4: Inflow and attenuated outflow hydrographs for the 50% AEP events with climate change

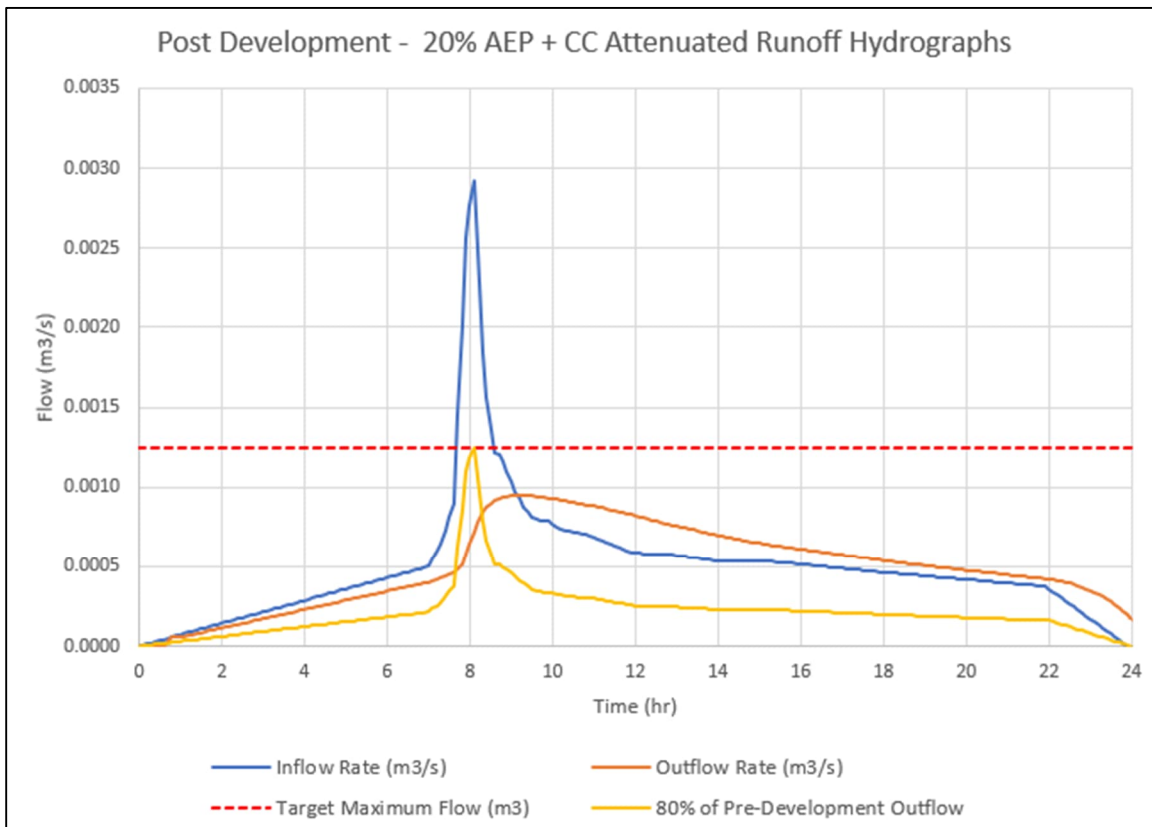


Figure 5: Inflow and attenuated outflow hydrographs for the 20% AEP events with climate change

4.7 Stormwater Devices and Outfall Recommendation

4.7.1 Attenuation

Stormwater runoff from the proposed new roof and new driveway areas shall be directed to the detention tank. A tank with a nominal capacity of 10,000 L is required on each proposed Lot, with an internal diameter of 2.165 m and a height of 2.72 m, providing 10.01 m³ of storage. Discharge is controlled by a single 18 mm orifice set 100 mm above the base of the tank. The maximum water level during the governing 20% AEP event is 1.96 m, leaving 0.76 m of freeboard below the tank overflow. The orifice configuration is set out in the table below.

Table 6: Tank orifice outlet summary

Outlet	Diameter (mm)	Height above tank base (m)
Lower orifice	18	0.10
Overflow	100	2.72

The tank volume and orifice size are to be reconfirmed at building consent stage against the roof and driveway areas actually proposed.

No reuse credit as per FNDC ES 2023 clause 4.3.21.2 has been used as part of this feasibility assessment.

4.7.2 Outfall From Site

Overflow from each tank will need to be controlled and discharged to an appropriate energy dissipation device within the proposed Lot it serves.

The energy dissipation device is to be sized to prevent erosion at the point of discharge.

The position and design of the energy dissipation device on each proposed Lot are to be confirmed at building consent stage.

4.7.3 Secondary Overland Flows

Secondary overland flow has not been assessed as part of this report, as the design depends on the position and extent of future development on each Lot.

A mapped flood hazard affecting an existing dwelling is located approximately 100 m north of the site, on the flow path receiving stormwater from the site. Under the FNDC Engineering Standards the post-development 1% AEP peak flow from each Lot is therefore to be limited to 80% of the pre-development for that Lot, including the 20% climate change allowance, unless it is demonstrated that discharge from that Lot does not contribute to the mapped hazard.

Stormwater management design for each Lot is to be prepared and certified by a Chartered Professional Engineer at building consent stage. It is anticipated that this will include the design of energy dissipation and dispersal within the Lot in accordance with the FNDC Engineering Standards. On this basis no stormwater easement is required at this stage.

5 LIMITATIONS

This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Narema Superannuation Fund c/ - Douglas Waerea in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

APPENDIX A

HIRDS V4 RAINFALL DATA

HIRDS V4 Depth-Duration-Frequency Results

Site name: 2 Coopers Beach

Coordinate system: WGS84

Longitude: 173.4986

Latitude: -34.9925

DDF Model Parameters c d e f g h i
 Values: 0.001737 0.512636 -0.039761 -4.03E-05 0.252339 -0.010527 3.197989
 Example: Duration (h) ARI (yrs) x y Rainfall Depth (mm)
 24 100 3.178054 4.600149 218.7031

Rainfall depths (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	8.6	13.3	16.8	24.5	34.2	54	68.4	83.4	97.9	106	111	114
2	0.5	9.41	14.5	18.4	26.8	37.6	59.2	75.1	91.6	108	116	121	125
5	0.2	12.2	18.9	24	34.9	49	77.3	98.2	120	141	152	160	165
10	0.1	14.3	22.1	28.1	41	57.5	90.9	116	141	166	180	188	194
20	0.05	16.4	25.5	32.4	47.2	66.3	105	134	164	193	208	218	225
30	0.033	17.7	27.5	34.9	51	71.6	114	145	177	209	226	236	244
40	0.025	18.7	28.9	36.8	53.7	75.5	120	152	187	220	238	250	258
50	0.02	19.4	30.1	38.2	55.8	78.5	125	159	194	229	248	260	269
60	0.017	20	31	39.4	57.6	81	129	164	201	237	256	269	277
80	0.013	20.9	32.5	41.3	60.4	85	135	172	211	249	269	282	292
100	0.01	21.7	33.7	42.8	62.6	88	140	178	219	258	279	293	303
250	0.004	24.7	38.4	48.9	71.5	101	160	205	251	297	322	337	349

Depth standard error (mm) :: Historical Data

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	1.1	1.5	1.6	2.3	3.4	6	8.7	14	18	19	21	21
2	0.5	1.2	1.7	1.7	2.6	3.7	6.6	9.6	15	20	21	23	23
5	0.2	1.6	2.4	2.6	3.6	5.2	9.1	13	21	27	28	31	31
10	0.1	2.1	3.1	3.5	4.7	6.9	12	17	25	32	34	38	37
20	0.05	2.7	4	4.8	6.2	9.1	15	21	30	38	40	44	43
30	0.033	3.1	4.7	5.6	7.4	11	18	24	33	42	44	49	48
40	0.025	3.5	5.2	6.3	8.3	12	20	27	35	44	47	52	51
50	0.02	3.8	5.7	6.9	9.1	13	22	29	37	47	50	54	53
60	0.017	4	6.1	7.4	9.8	14	23	31	39	49	52	57	56
80	0.013	4.5	6.8	8.3	11	16	26	35	41	52	55	61	60
100	0.01	4.8	7.4	9.1	12	17	28	38	44	55	58	64	63
250	0.004	6.7	10	13	17	25	41	53	54	67	72	78	77

Rainfall depths (mm) :: RCP2.6 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.2	14.2	18	26.2	36.5	56.9	71.6	86.9	101	109	114	117
2	0.5	10.1	15.6	19.8	28.7	40.1	62.6	78.8	95.5	111	120	125	129
5	0.2	13.1	20.3	25.8	37.5	52.5	82.1	104	126	147	158	165	170
10	0.1	15.4	23.8	30.3	44.1	61.8	96.7	122	148	173	187	195	201
20	0.05	17.7	27.5	34.9	50.9	71.3	112	141	171	201	216	226	233
30	0.033	19.1	29.7	37.7	55	77.1	121	153	186	218	234	245	253
40	0.025	20.1	31.2	39.7	57.9	81.2	128	161	196	230	248	259	267
50	0.02	20.9	32.5	41.3	60.3	84.5	133	168	204	239	258	270	278
60	0.017	21.6	33.5	42.5	62.2	87.2	137	173	211	247	267	279	287
80	0.013	22.6	35.1	44.6	65.2	91.5	144	182	221	260	280	293	302
100	0.01	23.4	36.4	46.2	67.6	94.8	149	189	230	269	291	304	314
250	0.004	26.7	41.5	52.8	77.3	109	171	217	264	310	335	350	361

Rainfall depths (mm) :: RCP2.6 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.2	14.2	18	26.2	36.5	56.9	71.6	86.9	101	109	114	117
2	0.5	10.1	15.6	19.8	28.7	40.1	62.6	78.8	95.5	111	120	125	129
5	0.2	13.1	20.3	25.8	37.5	52.5	82.1	104	126	147	158	165	170
10	0.1	15.4	23.8	30.3	44.1	61.8	96.7	122	148	173	187	195	201
20	0.05	17.7	27.5	34.9	50.9	71.3	112	141	171	201	216	226	233
30	0.033	19.1	29.7	37.7	55	77.1	121	153	186	218	234	245	253
40	0.025	20.1	31.2	39.7	57.9	81.2	128	161	196	230	248	259	267
50	0.02	20.9	32.5	41.3	60.3	84.5	133	168	204	239	258	270	278
60	0.017	21.6	33.5	42.5	62.2	87.2	137	173	211	247	267	279	287

80	0.013	22.6	35.1	44.6	65.2	91.5	144	182	221	260	280	293	302
100	0.01	23.4	36.4	46.2	67.6	94.8	149	189	230	269	291	304	314
250	0.004	26.7	41.5	52.8	77.3	109	171	217	264	310	335	350	361

Rainfall depths (mm) :: RCP4.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.36	14.5	18.3	26.6	37.1	57.7	72.4	87.7	102	110	114	118
2	0.5	10.3	15.9	20.1	29.2	40.8	63.5	79.8	96.5	112	121	126	130
5	0.2	13.4	20.7	26.2	38.2	53.4	83.3	105	127	148	159	166	171
10	0.1	15.7	24.3	30.8	44.9	62.8	98.2	124	150	175	188	197	203
20	0.05	18.1	28	35.5	51.9	72.6	114	143	174	203	218	228	235
30	0.033	19.5	30.2	38.4	56	78.5	123	155	188	220	237	248	255
40	0.025	20.5	31.8	40.4	59	82.7	130	164	198	232	250	261	269
50	0.02	21.3	33.1	42	61.4	86.1	135	170	207	242	260	272	281
60	0.017	22	34.1	43.3	63.3	88.8	139	176	213	250	269	281	290
80	0.013	23	35.8	45.5	66.5	93.2	146	185	224	263	283	296	305
100	0.01	23.8	37	47.1	68.8	96.6	152	192	233	272	294	307	316
250	0.004	27.2	42.3	53.8	78.7	111	174	220	267	313	338	354	365

Rainfall depths (mm) :: RCP4.5 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.84	15.2	19.3	28	38.9	60.1	75	90.5	105	112	117	120
2	0.5	10.8	16.7	21.2	30.8	42.9	66.2	82.8	99.6	115	124	129	133
5	0.2	14.1	21.8	27.7	40.3	56.2	87.2	109	131	152	164	171	175
10	0.1	16.6	25.6	32.5	47.4	66.2	103	129	155	180	194	202	208
20	0.05	19.1	29.6	37.6	54.8	76.6	119	149	180	209	225	235	241
30	0.033	20.6	31.9	40.6	59.2	82.8	129	162	195	227	244	255	262
40	0.025	21.7	33.6	42.7	62.4	87.3	136	171	206	240	258	269	277
50	0.02	22.5	35	44.5	65	90.9	142	178	214	250	268	280	288
60	0.017	23.2	36.1	45.8	67	93.7	146	184	221	258	277	289	298
80	0.013	24.4	37.8	48.1	70.3	98.4	154	193	233	271	292	304	313
100	0.01	25.2	39.2	49.8	72.8	102	159	200	241	281	303	316	325
250	0.004	28.8	44.7	56.9	83.3	117	183	230	278	324	348	364	375

Rainfall depths (mm) :: RCP6.0 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.29	14.4	18.2	26.5	36.9	57.4	72.1	87.4	102	109	114	117
2	0.5	10.2	15.8	20	29	40.5	63.1	79.4	96.1	112	120	126	129
5	0.2	13.3	20.5	26.1	37.9	53	82.9	104	126	147	159	166	171
10	0.1	15.6	24.1	30.6	44.6	62.4	97.6	123	149	174	188	196	202
20	0.05	17.9	27.8	35.3	51.5	72.1	113	142	173	202	218	227	234
30	0.033	19.3	30	38.1	55.6	77.9	122	154	187	219	236	247	254
40	0.025	20.4	31.6	40.1	58.6	82.1	129	163	197	231	249	260	268
50	0.02	21.2	32.8	41.7	61	85.5	134	169	206	241	259	271	280
60	0.017	21.8	33.9	43	62.9	88.2	139	175	212	249	268	280	289
80	0.013	22.9	35.5	45.1	66	92.5	145	184	223	261	282	295	304
100	0.01	23.7	36.8	46.7	68.3	95.9	151	191	231	271	292	306	315
250	0.004	27	42	53.4	78.1	110	173	219	266	312	337	352	363

Rainfall depths (mm) :: RCP6.0 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	10.3	15.9	20.1	29.2	40.5	62.2	77.3	92.9	107	114	119	122
2	0.5	11.3	17.4	22.1	32.2	44.7	68.7	85.5	102	118	126	132	135
5	0.2	14.8	22.8	29	42.2	58.8	90.6	113	135	156	168	174	179
10	0.1	17.3	26.9	34.1	49.7	69.3	107	133	160	185	199	207	212
20	0.05	20	31	39.4	57.4	80.2	124	155	185	215	231	240	247
30	0.033	21.6	33.5	42.5	62.1	86.7	134	168	201	233	250	261	268
40	0.025	22.7	35.3	44.8	65.4	91.4	142	177	212	246	264	275	283
50	0.02	23.6	36.7	46.6	68.1	95.1	148	184	221	257	275	287	295
60	0.017	24.4	37.8	48.1	70.3	98.2	152	190	229	265	285	297	305
80	0.013	25.6	39.7	50.5	73.8	103	160	200	240	279	299	312	321
100	0.01	26.5	41.1	52.3	76.4	107	166	208	249	290	311	324	333
250	0.004	30.2	46.9	59.7	87.4	122	191	238	287	333	358	373	383

Rainfall depths (mm) :: RCP8.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	9.47	14.6	18.5	26.9	37.5	58.3	73	88.4	103	110	115	118
2	0.5	10.4	16.1	20.3	29.6	41.3	64.1	80.5	97.2	113	121	127	130

5	0.2	13.5	20.9	26.6	38.7	54.1	84.2	106	128	149	160	167	172
10	0.1	15.9	24.6	31.2	45.5	63.6	99.3	125	151	176	190	198	204
20	0.05	18.3	28.4	36	52.5	73.5	115	145	175	204	220	230	236
30	0.033	19.7	30.6	38.9	56.8	79.5	124	157	190	222	238	249	256
40	0.025	20.8	32.2	41	59.8	83.8	131	165	200	234	252	263	271
50	0.02	21.6	33.5	42.6	62.2	87.2	137	172	208	244	262	274	282
60	0.017	22.3	34.6	43.9	64.2	89.9	141	178	215	252	271	283	292
80	0.013	23.3	36.3	46.1	67.4	94.4	148	187	226	265	285	298	307
100	0.01	24.2	37.5	47.7	69.8	97.8	154	194	235	275	296	309	318
250	0.004	27.6	42.9	54.5	79.8	112	176	222	270	316	340	356	367

Rainfall depths (mm) :: RCP8.5 for the period 2081-2100

ARI	AEP	10m	20m	30m	1h	2h	6h	12h	24h	48h	72h	96h	120h
1.58	0.633	11.2	17.4	22	32	44.1	67	82.5	98.5	113	119	124	127
2	0.5	12.4	19.1	24.2	35.3	48.9	74.2	91.5	109	124	132	137	141
5	0.2	16.2	25.1	31.9	46.4	64.5	98.3	122	144	165	177	183	188
10	0.1	19.1	29.6	37.6	54.8	76.2	116	144	171	196	210	217	223
20	0.05	22.1	34.2	43.5	63.4	88.2	135	167	198	228	244	253	259
30	0.033	23.9	37	47	68.6	95.5	146	181	215	248	265	275	281
40	0.025	25.1	38.9	49.5	72.3	101	155	191	227	262	280	290	298
50	0.02	26.1	40.6	51.5	75.3	105	161	199	237	273	291	303	310
60	0.017	26.9	41.8	53.1	77.6	108	166	206	245	282	302	313	320
80	0.013	28.3	43.9	55.8	81.6	114	175	216	257	297	317	329	338
100	0.01	29.3	45.5	57.8	84.5	118	181	225	267	308	329	342	350
250	0.004	33.4	51.9	66	96.6	135	208	258	307	354	379	394	404

APPENDIX B

ATTENUATION SPREADSHEET

CALCULATIONS AND OUTPUTS

Attenuation Design

Application Number:	TBC - subdivision resource consent,	Reviewer Name:	H Miller, LDE
Site Address:	Proposed Lot 1, 289 State Highway 10, Cable Bay	Date:	27/08/2026

Design Requirements

Design Events		Runoff - Peak Flows (m ³ /s)		
Pre Development	Post Development	80% of Pre-Development Peak Flow	Post-Development Peak Flow	Mitigation Required
50% AEP	50% AEP + CC	0.000841	0.002208	0.0014
20% AEP	20% AEP + CC	0.001247	0.002924	0.0017

(From 2. Runoff tab)

Tank and Orifice Sizing

Orifice(s)

Parameter	Lower Orifice	Upper Orifice	
Diameter	18	10	mm
Diameter	0.018	0.01	m
Area	0.000254	0.000079	m ²
Level	0.10	10.00	m

(Whole numbers only - Minimum of 10mm / Maximum of 150mm)

(if only one orifice used - set upper orifice level to 10m)

Tank

Tank Shape = Circular

Length = 2.50 m

Width = 3.00 m

(only use if shape is rectangular)

(only use if shape is rectangular)

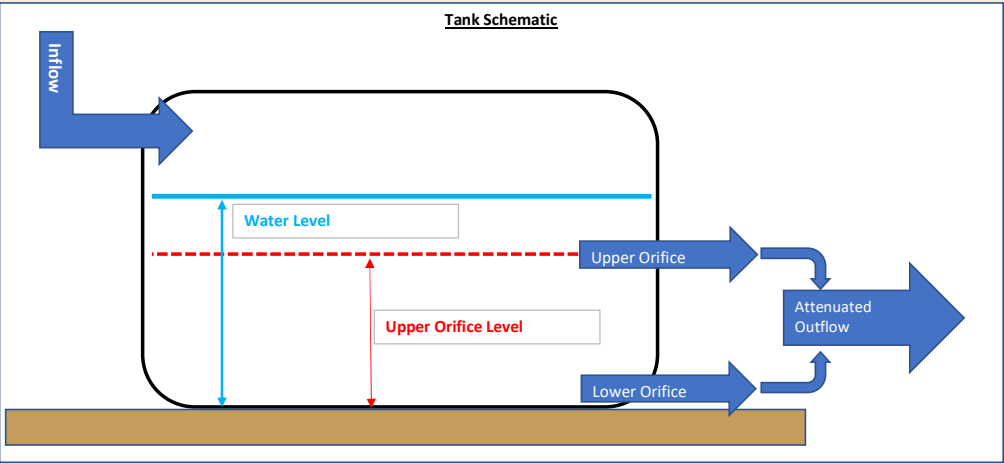
Diameter = 2.17 m

(only use if shape is circular)

Height = 2.72 m

(either shape)

Maximum Volume = 10.0 m³



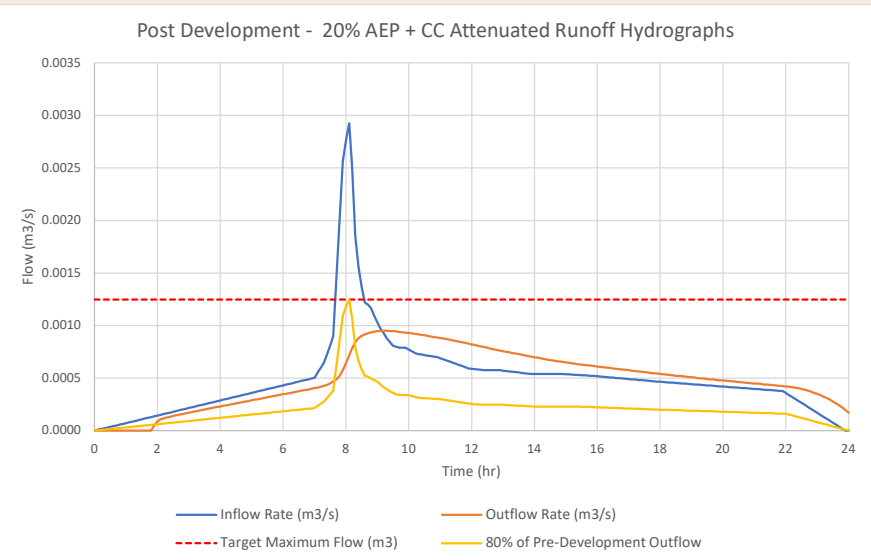
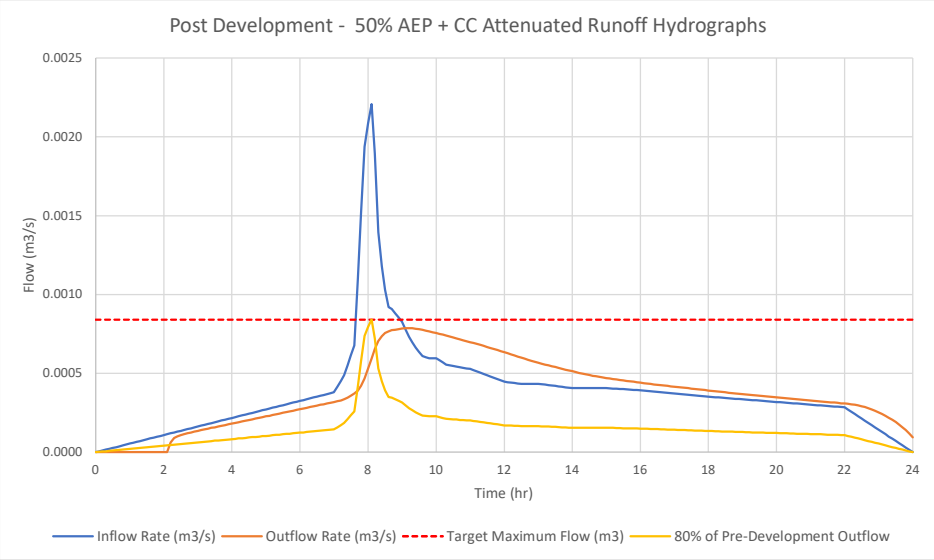
Design Checks

Design Event		Runoff - Peak Flows (m ³ /s)			
Pre Development	Post Development	80% of Pre-Development Peak Flow	Attenuated Post-Development Peak Flow	Difference	
50% AEP	50% AEP + CC	0.000841	0.000786	-6.5%	OK
20% AEP	20% AEP + CC	0.001247	0.000950	-23.8%	OK

(allow up to +1% change due to limitations on orifice sizing to nearest 1mm)

Design Event	Volume Retained (m ³)	Exceeds Tank Volume?	Maximum Water Level (m)	Exceeds Tank Height?
Post Development				
50% AEP + CC	5.06	OK	1.37	OK
20% AEP + CC	7.20	OK	1.96	OK

Inflow / Outflow Hydrographs



Attenuation Design

Application Number:

TBC - subdivision resource consent,

Reviewer Name:

H Miller, LDE

Site Address:

Proposed Lot 2, 289 State Highway 10, Cable Bay

Date:

27/08/2026

Design Requirements

Design Events		Runoff - Peak Flows (m³/s)		
Pre Development	Post Development	80% of Pre-Development Peak Flow	Post-Development Peak Flow	Mitigation Required
50% AEP	50% AEP + CC	0.000841	0.002208	0.0014
20% AEP	20% AEP + CC	0.001247	0.002924	0.0017

(From 2. Runoff tab)

Tank and Orifice Sizing

Orifice(s)

Parameter	Lower Orifice	Upper Orifice	
Diameter	18	10	mm
Diameter	0.018	0.01	m
Area	0.000254	0.000079	m²
Level	0.10	10.00	m

(Whole numbers only - Minimum of 10mm / Maximum of 150mm)

(if only one orifice used - set upper orifice level to 10m)

Tank

Tank Shape = Circular

Length = 2.50 m
Width = 3.00 m

(only use if shape is rectangular)
(only use if shape is rectangular)

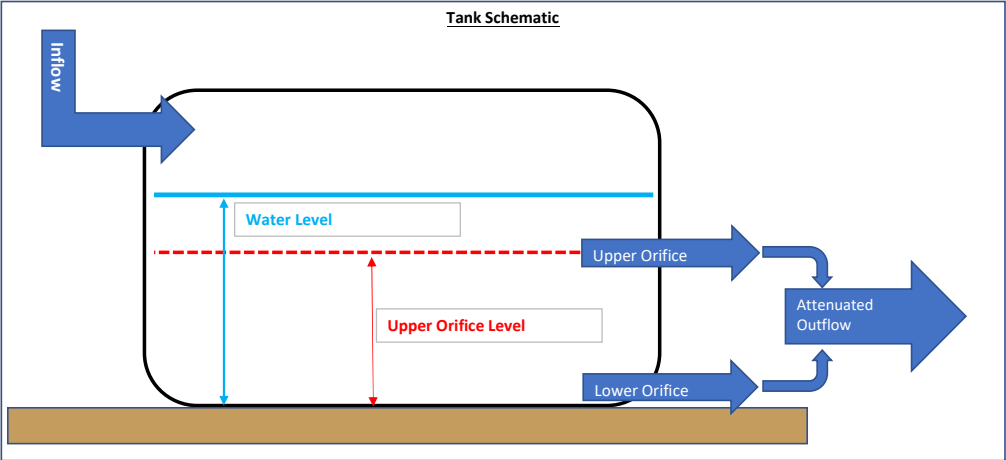
Diameter = 2.17 m

(only use if shape is circular)

Height = 2.72 m

(either shape)

Maximum Volume = 10.0 m³



Design Checks

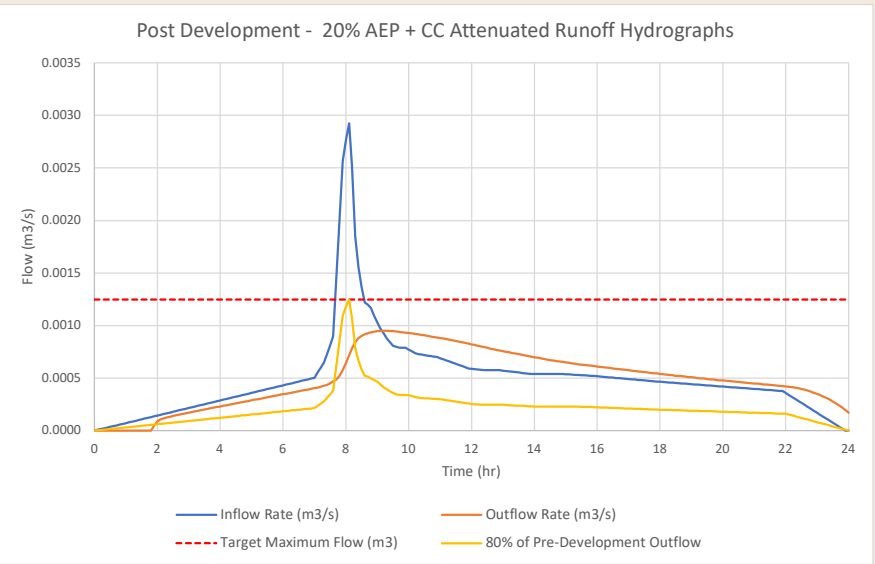
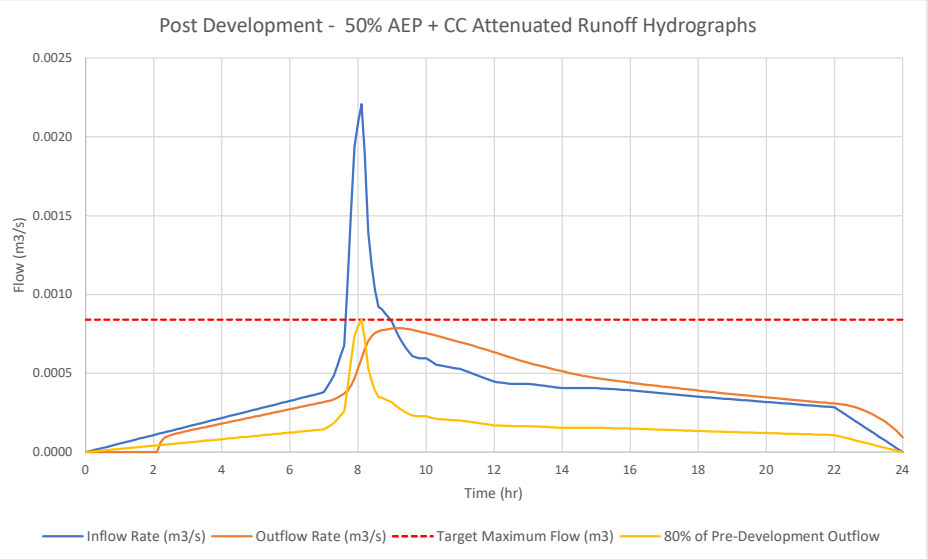
Design Event		Runoff - Peak Flows (m³/s)			
Pre Development	Post Development	80% of Pre-Development Peak Flow	Attenuated Post-Development Peak Flow	Difference	
50% AEP	50% AEP + CC	0.000841	0.000786	-6.5%	OK
20% AEP	20% AEP + CC	0.001247	0.000950	-23.8%	OK

(allow up to +1% change due to limitations on orifice sizing to nearest 1mm)

Storage

Design Event	Volume Retained (m³)	Exceeds Tank Volume?	Maximum Water Level (m)	Exceeds Tank Height?
Post Development				
50% AEP + CC	5.06	OK	1.37	OK
20% AEP + CC	7.20	OK	1.96	OK

Inflow / Outflow Hydrographs



Northland Planning Development

From: Luke Braithwaite <Luke.Braithwaite@nzta.govt.nz>
Sent: Tuesday, 8 September 2026 11:03 am
To: Northland Planning Development
Subject: RE: Request to Volunteer Conditions of Consent - Two Lot Subdivision - 289 State Highway 10, Cable Bay

Kia ora Sheryl,

Thank you for consulting the NZ Transport Agency Waka Kotahi (NZTA) seeking approval pursuant to s95E of the Resource Management Act 1991 for a two lot subdivision. NZTA has reviewed the proposal and determined that a condition would mitigate potential effects on NZTA. This condition will need to be volunteered in writing to Council, so this will become a substantive part of the resource consent application prior to written approval being provided by NZTA.

Condition:

1. Prior to the issuing of a certificate pursuant to section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant documentation, such as proposed title references, draft LT plan, ML plan for Māori land, or SO plan, to facilitate the registration of any new or amended Crossing Place Notices against the relevant titles under section 91 of the Government Rounding Powers Act 1989.

Please consider the above and, if your client agrees, please amend your resource consent application to include the above condition and provide a copy of this revised consent application to NZTA; or volunteer this condition to council requesting that the condition is included in the application as an addendum to the application and provide a copy of this request to NZTA.

Upon receiving your revised application or email confirming that you have volunteered the above condition to council; NZTA will continue to process the application with a view to providing S95E approval (subject to delegated authority).

If you have any queries regarding the above, please feel free to contact me via the details below.

Ngā mihi,

Luke Braithwaite (he/him) BEP, DIPVAL

Senior Planner - Poutiaki Taiao (Environmental Planning)
Planning and Development | Infrastructure Development and Delivery

Email: luke.braithwaite@nzta.govt.nz

Phone: 04 978 2643

Waka Kotahi NZ Transport Agency

Hamilton Office, Level 1, Deloitte Building, 24 Anzac Parade
PO Box 973, Waikato Mail Centre, Hamilton 3240, New Zealand



www.nzta.govt.nz

Chorus New Zealand Limited

22 July 2026

Chorus reference: 11682852

Attention: Sheryl Hansford

Quote: New Property Development

1 connections at 289 Sh 10, Cable Bay, Far North District, 0420

Your project reference: Subdivision of 289 SH 10, Cable Bay

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	\$1,400.00
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The total contribution we would require from you is **\$1,610.00 (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 21 July 2026. 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



20 July 2026

Sheryl Hansford
Northland Planning & Development 2020 Ltd

Email: info@northplanner.co.nz

To Whom It May Concern:

PROPOSED SUBDIVISION

Douglas Waerea – 289 State Highway 10, Cable Bay. Lot 2 DP 149941.

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

Top Energy's requirement is that power be made available for the additional lot. Design and costs to provide a power supply to proposed Lot 1 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
E: aaron.birt@topenergy.co.nz

Part 2 – Subdivision	
Objectives	
SUB-O1	<u>Subdivision</u> results in the efficient use of <u>land</u>, which: a. achieves the objectives of each relevant zone, precinct, development area, overlay and the district wide provisions; b. contributes to the existing or planned local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate; d. avoids land use patterns which would prevent <u>land</u> from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from <u>natural hazards</u> or risks are mitigated and existing risks reduced; and f. manages adverse <u>effects</u> on the <u>environment</u>.
SUB-O2	<u>Subdivision</u> recognises and provides for the protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the <u>Coastal Environment</u>, <u>wetland</u>, <u>lake and river margins</u>, areas of significant indigenous vegetation and significant habitats of indigenous fauna, Sites and Areas of Significance to Māori, and <u>Historic Heritage</u>.
SUB-O3	<u>Infrastructure</u> is planned to service the proposed <u>subdivision</u> and development where: a. there is existing <u>infrastructure</u> connection, <u>infrastructure</u> is provided in an integrated, efficient, coordinated and future-proofed manner at the time of <u>subdivision</u>; and b. where no existing connection is available <u>infrastructure</u> is planned and connections made with the wider <u>infrastructure</u> network.
SUB-O4	<u>Subdivision</u> is accessible, connected, and integrated with the surrounding <u>environment</u> including by providing for: a. safe transport connections including active modes of public transport where practicable; b. new, and connection to existing public open spaces; c. esplanade where <u>land</u> adjoins the coastal marine area; and d. esplanade where <u>land</u> adjoins other qualifying <u>waterbodies</u>.
SUB-O5	<u>Subdivision</u> protects the long-term availability and productive capacity of <u>highly productive land</u> by avoiding inappropriate <u>subdivision</u> that would compromise its use for <u>farming</u> and <u>forestry activities</u>.

SUB-O6	<i><u>Subdivision</u> occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by <u>additional infrastructure</u>.</i>
Policies	
SUB-P1	<i>Enable <u>boundary adjustments</u> that:</i> <i>a. do not alter:</i> <i>i. the degree of non-compliance with District Plan rules and standards;</i> <i>ii. the number and location of any access; and</i> <i>iii. the number of certificates of title.</i>
SUB-P2	<i>Enable <u>subdivision</u> for the purpose of public works, <u>infrastructure</u>, reserves or access.</i>
SUB-P3	<i>Provide for <u>subdivision</u> where it results in <u>allotments</u> that:</i> <i>a. are consistent with the planned <u>environment</u> of the zone or precinct;</i> <i>b. comply with the minimum <u>allotment</u> sizes for each zone or precinct;</i> <i>c. have an adequate size and appropriate shape to contain a <u>building</u> platform; and</i> <i>d. have legal and physical access.</i>
SUB-P4	<i>Provide for <u>subdivision</u> where it results in <u>allotments</u> that:</i> <i>a. are consistent with the planned <u>environment</u> of the zone or precinct;</i> <i>b. comply with the minimum <u>allotment</u> sizes for each zone or precinct;</i> <i>c. have an adequate size and appropriate shape to contain a <u>building</u> platform; and</i> <i>d. have legal and physical access.</i>
SUB-P5	<i>Require <u>infrastructure</u> to be provided in an integrated and comprehensive manner by:</i> <i>a. demonstrating that the <u>subdivision</u> will be appropriately serviced (including telecommunications) and integrated with existing and planned <u>infrastructure</u> if available; and</i> <i>b. ensuring that the <u>infrastructure</u> is provided in accordance with the planned <u>environment</u> of the zone.</i>

SUB-P6	Require the vesting of <u>esplanade reserves</u> or <u>esplanade strips</u> when subdividing to specific <u>allotment</u> sizes <u>land</u> adjoining the coast or other qualifying <u>waterbodies</u> .
SUB-P7	Avoid rural lifestyle <u>subdivision</u> in the Rural Production zone unless the <u>subdivision</u>: a. will protect areas of significant indigenous vegetation, significant habitats of indigenous fauna or natural inland <u>wetlands</u> in perpetuity; b. Provides a management plan which results in superior environmental outcomes, including through, where relevant: i. the protection of natural character, landscape, amenity, heritage or cultural values; and/or ii. the restoration, enhancement and legal protection of indigenous biodiversity; or c. is around an existing <u>residential unit</u>.
SUB-P8	Avoid <u>subdivision</u> that: a. within the Horticulture Precinct, is not provided for in <u>PREC2-P5</u>; b. in all other parts of the Rural Production zone: i. results in any potential cumulative loss of the availability or productive capacity of highly productive <u>land</u> for use by <u>farming</u> or <u>forestry activities</u>; ii. cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive <u>land</u> over the long term; iii. fragments <u>land</u> into parcel sizes that are no longer able to support <u>farming</u> or <u>forestry activities</u> in accordance with <u>RPROZ-P6(c)</u>; iv. Results in rural lifestyle <u>subdivision</u> unless provided for in <u>SUB-P7</u>.
SUB-P9	Restrict rural residential <u>subdivision</u> in the Rural Lifestyle zone unless the development provides a management plan which results in superior environmental outcomes, including through, where relevant: a. The protection of natural character, landscape, amenity, heritage, or cultural values; and/or b. The restoration, enhancement and legal protection of indigenous biodiversity.
SUB-P10	To protect amenity and character by avoiding the <u>subdivision</u> of <u>minor residential units</u> from principal <u>residential units</u> where resultant <u>allotments</u> do not comply with minimum <u>allotment</u> size and residential density.
SUB-P11	Consider the following matters where relevant when assessing and managing the <u>effects</u> of <u>subdivision</u> :

	a. the potential for reverse sensitivity <u>effects</u> that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate; b. consistency with the scale, density, design and character of the <u>environment</u> and purpose of the zone; c. the location, scale and design of <u>buildings</u> and <u>structures</u>; d. the adequacy and capacity of available or programmed <u>development infrastructure</u> to accommodate the proposed activity; or the capacity of the <u>site</u> to cater for on-site <u>infrastructure</u> associated with the proposed activity; e. managing <u>natural hazards</u>; f. any adverse <u>effects</u> on areas with <u>historic heritage</u> and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and g. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy <u>TW-P6</u>.
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Part 2 – Coastal Environment	
Objectives	
CE-O1	<i>The natural character of the <u>coastal environment</u> is preserved and protected from inappropriate land use and <u>subdivision</u>.</i>
CE-O2	<i>Land use and <u>subdivision</u> in the <u>coastal environment</u>:</i> a. <i>is undertaken in an integrated and coordinated manner;</i> b. <i>is compatible with the surrounding land use;</i> c. <i>does not result in urban sprawl occurring outside of existing urban areas;</i> d. <i>promotes restoration and enhancement of the natural character of the <u>coastal environment</u>; and</i> e. <i>recognises and provides for the relationship of <u>tangata whenua</u> with their ancestral lands in the <u>coastal environment</u>.</i>
CE-O3	<i>Land use and <u>subdivision</u> in the <u>coastal environment</u> within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other <u>coastal environment</u> values.</i>
Policies	
CE-P1	<i>Identify the extent of the <u>coastal environment</u> as well as areas of high and outstanding natural character using the assessment criteria in <u>APP1- Mapping methods and criteria</u>.</i>
CE-P2	<i>Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values that make an area an outstanding natural character area in the <u>coastal environment</u>.</i>

CE-P3	Avoid significant adverse <i>effects</i> and avoid, remedy or mitigate other adverse <i>effects</i> of land use and <i>subdivision</i> on the characteristics, qualities and values of natural character areas and natural features and landscapes in the <i>coastal environment</i> not identified as an: a. outstanding natural character area; b. <i>ONL</i>; or c. <i>ONF</i>.
CE-P4	Preserve the visual qualities, character and integrity of the <i>coastal environment</i> by: a. consolidating land use and <i>subdivision</i> around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development in the rural environment.
CE-P5	Enable land use and <i>subdivision</i> in urban areas within the <i>coastal environment</i> by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.
CE-P6	Provide for <i>farming</i> activities within the <i>coastal environment</i> by: a. recognising that existing <i>farming</i> activities form part of the <i>coastal environment</i> and allowing for these activities to continue without undue restriction; and b. only allowing new <i>farming</i> activities outside outstanding and high natural character areas where appropriate.
CE-P7	Enable the use and development of Māori Purpose zoned <i>land</i> and <i>Treaty Settlement land</i> in the <i>coastal environment</i> by recognising that adverse <i>effects</i> on natural character may be acceptable to support the social, economic and cultural wellbeing of <i>tangata whenua</i>.
CE-P8	Encourage the restoration and enhancement of the natural character of the <i>coastal environment</i>.
CE-P9	Consider the following matters where relevant when assessing and managing the <i>effects</i> of land use and <i>subdivision</i> on the <i>coastal environment</i>: a. the presence or absence of <i>buildings, structures</i> or <i>infrastructure</i>; b. the temporary or permanent nature of any adverse <i>effects</i>, including any cumulative <i>effects</i>; c. the location, scale and design of any proposed development; d. any means of integrating the <i>building, structure</i> or activity into the wider landscape;

	e. the ability of the <u>environment</u> to absorb change; f. the need for and location of <u>earthworks</u> or indigenous vegetation clearance and proposed mitigation measures; g. the operational or <u>functional need</u> of any <u>infrastructure</u> to be sited in the particular location; h. any viable alternative locations or methods for the activity or development where significant adverse <u>effects</u> may arise; i. any historical, spiritual or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in <u>Policy TW-P6</u>; j. the likelihood of the activity exacerbating <u>natural hazards</u>; k. the opportunity to enhance public access and recreation; l. potential <u>effects</u> of land use and <u>subdivision</u> on the coastal marine area and the overall quality of <u>coastal waters</u>; m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement; n. the <u>effects</u> on the characteristics, qualities and values of the <u>coastal environment</u>, including natural character and natural landscape values and the quality and extent of indigenous biodiversity; o. the extent to which the land use and <u>subdivision</u> complements activities in the coastal marine area; and p. whether the activity is on a previously approved <u>building</u> platform
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Part 3 – General Residential Zone	
Objectives	
GRZ-O1	The General Residential zone provides a variety of densities, housing types and <u>lot</u> sizes that respond to: a. housing needs and demand; b. the adequacy and capacity of available or programmed <u>development infrastructure</u>; c. the amenity and character of the receiving residential <u>environment</u>; and d. <u>historic heritage</u>.
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 creating well-functioning urban environments.

GRZ-O3	<i>Non-residential activities contribute to the wellbeing of the community while complementing the scale, character and amenity of the General Residential zone.</i>
GRZ-O4	<i>Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.</i>
GRZ-O5	<i>Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.</i>
GRZ-O6	<i>Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.</i>
Policies	
GRZ-P1	<i>Enable land use and subdivision in the General Residential zone where:</i> <i>a. there is adequacy and capacity of available or programmed development infrastructure to support it; and</i> <i>b. it is consistent with the scale, character and amenity anticipated in the planned residential environment.</i>
GRZ-P2	<i>Enable a range of residential developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.</i>
GRZ-P3	<i>Enable non-residential activities that:</i> <i>a. do not detract from the vitality and viability of the Mixed Use zone;</i> <i>b. support the social and economic wellbeing of the community;</i> <i>c. are of a residential scale; and</i> <i>d. are consistent with the scale, character and amenity of the General Residential zone.</i>
GRZ-P4	<i>Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages where they:</i> <i>a. complement the character and amenity values of the surrounding area, whilst recognising that delivering a range of housing and care options may mean different densities provided within a retirement village development;</i> <i>b. do not adversely affect road safety or the efficiency of the transport network; and</i> <i>c. d. can be serviced by adequate development infrastructure.</i>
GRZ-P5	<i>Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.</i>

GRZ-P6	Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.
GRZ-P7	Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the General Residential zone: a. consistency with the scale, design, amenity and character of the planned residential environment; b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance; c. opportunities for connectivity, within and between developments, public open space, services and facilities; d. for residential activities: i. provision for outdoor living space; ii. privacy for adjoining sites; iii. access to sunlight; e. for non-residential activities: i. scale and compatibility with residential activities; ii. hours of operation ; f. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts; g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including: i. opportunities for water sensitive design methods; ii. ability of the site to address stormwater and soakage; h. managing natural hazards; and i. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.