



Office Use Only
Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

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

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

1. Pre-Lodgement Meeting

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

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

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

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

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

Yes / **No**

4. Applicant Details:

Name/s: GD & RJ Corbett Family Trust

Electronic Address for Service (E-mail):

Phone Numbers:

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

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

Name/s: James Connon - Reyburn and Bryant

Electronic Address for Service (E-mail):

Phone Numbers:

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

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

Name/s: GD & RJ Corbett Family Trust

Property Address/
Location: 413 Tapuhi Road, Hukerenui

7. Application Site Details:

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

Site Address/
Location: _____

413 Tapuhi Road, Hukenui

Legal Description: Section 44-45 Block VI Hukerenui Survey District Val Number: _____

Certificate of Title: NA322/117
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.**

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

To create a more feasible right of way (ROW) design for the proposed five lot subdivision
2230508 - RMASUB

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

9. Would you like to request Public Notification

Yes/No ☒

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

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

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

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

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

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

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

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

Rose and Gary Corbett

Email:

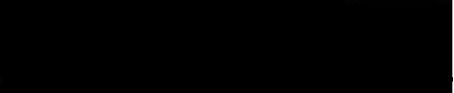
Postal Address:

Phone Numbers:

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

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

Name: Rose and Gary Corbet (please print)

Signature  signature of bill payer – **mandatory**)

Date: 18/06/2025

14. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

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

Name: James Connon _____ (please print)

Signature: _____ (signature)

Date: 18/06/2025 _____

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

Checklist (please tick if information is provided)

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

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

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

18 June 2025

Far North District Council

Private Bag 752

Kaikohe, 0440

ref.17019.jsc

To whom it may concern,

RE: APPLICATION PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT (1991) FOR GD AND RJ CORBETT FAMILY TRUST (2230508-RMASUB) – 413 TAPUHI ROAD, HUKERENUI

Summary

1. This application is made under Section 127 of the Resource Management Act 1991 (RMA) to vary several conditions of subdivision consent 2230508-RMASUB.
2. This is to create a more feasible right of way (ROW) design for the proposed five lot subdivision, reducing the earthworks required to facilitate the development.

The existing consent

3. The existing resource consent approved a 5 lot subdivision at 413 Tapuhi Road, Hukerenui. The title reference for the site is NA322/117, it is legally described as Section 44-45 Block VI Hukerenui Survey District, and it has a total area of 47.1206ha. A copy of NA322/117, 2230508-RMASUB, and the approved scheme plan (Rev B) are **enclosed**.
4. The approved access arrangements for Lots 1 – 4 consist of the construction of a single vehicle crossing and a series of rights of way. The approved vehicle crossing is located on the road boundary of Lot 4, with the rights of way extending north and finishing at the southern boundary of Lot 1.

The proposal

5. This proposal seeks to amend the approved access arrangements for Lots 1 – 4. Through discussions with contractors, it has been determined that the associated earthworks mean that the approved access arrangements are not feasible. We have therefore investigated and identified an alternative access arrangement. The amended arrangement involves the construction of the vehicle crossing along the road boundary of Lot 1, with the rights of way extending south and terminating at the northern boundary of Lot 4. The scheme plan and landscaping plan have been updated to reflect the amended access arrangements – a copy is **enclosed**. A set of engineering plans are also **enclosed**. It is requested that the engineering plans are approved as part of this resource consent process. It is noted that the amended layout was canvassed with Nadia de la Guerre prior to lodgement. She did not raise any concerns – refer to the **enclosed** correspondence.
6. To facilitate the proposed amendments, this application seeks to vary conditions 1, 3(b), and 4(f) and (h), and to cancel condition 3(a) and 4(g) of the existing resource consent. The proposed changes are outlined below. Deletions are shown as ~~strike through~~, while additions are shown as **bold** and underlined:
- *Condition 1*

*The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn and Bryant, referenced S17019 Sheets 1 and 2, Rev B C, dated ~~January~~ **May 2023, 2025**, and attached to this consent with the Council's "Approved Stamp" affixed to them.*
 - *Condition 3(a)*

~~Submit plans and details for the construction of the proposed private accessway and vehicle crossing for Lots 1 to 4 to demonstrate compliance with the relevant Engineering Standards within the right-of-way seen on the proposed subdivision scheme plan by Reyburn & Bryant dated January 2023 for the approval of Council prior to commencing construction. The engineering plans and details are to be prepared by a suitably qualified person/s. Such works are to be designed in accordance with District Plan requirements, the Engineering Standards and NZS 4404:2010 to the approval of the Development Engineer or their delegated representative.~~
 - *Condition 3(b)*

*Submit a final landscape plan showing the location of areas of existing vegetation to be retained and new areas to be planted for landscape and visual effects mitigation in general accordance with the plan prepared by Reyburn and Bryant reference O17019-Rev A dated June 2023 **Rev B dated May 2025**. The plan shall include ~~provision for six replacement totara trees and~~ weed and pest control measures.*

- Condition 4(f)

*The new vehicle crossing **and shared private accessway** to proposed Lots 1, 2, 3 and 4 from Tapuhi Road is to be constructed to FNDC/S/6 and 6B as per FNDC Engineering Standards. An adequately sized culvert (minimum diameter 300mm) is to be installed under the crossing. Sight distances at the crossing locations are to comply with the requirements of the FNDC Engineering Standards. **in accordance with the approved engineering plans prepared by Reyburn and Bryant reference E17019 Rev B dated 10-06-25 and with Councils approved stamp affixed to them.***

- Condition 4(g)

The new shared private accessway to proposed Lots 1, 2, 3 and 4 from Tapuhi Road is to be constructed to FNDC/S/7 as per FNDC Engineering Standards and District Plan Appendix 3B-1.

- Condition 4(h)

Provide evidence by way of a Producer Statement from a suitably qualified engineering professional, an independent qualified person, or written confirmation from Council's Development Engineer, that the works in accordance with condition 4 (d) to (ef) have been completed.

Compliance with the Far North District Plan

Operative Far North District Plan (OFNDP)

7. The proposed changes to the consent conditions do not result in any additional infringements of the OFNDP. The subdivision still requires resource consent as a non-complying activity under Rule 13.11.

Proposed Far North District Plan (PFNDP)

8. The proposed changes to the consent conditions do not result in any additional infringements of the PFNDP. The subdivision still requires resource consent as a discretionary activity under IB-R4 due to the need to remove indigenous vegetation to facilitate suitable sight lines from the proposed vehicle crossing.

Legislative context

9. Section 127(3) of the RMA states that:

(3) Sections 88 to 121 apply, with all necessary modifications, as if—

- a) the application was an application for a resource consent for a discretionary activity; and*
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

Effects on the environment

10. Section 127 of the RMA requires consideration of the environmental effects of the proposed changes. This assessment is confined to the relative difference in the effects between the consent and the amended proposal.
11. The amended access arrangements represent a superior outcome in that they will still facilitate safe and efficient access for the proposed subdivision while significantly reducing the quantity of associated earthworks. This will limit the direct physical effects of the proposal, limiting the associated effects. Additionally, the amended arrangements will avoid the need to remove 6 large totara trees within the road reserve. While some vegetation removal is still required, this is limited to smaller, shrub-like vegetation.
12. The revised vehicle crossing will create a break in the ecological planting along Lot 1, as shown on the **enclosed** scheme and landscaping plan. However, this impact is mitigated by the retention of the six tōtara trees that were to be removed under the existing consent, which will help screen the site from Tapuhi Road and maintain the natural character of the area.
13. Having considered the above, any adverse effects associated with the changes sought as part of this application will be less than minor.

Consistency with the relevant objectives and policies of the OFNDP and PFNDP

Given that the effects associated with the proposed changes will be equal to or less than those under the existing consent, the conclusions reached in the decision for 2230508-RMASUB with regard to the relevant objectives and policies of the OFNDP and PFNDP remain relevant – the proposal is consistent with these provisions. **Notification**

14. Section 127(4) of the RMA states that:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

a) made a submission on the original application; and

b) may be affected by the change or cancellation

15. With regards to s127(4)(a) and (b), the original application proceeded on a non-notified basis. No parties provided written approval to the proposal. Furthermore, any adverse effects associated with the proposed changes will be less than minor. Consequently, there are no adversely affected parties and the application can proceed on a non-notified basis.

Summary and conclusion

16. This application seeks to vary conditions 1, 3(b), and 4(f) and (h), and to cancel conditions 3(a) and 4(g) of 2230508-RMASUB to incorporate an amended access design.
17. Relative to the status quo, any adverse environmental effects associated with the proposed changes will be less than minor, and the proposal will not be contrary to the relevant objectives and policies of the OFNDP or PFNDP.
18. No parties are deemed to be affected by the proposed changes and therefore the proposal can proceed on a **non-notified basis**.
19. Having regard to the relevant matters in s127, s104(1), and s104B of the RMA, it is appropriate for this consent to be granted.

If you have any queries regarding this application, please do not hesitate to contact the undersigned.

Yours faithfully,



James Saxby Connon

Planner

- Encl. 1 – Decision for existing subdivision (2230508-RMASUB)
- 2 – NA322/117
 - 3 – Proposed scheme plan (Rev D)
 - 4 – Proposed landscaping plan (Rev B)
 - 5 – Proposed Engineering Design – (Rev B)
 - 6 – Email correspondence with Nadia de la Guerre



- CAUTION:**
1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
 4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
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 8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION
PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 5 HEREON AND PT SECTIONS 44 BLK VI
HUKERENUI SD (RES. RT 322/117) BE HELD IN THE SAME
RECORD OF TITLE.

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY	A	LOT 4 HEREON	LOTS 1 - 3 HEREON
	B	LOT 3 HEREON	LOTS 1 - 2 HEREON
	C	LOT 2 HEREON	LOT 1 HEREON

SUB'D AREA: 25.3940 Ha
AMALG AREA: 21.7266 Ha
TOTAL AREA: 47.1206 Ha
COMPRISED IN: RT NA322/117

RURAL PRODUCTION
No building shall be erected within 10m of any site boundary;
with the following exceptions;
(a) no accessory building shall be erected within 3m of
boundaries other than road boundaries, on sites less than
5000m2;
(b) no crop protection structures shall be located within 3m of
boundaries;
SEE FAR NORTH DISTRICT PLAN FOR FURTHER INFORMATION

B	11.01.23	ADDED MORE LOTS - EC/MW
A	05.04.22	FIRST ISSUE - TK/MW
REV	DATE	DESCRIPTION
REF. DATA:		

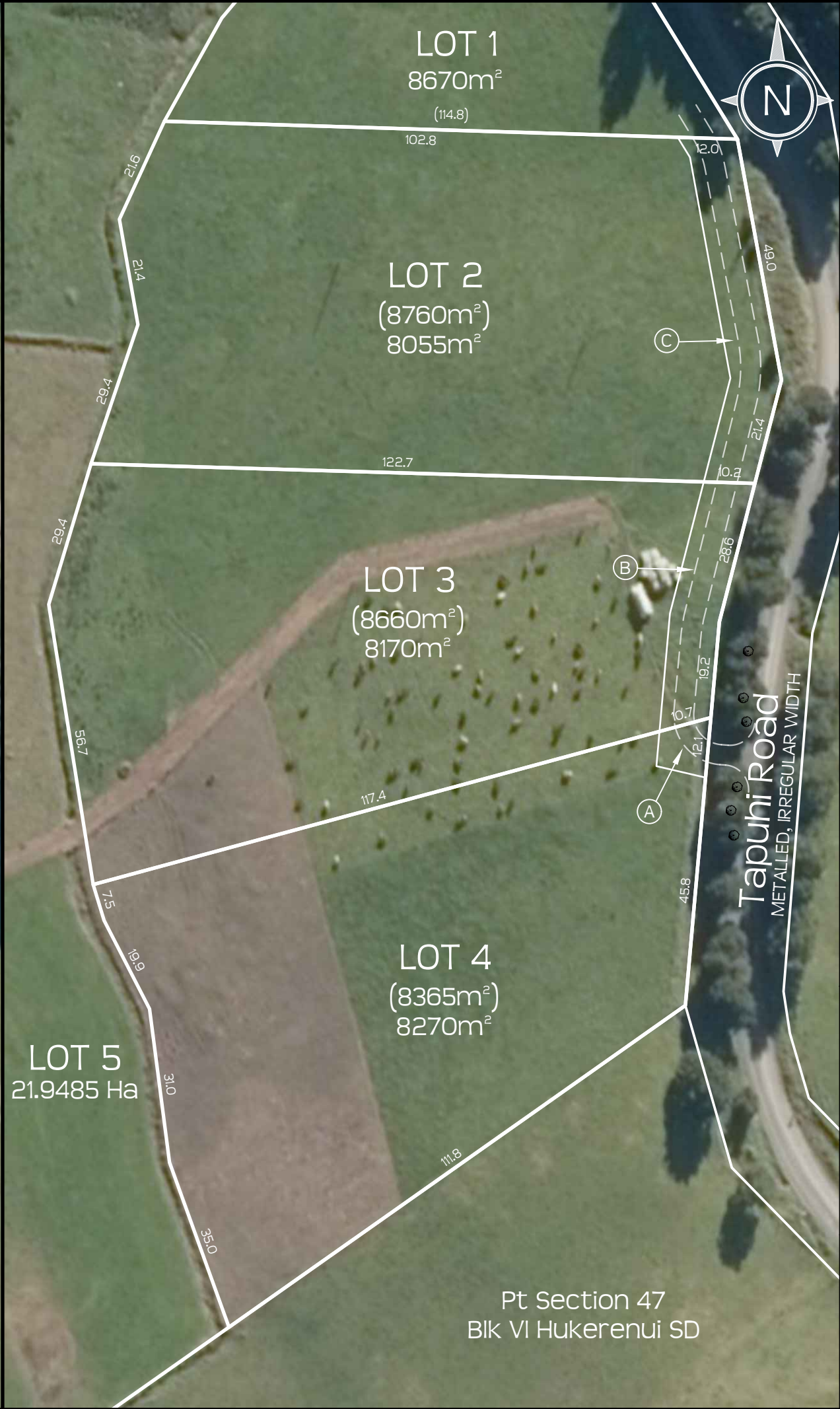


Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD
HUKERENUI

TITLE
PROPOSED SUBDIVISION
OF SECTION 45
BLK VI HUKERENUI SD

DATE	JANUARY 2023	SCALE	1:5000 @A3
NO.	S17019	SHEET	1/2
		Rev.	B



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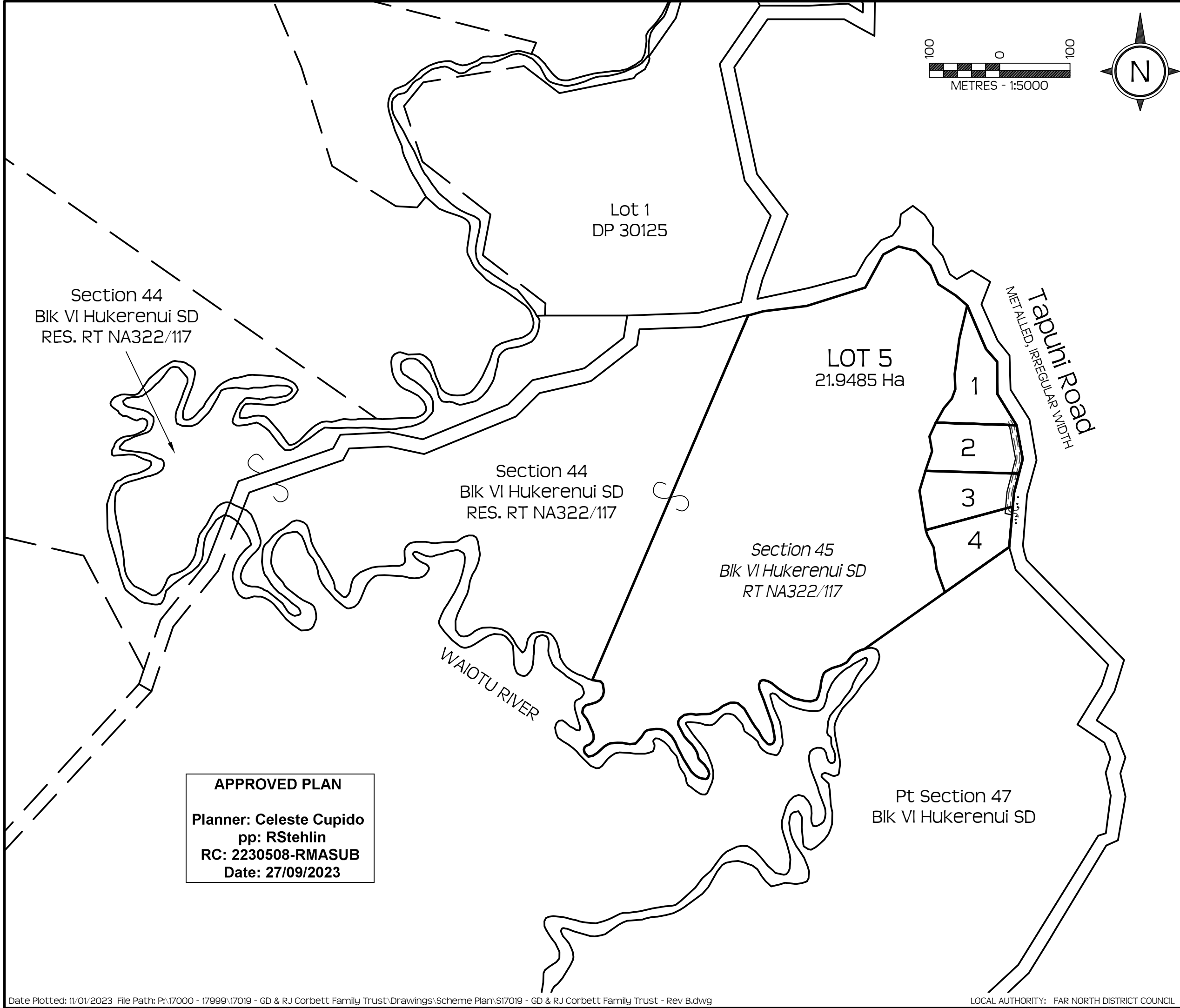
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PROPOSED SUBDIVISION
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		Rev.	B



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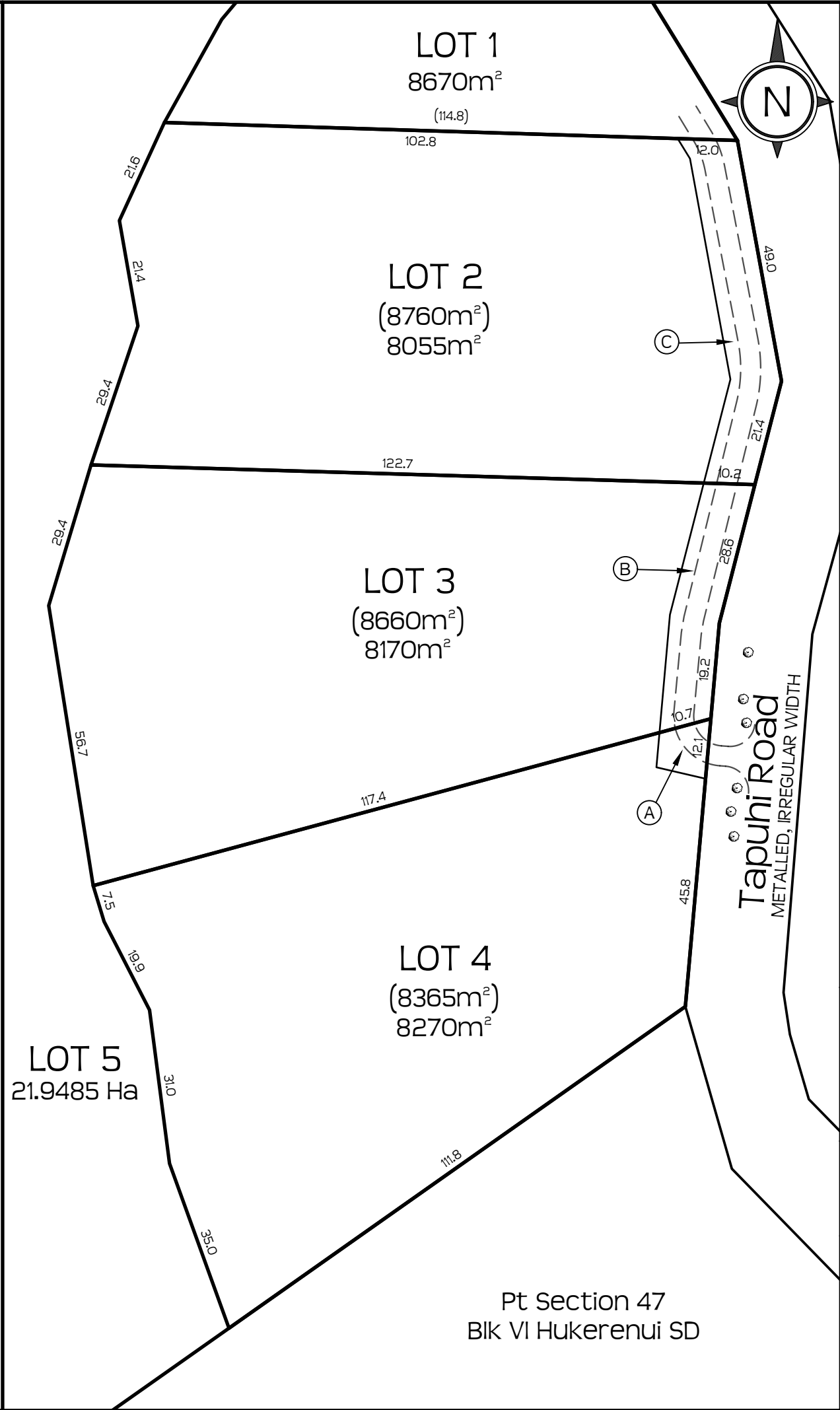
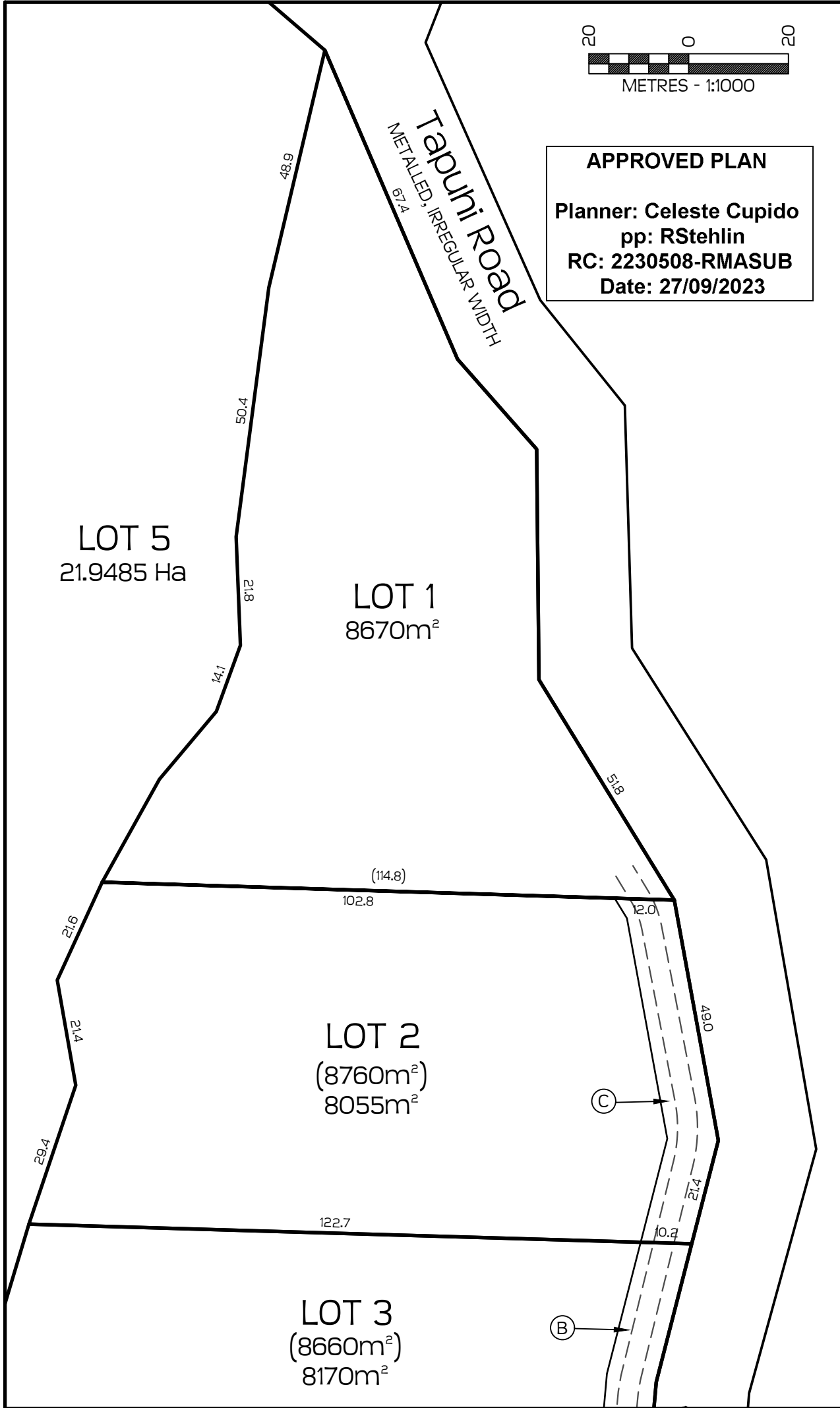
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NO.	S17019	SHEET	2/2
		Rev.	B

Date Plotted: 11/01/2023 File Path: P:\17000 - 17999\17019 - GD & RJ Corbett Family Trust\Drawings\Scheme Plan\S17019 - GD & RJ Corbett Family Trust - Rev B.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B and D, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Non-Complying activity, subject to the conditions listed below, to:

Applicant: Garry Donald Corbett and Rosemarie Jean Corbett

Council Reference: 2230508-RMASUB

Property Address: 413 Tapuhi Road, Hukerenui

Legal Description: Secs 44 45 Blk VI Hukerenui SD (RT NA322/117)

Description of Activity: Activity 1:

Subdivision creating 4 additional lots in the Rural Production Zone being a non-complying activity under 13.11 NON-COMPLYING (SUBDIVISION) ACTIVITIES

Activity 2:

Removal of six totara trees from road reserve in an area not yet identified as a Significant Natural Area in breach of IB-R4 of the Proposed District Plan

Subdivision and Land Use Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following [conditions](#):

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn and Bryant, referenced S17019 Sheets 1 and 2, Rev B, dated January 2023, and attached to this consent with the Council's "Approved Stamp" affixed to them.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
 - b. The following amalgamation condition:

THAT Lot 5 Hereon and Pt Sections 44 Blk Vi Hukerenui SD (Res. Rt 322/117) be held in the same Record of Title [DLR reference 1854049]

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - a. Submit plans and details for the construction of the proposed private accessway and vehicle crossing for Lots 1 to 4 to demonstrate compliance with the relevant Engineering Standards within the right-of-way seen on the proposed subdivision scheme plan by Reyburn & Bryant dated January 2023 for the approval of Council prior to commencing construction. The engineering plans and details are to be prepared by a suitably qualified person/s. Such works are to be designed in accordance with District Plan requirements, the Engineering Standards and NZS 4404:2010 to the approval of the Development Engineer or their delegated representative.
 - b. Submit a final landscape plan showing the location of areas of existing vegetation to be retained and new areas to be planted for landscape and visual effects mitigation in general accordance with the plan prepared by Reyburn and Bryant reference O17019 Rev A dated June 2023. The plan shall include provision for six replacement totara trees and weed and pest control measures.
 - c. That the consent holder shall provide written confirmation from power and telecommunications utility service operators of their consent conditions in accordance with FNDC Engineering Standards and Guidelines 2004 – Revised March 2009, District Plan requirements and any other requirements that apply at the time and show any necessary easements on the survey plan to the approval of the subdivision officer. Or the consent holder is to confirm that electricity and/or telecommunication connections are not proposed in which case a consent notice will be registered on the title of proposed lots prior to the issue of the Section 224c certificate alerting future owners of this situation.
 - d. That the consent holder must create easements over services and overland stormwater flow paths where such infrastructure is located on private property to the approval of Council's Resource Consent Engineer.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
 - a. The consent holder is to provide photo evidence to the FNDC Resource Consents Monitoring Officer (Email to: Consents_Monitoring_rcmonitoring@fndc.govt.nz) that sediment and dust control measures are constructed and are in place prior to the commencement of access works, and the principles and practices contained the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". These measures are to be maintained during the construction phase and can only be removed once works have been completed.

- b. All earthworks performed to comply with the recommendations made in the report identified as "Subdivision Suitability Report" titled "Subdivision Suitability Report 413 Tapuhi Road, Hukerenui (Section 45 BLK VI Hukerenui SD)" revision 2, dated 12 April 2023, report reference 18333 by RS Eng Ltd.
 - c. That the consent holder shall provide written confirmation from power & telecommunications utility service operators of their consent conditions for this development have been satisfied in accordance with FNDC Engineering Standards and Guidelines 2004 – Revised March 2009, District Plan requirements and any other requirements that apply at the time to the approval of Development Engineer. Or if the consent holder has confirmed that power and telecommunication connections are not proposed as per condition 3 (c) then the consent notice 5 (e) is applicable.
 - d. Implementation of the planting plan approved under Condition 3(b) is to be undertaken within the first planting season (approximately March-September) directly following commencement of any of the works relating to the subdivision and maintained by the consent holder from that point onwards for a minimum period of 4 years, all to the satisfaction of the Far North District Council or duly delegated officer.
 - e. The consent holder shall provide an approved CAR application prior to any works commencing within the public road corridor.
 - f. The new vehicle crossing to proposed Lots 1, 2, 3 and 4 from Tapuhi Road is to be constructed to FNDC/S/6 and 6B as per FNDC Engineering Standards. An adequately sized culvert (minimum diameter 300mm) is to be installed under the crossing. Sight distances at the crossing locations are to comply with the requirements of the FNDC Engineering Standards.
 - g. The new shared private accessway to proposed Lots 1, 2, 3 and 4 from Tapuhi Road is to be constructed to FNDC/S/7 as per FNDC Engineering Standards and District Plan Appendix 3B-1.
 - h. Provide evidence by way of a Producer Statement from a suitably qualified engineering professional, an independent qualified person, or written confirmation from Council's Development Engineer, that the works in accordance with condition 4 (d) to (e) have been completed.
 - i. The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all accesses and services are located within the appropriate easement boundaries to the satisfaction of the Council's Development Engineer or delegated representative.
5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
- a. In conjunction with any building consent application for a building and/or retaining on the lot the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, confirm the stability of the proposed development including any proposed

earthworks, erosion and silt control plan in accordance with Auckland Council GD05 requirements, and provide specific engineering design of any stabilising structures, sets out the specific design of the building's foundations and retaining all with reference to the report identified as "Subdivision Suitability Report" titled "Subdivision Suitability Report 413 Tapuhi Road, Hukerenui (Section 45 BLK VI Hukerenui SD)" revision 2, dated 12 April 2023, report reference 18333 by RS Eng Ltd. **Lots 1 to 4**

- b. In conjunction with the construction of a future dwelling on proposed Lots 1 to 4, the Lot owner shall obtain a building consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 requirements and shall reference the recommendations of the report by RS Eng Ltd reference 18333. **Lots 1 to 4**
 - The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment and the effluent disposal system.
 - Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.
 - A maintenance contract for the on-site wastewater system shall be in place at all times which includes inspections and maintenance of both the wastewater treatment and disposal systems.
- c. Upon construction of any habitable dwelling, sufficient water supply for firefighting purposes is to be provided by way of tank storage or other approved means, and that this water supply be accessible by firefighting appliances in accordance with Far North District councils district plan and more particularly with the New Zealand Fire Service Fire Fighting Code of Practice SNZ PAS 4509:2008. Demonstration of achievement of an alternative means of compliance with this standard will be considered to satisfy this requirement but note that written approval from the NZ Fire service is required. **Lots 1 to 4**
- d. In conjunction with the construction of any building or other impermeable surface greater than 15%, the Lot owner shall submit a stormwater design. The details of the onsite retention storage and stormwater system shall be prepared by a Chartered Professional Engineer or suitably qualified person to the satisfaction of Council's Development Engineer or delegated representative and submitted with the building consent application. **Lots 1 to 4**
- e. Future owners of Lots 1 to 4 are advised that there are no conventional electricity or telecommunication connections provided. Far North District Council will not be responsible for ensuring nor providing electricity or telecommunication connections to the proposed lot, upon future development of the site, or at the time of further subdivision. **Lots 1 to 4**

- f. At the time of building consent, the owners of Lots 1 to 4 must comply with the following requirements for buildings on the lots:
 - i. The maximum height of any building shall be 5m.
 - ii. The exterior of any building shall have a reflectivity value of less than 35% for exterior cladding, and 30% for roofing. **Lots 1 to 4**
- g. The owners of Lots 1 to 2 shall be responsible for the ongoing maintenance of the vegetation approved under Condition 3(b) for screening and offsetting purposes. No tree shall be cut down, damaged or destroyed except for maintenance purposes or in the event of danger to life or property and any removed tree must be replaced with an equivalent species no less than 1m in height. **Lots 1 to 2**
- h. The owners shall not and nor shall any occupier of, or visitor to the site make, and surrenders the right to make, a complaint to the relevant consent authority or the Environment Court as to reverse sensitivity effects, including any emission of noise, vibration or any effect associated with any activity which is expressly allowed by a rule in a regional or district plan, a resource consent, a designation or regulations made under the Resource Management Act 1991 (RMA) and shall not seek that a declaration or enforcement order be made by the Environment Court under Sections 311 or 316 of the RMA nor seek that an abatement or infringement notice be served by a duly authorised enforcement officer under Sections 322 or 343C of the RMA, or that criminal proceedings be commenced in the District Court by the relevant consent authority under section 338 of the RMA in respect of any rural production activity lawfully undertaken on an adjoining property. **Lots 1 to 4**
- i. The owners of Lot 1 to 4 and amalgamated Lot 5 and Pt Sections 44 Blk Vi Hukerenui SD are advised that the site is located in a Kiwi Present area. Any dog must be within a dog-proof fenced area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must be kept inside or be tied up. **All lots**
- j. The owners of Lot 5 and Pt Sections 44 Blk Vi Hukerenui Sd are advised that no further subdivision or construction of residential dwellings is permitted, with the exception of minor dwelling units intended for farm worker accommodation only. **Lot 5 and Pt Sections 44 Blk Vi Hukerenui SD**

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

General Advice Notes

4. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
5. *The site is adjacent/ accessed off/ in close proximity (wording dependant on the layout of the lot) to an unsealed road. Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that the dwelling is either located as far as possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively, the applicant may consider sealing their road frontage to remove the issue.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Non-complying resource consent, as such all matters of relevance can be considered in assessment of effects.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a) The subdivision is consistent with the mixed rural character and amenity of the receiving environment, which includes established rural lifestyle development.
 - b) The subdivision is supported by landscaping and design controls to mitigate visual effects.
 - c) The subdivision retains rural production activities on the proposed balance lot.

- d) Safe and practicable vehicle access via a shared right of way is provided for subject to detailed design and construction works.
 - e) The lots are capable of supporting on-site services for water, stormwater and wastewater.
 - f) The proposal will also result in positive effects, including the economic and social well-being of the applicant, and landscape planting.
4. In regard to section 104(1)(ab) of the Act there are offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity in the form of replacement of indigenous trees to be removed from road reserve and landscape planting.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
- a. National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health (NESCO),
 - b. National Environmental Standard for Freshwater (NESFW),
 - c. National Policy Statement for Freshwater,
 - d. National Policy Statement for Highly Productive Land (NPSHPL),
 - e. National Policy Statement for Indigenous Biodiversity (NPSIB)
 - f. Northland Regional Policy Statement 2016,
 - g. Operative Far North District Plan 2009,
 - h. Proposed Far North District Plan 2022

NESCO

Based on the applicants review of Council records and my review of Northland Regional Councils selected land use register and historical imagery available on Retrolens, the piece of land to which this application relates is not a HAIL site, and therefore the NESCO does not apply.

NESFW

The site of the amalgamated lots adjoins a river and contains areas of natural wetland. No works or development are proposed on these lots. The site of proposed Lots 1 to 4 does not contain any wetlands or freshwater, nor does the application involve a new dairy farm activity and therefore the NESFW is not relevant.

NPSHPL

The site is classified as nz4w-2 Class 4 Soils under the Baseline Highly Productive Land maps by Landcare Research. The land is not highly productive land and therefore subdivision can proceed under 3.8 (2) of the NPSHPL.

NPSIB

The proposal involves removal of indigenous vegetation from an area not yet identified as a Significant Natural Area, and therefore the NPSIB does not apply.

Northland Regional Policy Statement

The Northland Regional Policy Statement is relevant to this proposal, in particular the following objectives:

- Objective 3.2 Region-Wide Water Quality
- Objective 3.4 Indigenous Ecosystem and Biodiversity

- Objective 3.6 Economic Activities – Reverse Sensitivity and Sterilization
- Objective 3.11 Regional Form

The RPS recognises that there are activities and land that should be protected from the negative impacts brought about through subdivision, as further development can result in incompatible land use, effects on indigenous ecosystems, reverse sensitivity issues and sterilisation of productive land.

The proposal involves landscape planting and replacement of existing indigenous trees to be removed from road reserve, and dog controls to benefit Kiwi.

The proposal will result in minimal loss of land with rural production value. The proposed development will not have adverse effects on the viability adjoining rural land-holdings and activities, which consist of mixed rural production land and rural-residential development. Therefore, it is considered that no reverse sensitivity or sterilisation of productive land is anticipated as a result of the proposed subdivision.

The subdivision is also considered consistent with the pattern or form of the surrounding area, and will be provided with appropriate infrastructure to protect receiving environments.

Operative Far North District Plan

8 RURAL ENVIRONMENT

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

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

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

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

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

13 SUBDIVISION

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

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

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

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

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

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

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

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

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

Proposed Far North District Plan

Ecosystems and indigenous biodiversity

IB-O2

Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.

IB-O5

Restoration and enhancement of indigenous biodiversity is promoted and enabled.

IB-P7

Encourage and support active management of pest plants and pest animals.

IB-P8

Promote the protection of species that are endemic to Northland by eco-sourcing plants from within the ecological district.

IB-P9

Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas.

IB-P10

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

- a. the temporary or permanent nature of any adverse effects;*
- b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems;*
- c. the extent of any vegetation removal and associated land disturbance;*
- d. the effects of fragmentation;*
- e. linkages between indigenous ecosystems and habitats of indigenous species;*
- f. the potential for increased threats from pest plants and animals;*
- g. any downstream adverse effects on waterbodies and the coastal marine area;*
- h. where the area has been mapped or assessed as a Significant Natural Areas;*
- i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area;*
- j. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects;*
- k. the location, scale and design of any proposed development;*
- l. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance;*
- m. the functional or operational needs of regionally significant infrastructure;*
- n. any positive contribution any proposed biodiversity offsets or environmental biodiversity compensation will have on indigenous biodiversity; and*
- o. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Subdivision

SUB-O1

Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;*
- b. contributes to the local character and sense of place;*
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and*
- f. manages adverse effects on the environment.*

SUB-P3

Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;*
- b. comply with the minimum allotment sizes for each zone;*
- c. have an adequate size and appropriate shape to contain a building platform; and*
- d. have legal and physical access.*

SUB-P4

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

SUB-P9

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

SUB-P11

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

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

Rural Production

RPROZ-O3

Land use and subdivision in the Rural Production zone:

- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- c. does not compromise the use of land for farming activities, particularly on highly productive land;*
- d. does not exacerbate any natural hazards; and*
- e. is able to be serviced by on-site infrastructure.*

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.

RPROZ-P4

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

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

Avoid subdivision that:

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

District Plan Assessment

The subdivision will introduce rural-residential development to a no-exit road near the settlement of Hukerenui in an area which is mixed in character, with rural-residential properties coexisting with larger rural production lots. Visual effects of the development of Lots 1 to 4 will be mitigated by existing vegetation, design controls and landscape amenity planting.

The subdivision design proposed represents a non-complying activity as opposed to the restricted discretionary activity option available (whereby Lots 1 to 4 would have minimum areas of 2ha), in order to minimise the extent of land used for non-productive purposes. The overall density of rural residential development is the same as it would be if the restricted discretionary subdivision option was implemented.

The subdivision will not result in minimal loss of productive rural land and the balance lot will retain grazing activities. A reverse sensitivity consent notice will apply to the rural-residential lots.

Lot 1 to 4 will be provided with appropriate vehicle access subject to compliant construction works and appropriate infrastructure for wastewater, stormwater and tank water supply at the time of building consent. Indigenous vegetation to be removed to form access will be offset by new planting including replacement totara trees.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act the following other matters are relevant and reasonably necessary to determine the application:

a) Precedent

The proposal is a non-complying activity as the land is zoned Rural Production and four additional rural-residential lots are proposed.

The precedent set is not considered undesirable due to the permitted baseline for land use activities and mitigation offered, and approval of the application will not undermine the integrity of the District Plan.

The approval of the proposal will not undermine the integrity of the District Plan as the activity will produce only localised and minor effects, if any, and will not set an undesirable precedent.

The proposal is considered to have unique features that mean despite the potential for other applications to be lodged that rely on the potential precedent set there is sufficient differentiation of the proposal that a precedent will not result and the integrity of the plan will not be undermined. Furthermore, every resource consent application is assessed on a case by case basis.

- b) In regard to section 104D of the Act the activity meets both tests as any adverse effects arising from this proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.
 - c) In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards as the lifestyle lots are located outside an identified river flood hazard zone, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions above.
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.
- The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Katrina Roos - Boffa Miskell, Associate Principal Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Celeste Cupido

Date: 27/09/23

Resource Consents Team Leader



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA322/117**
Land Registration District **North Auckland**
Date Issued 04 February 1921

Prior References
NA252/14

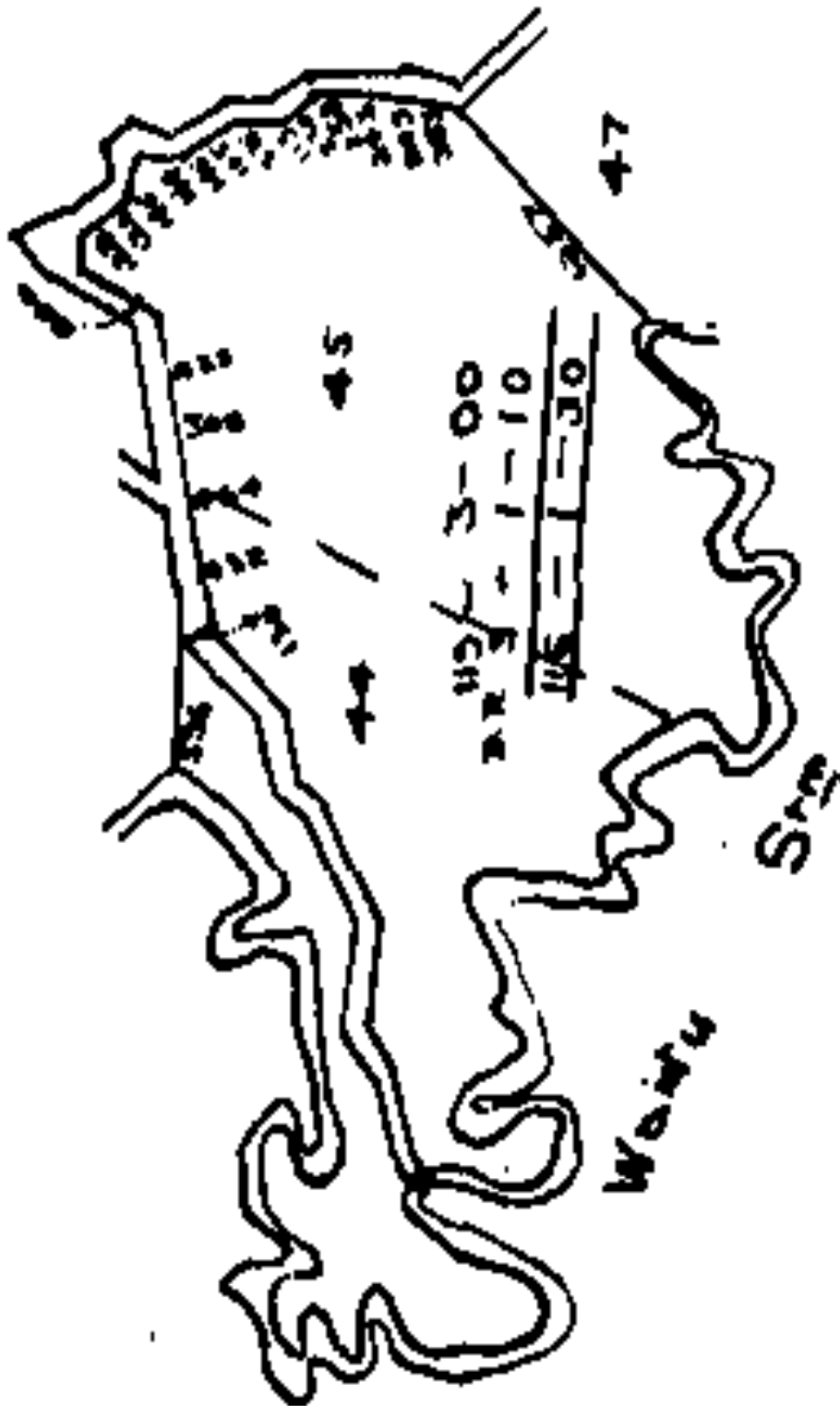
Estate Fee Simple
Area 47.1206 hectares more or less
Legal Description Section 44-45 Block VI Hukerenui Survey
District

Registered Owners

Garry Donald Corbett, Rosemarie Jean Corbett and LW Nominees Limited as to a 1/2 share
Rosemarie Jean Corbett, Garry Donald Corbett and LW Nominees Limited as to a 1/2 share

Interests

Subject to a right (in gross) to convey electricity over part Section 44 Block VI Hukerenui Survey District marked K on DP
426246 in favour of Top Energy Limited created by Easement Instrument 8414195.2 - 7.7.2014 at 11:13 am
10051070.3 Mortgage to Rabobank New Zealand Limited - 2.6.2015 at 2:04 pm





- CAUTION:**
1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
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 8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION
PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 5 HEREON AND PT SECTIONS 44 BLK VI
HUKERENUI SD (RES. RT 322/117) BE HELD IN THE SAME
RECORD OF TITLE.

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY	A	LOT 4 HEREON	LOTS 1 - 3 HEREON
	B	LOT 3 HEREON	LOTS 1 - 2 HEREON
	C	LOT 2 HEREON	LOT 1 HEREON

PROPOSED LAND COVENANTS LANDSCAPE STRIP		
SHOWN	UNDERLYING PARCEL	AREA
D	LOT 2 HEREON	139m²
E	LOT 1 HEREON	77m²
F	LOT 1 HEREON	349m²

SUB'D AREA: 25.3940 Ha
AMALG AREA: 21.7266 Ha
TOTAL AREA: 47.1206 Ha
COMPRISED IN: RT NA322/117
RURAL PRODUCTION
No building shall be erected within 10m of any site boundary;
with the following exceptions;
(a) no accessory building shall be erected within 3m of
boundaries other than road boundaries, on sites less than
5000m²;
(b) no crop protection structures shall be located within 3m of
boundaries;
SEE FAR NORTH DISTRICT PLAN FOR FURTHER INFORMATION

D	09.05.25	BOUNDARY AMENDMENT - KM/JH
C	26.06.23	ADDED LANDSCAPE STRIP - TK/TM
A	05.04.22	FIRST ISSUE - TK/MW
REV	DATE	DESCRIPTION

REF. DATA:

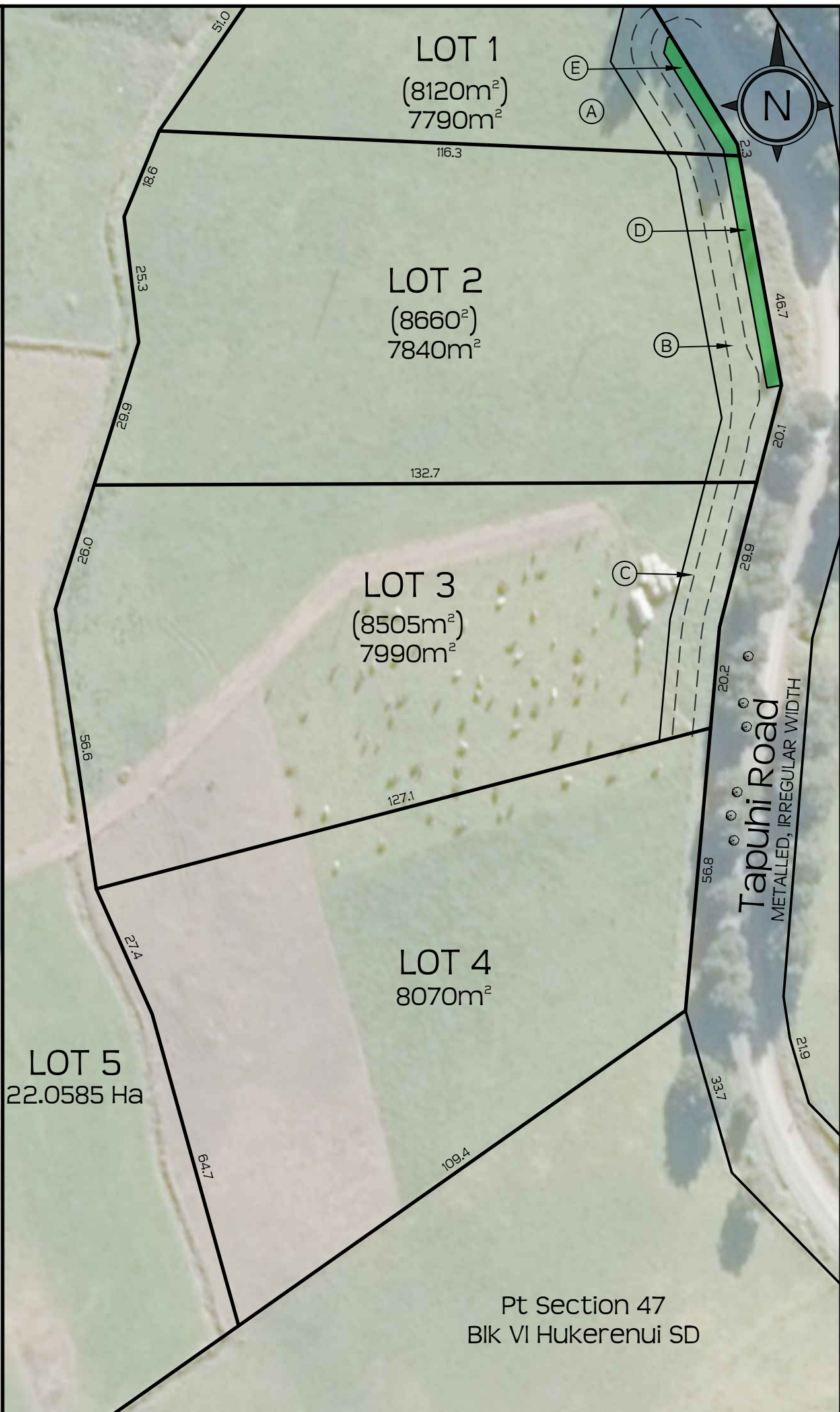


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7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

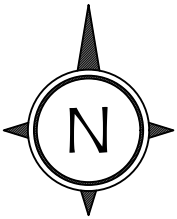
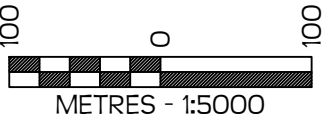
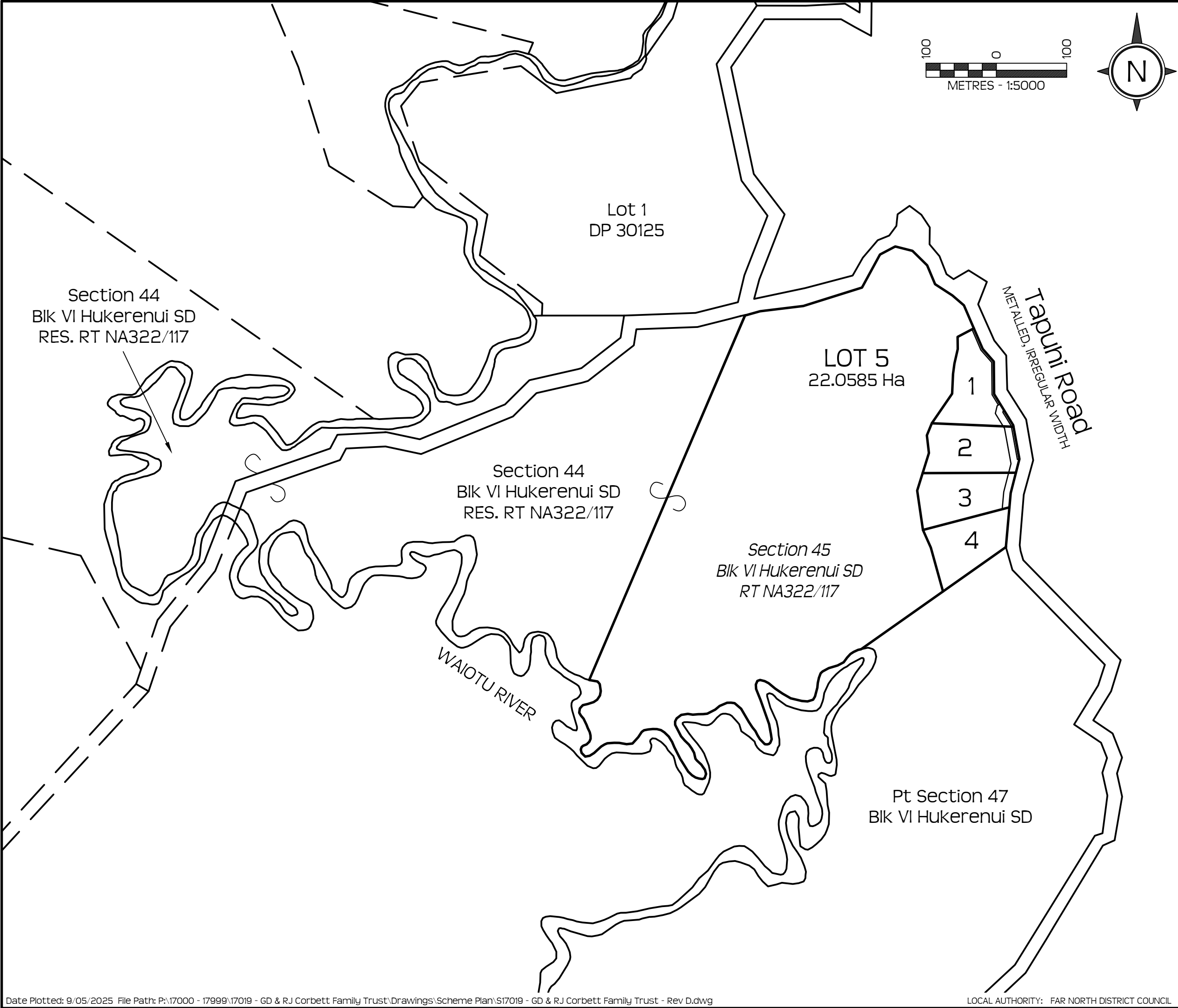
CLIENT
GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD
HUKERENUI

TITLE
PROPOSED SUBDIVISION
OF SECTION 45
BLK VI HUKERENUI SD

DATE	MAY 2025	SCALE	1:5000 @A3
NO.	S17019	SHEET	1/2
		Rev.	D



DATE	MAY 2025	SCALE	1:1000 @A3
NO.	S17019	SHEET	2/2
		Rev.	D



- CAUTION:
1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
 2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
 4. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 5. DO NOT SCALE OFF DRAWINGS.
 6. THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
 7. DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD
 9. INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION
PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991
THAT LOT 5 HEREON AND PT SECTIONS 44 BLK VI
HUKERENUI SD (RES. RT 322/117) BE HELD IN THE SAME
RECORD OF TITLE.

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY	A	LOT 4 HEREON	LOTS 1 - 3 HEREON
	B	LOT 3 HEREON	LOTS 1 - 2 HEREON
	C	LOT 2 HEREON	LOT 1 HEREON


PROPOSED LAND COVENANTS LANDSCAPE STRIP		
SHOWN	UNDERLYING PARCEL	AREA
D	LOT 2 HEREON	139m²
E	LOT 1 HEREON	77m²
F	LOT 1 HEREON	349m²

SUB'D AREA: 25.3940 Ha
AMALG AREA: 21.7266 Ha
TOTAL AREA: 47.1206 Ha
COMPRISED IN: RT NA322/117

RURAL PRODUCTION
No building shall be erected within 10m of any site boundary;
with the following exceptions;
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(b) no crop protection structures shall be located within 3m of boundaries;
SEE FAR NORTH DISTRICT PLAN FOR FURTHER INFORMATION

D	09.05.25	BOUNDARY AMENDMENT - KM/JH
C	26.06.23	ADDED LANDSCAPE STRIP - TK/TM
A	05.04.22	FIRST ISSUE - TK/MW
REV	DATE	DESCRIPTION

REF. DATA:



Ph: 09 438 3563 PO Box 191, Whangarei 0140
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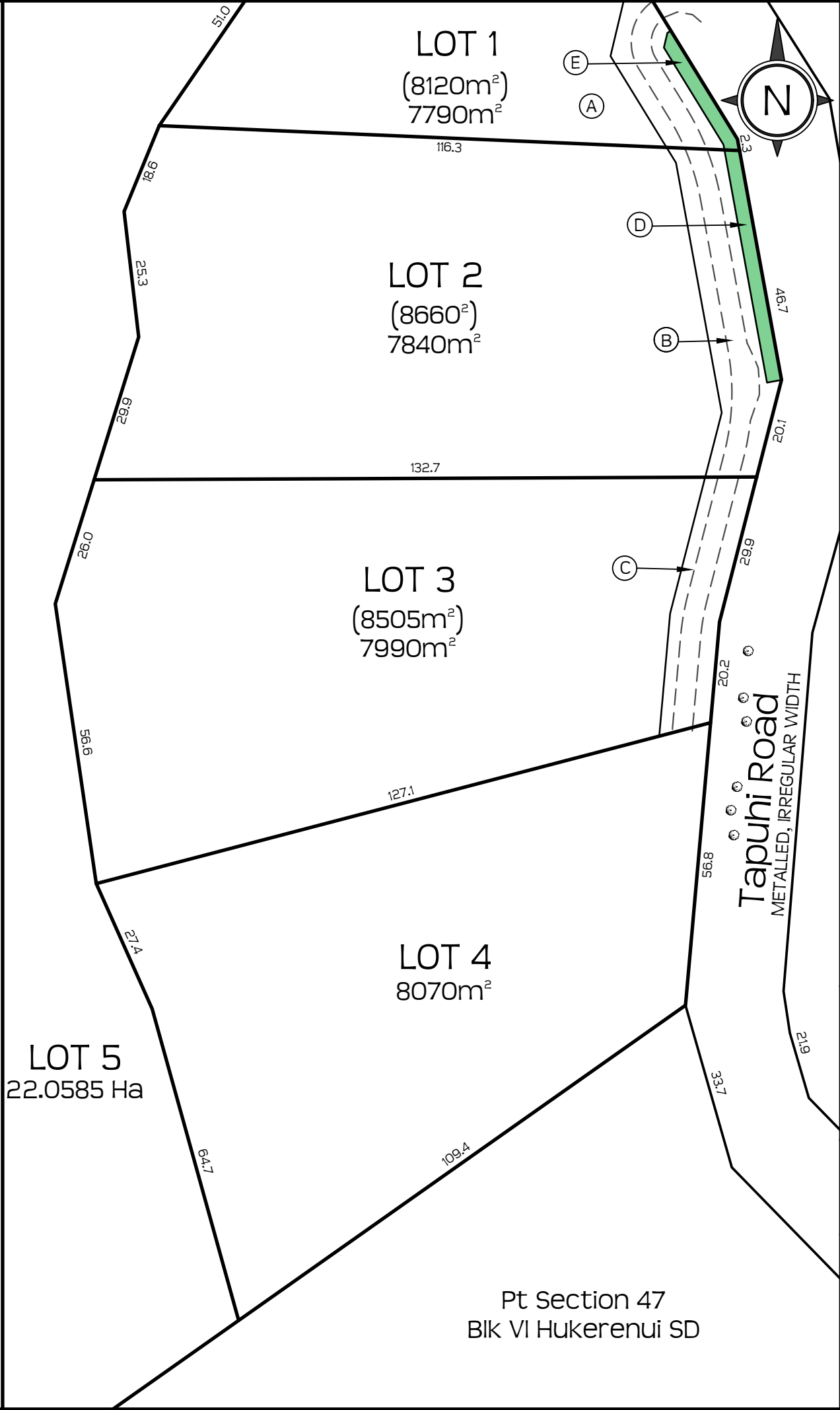
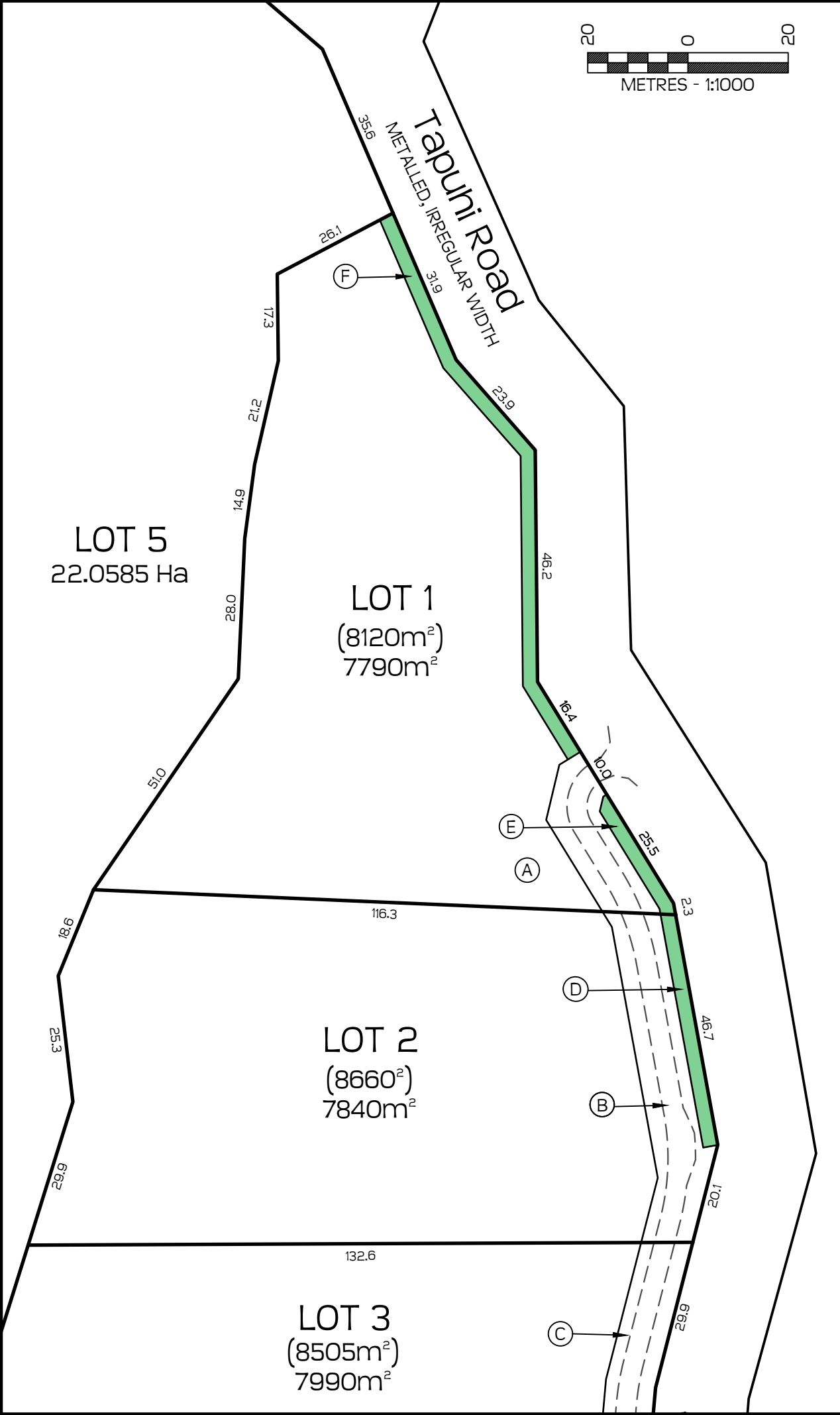
CLIENT

GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD
HUKERENUI

TITLE

PROPOSED SUBDIVISION
OF SECTION 45
BLK VI HUKERENUI SD

DATE	MAY 2025	SCALE	1:5000 @A3
NO.	S17019	SHEET	1/2
		Rev.	D



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- DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
- 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
- BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(ii) OF THE RMA 1991 THAT LOT 5 HEREON AND PT SECTIONS 44 BLK VI HUKERENUI SD (RES. RT 322/117) BE HELD IN THE SAME RECORD OF TITLE.

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY	A	LOT 1 HEREON	LOTS 2 - 4 HEREON
	B	LOT 2 HEREON	LOTS 3 - 4 HEREON
	C	LOT 3 HEREON	LOT 4 HEREON

PROPOSED LAND COVENANTS		
LANDSCAPE STRIP		
SHOWN	UNDERLYING PARCEL	AREA
E	LOT 2 HEREON	77m²
D	LOT 1 HEREON	139m²
F	LOT 1 HEREON	349m²

SUB'D AREA: 25.3940 Ha
AMALG AREA: 21.7266 Ha
TOTAL AREA: 47.1206 Ha
COMPRIED IN: RT NA322/117

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SEE FAR NORTH DISTRICT PLAN FOR FURTHER INFORMATION

D	09.05.25	BOUNDARY AMENDMENT - KM/JH	
C	26.06.23	ADDED LANDSCAPE STRIP - TK/TM	
A	05.04.22	FIRST ISSUE - TK/MW	
REV	DATE	DESCRIPTION	

REF. DATA:

Ph: 09 438 3563 PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

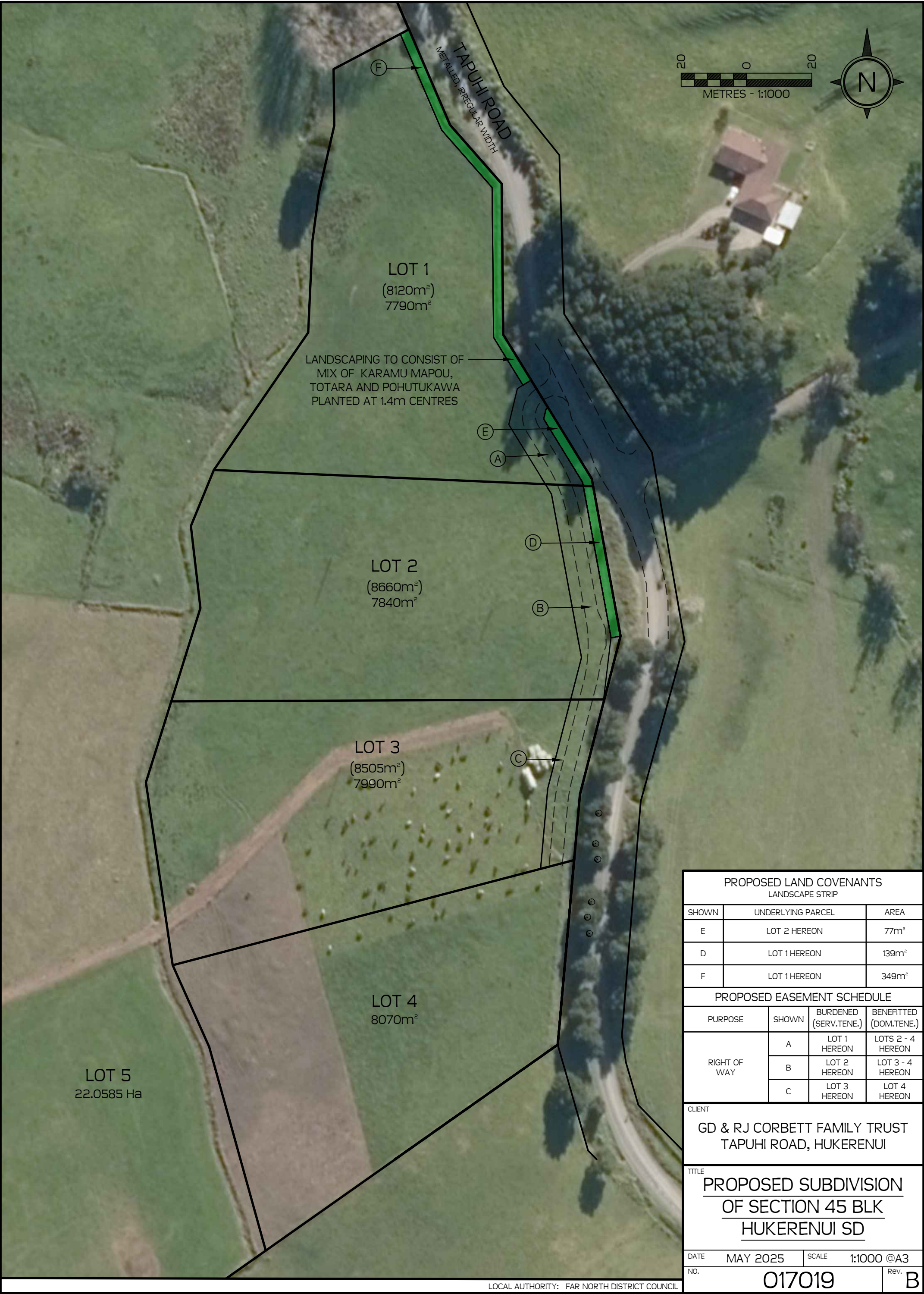
CLIENT

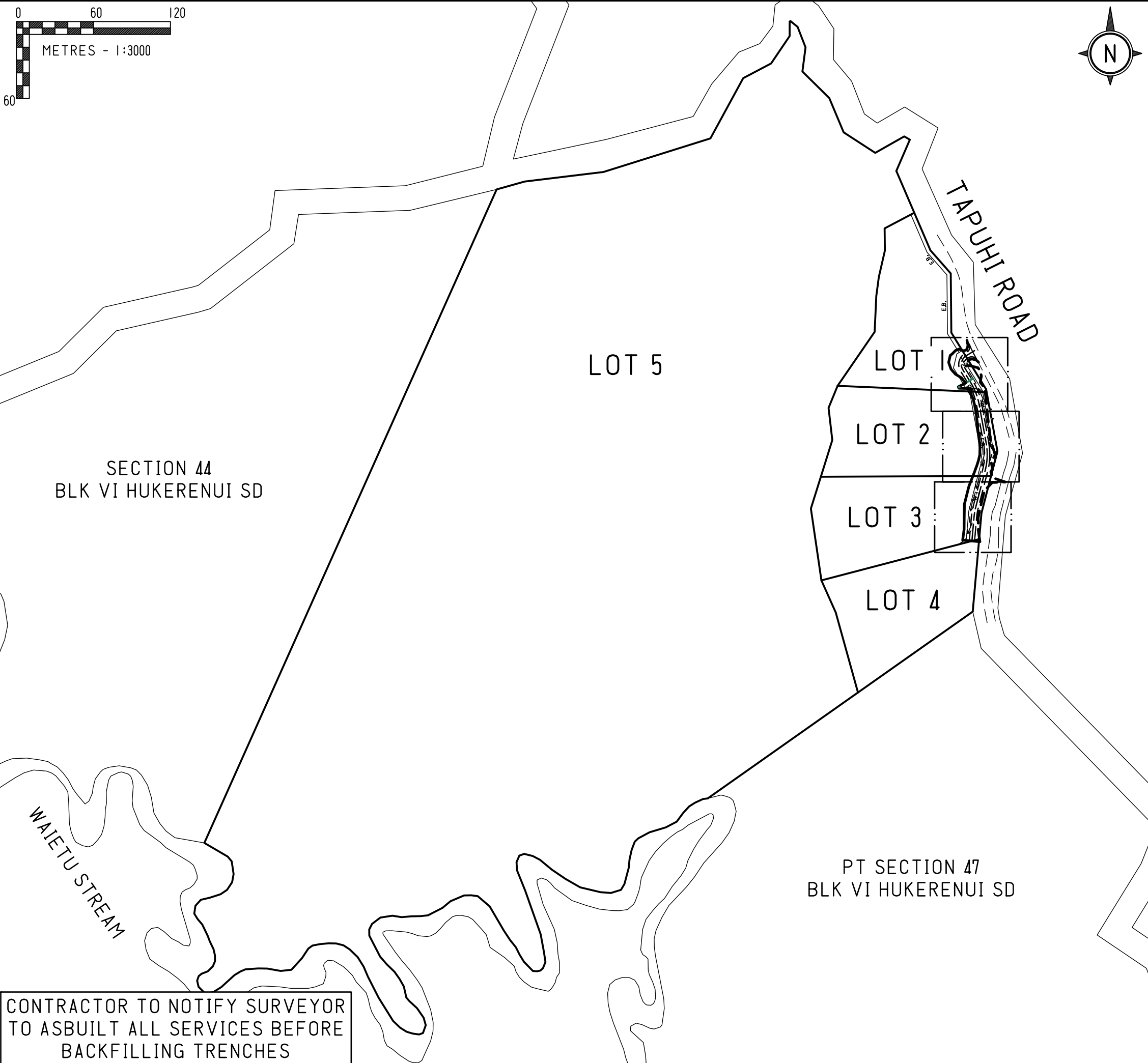
GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD
HUKERENUI

TITLE

PROPOSED SUBDIVISION
OF SECTION 45
BLK VI HUKERENUI SD

DATE	MAY 2025	SCALE	1:1000 @A3
NO.	S17019	SHEET	2/2
		Rev.	D





CAUTION:
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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

- NOTE:
1. ALL WORK TO COMPLY WITH THE FAR NORTH DISTRICT COUNCIL'S (FNDC) ENGINEERING STANDARDS VERSION 0.6 DATE ISSUED MAY 2023.
 2. ALL WORK TO COMPLY WITH THE CONTRACTOR'S APPROVED HEALTH & SAFETY MANUAL AND THE CURRENT HEALTH & SAFETY LEGISLATION.
 3. ALL WORK TO COMPLY WITH NZS 4404:2004 AND TO BE CONSTRUCTED TO THE SATISFACTION OF THE FNDC.
 4. CONTRACTOR IS RESPONSIBLE FOR A CORRIDOR ACCESS REQUEST FROM FNDC PRIOR TO UNDERTAKING ANY WORKS WITHIN THE COUNCIL ROAD RESERVE.
 5. CONTRACTOR IS TO ENSURE ALL INSPECTIONS ARE COMPLETED IN ACCORDANCE WITH ANY REQUIREMENTS SET BY THE FNDC.
 6. THE CONTRACTOR MUST REINSTATE AND/OR REPAIR DAMAGE TO THE BERM, KERB & CHANNELING AND FOOTPATH ALONG THE ROADSIDE FRONTAGE.
 7. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO COMMENCING ANY SITE WORK.
 8. ALL SERVICES TO HAVE ADDITIONAL BACKFILL UNDER CARRIAGeways.
 9. ALL FILL TO BE COMPACTED IN ACCORDANCE WITH NZ4431.
 10. THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

SHEET SCHEDULE			
COVER SHEET	-	SHEET 1	
LAYOUT SHEETS	-	SHEETS 2 - 4	
LONG SECTIONS	-	SHEETS 5 - 6	
CROSS SECTIONS	-	SHEETS 7 - 9	
TYPICAL DETAILS	-	SHEET 10	

REV	DATE	AMENDMENTS
B	10-06-25	LOCATION CHANGE - JH/MW
A	20-11-24	FIRST ISSUE - AH/MW

REF. DATA:
CLIENT: GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD, HUKERENUI

DESCRIPTION:
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

TITLE: ENGINEERING DESIGN
COVER SHEET

SCALE: 1:3000 @A3

COUNCIL REFERENCE: 2230508-RMASUB

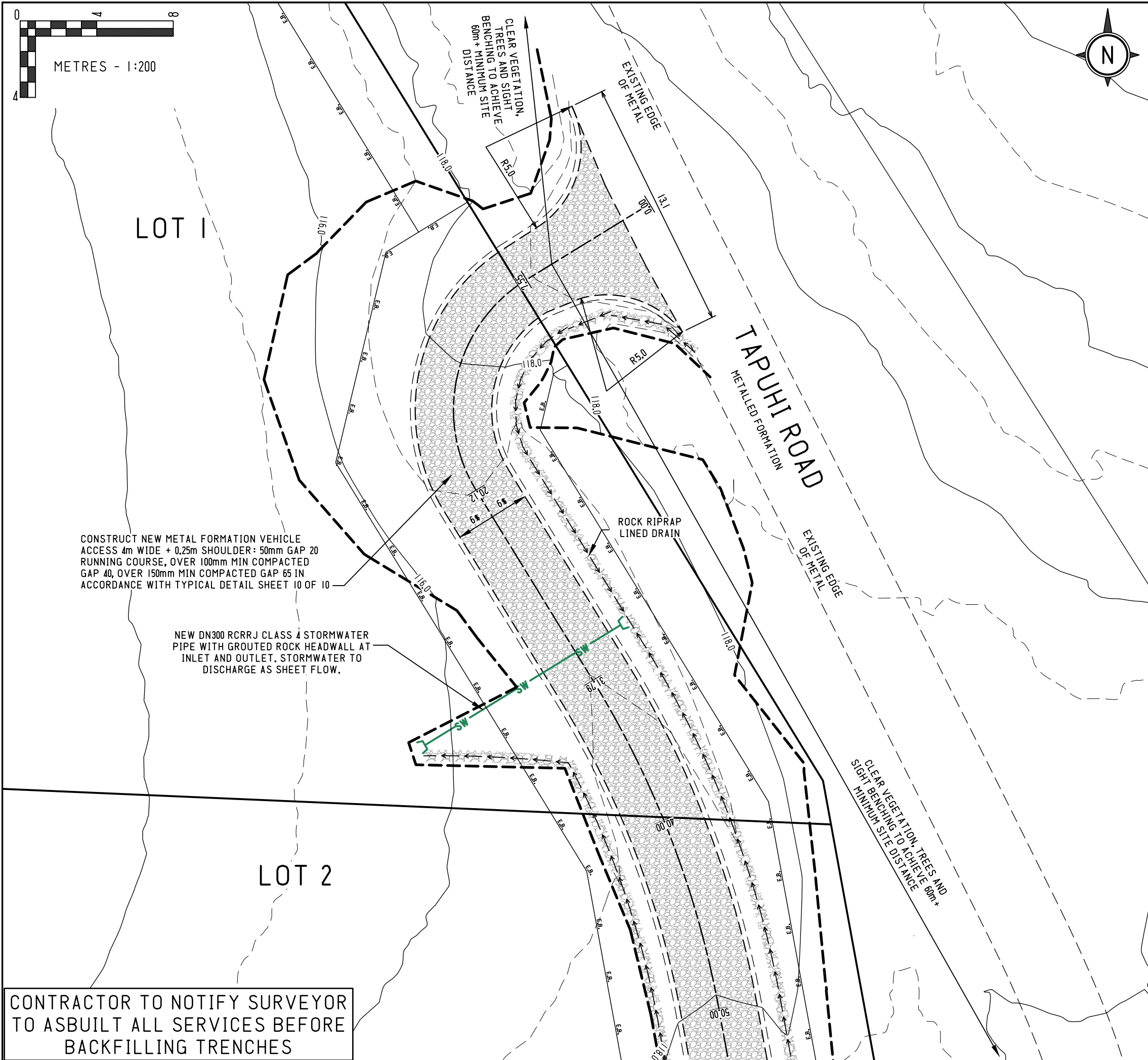
Ph: 09 438 3563

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DRAWING REF.	E 17019	SHEET 01 OF 10	REV B
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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

- NOTE:
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KEY

- MINOR CONTOURS AT 0.5m INTERVALS
- 204.0— MAJOR CONTOURS AT 2.0m INTERVALS
- BATTER EXTENT
- DRAIN - RIPRAP PROTECTION ON GRADEIENTS OVER 6.7%

B	10-06-25	LOCATION CHANGE - JH/MW
A	20-11-24	FIRST ISSUE - AH/MW
REV	DATE	AMENDMENTS

REF. DATA:
CLIENT
GD & RJ CORBETT FAMILY TRUST TAPUHI ROAD, HUKERENUI

DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF SECTION 45 BLK VI HUKERENUI SD

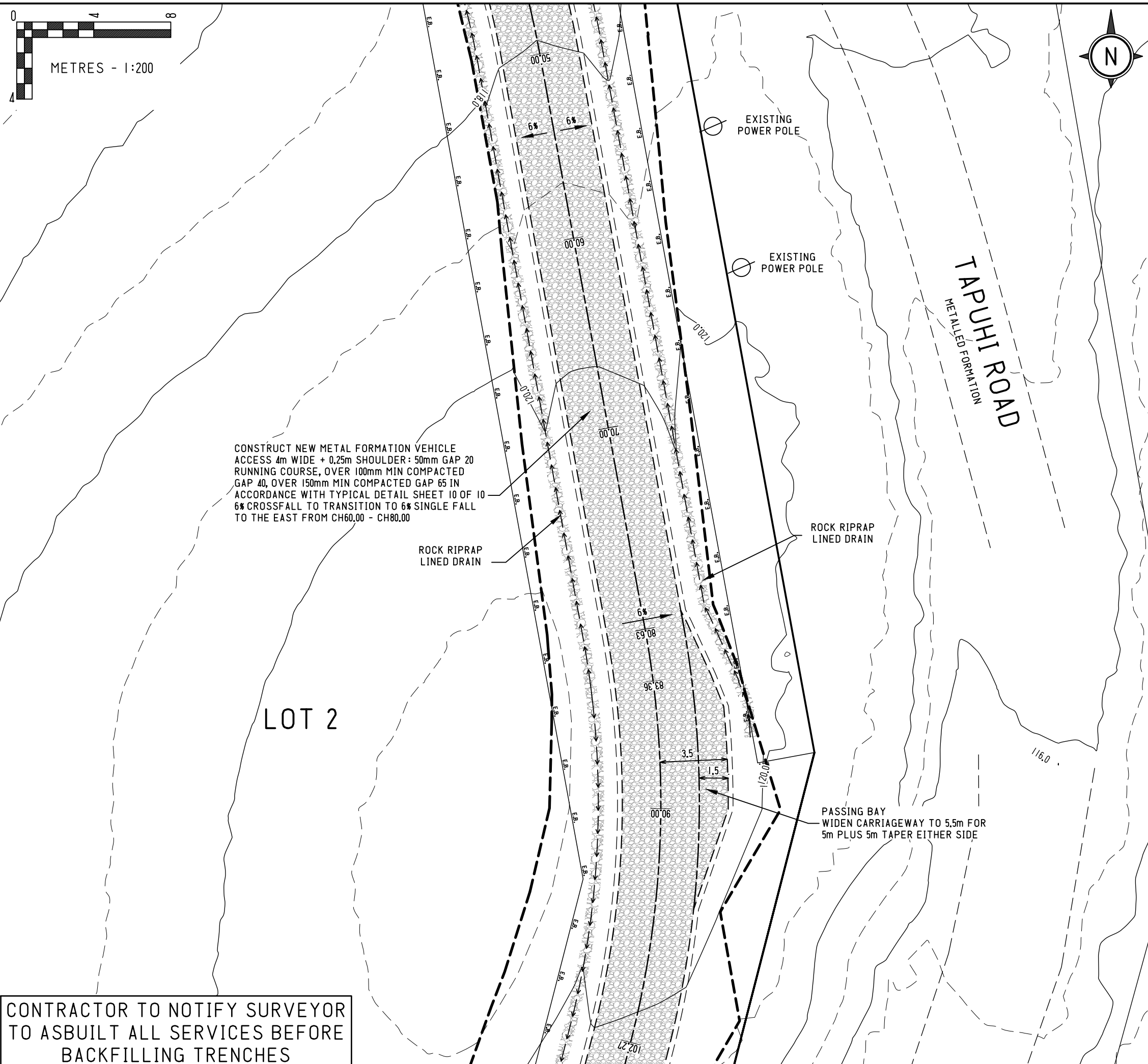
TITLE
ENGINEERING DESIGN LAYOUT SHEET

SCALE: 1:200 @A3

COUNCIL REFERENCE: 2230508-RMASUB

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DRAWING REF.	E17019	SHEET 02 OF 10	REV B
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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

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KEY

- MINOR CONTOURS AT 0.5m INTERVALS
- 204.0--- MAJOR CONTOURS AT 2.0m INTERVALS
- BATTER EXTENT
- >--- DRAIN - RIPRAP PROTECTION ON GRADEIENTS OVER 6.7%

B	10-06-25	LOCATION CHANGE - JH/MW
A	20-11-24	FIRST ISSUE - AH/MW
REV	DATE	AMENDMENTS

REF. DATA:
CLIENT GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD, HUKERENUI

DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

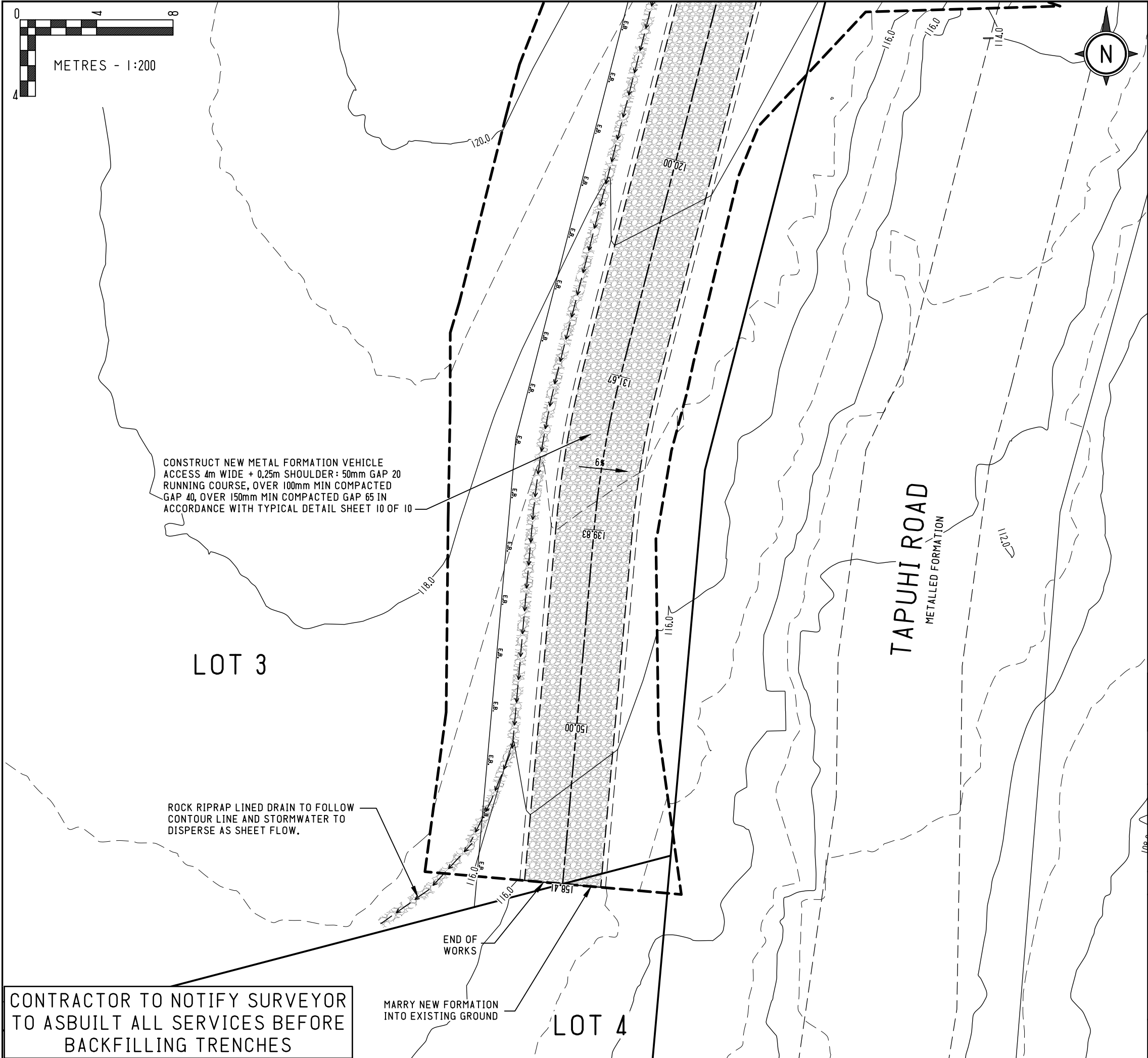
TITLE
ENGINEERING DESIGN
LAYOUT SHEET

SCALE: 1:200 @A3
COUNCIL REFERENCE: 2230508-RMASUB

Ph: 09 438 3563
7 Selwyn Ave, Whangarei
DRAWING REF. E17019

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SHEET 03 OF 10
REV B

CONTRACTOR TO NOTIFY SURVEYOR
TO ASBUILT ALL SERVICES BEFORE
BACKFILLING TRENCHES

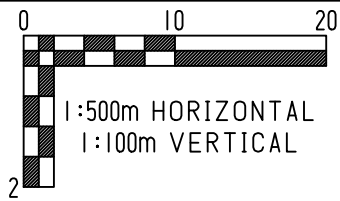


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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

- NOTE:
1. ALL WORK TO COMPLY WITH THE FAR NORTH DISTRICT COUNCIL'S (FNDC) ENGINEERING STANDARDS VERSION 0.6 DATE ISSUED MAY 2023.
 2. ALL WORK TO COMPLY WITH THE CONTRACTOR'S APPROVED HEALTH & SAFETY MANUAL AND THE CURRENT HEALTH & SAFETY LEGISLATION.
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KEY		
---	MINOR CONTOURS AT 0.5m INTERVALS	
---204.0---	MAJOR CONTOURS AT 2.0m INTERVALS	
---	BATTER EXTENT	
→→→	DRAIN - RIPRAP PROTECTION ON GRADEIENTS OVER 6.7%	

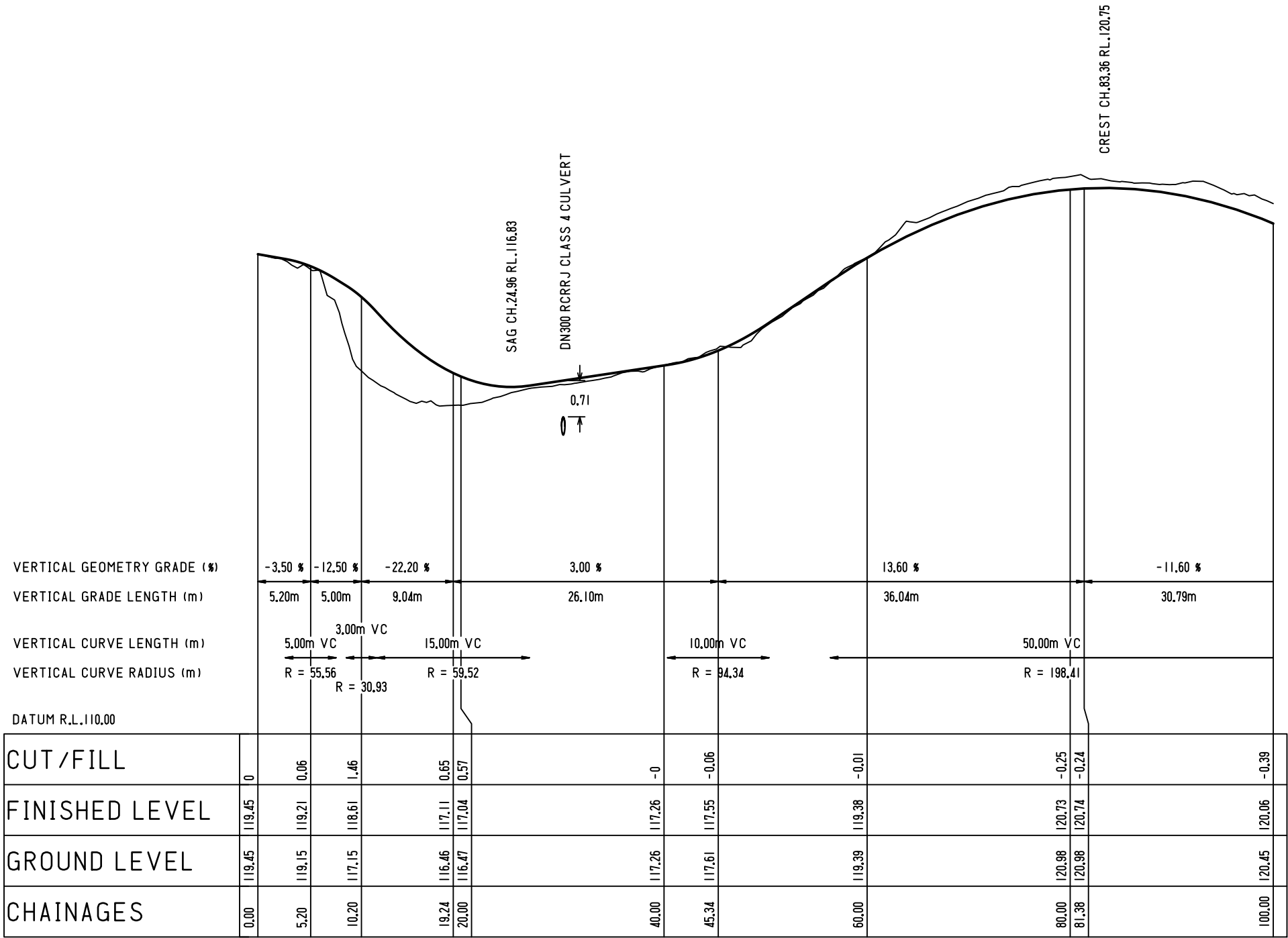
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A	20-11-24	FIRST ISSUE - AH/MW
REV	DATE	AMENDMENTS
REF. DATA:		
CLIENT		
GD & RJ CORBETT FAMILY TRUST TAPUHI ROAD, HUKERENUI		
DESCRIPTION		
LOTS 1 -5 BEING A SUBDIVISION OF SECTION 45 BLK VI HUKERENUI SD		
TITLE		
ENGINEERING DESIGN LAYOUT SHEET		
SCALE: 1:200 @A3		
COUNCIL REFERENCE: 2230508-RMASUB		
Ph: 09 438 3563		
7 Selwyn Ave, Whangarei		
DRAINING & EROSION CONTROL		
DRAWING REF.		
E17019		
SHEET		
04 OF 10		
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LEVELS IN TERMS OF : NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY : JARREAU HAIKA
REVIEWED BY : RICHARD SMALES

[Signature]

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LONGITUDINAL SECTION : ROW
HORIZONTAL SCALE 1 : 500, VERTICAL SCALE 1 : 100

CONTRACTOR TO NOTIFY SURVEYOR
TO ASBUILT ALL SERVICES BEFORE
BACKFILLING TRENCHES

B	10-06-25	LOCATION CHANGE - JH/MW
A	20-11-24	FIRST ISSUE - AH/MW
REV	DATE	AMENDMENTS

REF. DATA:
CLIENT
GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD, HUKERENUI

DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

TITLE
ENGINEERING DESIGN
LONGSECTION : ROW

SCALE : 1:500H, 1:100V @A3
COUNCIL REFERENCE : 2230508-RMASUB

Ph: 09 438 3563

7 Selwyn Ave, Whangarei

DRAWING REF.

PO Box 191, Whangarei 0140

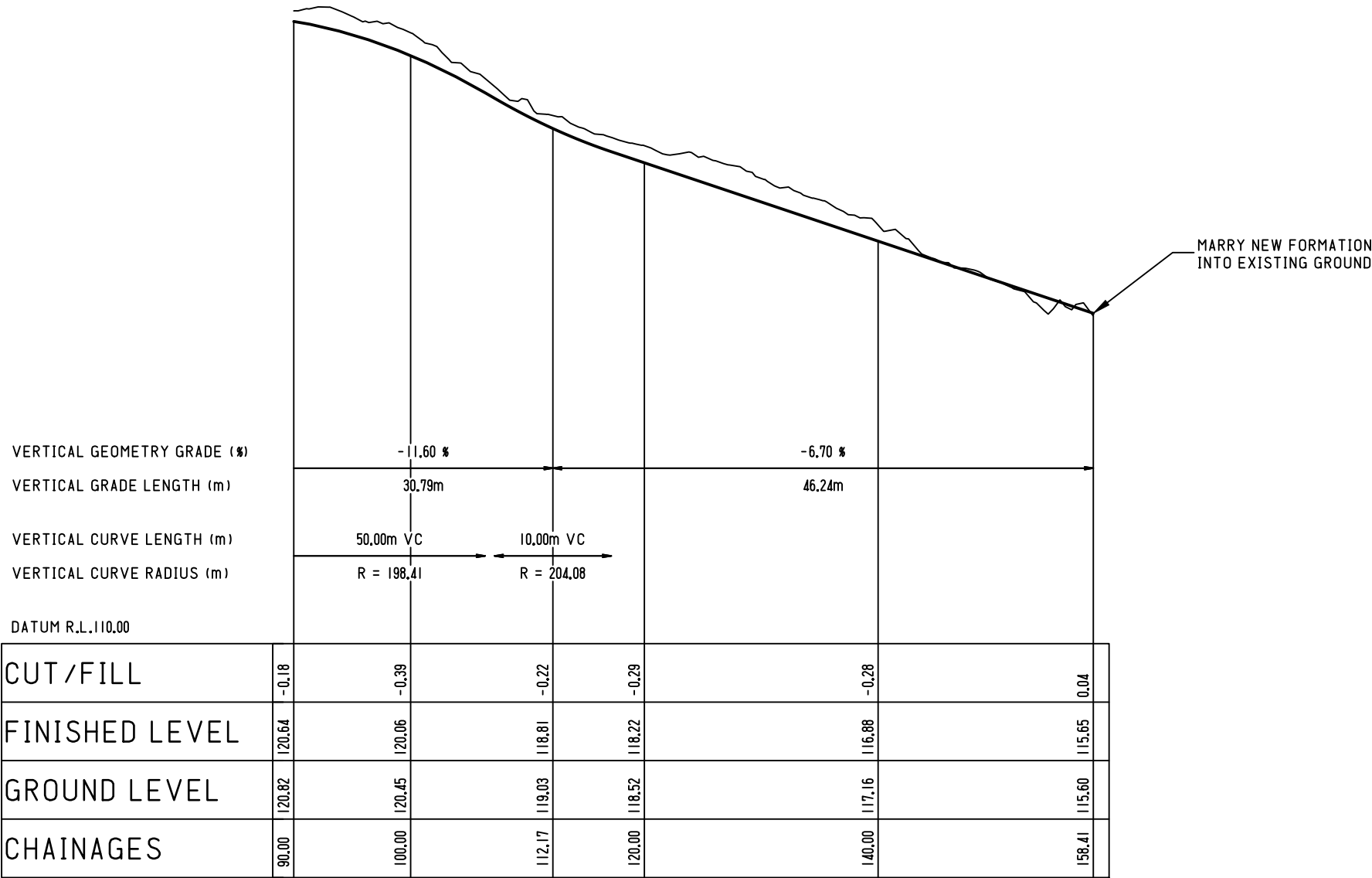
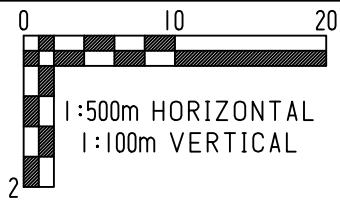
www.reyburnandbryant.co.nz

E 17019

05 OF 10

REV

B



LONGITUDINAL SECTION : ROW
HORIZONTAL SCALE 1 : 500, VERTICAL SCALE 1 : 100

CONTRACTOR TO NOTIFY SURVEYOR
TO ASBUILT ALL SERVICES BEFORE
BACKFILLING TRENCHES

CAUTION:
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COORDINATES IN TERMS OF : MT EDEN 2000
LEVELS IN TERMS OF : NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY : JARREAU HAIKA
REVIEWED BY : RICHARD SMALES

- NOTE:
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 - THE CONTRACTOR MUST PROVIDE REYBURN AND BRYANT WITH AS-BUILT INFORMATION OF ALL ASSETS INSTALLED OR CHANGED DURING CONSTRUCTION.

B	10-06-25	LOCATION CHANGE - JH/MW
A	20-11-24	FIRST ISSUE - AH/MW
REV	DATE	AMENDMENTS

REF. DATA:
CLIENT GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD, HUKERENUI

DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

TITLE
ENGINEERING DESIGN
LONGSECTION : ROW

SCALE : 1:500H, 1:100V @A3
COUNCIL REFERENCE : 2230508-RMASUB

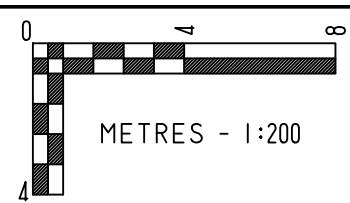
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DRAWING REF.	E 17019	SHEET 06 OF 10	REV B
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CENTRELINE DATA
X = 349251.905
Y = 953703.839
Z = 117.011

DATUM RL 115.00

DESIGN		118.80				116.63		116.88		116.88		117.01		116.89		116.88		116.63		116.52	
EXISTING		118.80				117.37		117.21		117.18		116.92		116.72		116.70		116.56		116.52	
OFFSET		-9.77				-3.25		-2.25		-2.00		0.00		2.00		2.25		3.25		3.57	

CHAINAGE 31.79

CENTRELINE DATA
X = 349245.796
Y = 953713.785
Z = 117.030

DATUM RL 114.00

DESIGN		117.63		116.64	116.89	116.91		117.03		116.91	116.89	116.64		115.52	
EXISTING		117.62		117.07	116.85	116.80		116.47		116.22	116.19	116.03		115.52	
OFFSET		-6.21		-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25		6.63	

CHAINAGE 20.12

CENTRELINE DATA
X = 349248.426
Y = 953724.789
Z = 118.973

DATUM RL 117.00

DESIGN			118.45	118.59	118.84	118.85		118.97		118.85	118.84	118.59		118.22	
EXISTING			118.37	118.32	118.26	118.27		118.55		118.19	118.16	118.28		118.22	
OFFSET			-3.66	-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25		4.34	

CHAINAGE 7.55

CENTRELINE DATA
X = 349260.233
Y = 953677.112
Z = 119.378

DATUM RL 117.00

DESIGN		119.53		118.99	119.24	119.26		119.38		119.26	119.24	118.99		119.17	
EXISTING		119.53		119.54	119.53	119.52		119.39		119.27	119.25	119.20		119.17	
OFFSET		-4.86		-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25		3.78	

CHAINAGE 60.00

CENTRELINE DATA
X = 349258.483
Y = 953686.674
Z = 118.089

DATUM RL 116.00

DESIGN		118.53		117.70	117.95	117.97		118.09		117.97	117.95	117.70		117.73	
EXISTING		118.53		118.32	118.22	118.22		118.07		117.85	117.82	117.74		117.73	
OFFSET		-5.72		-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25		3.32	

CHAINAGE 50.28

CENTRELINE DATA
X = 349255.609
Y = 953696.524
Z = 117.257

DATUM RL 115.00

DESIGN		118.43			116.87	117.12	117.14		117.26		117.14	117.12		116.87	
EXISTING		118.42			117.55	117.46	117.44		117.26		117.03	117.00		116.90	
OFFSET		-7.91			-3.25	-2.25	-2.00		0.00		2.00	2.25		3.25	

CHAINAGE 40.00

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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

- NOTE:
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A	20-11-24	FIRST ISSUE - AH/MW
REV	DATE	AMENDMENTS

REF. DATA:
CLIENT
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TAPUHI ROAD, HUKERENUI

DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

TITLE
ENGINEERING DESIGN
CROSS SECTIONS: ROW

SCALE: 1:200HV @A3
COUNCIL REFERENCE: 2230508-RMASUB

Ph: 09 438 3563
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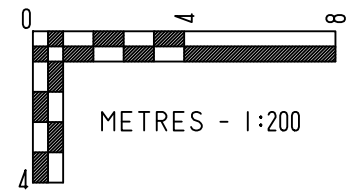
DRAWING REF. E17019

SHEET 07 OF 10

REV B

CONTRACTOR TO NOTIFY SURVEYOR
TO ASBUILT ALL SERVICES BEFORE
BACKFILLING TRENCHES

RIPRAP DRAINS OVER
6.7% GRADIENT



CENTRELINE DATA
X = 349264.367
Y = 953654.117
Z = 120.754

DATUM RL 118.00

DESIGN		120.39	120.31	120.56	120.57		120.75		120.87	120.96	120.61	121.29
EXISTING		120.39	120.41	120.55	120.58		120.92		121.11	121.14	121.22	121.29
OFFSET		-4.51	-4.26	-3.26	-3.01		0.00		2.00	2.25	3.25	5.30

CHAINAGE 83.36

CENTRELINE DATA
X = 349263.948
Y = 953656.821
Z = 120.735

DATUM RL 119.00

DESIGN		120.48	120.34	120.59	120.60		120.73		120.85	120.84	120.59	121.21
EXISTING		120.47	120.53	120.62	120.66		121.00		121.16	121.16	121.17	121.21
OFFSET		-3.85	-3.44	-2.44	-2.19		0.00		2.00	2.25	3.25	5.12

CHAINAGE 80.63

CENTRELINE DATA
X = 349262.034
Y = 953667.275
Z = 120.304

DATUM RL 118.00

DESIGN		120.28	119.92	120.17	120.18		120.30		120.30	120.29	120.04	120.47
EXISTING		120.27	120.36	120.41	120.42		120.49		120.51	120.51	120.51	120.47
OFFSET		-4.35	-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25	4.55

CHAINAGE 70.00

CENTRELINE DATA
X = 349261.264
Y = 953627.874
Z = 119.019

DATUM RL 114.00

DESIGN		117.16		118.63	118.88	118.90	119.02	119.14	119.12	118.87	120.56
EXISTING		117.16		118.31	118.66	118.73	119.30	119.79	119.81	120.00	120.56
OFFSET		-7.67		-3.25	-2.25	-2.00	0.00	2.00	2.25	3.25	8.31

CHAINAGE 110.00

CENTRELINE DATA
X = 349263.189
Y = 953635.361
Z = 119.853

DATUM RL 117.00

DESIGN		119.05	119.47	119.72	119.73	119.85	119.97	119.96	119.71	121.11
EXISTING		119.05	119.32	119.66	119.68	120.20	120.56	120.61	120.81	121.11
OFFSET		-4.50	-3.25	-2.25	-2.00	0.00	2.00	2.25	3.25	7.47

CHAINAGE 102.27

CENTRELINE DATA
X = 349264.765
Y = 953647.498
Z = 120.643

DATUM RL 118.00

DESIGN		119.68	120.17	120.42	120.43		120.64	120.76	120.75	120.50	121.34
EXISTING		119.67	119.99	120.19	120.24		120.82	121.06	121.11	121.16	121.34
OFFSET		-6.22	-4.75	-3.75	-3.50		0.00	2.00	2.25	3.25	5.78

CHAINAGE 90.00

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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

- NOTE:
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REV	DATE	AMENDMENTS

REF. DATA:
CLIENT GD & RJ CORBETT FAMILY TRUST
TAPUHI ROAD, HUKERENUI

DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

TITLE
ENGINEERING DESIGN
CROSS SECTIONS: ROW

SCALE: 1:200HV @A3
COUNCIL REFERENCE: 2230508-RMASUB

Ph: 09 438 3563
7 Selwyn Ave, Whangarei

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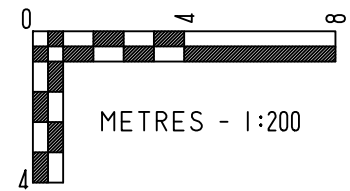
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SHEET 08 OF 10

REV B

CONTRACTOR TO NOTIFY SURVEYOR
TO ASBUILT ALL SERVICES BEFORE
BACKFILLING TRENCHES

RIPRAP DRAINS OVER
6.7% GRADIENT



CENTRELINE DATA
X = 349254.485
Y = 953598.856
Z = 116.894

DATUM RL 115.00

DESIGN		116.49	116.51	116.76	116.77	116.89		117.01	117.00	116.75		118.22
EXISTING		116.55	116.56	116.80	116.87	117.20		117.47	117.52	117.55		118.26
OFFSET		-3.31	-3.25	-2.25	-2.00	0.00		2.00	2.25	3.25		7.67

CHAINAGE 139.83

CENTRELINE DATA
X = 349255.865
Y = 953606.888
Z = 117.441

DATUM RL 115.00

DESIGN		117.17	117.06	117.31	117.32	117.44		117.56	117.55	117.30		119.28
EXISTING		117.18	117.29	117.49	117.52	117.79		118.20	118.24	118.37		119.28
OFFSET		-3.58	-3.25	-2.25	-2.00	0.00		2.00	2.25	3.25		9.20

CHAINAGE 131.67

CENTRELINE DATA
X = 349252.841
Y = 953580.344
Z = 115.649

DATUM RL 113.00

DESIGN		114.27		115.26	115.51	115.53		115.65		115.77	115.75	115.50		116.83
EXISTING		114.27		114.60	115.02	115.16		115.60		115.92	115.97	116.20		116.83
OFFSET		-6.23		-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25		7.24

CHAINAGE 158.41

CENTRELINE DATA
X = 349258.772
Y = 953618.190
Z = 118.223

DATUM RL 116.00

DESIGN				117.80	117.84	118.09	118.10	118.22		118.34	118.33	118.08		120.06
EXISTING				117.80	117.82	118.04	118.11	118.52		118.93	118.98	119.13		120.06
OFFSET				-3.37	-3.25	-2.25	-2.00	0.00		2.00	2.25	3.25		9.20

CHAINAGE 120.00

CENTRELINE DATA
X = 349253.585
Y = 953588.724
Z = 116.213

DATUM RL 114.00

DESIGN			115.48	115.83	116.08	116.09		116.21		116.33	116.32	116.07		117.27
EXISTING			115.48	115.58	115.71	115.77		116.20		116.59	116.62	116.81		117.27
OFFSET			-4.29	-3.25	-2.25	-2.00		0.00		2.00	2.25	3.25		6.87

CHAINAGE 150.00

RIPRAP DRAINS OVER
6.7% GRADIENT

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COORDINATES IN TERMS OF: MT EDEN 2000
LEVELS IN TERMS OF: NEW ZEALAND VERTICAL DATUM (2016)
DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

Signature

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DESCRIPTION
LOTS 1 -5 BEING A SUBDIVISION OF
SECTION 45 BLK VI HUKERENUI SD

TITLE
ENGINEERING DESIGN
CROSS SECTIONS: ROW

SCALE: 1:200HV @A3
COUNCIL REFERENCE: 2230508-RMASUB

Ph: 09 438 3563
7 Selwyn Ave, Whangarei

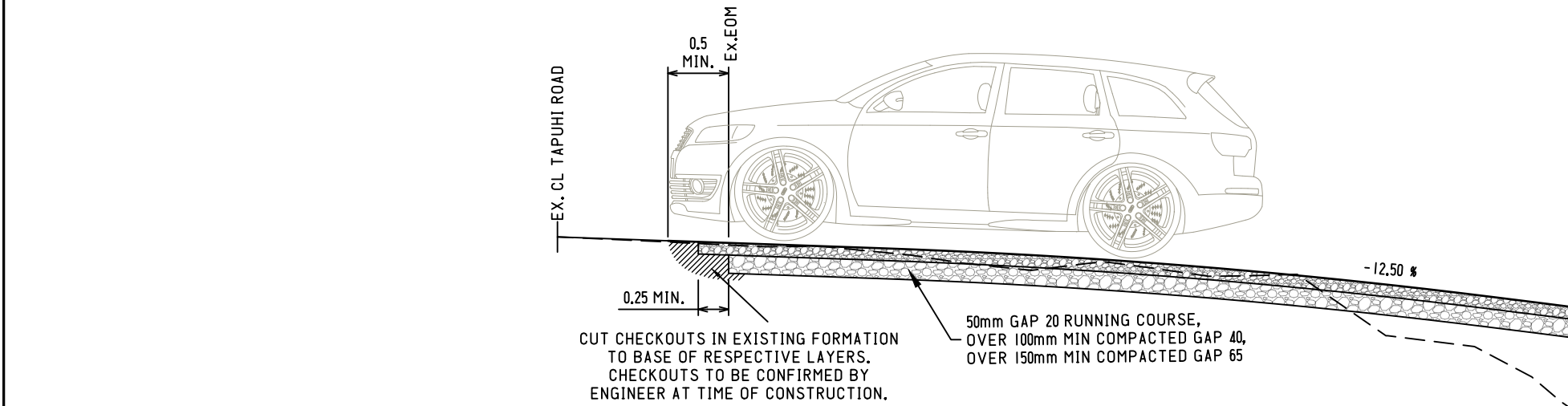
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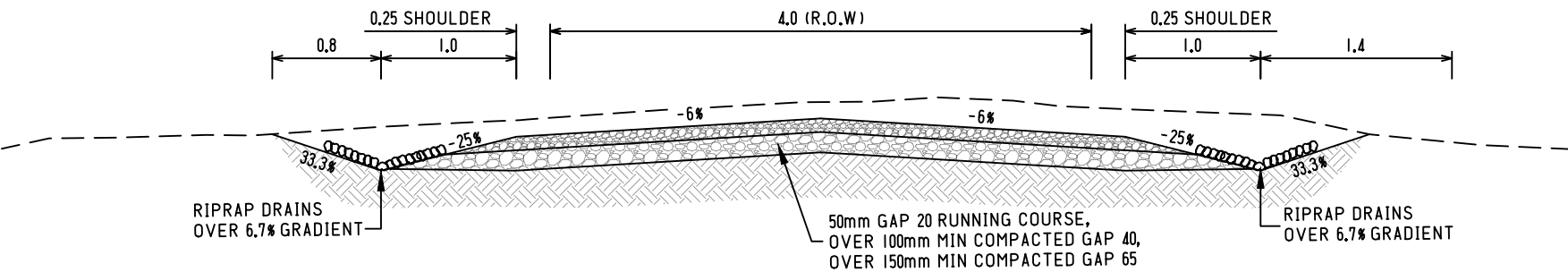
SHEET 09 OF 10

REV B

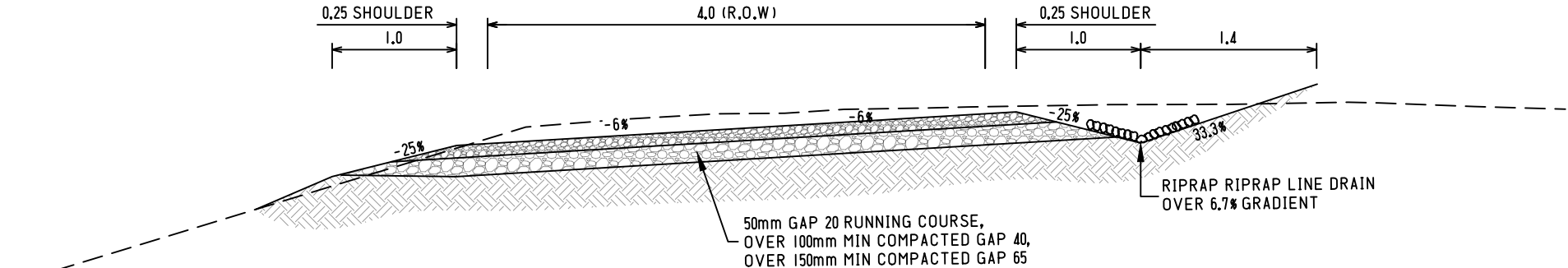
CONTRACTOR TO NOTIFY SURVEYOR
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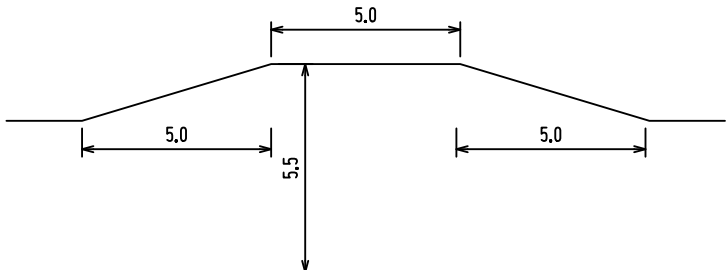
VEHICLE CROSSING SECTION
METAL/METAL - NOT TO SCALE



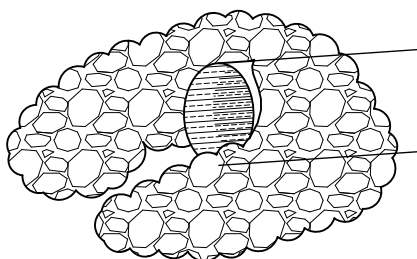
TYPICAL CROSS SECTION CH 00 - 60
NOT TO SCALE



TYPICAL CROSS SECTION CH 80 - END
NOT TO SCALE



TYPICAL PASSING BAY
NOT TO SCALE



GROUTED ROCK HEADWALL
AT INLETS AND OUTLETS
NOT TO SCALE

CONTRACTOR TO NOTIFY SURVEYOR
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DESIGNED BY: JARREAU HAIKA
REVIEWED BY: RICHARD SMALES

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TITLE
ENGINEERING DESIGN
TYPICAL DETAILS

NOT TO SCALE

COUNCIL REFERENCE : 2230508-RMASUB

Ph: 09 438 3563
7 Selwyn Ave, Whangarei
DRAWING REF. E17019

PO Box 191, Whangarei 0140
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SHEET 10 OF 10

REV B

Reyburn and Bryant

From: Nadia de la Guerre <Nadia.DeLaGuerre@fndc.govt.nz>
Sent: Wednesday, 2 April 2025 1:02 PM
To: Jarreau Haika
Cc: Planning Support; Thomas Keogh
Subject: RE: 230508-RMASUB: Engineering query

Hi Jarreau,

If you propose to undertake the vegetation clearance in the location of the new proposed entrance to improve sightlines then I don't see any further issues with the proposed change in ROW layout.

Regards,



Nadia de la Guerre

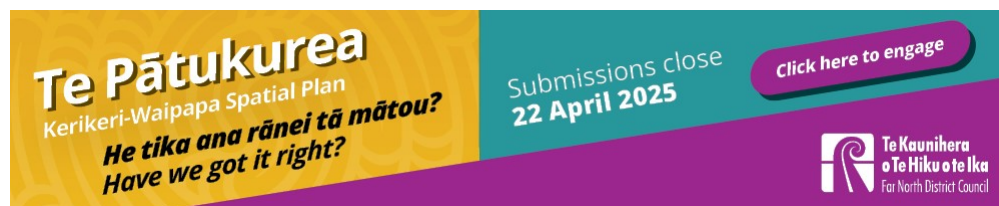
Team Leader - Resource Consents Engineering

M 273598954 | P 6494015286 | Nadia.DeLaGuerre@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



From: Jarreau Haika <Jarreau@reyburnandbryant.co.nz>
Sent: Tuesday, April 1, 2025 10:04 PM
To: Nadia de la Guerre <Nadia.DeLaGuerre@fndc.govt.nz>
Cc: Planning Support <Planning.Support@fndc.govt.nz>; Thomas Keogh <thomas@reyburnandbryant.co.nz>
Subject: 230508-RMASUB: Engineering query

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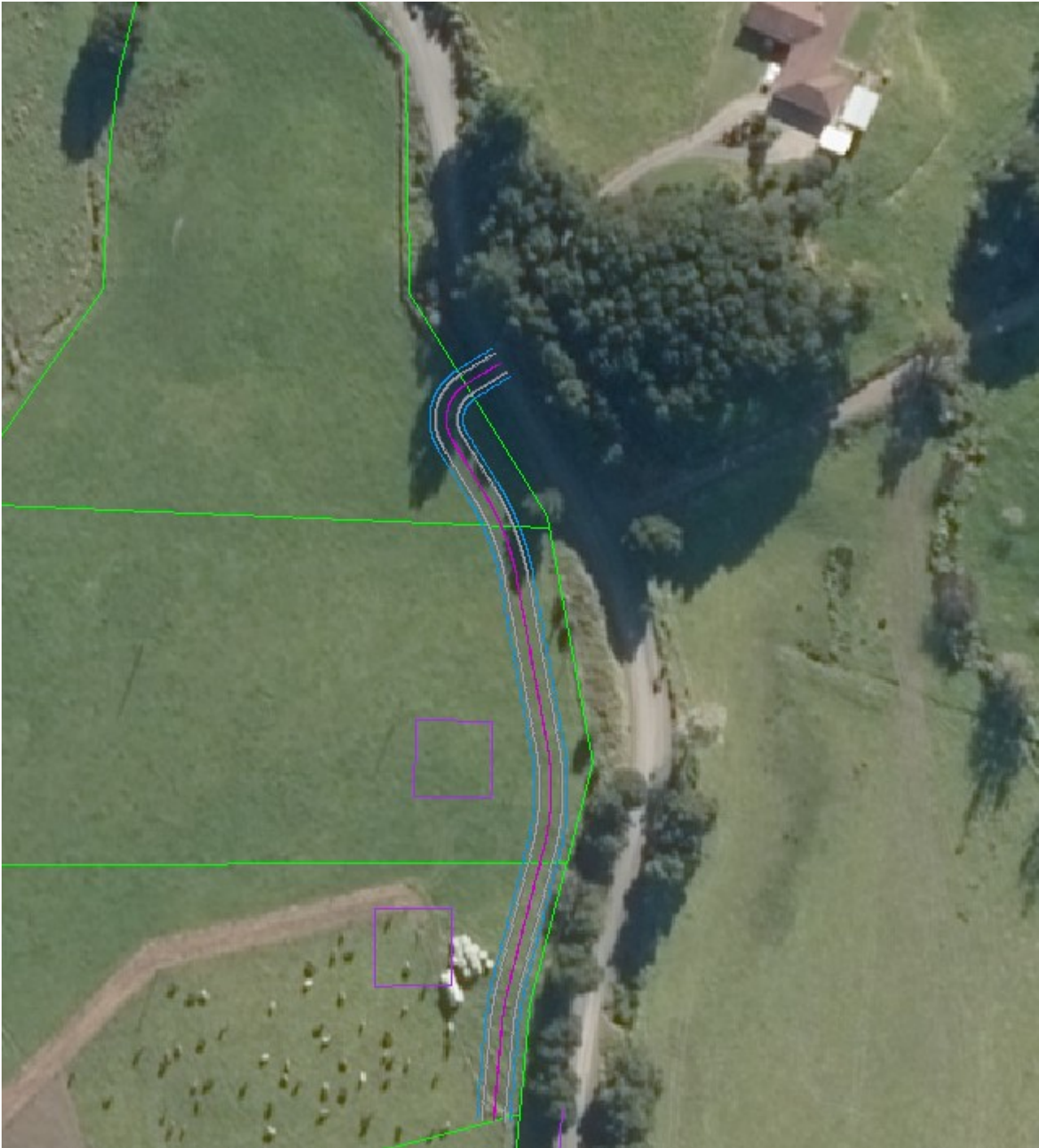
Hi Nadia,

Please see attached files to use a reference material when considering my engineering query.

We have obtained resource consent to complete a subdivision in accordance with the attached schemed plan where it was proposed Lots 1 to 4 would have access via a Right of Way (ROW) starting at Lot 4 heading north and ending at the boundary of Lot 1. This puts the vehicle crossing (VC) along a straightish piece of road with sightlines 60m+ which is not in accordance with the posted open speed limit but is more in line with a 50km/h operative speed given the condition of the road.

After doing an initial alignment and ROW design (also attached) the amount of earthworks required to construct this access is not feasible. I had a site meeting with the client, and we identified an alternative VC location that would be better suited if we were to be afforded leniency in the sightline distance to use a pragmatic operative speed of 50 km/h instead of the posted speed limit.

Our new ROW alignment would follow the path in the snapshot below and the VC would be located where the sightlines either side of the VC would be more than the 60m threshold; Vegetation clearance and benching would be done to ensure this.



We would need to vary the consent to do this and ask if you have any objections to this new ROW layout given the information above before we prepare our s127 application.

If you need any more information or forms from me, let me know and I'll sort it out.

Kind Regards

Jarreau Haika
Senior Surveyor



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