

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

If yes, who have you spoken with?

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:

Jim Oxton

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:

Cable Bay Consulting 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.

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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:

Yasmin Aroha Oxton and James Anthony Oxton

Property address/
location:

25 Sawyer Road

Mangonui

Postcode 0494

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

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)

Jim Oxtan

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)

James Anthony Oxtor

Signature:

(signature of bill payer)

[Redacted signature]

Date 05/03/26

MANDATORY

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)

Neil Mumby of Cable Bay Consulting Ltd

Signature

[Redacted signature]

Date 05/03/26

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.



Cable Bay Consulting Ltd
11 Bush Point Road
Cable Bay 0420
Phone 021 2929226

7 March 2026

Resource Consents Department
Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

By Email Only

Dear Sir / Madam,

Re: RESOURCE CONSENT APPLICATION : 25 SAWYER ROAD, MANGONUI

- 1.0 James Anthony Oxtan ("the Applicant") has instructed us to lodge a subdivision resource consent application for the captioned property.
- 1.1 A full AEE in accordance with the requirements of the RMA 1991 is attached. The requisite FNDC Application form is included in the appendices.
- 1.2 If you could kindly advise a reference number, we will arrange for the Client to make the necessary deposit payment to the FNDC by bank transfer.

Yours sincerely,

Neil Mumby
Director
Cable Bay Consulting Ltd



**APPLICATION FOR RESOURCE CONSENT TO THE FAR
NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF
THE RESOURCE MANAGEMENT ACT 1991**

**Restricted Discretionary Activity resource consent for a
Two Lot Subdivision in the Rural Production Zone.**

25 Sawyer Road, Mangonui

Assessment of Environmental Effects

March 2026



INTRODUCTION AND PROPOSAL

- 1.1 James Anthony Oxton and Yasmin Aroha Oxton (“the Applicant”) seek resource consent under the Resource Management Act 1991 and the Far North District Council District (“FNDC”) Operative District Plan (“ODP”) for a two lot subdivision in the Rural Production Zone. This will comprise one lot around their main farm dwelling and accessory buildings, and one additional lot around another farm dwelling. This subdivision proposal is for a “top up” lot entitlement under the Rural Production subdivision rules.

DOCUMENTATION

- 1.2 This application is accompanied by the following documents;
- i. Register of Title (**Attachment 1**)
 - ii. Adjacent Land Analysis (**Attachment 2**)
 - iii. FNDC File Excerpts and Prior Approvals (**Attachment 3**)
 - iv. Scheme Plan (**Attachment 4**)
 - v. Engineering Report (**Attachment 5**)
 - vi. Section 86B of the RMA 1991 Check (**Attachment 6**)
 - vii. Operative District Plan Development Control Check (**Attachment 7**)
 - viii. Relevant ODP Assessment Criteria (**Attachment 8**)
 - ix. Fourth Schedule Compliance Assessment (**Attachment 9**)
 - x. NRPS : Relevant Objectives & Policies (**Attachment 10**)
 - xi. ODP : Relevant Objectives & Policies (**Attachment 11**)
 - xii. PDP : Relevant Objectives & Policies (**Attachment 12**)
 - xiii. Service Provider Correspondence (**Attachment 13**)
 - xiv. Application Form & Checklist (**Attachment 14**).

DESCRIPTION OF SITE AND SURROUNDS

- 1.3 The site has a land area of approximately 20.74 hectares and was created in 2012. The Register of Title is appended in **Attachment 1** for ease of reference. The Register of Title information is summarised in Table 1 below;

Existing Title	Existing Area
Lot 2 Deposited Plan 437300. Title created in 2012. Consent Notices, Easements.	20.74 hectares

Table 1 :

Register of Title Information

- 1.4 The Record of Title contains a number of easements and consent notices. Of particular relevance to this application, the neighbouring property immediately to the north (Lot 1 DP 437300) currently benefits from a Right of Way easement (Easement A) over the subject site. Notwithstanding this easement, Lot 1 DP 437300 has existing and direct legal access to Sawyer Road.



- 1.5 The owner of Lot 1 DP 437300 has confirmed that the easement is no longer required and has agreed to its extinguishment. The proposed subdivision therefore provides for the removal of Easement A, as shown on the proposed scheme plan. It is anticipated that the extinguishment of the easement will be effected through the subdivision process pursuant to section 243(e) of the Resource Management Act 1991, which enables the consent authority to require the creation, variation, or extinguishment of easements as part of a subdivision approval. The easement in favour of Telecom and Top Energy does not interfere with the dwelling location on proposed Lot 1.
- 1.6 There is a Consent Notice appended to the Title but it only requires the provision of suitable water supply for future development and a reference to kiwi being present in the area. This consent notice wording is standard in this area of Northland and does not restrict the proposed subdivision.
- 1.7 The site is irregularly shaped with legal frontage to Sawyer Road. The topography of the site is flat to rolling and predominantly in pasture. There are two existing farm dwellings and associated accessory buildings located on the site. The existing building locations can be seen in the image in Figure 1 below.



Figure 1 – Current Aerial Imagery

Source FNDC GIS February 2026

- 1.8 In general terms, the site is located some two kilometres south of State Highway 10 in the upper reaches of the Oruaiti river catchment. The surrounding area is typically rural in nature with the occasional countryside living lot interspersed. Notable exceptions to this include the Doubtless Bay Pet Resort some two kilometres to the north, broadly



described as being on the intersection of Sawyer Road and State Highway 10. It is noted that the adjoining property to the south at 55 Sawyer Road has also recently gained approval from the FNDC to subdivide and create an additional allotment. This occurred in late 2025

- 1.9 Adjacent land analysis is contained in **Attachment 2**. As can be seen from the adjacent land assessment (outside of the land owned by the Applicant) the characteristics of these neighbouring sites are typified by rural allotments and associated farming activities.
- 1.10 We note for completeness that there are sites on the northern boundary owned by a neighbour, that appear similar to paper road allotments. However, we have reviewed the titles for these properties and these are standard titles in private ownership and not defined as legal road.
- 1.11 The subject site is zoned Rural Production under the ODP, with no limitations noted on the Resource Maps, but of interest is that a flooding notation is listed on the accompanying Flood Hazard Maps themselves, but not GIS. Please refer to s 2, 3 & 4 below.

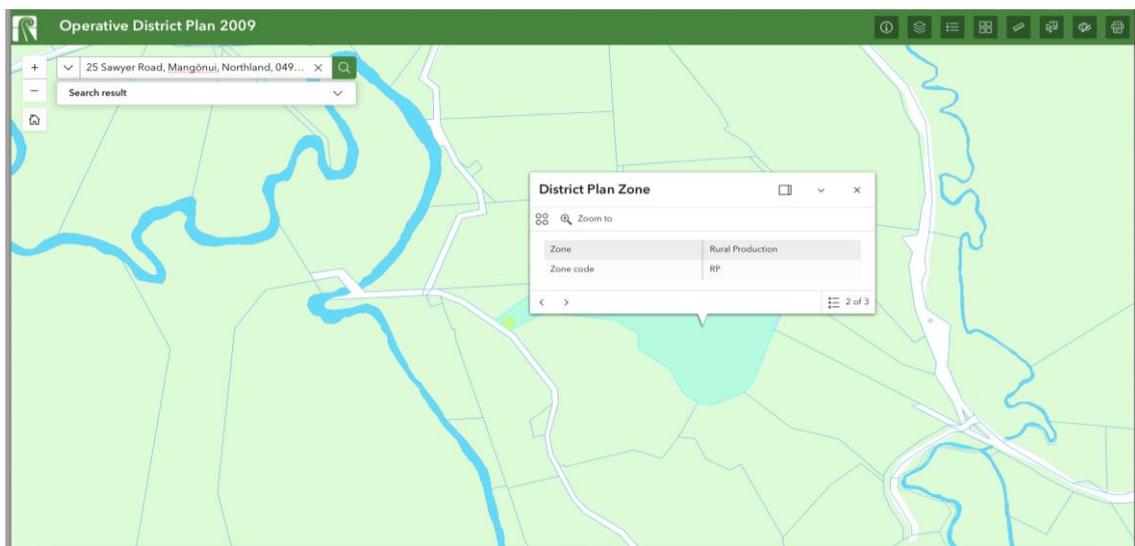


Figure 2 : FNDC ODP Zoning Maps

Source FNDC GIS February 2026

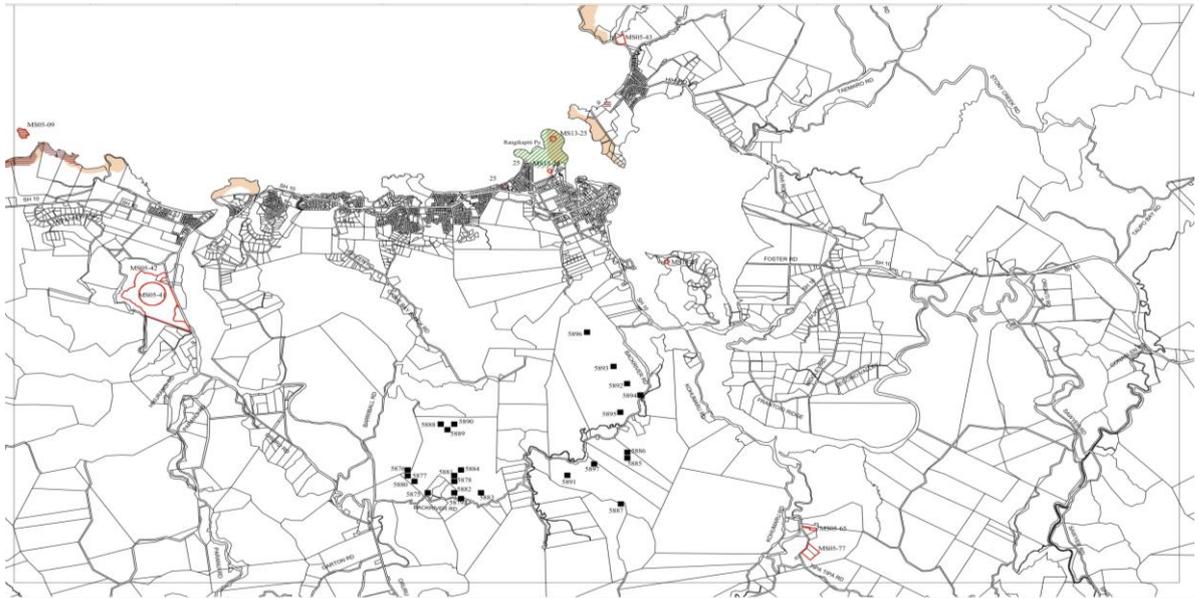


Figure 3 : FNDC Resource Maps

Source FNDC ODP Map 15

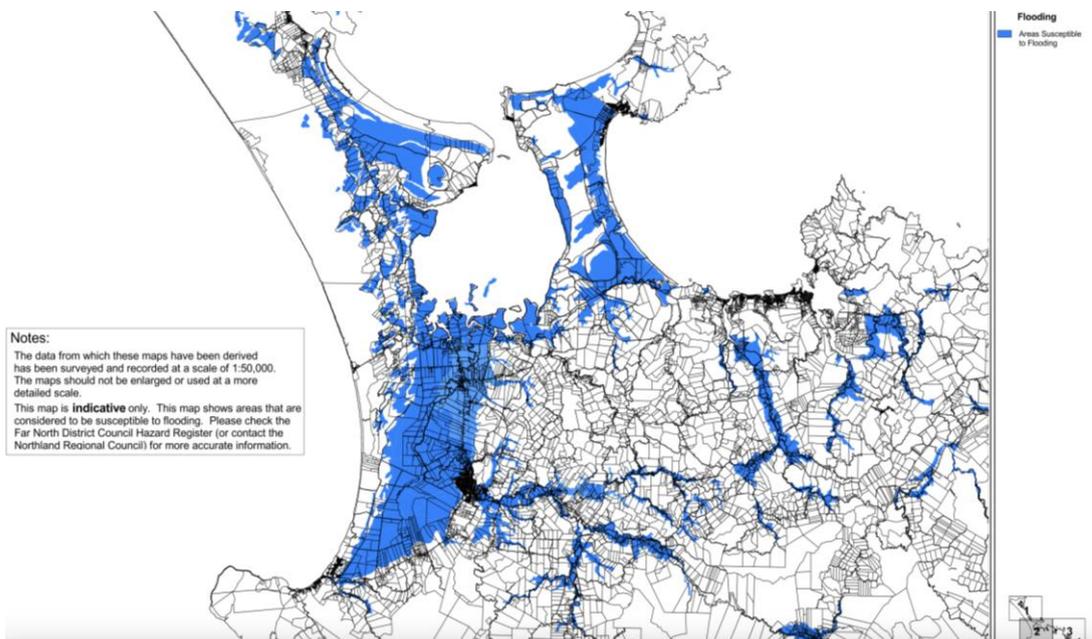


Figure 4 : Flood Map - 2009

Source FNDC ODP Planning Maps FL2



1.12 No recorded HAIL sites are present as shown in Figure 5 below;

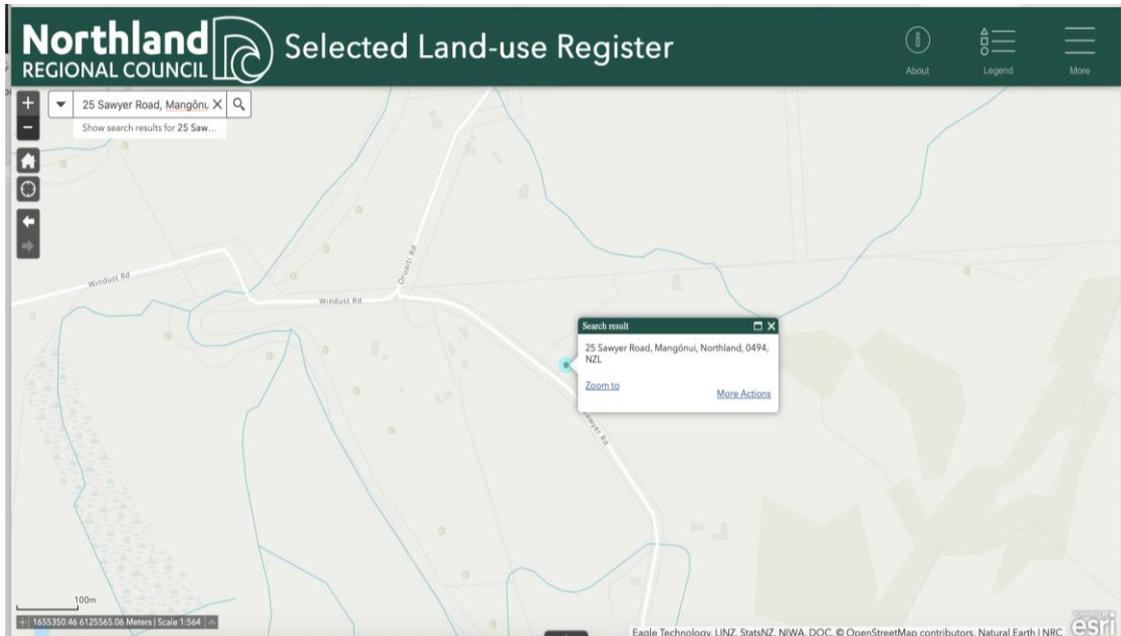


Figure 5 : HAIL Map

Source FNDC GIS 13/02/26

1.13 No recorded Archaeological sites are shown on the site in Council's GIS. The site does not contain any District Plan Historic Sites, District Plan Archaeological Sites, or District Plan sites of Significance to Māori.

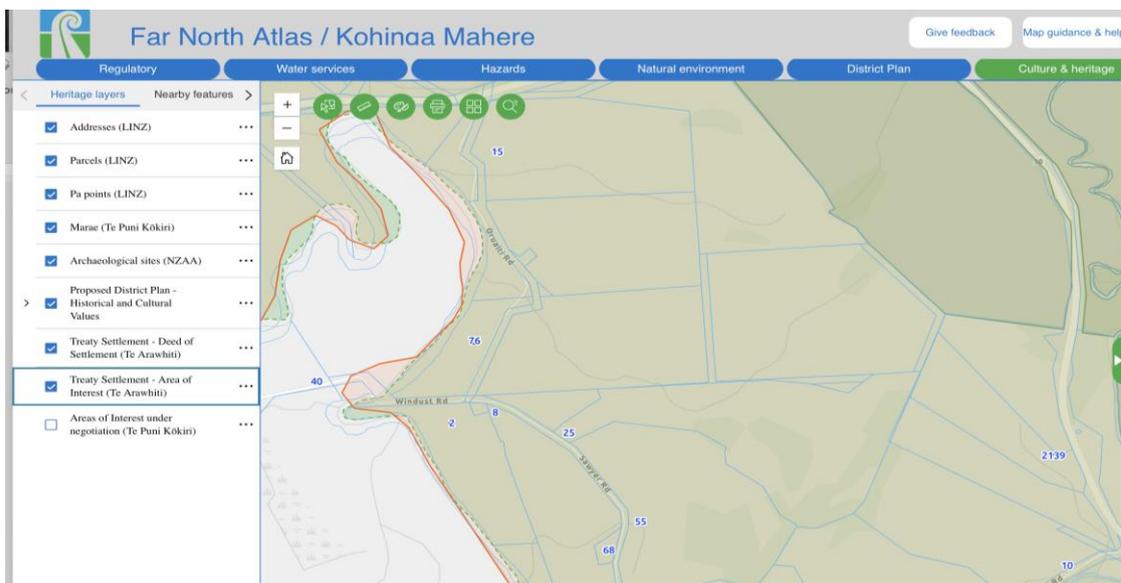


Figure 6: NZAA Archaeological Sites Map

Source FNDC GIS 13/2/26

1.14 The site is located within a Kiwi Present area as shown in Figure 7 below.

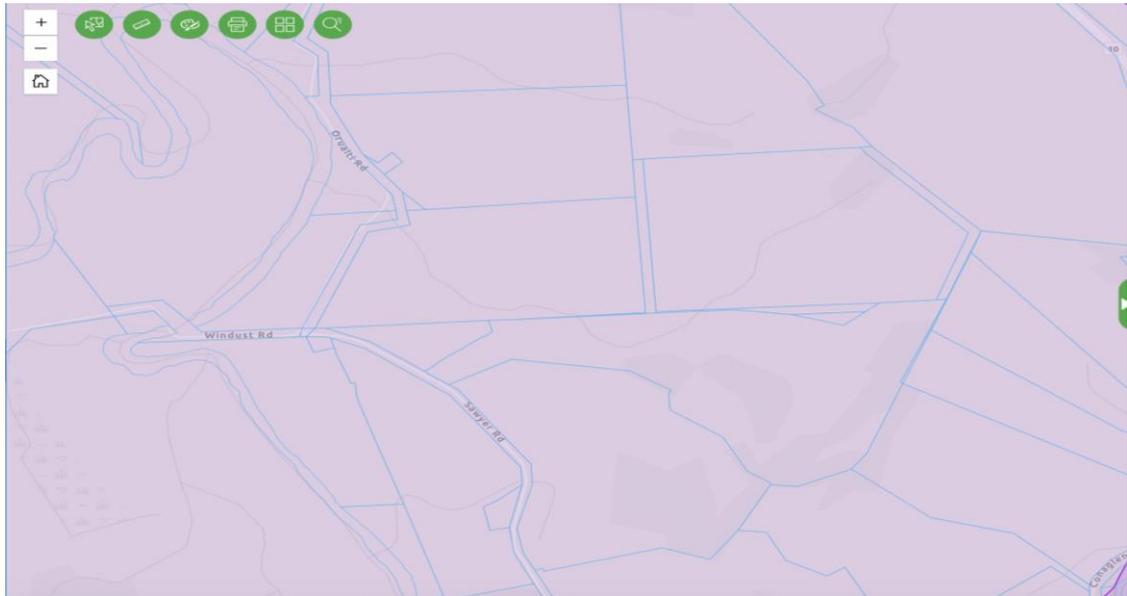


Figure 7 : Kiwi Present Zone

Source FNDC GIS 13/02/2026

1.15 The site as a whole is also zoned “Rural Production” under the Proposed District Plan (“PDP”). The proposed lot is clear of all hazards listed in the PDP, however the balance of the site does contain a small flooding notation. This can be seen in Figure 8 below. The site is subject to a statutory acknowledgement area and is identified within a Treaty Settlement Area of Interest under the Proposed District Plan.

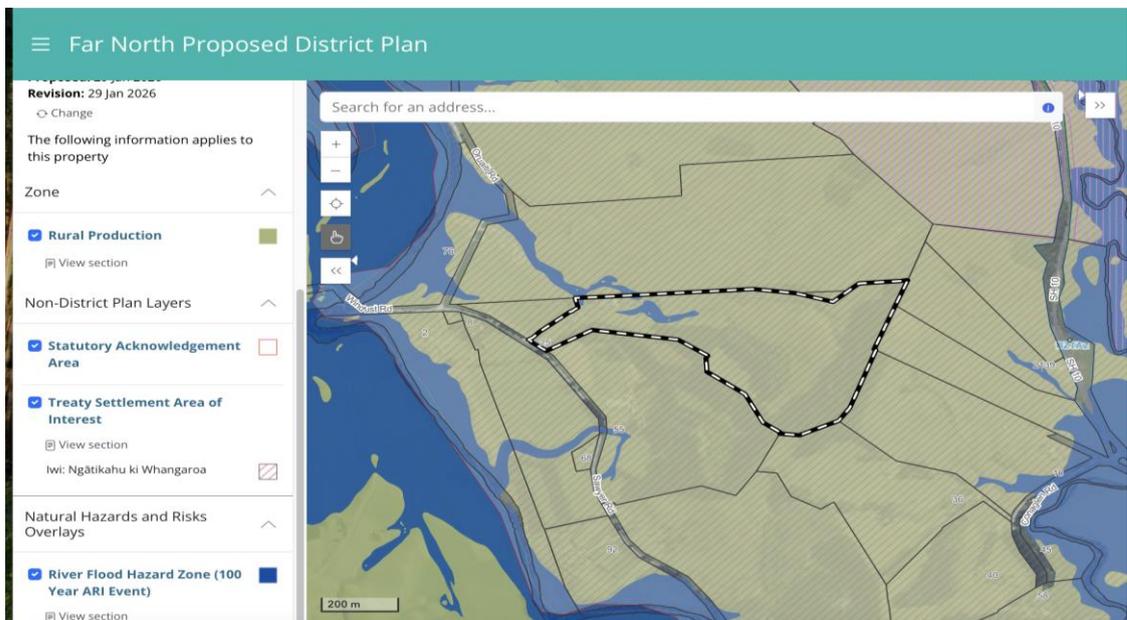


Figure 8 : FNDC PDP Zoning Maps

Source FNDC GIS 21/11/24

1.16 No heritage matters, notable trees, Sites and Areas of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are notated on the relevant PDP maps.



Site History

- 1.17 A review of the Council files for the property indicates that there are no specific matters (for example known archaeological sites, neighbours' complaints, known flooding problems etc) recorded on the file that would impact upon the proposed subdivision. Of note, is that Council records show that two prior subdivision applications have been sought and approved of on the subject site.
- 1.18 Specifically we located within the Council files an earlier approved subdivision for the property, which actually contained an allotment of your preferred size and location. This prior consent was issued in 2007 under Council Reference RC-2070435-RMASUB and contained a lot in the same location as that proposed in the subject application. Please see "Lot 2" in figure 9 below for this information.

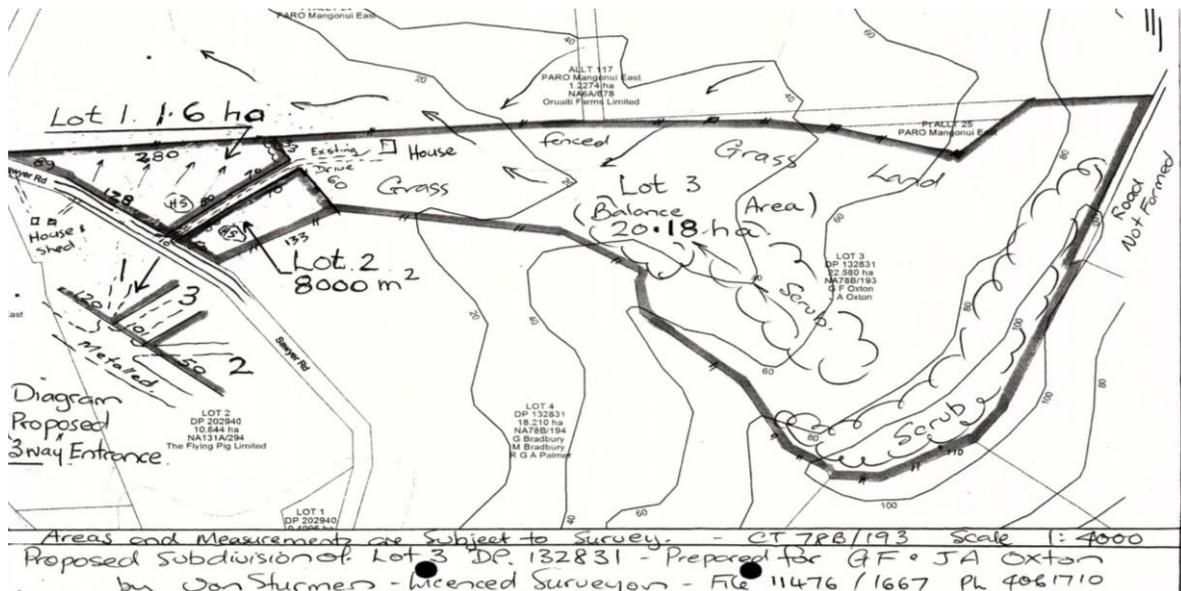


Figure 9 : Prior 2007 Subdivision Approval RC-2070435-RMASUB Source FNDC Files

- 1.19 However, this subdivision although granted did not progress to title issue, and instead a different subdivision application was later submitted in 2010 that removed this lot and resulted in the current lot layout. This 2010 subdivision application (Council Ref 2100308 RMA SUB) utilised the restricted discretionary subdivision pathway, which permitted a maximum of three lots (subject to minimum lot sizes), but resulted in the creation of only two lots at that time. The approved plan for this can be seen in Figure 10 below;

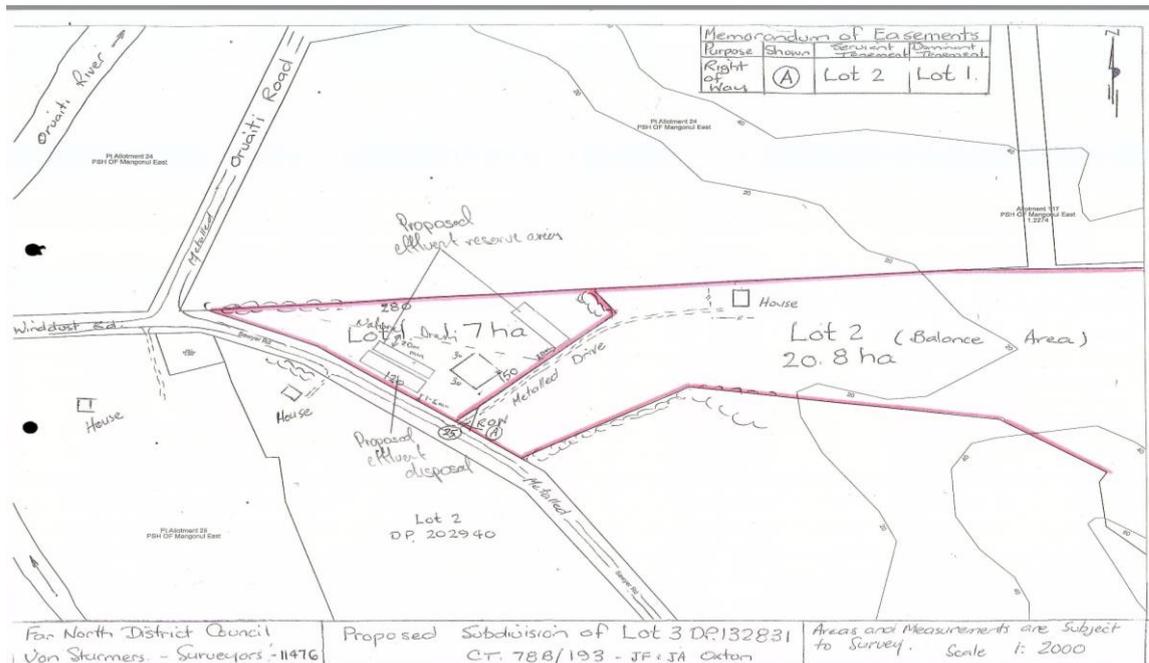


Figure 10 : Prior 2010 Subdivision Approval RC-2100308-RMASUB Source FNDC Files

- 1.20 A review of Council records indicate that that building approvals (utilising Certificates of Acceptance) are present for the buildings on the whole of the site, but no building consent or Certificate of Acceptance can be located with the Council files for the existing dwelling within proposed Lot 1.
- 1.21 Given this circumstance, the Applicant will accept an *Augier* type condition that requires the provision of a Certificate of Acceptance (“COA”) for this dwelling at the time of s.224(c) certificate or the relocation of the dwelling from the site in the circumstance that a COA is not provided.



Subdivision Concept Design

- 2.1 The proposed subdivision layout is shown below, with a further full detailed plan set in **Attachment 3** for ease of reference.

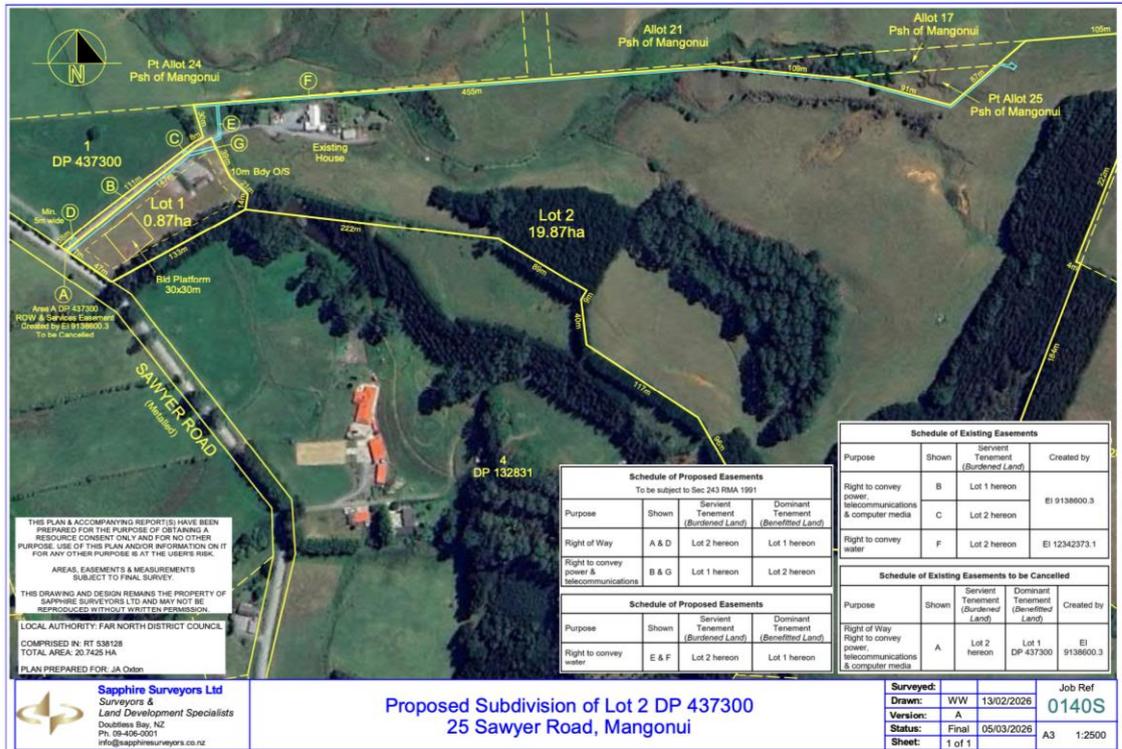


Figure 11 : Overall Scheme Plan

Source Sapphire Surveyors

- 2.2 As buildings exist on the proposed sites, the subdivision boundaries are sited in appropriate locations to ensure adequate setbacks, provision for access and services etc. This design has been informed by the engineering assessment. Photographs of the existing building on Lot 1 and visibility at the access points is shown in figures 12 - 14 below.



Figure 12 : Lot 1 Existing Unconsented Dwelling

Source Site Visit 12/02/2026



Figure 13 : Lot 1 Access looking North on Sawyer Road

Source Site Visit 02/02/2026



Figure 14 : Access looking South of Sawyer Road

Source Site Visit 12/02/2026

Engineering Design Considerations

- 2.3 The proposed subdivision has been subject to an engineering assessment. This has confirmed the building locations are available on stable ground clear of flood hazards. The access for each lot is sited to ensure adequate sight distances. A copy of the engineering report is contained in **Attachment 4**.

DISTRICT PLANNING FRAMEWORK

- 3.1 At the present time, the principal district planning instruments relevant to this subdivision are the ODP, PDP and Variation 1 to the PDP. There are no other plan changes relevant to this proposal.

Proposed District Plan

- 3.2 The FNDC publicly notified its PDP on 27th July 2022. Whilst hearings on the PDP have commenced, no decisions have yet been issued by the Hearings Commissioners. It is understood that decisions will be issued by Council in May 2026.
- 3.3 Under s86B of the Resource Management Act 1991 a rule in a Proposed District Plan has legal effect only once a decision on submissions have been made, unless the criteria under s.86B(3)(a) to (e) apply.
- 3.4 In terms of s.86B(3) of the Act, a review of the PDP shows that there are no provisions that relate to water, air or soil, significant indigenous vegetation, significant indigenous habitats of fauna, historic heritage or aquaculture activities that require additional resource consent with this subdivision application.



- 3.5 Tabulated analysis of the PDP provisions are contained in **Attachment 5**. As there are no relevant rules within the PDP with immediate legal effect that affect the proposed subdivisions activity status, the activity status of this application is prescribed by the current ODP.
- 3.6 The objectives and policies of the PDP are however relevant for the s.104 assessment undertaken later in this report. This matter is discussed further in paragraphs 5.16 to 5.30 of this report.

Operative District Plan

- 3.7 As already stated, the ODP is the dominant planning document in considering this subdivision proposal. Tabulated analysis of the ODP standards are contained in **Attachment 6**.
- 3.8 The ODP provides for the subdivision of land with a Title existing as at 28 April 2000, and as a Restricted Discretionary Activity under Rule 13.7.2.1 (3) providing it meets the applicable standards set out in Rule 13.8. The wording of Rule 13.7.2.1 in the ODP is set out below;

(i) RURAL PRODUCTION ZONE		
Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>The minimum lot size is 20ha.</p> <p>Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).</p> <p>Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity.</p> <p>Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.</p>	<p>1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone;</p> <p>2. The minimum lot size is 12ha; or</p> <p>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</p> <p>4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;</p> <p>5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion.</p> <p>Note 1: Reference should also be made to the minimum lot size applying</p>	<p>1. The minimum lot size is 4ha; or</p> <p>2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</p> <p>3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved.</p> <p>4. Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity.</p> <p>Note 1: There is no restriction on the number of 4ha lots in a subdivision (clause 1).</p> <p>Note 2: The effect of the rule under clause 2 is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a non-complying activity unless the lots are part of a Management Plan application.</p>

- 3.9 Council records confirm that a subdivision consent granted in 2010 under the restricted discretionary activity pathway that permitted a maximum of three lots, subject to minimum lot sizes and associated standards. That subdivision resulted in the creation



of only two lots in total (including the parent lot), with areas of approximately 1.7 hectares and 20.8 hectares respectively, and titles issued in 2012.

- 3.10 Clause (5) of Table 13.7.2.1 expressly provides that where an application under clause (3) has taken up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the “existing at 28 April 2000” criterion.
- 3.11 In this instance, only part of the clause (3) allowance has been utilised, and accordingly there remains scope for Council to consider a further restricted discretionary subdivision application to create one additional lot, subject to compliance with the relevant minimum lot sizes, access and servicing standards, and assessment against the matters of discretion set out in Rule 13.8.
- 3.12 Overall the proposal is to be considered as a restricted discretionary activity.

Section 104 & 106 of The RMA 1991 - Matters Of Discretion

- 3.13 As a restricted discretionary activity subdivision, and in addition to s.106 matters, Council is only able to consider specific matters in deciding whether to approve or decline a consent application. Then in the instance of the ODP, additional specific matters for the purposes of imposing conditions. These are set out in **Attachment 7**.
- 3.14 Rule 13.8.1 of the ODP identifies the matters of discretion that are able to be considered in deciding whether or not to grant consent. The only listed matters of relevance to this application are;
- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*
 - *effects of the subdivision... within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
 - *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
 - *the mitigation of fire hazards for health and safety of residents.*
- 3.15 We note that the subject site is outside of the coastal environment, there is no reserve land within 500 metres and mitigation of fire hazards is typically addressed by conditions requiring onsite storage (via water tanks) for firefighting purposes.
- 3.16 This leaves “*the effects on areas of significant indigenous flora and significant habitats of indigenous fauna*”. It is under these provision that Council may consider ecological matters further. We have already identified in Figure 7 that the site is located within a Kiwi Present Area as shown on Councils GIS.



3.17 We also observed a reasonably defined gully area towards the rear of the site (well removed from Lot 1), which may be defined as a “wetland” under the National Policy Statement for Freshwater Management (NPS-FM) and National Environmental Standards for Freshwater (NES-F). Northland Regional Council planning documents indicate that it is part of a permanent stream network and the FNDC GIS indicates that this area of the site is also subject to flooding. Onsite observations indicate that it may qualify as a wetland given the vegetation present, but even if it were, it is well removed (some 175 metres and up catchment) from the new lot and as no subdivision works, earthworks, vegetation clearance, or hydrological modification are proposed within 100 metres of the feature. This can be seen in Figure 15 and 16 below;

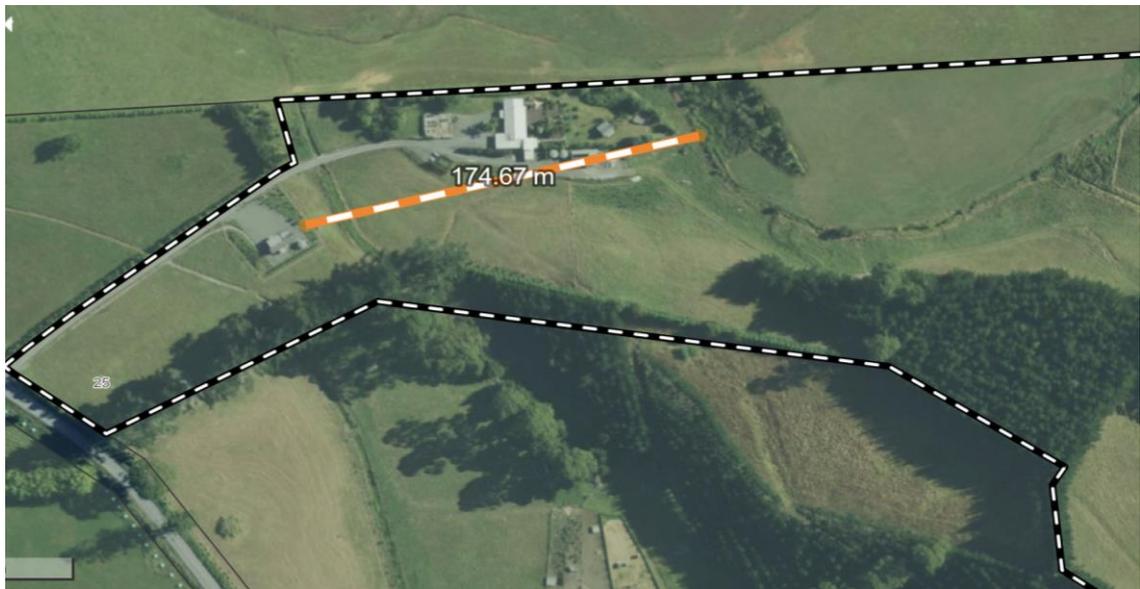


Figure 15 : Distance to potential wetland area

Source FNDC GIS 12/02/2026



Figure 16 : Potential Wetland vegetation Source Site Visit 12/02/2026



3.18 Conditions are able to then be granted on the matters as already identified above, and on those additional matters specifically listed under Rule 13.7.3 of the ODP. These are;

- *Access and Transportation*
- *Natural and Other Hazards*
- *Water Supply*
- *Stormwater Disposal*
- *Wastewater Disposal*
- *Energy Supply*
- *Telecommunications*
- *Easements*
- *Preservation of Heritage Resources, Vegetation, Fauna and Landscape*
- *Access to Reserves and Waterways (Esplanade Reserves)*
- *Land Use Compatibility*
- *Proximity to Airports*

3.19 The supporting engineering report as well as this AEE have considered these matters and made recommendations where appropriate. Advice notes in the instance of the archaeological matters for accidental discovery protocols are recommended.

3.20 We note that whilst the building platform is located clear of the minimum setbacks required by the ODP and there are no intensive land uses on neighbouring properties immediately adjacent the proposed allotment, a consent notice on the matter of land use compatibility (reverse sensitivity) can be imposed by Council if considered appropriate.

STATUTORY REQUIREMENTS

4.0 Section 5– Purpose of the RMA

Purpose

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



Section 104 – Consideration of Applications

- 4.1 Section 104 of the Resource Management Act 1991 sets out those matters that must be considered when assessing an application for resource consent. Subject to Part II of the Act, Section 104C requires a consent authority to have regard to the following matters of relevance in this instance:

104C When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—

- (a) a discretion is restricted in national environmental standards or other regulations:*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan.*
- (2) The consent authority may grant or refuse the application.*
- (3) However, if it grants the application, the consent authority may impose conditions under [section 108](#) only for those matters over which—*
 - (a) a discretion is restricted in national environmental standards or other regulations:*
 - (b) it has restricted the exercise of its discretion in its plan or proposed plan.*

- 4.2 The Fourth Schedule of the Act outlines the matters that must be included in an assessment of effects. A compliance schedule demonstrating how this AEE meets the requirements of the Fourth Schedule is contained in **Attachment 8**. The subsequent sections of this AEE address the requirements of s.5, s.104 and the Fourth Schedule of the Act as appropriate to the scale of the activity, and as necessary to provide an informed assessment of this proposal.

ASSESSMENT OF EFFECTS

- 4.3 As already stated, the extent of environmental effects able to be considered by Council are effectively limited to the matters of discretion set out in Rule 13.8.1 of the ODP and s.106 of the Act. The following assessment of effects is informed by these matters of discretion. The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment.

Permitted Baseline

- 4.4 The permitted baseline may be taken into account and the Council has the discretion to disregard those effects. In terms of the subject site, there is no applicable permitted baseline that is of assistance as the proposal is for a subdivision.

Receiving Environment

- 4.5 The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.



- 4.6 There are no known consents in the area or that have been recently applied for on adjacent sites that may impact this proposal, noting the land use consent and subdivision that was issued by the FNDC on the site to the south at 55 Sawyer Road in late 2025 (Council Ref 2260201-RMACOM).
- 4.7 However, if the FNDC is aware of any other relevant applications, this AEE can be updated as required to reflect any change in circumstances.

Section 106 Matters

- 4.8 The proposed subdivision appropriately provides for legal access to each of the proposed lots. There are no adverse effects of the nature identified in s.106 of the Act raised in the engineering report that preclude this subdivision from proceeding. Please refer to the attached engineering report in **Attachment 4**.

Effects on Significant Flora & Fauna

- 4.9 The offered conditions for the protection of Kiwi will ensure that the effects arising from the subdivision are less than minor.

Water Supply for Fire Fighting

- 4.10 For the purposes of firefighting, the Applicant is agreeable to standard conditions requiring the provision of water supply for firefighting at the time of building consent application. Effects in this respect are less than minor. Please refer to the engineering report in **Attachment 4**.
- 4.11 No further assessment of effects (for example, effects on productive soils, landscape values, etc) for the purposes of approving the consent is necessary, as these matters are outside of the matters of discretion.

PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION

- 5.0 Ten new or amended national direction instruments under the Resource Management Act 1991 came into effect on 15 January 2026. The following analysis has been informed by these most recent amendments for completeness.

National Policy Statement for Natural Hazards (2025)

- 5.1 The National Policy Statement for Natural Hazards provides direction on the management of natural hazard risk associated with subdivision, use and development. The objective of the NPS is to ensure that development occurs in a manner that recognises and appropriately manages natural hazard risk to people and property. In this instance the proposed additional allotment and associated building platform are located outside of the modelled flood hazard area identified in Council's current GIS mapping, as confirmed in the accompanying engineering assessment. As such, the proposal does not give rise to increased exposure to natural hazard risk and is considered consistent with Policy 1 or Policy 5 of the NPS Natural Hazards.



- National Policy Statement for Infrastructure (2025)***
- 5.2 The objective of this National Policy Statement is to ensure the national, regional and local benefits of infrastructure are provided. This is to occur by enabling infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety. In this respect there is no regionally significant infrastructure in the locality and standard conditions requiring access formation etc will deal with effects on the local roading network. As a consequence there is no conflict with Policy 1, 8 or 10 of the NPS Infrastructure.
- National Environmental Standards for Assessing and Managing Contaminated Soils to Protect Human Health (2011) (NES :CS)***
- 5.3 With respect to the NES:CS specifically, there is no indication on the aerial imagery that intensive horticultural production or similar has been previously made on the site. In addition, the HAIL GIS Maps on Council's website have been reviewed as well as FNDC files and neither indicate the presence of any HAIL sites on the property.
- National Environmental Standards for Freshwater (2025) ("NES:FW")***
- 5.4 The proposed subdivision is consistent with the NES FW. In summary form any subdivision site works and any future development involving earthworks can be carried out more than 10 metres from any wet area, therefore not requiring consent pursuant to Clauses 54 (a) and (b) of the NES Freshwater. Clause 54(c) applies to the taking, use, damming, or diversion of water within a 100m setback from a natural inland wetland and such activities only require consent if there is a hydrological connection between the activity and wetland and where such activity will change water level range or the hydrological functioning of the wetland. As the wetland feature at the rear of the main dwelling is 175 metres distant from the proposed allotment, it sits well outside the 100 metre 'hydrological connection' zone defined in Clause 54(c) of the NES:FW.
- National Policy Statement for Freshwater Management(2025) ("NPS:FW)***
- 5.5 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is not inconsistent with the objectives of the NPS FW in that the extent of any requisite earthworks for the subdivision are modest and conditions can be imposed to ensure that adverse effects in terms of sedimentation and water quality are appropriately avoided, remedied or mitigated.
- NPS Indigenous Biodiversity (2025)***
- 5.6 The National Policy Statement for Indigenous Biodiversity (NPSIB), requires councils to identify, map, and manage effects on SNAs, including avoiding or mitigating adverse impacts from activities like subdivision (e.g., through vegetation clearance, earthworks, or habitat fragmentation). Whilst the assessment criteria within the current ODP do provide for the protection of Significant Natural Areas in an application for subdivision there are no mapped SNA's on the site or that might otherwise be affected by the proposal. As a consequence, no conflict with this NPS is anticipated.



The NPS Highly Productive Land (2025)

- 5.7 This NPS has the objective of protecting Highly Productive Land so that it can be used for land-based primary production, both now and for future generations. The NPS:HPL was updated in late 2025 and is about ensuring the long term availability of productive soils for food production. The NPS: HPL is to be implemented via the identification and mapping of areas of productive soils in planning documents, and by the subsequent introduction of objectives, policies and rules within District Plans. While regional-scale mapping indicates the presence of productive soils on the site, land use capability is not a matter of discretion for this application under Rule 13.8.1 of the Operative District Plan, nor is it regulated through any operative National Environmental Standard. While the NPS-HPL is acknowledged, land use capability is not a listed matter of discretion under Rule 13.8.1.

The Northland Regional Policy Statement

- 5.8 The Northland Regional Policy Statement (“NRPS”) was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural features, or natural character areas. This can be seen in Figure 16 below.

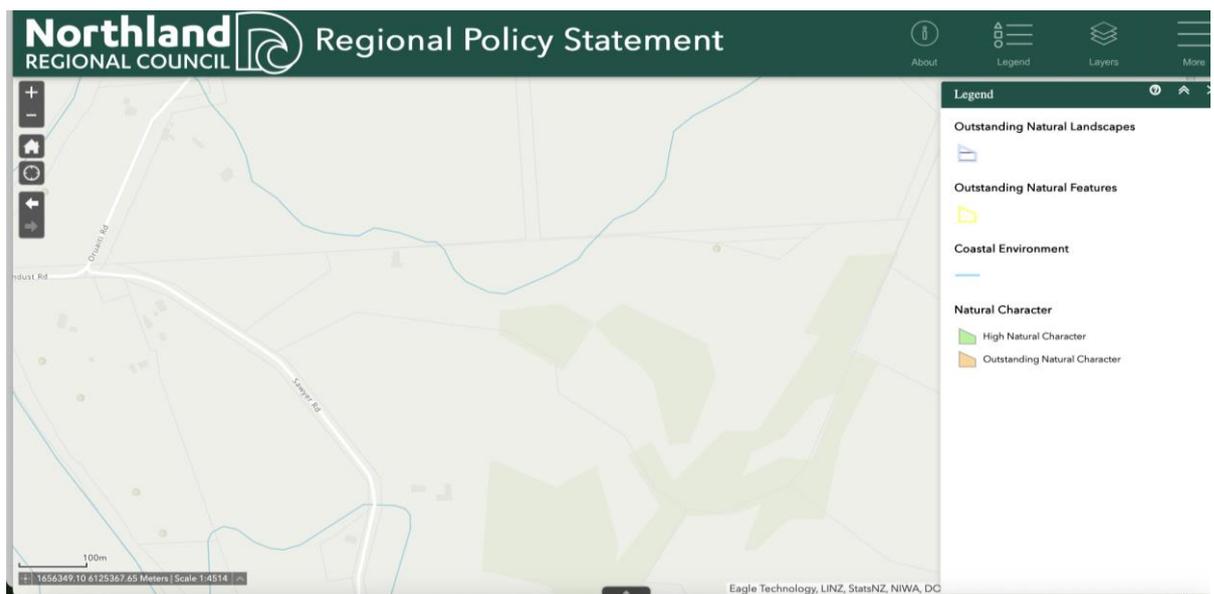


Figure 17: Regional Policy Statement Map

Source NRC GIS 13/02/26

- 5.9 The NRPS also contains objectives and policies related to infrastructure and regional form and economic development. The objectives and policies considered relevant to this proposed subdivision are contained in **Attachment 9**.
- 5.10 As outlined earlier in this report, despite the original flood hazard maps that accompanied the ODP illustrating the site as being located within a flood plain, more up to date flood modelling by the NRC indicates that the site is not. As a consequence the proposed lot will be located outside of the currently modelled flood plain. Earthworks volumes will be within permitted activity standards as per the supplied engineering report.



- 5.11 The Applicant is also offering a consent notice condition, if required by Council, to address reverse sensitivity matters. The proposal is consistent with the relevant objectives and policies in the Regional Policy Statement for Northland as a consequence.

FNDC ODP Objectives and Policies

- 5.12 As already stated, the proposal constitutes a restricted discretionary activity under the ODP. The following assessment of the objectives and policies are informed by the matters of discretion specified in Rule 13.8.1 and Rule 13.7.3 of the ODP. The pertinent objectives and policies are contained in **Attachment 10**.

Commentary – Subdivision Objectives and Policies

- 5.13 The proposed subdivision is of a nature specifically envisaged by the zone provisions (13.3.1). The lot size, dimensions and location of the allotments have been designed take into account existing land uses (13.4.1). The building platform is located clear of flood hazard (13.4.3), and the building platforms have been designed and located so as to be north facing to the most practicable extent, and take into account solar gain to facilitate energy efficient design (13.3.9, 13.4.15 (a)). There are no scheduled heritage resources present on the site (13.3.4), and stormwater management will be in place for the proposed development (13.3.5). The proposal contains suggested resource consent conditions to address reverse sensitivity and environmental effects arising from the proposal (13.3.2). Particular consideration has been given to ensuring adverse effects are appropriately avoided, remedied or mitigated. The proposal is in accordance with these objectives and policies.

Commentary – Rural Production Zone Objectives and Policies

- 5.14 The proposed subdivision is of a nature specifically envisaged by the zone provisions (8.4.2). There are no outstanding natural features or landscapes present on the site (8.3.5). The proposal contains suggested resource consent conditions to address reverse sensitivity and environmental effects arising from the proposal (8.4.5). Particular consideration has been given to ensuring adverse effects are appropriately avoided, remedied or mitigated (8.4.2). The proposal is in accordance with these objectives and policies.

Summary

- 5.15 In summary, for the reasons detailed above, the proposal can be considered consistent with the relevant objectives and policies contained within the ODP.



PDP Objectives and Policies

- 5.16 Many of the matters flagged in the objectives and policies of the PDP fall outside the matters of discretion able to be considered by Council as a restricted discretionary activity subdivision. They are however addressed below in the interests of completeness. The pertinent objectives and policies are contained in **Attachment 11**.
- 5.17 As the objectives and policies of the Rural Production zone, depart significantly from the approach set out in the ODP, these plan provisions reflect a different future policy direction that has not yet been resolved through the statutory process. These objectives appear to envisage only “primary production activities” and “other compatible activities that have a functional need to be in a rural environment” with the additional objective of avoiding subdivision on “Highly Productive Land” in its entirety (RPROZ-01 & RPROZ-02, RPOZ-03 (c)) and (RPROZ-P5). Subdivision is anticipated in exchange for environmental benefit but only if subdivision on productive soils is avoided (SUB-P8). However, limited weight can be afforded to those provisions at this time given the confined scope of discretion under the Operative District Plan.
- 5.18 However as covered in paragraphs 2.1 to 2.12 of this report, the subdivision nonetheless has been designed to protect the ongoing operation of neighbouring rural land uses. The site does not contain any environmentally sensitive areas (SUB-P11), and appropriate infrastructure is also provided (RPROZ-03 (b) RPROZ-P3 & (d)).
- 5.19 As with the Rural Production zone objectives and policies, the associated subdivision objectives and policies contains a different policy direction, and limited weight can be afforded given the absence of decisions and the confined scope of discretion under the ODP.
- 5.20 With respect to natural hazards, the proposed lot, including access, is clear of the modelled flood plains in the local area as shown on Council’s current GIS system. The hazard risk has been assessed in the supplied engineering report and the proposal is consistent with policies regarding flood hazard (NH-01 & NH-02, NH-P2, NH-P5, NH-P6, NH-P8).
- 5.21 As the application is a Restricted Discretionary Activity, pursuant to Section 104C of the RMA, the Council’s powers to consider effects and impose conditions are confined for the purposes of determining whether consent should be granted or refused to the matters specified in Rule 13.8.1 of the ODP. While the Council must have regard to the Proposed District Plan under Section 104(1)(b), these provisions can only be considered to the extent that they inform the matters of discretion explicitly identified in the Operative Plan.



Variation 1 to the PDP

- 5.22 The Far North District Council has notified Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation 1 makes minor amendments to correct minor errors, amend provisions that are having unintended consequences, remove ambiguity and improve clarity and workability of provisions. There are multiple zones and provisions of the PDP that are affected by this variation. Examples of this include changes to the wording of both rural, urban and special purpose zones. Changes are sought to the Rural Production Zone specifically, but the variation does not seek changes to the subdivision provisions in this Zone. Submissions for this variation closed in December 2024 so the provisions have no effect on activity classification, and little if any weight in the decision making process for this application at the current time.

ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

Weighting of District Planning Documents

- 5.23 In general terms the weight afforded to the objectives and policies of a PDP are determined by the extent to which the PDP provisions have been tested in the statutory process. Typically, a PDP notified by a consent authority will garner greater weighting in the process a few years after notification as decisions are issued and appeals are resolved in accordance with the time frames prescribed in the RMA 1991.
- 5.24 However this is not the case with FNDC PDP. Whilst the statutory process for the PDP effectively commenced on 27 July 2022 with the public notification of the PDP, according to the FNDC website, the PDP received “...a high number of submissions with 580 original submissions (with over 8,500 original submission points), and 549 further submissions (with 26,174 further submission points) covering a broad range of issues...”
- 5.25 As a consequence of that significant number of submissions, as well as staffing issues, Council wrote to the Minister for Environment on 15 July 2024 seeking an extension of time until 27 May 2026 for the issue of Council decisions on the PDP. This extension of time was granted by the Minister for the Environment on 17 September 2024.
- 5.26 All of this means that despite being in the public realm for a number of years, the PDP has not yet had any decisions issued on submissions by either the Hearings Panel or Council.
- 5.27 As a consequence, the PDP carries less weighting in the decision making process at the present time, than would otherwise be expected. This is setting aside the fact that the Council will still need to make a decision as to whether or not they will accept the recommendations of the Hearings Panel. The Council decisions will then be subject to potential challenge via appeal.



- 5.28 In order to understand the potential for the subdivision provisions of the Rural Production zone to be appealed, we have reviewed the submissions. We note that there are multiple submissions opposing / seeking changes to the provisions of the Rural Production zone and minimum lot sizes. Some relevant examples of these submissions are in S421.207, S373.001, S488.001, S17.001, S40.001, S41.001 and S43.001.
- 5.29 We also note that in parallel with this, the government has issued a range of updates to various National Policy Statements and National Environmental Standards, and the Hearings Panel is currently seeking legal advice on the implications of these amendments on their decision making process.
- 5.30 In our opinion all of this means that the Operative District Plan remains the dominant document in the weighing up of the objectives and policies of the district planning documents.

PART 2 OF THE RMA

- 6.0 The purpose of the RMA under s5 is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way or at a rate that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.
- 6.1 This application is considered to be consistent with this purpose. In particular, the proposal seeks to enable the wellbeing (social and economic) of the applicants by allowing efficient utilisation of their site and will ensure that adverse effects of the proposal on the environment will be avoided, remedied and/or mitigated.
- 6.2 Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.
- 6.3 The site does not contain any identified outstanding landscape or features or any known archaeologically significant or heritage items. The effects of the proposal have been appropriately addressed by way of the offered conditions.
- 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, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the maintenance and enhancement of amenity values.



- The development has been designed to take into account the surrounding land uses, and will not result in any adverse impacts on adjacent sites.
- The proposal will enable an efficient use of natural and physical resources as it will utilise land for countryside living and rural purposes.

6.5 Section 8 requires all persons exercising functions and powers under the RMA to 'take into account' the Principles of the Treaty of Waitangi. No section 8 issues are considered to result.

6.6 Overall, the application is consistent with Part 2 of the RMA for the following reasons:

- The proposal provides for the wellbeing of people within the FNDC District by providing for the efficient utilisation of land suitable for development.
- The proposal appropriately mitigates adverse effects on the environment.

WRITTEN APPROVALS / CONSULTATION

7.0 The Applicant has consulted with Chorus and Top Energy on service provider matters, and the results of that consultation are contained in **Attachment 12**.

7.1 No other written approvals have been sought or other consultation undertaken with this application as the nature of the subdivision is specifically provided for in the zone, and no other parties are adversely affected.

7.2 Moreover, careful consideration has been given to the subdivision layout and location of the building platform. This layout will ensure that the proposed subdivision will not result in adverse effects on adjacent / other parties, and operations on adjacent sites can operate without reverse sensitivity effects arising.

7.3 With respect to adjacent land uses, the building platforms are sited outside of the required setbacks from adjacent sites. Regardless, the Applicant is agreeable to a consent notice precluding future occupants complaining about lawfully established or permitted rural activities on adjacent properties if required by Council.

7.4 It is anticipated that the FNDC will make this application available to local iwi during the processing of this application.



SECTION 95 NOTIFICATION

8.0 Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

8.1 No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

8.2 The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

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

8.3 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)). For the reasons outlined earlier in this report public notification is not required as the activities will have or are likely to have adverse effects on the environment that are less than minor (s95A(8)(b)). An adjacent land assessment for the purposes of s95D (a) (ii) has been provided in **Attachment 2**.

Step 4: public notification in special circumstances

8.4 If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.



- 8.5 Special circumstances” have been defined by the Court of Appeal as those that are unusual or exceptional, but they may be less than extraordinary or unique (*Peninsula Watchdog Group (Inc) v Minister of Energy* [1996] 2 NZLR 529). With regards to what may constitute an unusual or exceptional circumstance, Salmon J commented in *Bayley v Manukau CC* [1998] NZRMA 396 that if the district plan specifically envisages what is proposed, it cannot be described as being out of the ordinary and giving rise to special circumstances.
- 8.6 In *Murray v Whakatane DC* [1997] NZRMA 433, Elias J stated that circumstances which are “special” will be those which make notification desirable, notwithstanding the general provisions excluding the need for notification. In determining what may amount to “special circumstances” it is necessary to consider the matters relevant to the merits of the application as a whole, not merely those considerations stipulated in the tests for notification and service.
- 8.7 In this instance there are no special circumstances as the nature of the consent application is consistent with the rules, and objectives and policies for subdivision in the Rural Production zone.

Public notification conclusion

- 8.8 Having undertaken the s95A public notification tests, the following conclusions are reached:
- Under step 1, public notification is not mandatory.
 - Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
 - Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
 - Under step 4, there are no special circumstances that warrant the application being publicly notified.
- 8.9 It is therefore recommended that this application be processed without public notification.

Limited notification assessment (sections 95B, 95E-95G)

- 8.10 If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.



Step 1: certain affected protected customary rights groups must be notified.

- 8.11 There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).
- 8.12 In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). In this instance, the proposal is not on and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

- 8.13 The application is not precluded from limited notification as:
- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
 - the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified.

- 8.14 As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.

Adversely affected persons assessment (sections 95B(8) and 95E)

- 8.15 As already stated, and as illustrated earlier in this AEE, there are less than minor effects on persons arising from this application.

Step 4: further notification in special circumstances

- 8.16 In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).



Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

8.17 In this instance there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

8.18 Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

8.19 It is therefore recommended that this application be processed without limited notification.



CONCLUSION

- 9.0 Under the FNDC ODP the application site is zoned Rural Production. The proposal seeks restricted discretionary subdivision consent which is consistent with the matters for discretion and objectives and policies of the zone.
- 9.1 The application has been assessed in terms of the matters detailed in the relevant sections of the RMA (1991), and the FNDC ODP.
- 9.2 In my opinion the proposal accords with Section 104 of the RMA and can be granted resource consent on a non-notified basis.

Neil Mumby
Planning Consultant
B. Soc.Sci (REP) (Hons)
MNZPI(Full),
Member
ISOCARP
March 2026

LIMITATION: *This report has been prepared on behalf of, and for, the exclusive use of a Client of Cable Bay Consulting Ltd. This report is subject to, and is issued in connection with, the provisions of a written agreement between Cable Bay Consulting Ltd and its Client. Cable Bay Consulting Ltd accepts no liability or responsibility whatsoever for, or in respect of, any use of or reliance upon this report by any third party*

Attachment 1



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




R. W. Muir
Registrar-General
of Land

Identifier **538128**
Land Registration District **North Auckland**
Date Issued 31 July 2012

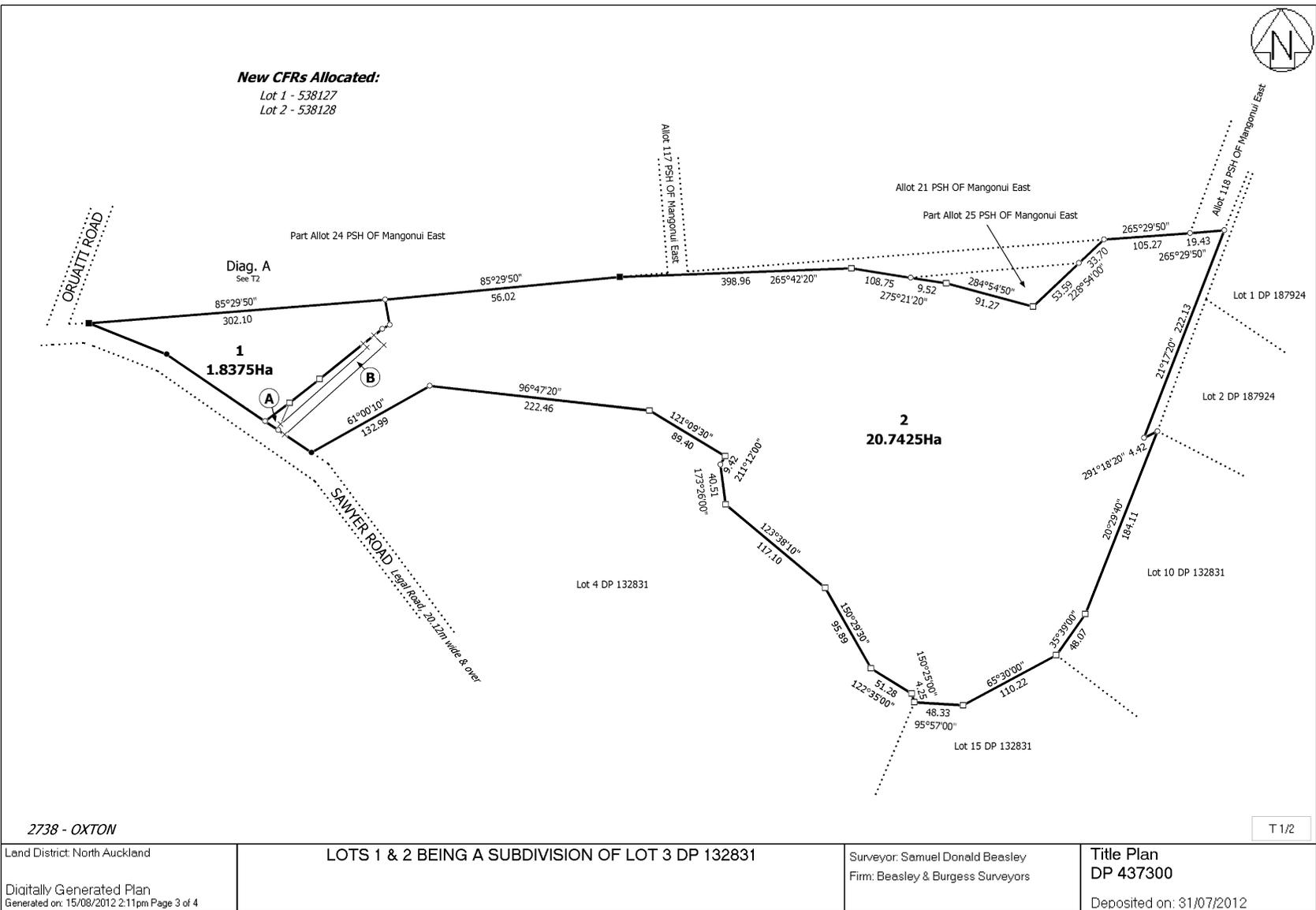
Prior References
NA78B/193

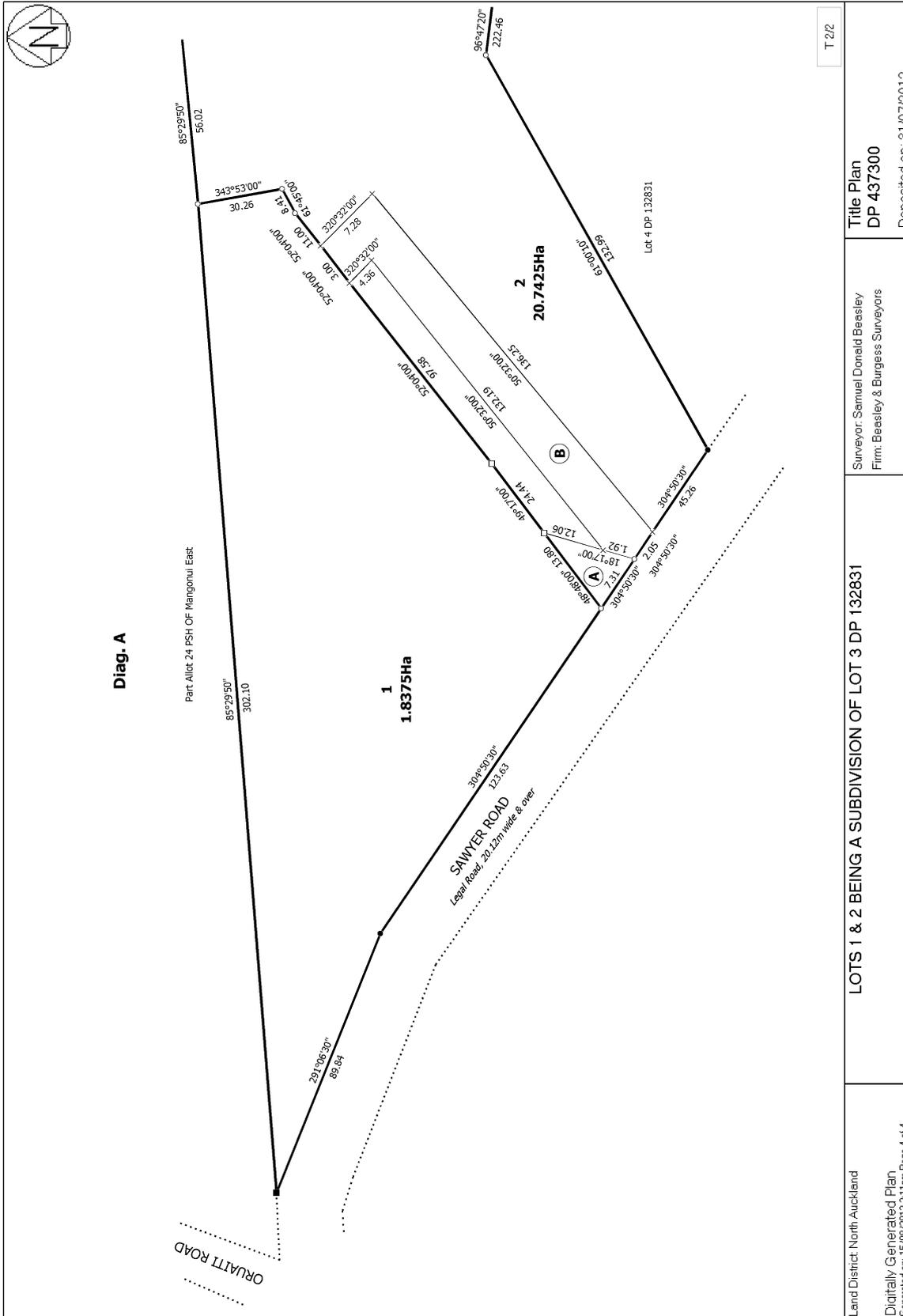
Estate Fee Simple
Area 20.7425 hectares more or less
Legal Description Lot 2 Deposited Plan 437300

Registered Owners
Yasmin Aroha Oxton and James Anthony Oxton

Interests

Subject to Section 59 Land Act 1948 (affects part formerly CT NA1A/188)
9138600.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.7.2012 at 3:24 pm
Subject to a right of way over part marked A and a right to convey electricity, telecommunications and computer media over parts marked A and B all on DP 437300 created by Easement Instrument 9138600.3 - 31.7.2012 at 3:24 pm
The easements created by Easement Instrument 9138600.3 are subject to Section 243 (a) Resource Management Act 1991
10801566.3 Mortgage to Kiwibank Limited - 7.7.2017 at 1:00 pm
Subject to a right to convey water over part marked A on DP 570125 created by Easement Instrument 12342373.1 - 25.1.2022 at 8:49 am





View Instrument Details



Instrument No 12342373.1
Status Registered
Date & Time Lodged 25 January 2022 08:49
Lodged By Wright, Leanne Patricia
Instrument Type Easement Instrument



Affected Records of Title	Land District
538127	North Auckland
538128	North Auckland

Annexure Schedule Contains 3 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 10801566.3 has consented to this transaction and I hold that consent

Signature

Signed by Simon Brett Punshon as Grantor Representative on 24/01/2022 11:14 AM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Simon Brett Punshon as Grantee Representative on 24/01/2022 11:14 AM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

James Anthony Oxton and Yasmin Aroha Oxton

Grantee

James Anthony Oxton and Yasmin Aroha Oxton

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A
required

Continue in additional Annexure Schedule, if required

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey water	LT 570125 ("A")	Lot 2 DP437300 (RT538128)	Lot 1 DP437300 (RT538127)

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule]~~

ANNEXURE SCHEDULE - CONSENT FORM¹

(Regulation 6 Land Transfer Regulations 2018)

Person giving consent <i>Surname must be underlined</i>	Capacity and Interest of Person giving consent <i>(eg. Mortgagee under Mortgage no.)</i>
Kiwibank Limited	Mortgagee under mortgage no. 10801566.3

Consent
Delete words in [] if inconsistent with the consent
State full details of the matter for which consent is required

Without prejudice to the rights and powers existing under the interest of the person giving consent,
the Person giving consent hereby consents to:

1. Registration of an Easement for Right to Convey Water in accordance with LT 570125

Dated this 24th **day of** January 2022

 SIGNED by KIWIBANK LIMITED By its Authorised Signatory Signature [Common seal] of Person giving consent	Signed in my presence by the Person giving consent  <hr/> <i>Signature of Witness</i> <i>Witness to complete in BLOCK letters (unless legibly printed):</i> Witness name: Jillian Ramsey Occupation: Bank Officer Address: Hastings
---	--

¹ An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

View Instrument Details



Instrument No 9138600.2
Status Registered
Date & Time Lodged 31 July 2012 15:24
Lodged By Fountain, David Robin
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
538127	North Auckland
538128	North Auckland
NA78B/193	North Auckland

Annexure Schedule: Contains 3 Pages.

Signature

Signed by David Robin Fountain as Territorial Authority Representative on 31/07/2012 03:23 PM

*** End of Report ***



Pivata Bay 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fnidc.govt.nz
Website: www.fnidc.govt.nz

Te Kōwhiri o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2100308
Being the Subdivision of Lot 3 DP 132831

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule 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 these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 2 – DP 437300

- (i) Any new dwelling shall have a roof water collection system with a minimum tank storage of 45, 000 litres. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

Lot 1 – DP 437300

- (iii) The lot owners shall install the wastewater treatment and effluent disposal system as detailed in the report prepared by Northland Drainlayers Ltd and submitted with the original subdivision application (RC 2100308).

The estimated cost of the installed system is \$16,850.00 + GST. The costing is valid for a period of 6 months from the date of issue of the 224(c) certificate.

- (iv) A reticulated power supply or telecommunication service is not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.



Private Bag 752, Memorial Ave
Kaitiaki 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 431 5200
Fax: (09) 401 2137
Email: ask.us@fnidc.govt.nz
Website: www.fnidc.govt.nz

Lots 1 & 2 – DP 437300

Te Kōwhiri o Tai Tokerau Ki Te Raki

- (v) Present and future owners of the subject site shall note that the property is located within a medium density kiwi habitat. Care should be taken with the keeping of domestic cats, dogs and mustelids, as these animals may cause adverse effects on the Kiwi population that may inhabit the area.

SIGNED:


Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 29th day of June 2012



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC2100308
Survey Number	LT 437300	Survey Purpose	LT Subdivision
Surveyor Reference	2738Oxton	Land District	North Auckland
Surveyor	Samuel Donald Beasley		
Surveyor Firm	Beasley & Burgess Surveyors		
Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 3 DP 132831		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this 29th day of June 2012

Signature

Signed by Patrick John Killalea, Authorised Officer, on 29/06/2012 12:53 PM

Receipt Information

Transaction Receipt Number	6361169
Signing Certificate (Distinguished Name)	Killalea, Patrick John
Signing Certificate (Serial Number)	1292374418
Signature Date	29/06/2012

*** End of Report ***



View Instrument Details

Instrument No 9138600.3
Status Registered
Date & Time Lodged 31 July 2012 15:24
Lodged By Fountain, David Robin
Instrument Type Easement Instrument



Affected Computer Registers	Land District
538127	North Auckland
538128	North Auckland

Annexure Schedule: Contains 6 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage C329100.1 has consented to this transaction and I hold that consent

Signature

Signed by David Robin Fountain as Grantor Representative on 03/08/2012 04:02 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by David Robin Fountain as Grantee Representative on 03/08/2012 04:03 PM

*** End of Report ***

9126133

Approved by Registrar-General of Land under No. 2002/6055

Easement instrument to grant easement or *profit à prendre*, or create land covenant
 Sections 90A and 90F, Land Transfer Act 1952

Land registration district

North Auckland



Grantor

Surname(s) must be underlined

GEORGE FREDERICK OXTON, and JAMES ANTHONY OXTON

Grantee

Surname(s) must be underlined

GEORGE FREDERICK OXTON, and JAMES ANTHONY OXTON

Grant* of easement or *profit à prendre* or creation of covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 13th day of July 20 12

Attestation

<p>George Frederick Oxtan By attorney</p>	<p>Signed in my presence by the Grantor</p>
	<p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name DR Fountain</p> <p>Occupation Solicitor</p> <p>Address Mangonui</p>
<p>Signature [common seal] of Grantor</p>	<p>Address Mangonui</p>

<p>George Frederick Oxtan By attorney</p>	<p>Signed in my presence by the Grantee</p>
	<p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name DR Fountain</p> <p>Occupation Solicitor D.R</p> <p>Address Mangonui</p>
<p>Signature [common seal] of Grantee</p>	<p>Address Mangonui</p>

Certified correct for the purposes of the Land Transfer Act 1952.

Solicitor for the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2007/6225
Annexure Schedule 1



Easement instrument Dated 2011 Page 2 of 3 pages

Schedule A

(Continue in additional Annexure Schedule if required)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right-of-way, right to convey electricity, telecommunications and computer media	Ⓐ	CT538128	CT538127
Right to convey electricity, telecommunications and computer media	Ⓑ	CT538128	CT538127

Delete phrases in [] and insert memorandum number as required.
 Continue in additional Annexure Schedule if required.

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~[varied] [negated] [added to] or [substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 2]~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.
 Continue in additional Annexure Schedule if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2]~~

All signing parties and either their witnesses or solicitors must sign or initial in this box



21 September 2011

Robin Fountain
Barrister & Solicitor
PO Box 292
MANGONUI 0442

Attention: Robin Fountain

Security Provider - Oxton, James Anthony & George Frederic

Ref - 496768

Bank's consent to dealing

Instructions to act for us

1. Thank you for your letter dated 02 June 2011. We consent to the dealing set out in your letter, and we instruct you to act for us in completing that transaction. If you consider that you can not act for us, then you must advise us immediately. We may then choose to instruct another solicitor.
2. Please note, we have instructed you on the basis that you are a firm of solicitors, or are a sole practitioner, or are Public Trust, Guardian Trust or Perpetual Trust. If this is not the case, you must advise us immediately. We may then choose to instruct another solicitor.

Contacts

3. If you have any questions, or would like to discuss anything set out in this letter of instruction, please contact Leonie Parrant, phone 09-252 5145 at the contact details set out above.

Legal fees and costs

4. All legal fees and costs, including those incurred by us, are to be met by the Customer.

Lending Services Centre

107 Carlton Gore Road, Newmarket, Auckland 1023
PO Box 9886, Auckland, DX CX10285 | Phone 09-252 5145 | Fax 0800 27 77 77
leonie.parrant@anz.com | anz.com

Administration fee

5. Our administration fee for consenting to this dealing is \$40.00. Please return your cheque for \$40.00 to me at the contact details listed above.

Consent to dealing

6. We authorise you to register any necessary documents electronically via eDealings on LandOnline, provided however that you comply with our requirements set out in this letter and with all relevant statutory provisions/codes of practice applicable. You are also authorised to delegate this authority to another solicitor who is capable of registering electronically provided that you comply with our requirements set out in this letter.
7. We consent to the dealing set out in your letter on your undertaking that you will:
- (a) only complete the dealing set out in your letter, and no other dealing is authorised by us;
 - (b) provide us with a copy of the view instrument or search copy of the title confirming that the dealing has occurred immediately once registration has been completed;
 - (c) complete the dealing and register all necessary documents with Land Information New Zealand within 3 weeks of the date of this letter (please advise us if you expect any delays).
8. As the dealing outlined in your letter involves a subdivision of the land, if a partial discharge of our mortgage is required following the completion of the subdivision a valuation on the remaining portion of the land satisfactory to us in all respects will be required from a registered valuer before we will consent to the partial discharge.
9. We confirm that the person signing this letter, or providing this letter to you in electronic form via our SOLD service, is authorised to do so on our behalf.

Yours faithfully



Leonie Parrant
Lending Services Officer

Certificate of Non-Revocation of Power of Attorney

Form I

I, JAMES ANTHONY OXTON

of Oruaiti, in New Zealand, Farmer

hereby certify:

1. That by deed dated 15th day of August 1997

GEORGE FREDERICK OXTON

of Australia, Manager

appointed me his/her attorney on the terms and subject to the conditions set out in the said deed.

2. That at the date hereof I have not received any notice or information of the revocation of that appointment by the death of the said **GEORGE FREDERICK**

OXTON

or otherwise.

Signed at Mangonui this16th..... day ofJune.....2011



.....

FORM 16

FORM OF GENERAL POWER OF ATTORNEY

PROPERTY LAW ACT 1974 SECTION 170(1)

THIS GENERAL POWER OF ATTORNEY is made this 15th
day of *August* 1997 by GEORGE FREDERICK OXTON of 36 Bamboo
Street, Holloways Beach in the State of Queensland.

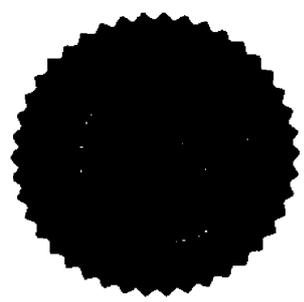
I APPOINT JAMES ANTHONY OXTON of 6 Fowlds Avenue, Mount ^{*Albert*} ~~Auffert~~, ^{*cd*} ~~Al~~
Auckland, New Zealand to be my Attorney in accordance with Section
170(1) of the Property Law Act 1974.

SIGNED SEALED AND DELIVERED)
by GEORGE FREDERICK OXTON in)
the presence of:)

[Handwritten signature]

[Handwritten signature]
.....
Notary Public

Peter Francis Dent
118 Hillview Crescent
Whitfield Cairns
Queensland
Australia



Attachment 2

Adjacent Land Assessment

25 Sawyer Road - James & Yasmin Oxton

1.1 Adjacent land uses are mainly rural in nature. A table identifying the street address and legal descriptions of adjacent land (where available) and associated land uses is contained in Table 1 below;

Street Address	Legal Description	Property Description
Unknown	Lot 1 Deposited Plan 437300	Vacant countryside living block, some 1.8 hectares in area
76 Oruaiti Road	Allotment 21 and Part Allotment 23-24	Rural Production lot, approximately 42 hectares in area.
2139 State Highway 10, Mangōnui	Lot 1 Deposited Plan 187924	Rural Production lot, approximately 6.8 hectares in area.
Unknown	Lot 2 Deposited Plan 187924	Rural Production lot, approximately 6.8 hectares in area.
10 Conaglen Road	Lot 10-11 Deposited Plan 132831	Rural Production lot, approximately 14.9 hectares in area.
36 Conaglen Road	Lot 15 Deposited Plan 132831	Rural Production lot, approximately 12.45 hectares in area.
55 Sawyer Road	Lot 4 Deposited Plan 132831	Rural Production lot, approximately 18.21 hectares in area.
8 Sawyer Road	Lot 2 Deposited Plan 202940	Rural Production lot, approximately 10.6 hectares in area.

1.2 An image showing the location of the adjacent land is below in Figure 2 below;

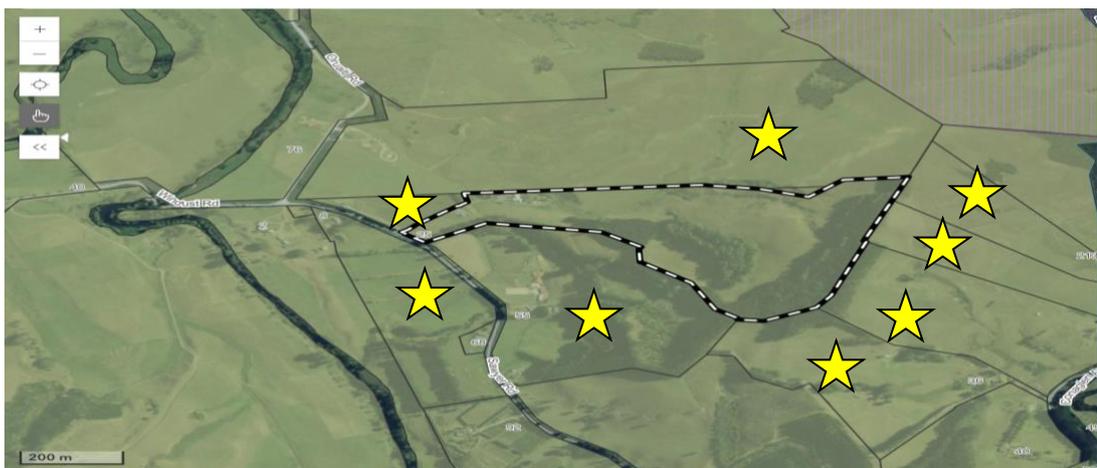
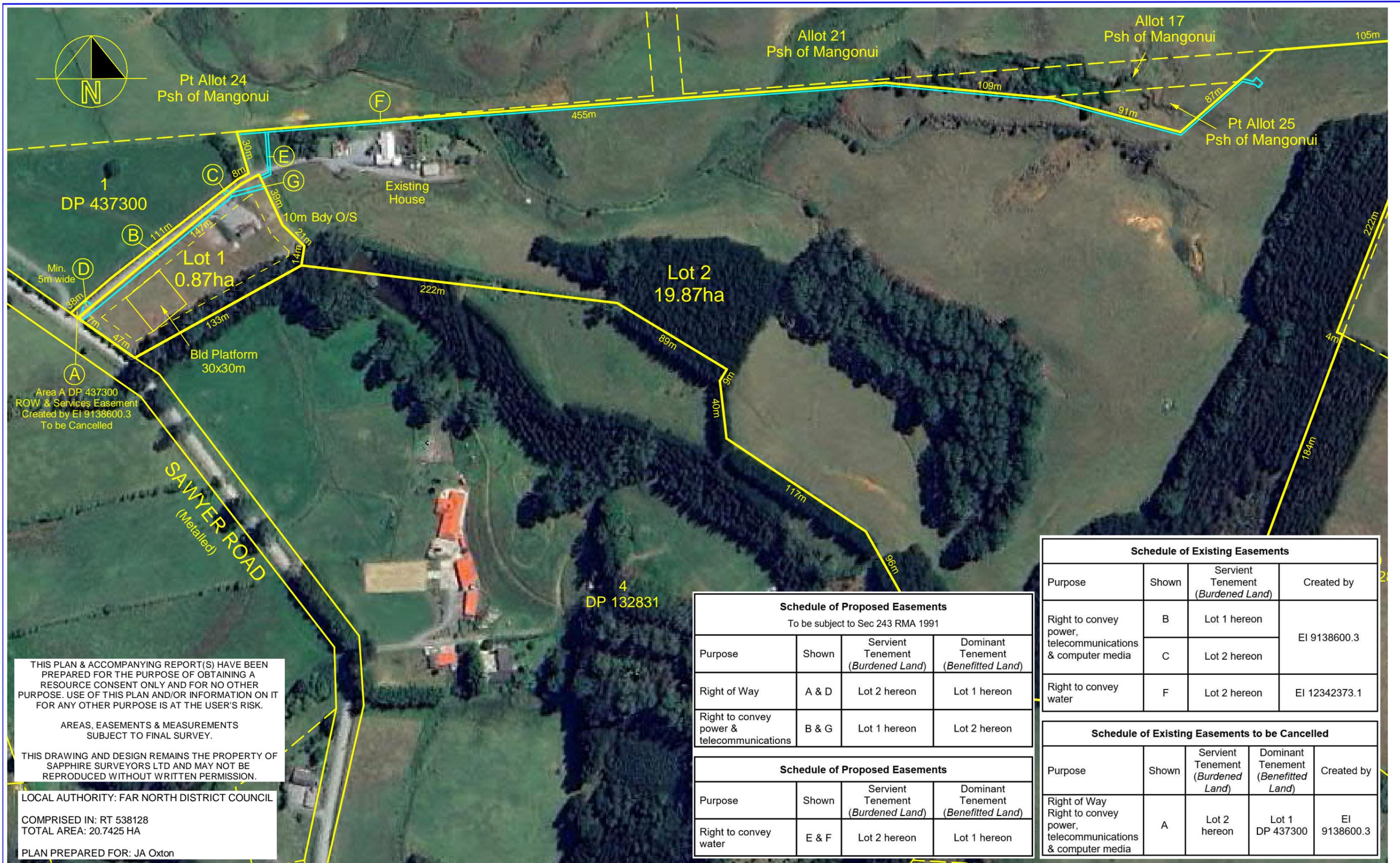


Figure 2 : Adjacent Land Assessment

Key

★ = Adjacent Land

Attachment 3



THIS PLAN & 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.

AREAS, EASEMENTS & MEASUREMENTS SUBJECT TO FINAL SURVEY.

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF SAPHIRE SURVEYORS LTD AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
 COMPRISED IN: RT 538128
 TOTAL AREA: 20.7425 HA
 PLAN PREPARED FOR: JA Oxtan

Schedule of Proposed Easements			
To be subject to Sec 243 RMA 1991			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of Way	A & D	Lot 2 hereon	Lot 1 hereon
Right to convey power & telecommunications	B & G	Lot 1 hereon	Lot 2 hereon

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Created by
Right to convey power, telecommunications & computer media	B	Lot 1 hereon	EI 9138600.3
	C	Lot 2 hereon	
Right to convey water	F	Lot 2 hereon	EI 12342373.1

Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right to convey water	E & F	Lot 2 hereon	Lot 1 hereon

Schedule of Existing Easements to be Cancelled				
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)	Created by
Right of Way Right to convey power, telecommunications & computer media	A	Lot 2 hereon	Lot 1 DP 437300	EI 9138600.3



Sapphire Surveyors Ltd
 Surveyors &
 Land Development Specialists
 Doubtless Bay, NZ
 Ph. 09-406-0001
 info@sapphiresurveyors.co.nz

Proposed Subdivision of Lot 2 DP 437300 25 Sawyer Road, Mangonui

Surveyed:			Job Ref	
Drawn:	WW	13/02/2026	0140S	
Version:	A			
Status:	Final	05/03/2026	A3	1:2500
Sheet:	1 of 1			

Attachment 4

Engineering Assessment for
Proposed Subdivision
25 Sawyer Road, Mangonui, Lot 2 DP 437300
for
JA and YA Oxton

Supporting report for RC Applications to Far North District Council

Haigh Workman reference 26 038

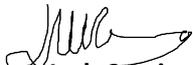
6 March 2026



Revision History

Revision N ^o	Issued By	Description	Date
A	Josh Cuming	For Resource Consent	6 March 2026

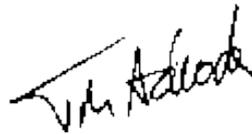
Prepared by



Josh Cuming

Environmental Geologist
BSc (Env. Stu., Geol.), CEnvP

Reviewed by



Tom Adcock
Senior Civil Engineer
BEng (Civil Engineering),
MEngNZ

Approved by



John McLaren
Senior Civil Engineer
BE (Civil)
CPEng, CMEngNZ

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Executive Summary

Haigh Workman Limited was engaged by James and Yasmine Oxtan to undertake an engineering assessment of the land at 25 Sawyer Road, Mangonui (Lot 2 DP 437300) in support of a proposed two-lot subdivision. The assessment addresses natural hazards, access, earthworks, stormwater management, wastewater disposal, water supply, and firefighting provisions, with reference to the Far North District Council Operative District Plan, the Proposed District Plan, and relevant regional requirements. The site is zoned Rural Production, and the subdivision is a Restricted Discretionary Activity.

Natural Hazards

Natural hazards for Proposed Lot 1 were evaluated in accordance with the National Policy Statement for Natural Hazards 2025. All hazards were assessed as Low risk, with the exception of liquefaction, which was assessed as Medium risk due to the presence of unconsolidated soils. As noted in the report, "Liquefaction... [is] to be addressed by Geotechnical investigations at building consent stage." No hazards are of a scale that would invoke Section 106 of the Resource Management Act 1991.

Access

Access to both lots will be provided via the existing vehicle crossing from Sawyer Road. Sight distances in both directions exceed FNDC minimum standards, with measured distances of 153 m and 156 m compared with the required 105 m. The report confirms that no upgrades are required to the vehicle crossing. The existing driveway is of adequate width and condition to function as the proposed right-of-way without modification.

Earthworks

No earthworks are proposed as part of the subdivision. Any future earthworks will be required to comply with Proposed District Plan Rules EW-R12, EW-R13, and Standards EW-S3 and EW-S5, including erosion and sediment control and accidental discovery protocols.

Stormwater Management

Impermeable surface coverage for both lots is expected to remain within the 15% permitted activity threshold for the Rural Production zone. Estimated coverage is 12.8% for Lot 1 and 0.9% for Lot 2. The report states that "stormwater runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner." Given the site's location in the lower half of the Oruaiti River catchment, attenuation is not required, and stormwater can be managed through dispersive discharge to ground and use of existing flow paths.

Wastewater

Lot 1 contains an existing wastewater system in working order, and the site provides adequate area for future disposal fields and 100% reserve areas. Soils were assessed as Category 5 (poorly drained), requiring a conservative design approach. The report identifies a suitable effluent disposal location. Lot 2's existing system is also functioning appropriately and meets required setbacks.

Water Supply and Firefighting

Domestic water supply will be provided via roof-collected rainwater or the existing spring on Lot 2. As there is no reticulated supply, each lot must provide an on-site firefighting water supply in accordance with SNZ PAS 4509:2008 and FNDC Engineering Standards.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Limited (Haigh Workman) was commissioned by James and Yasmine Oxton (the client) to undertake an engineering assessment of land at 25 Sawyer Road, Mangonui (Lot 2 DP 437300 (the site), for a proposed two lot subdivision.

The scope of the report includes the following assessment items:

- Natural hazards
- Vehicle access and parking
- Earthworks to complete the subdivision
- Stormwater and wastewater
- Water supply and firefighting

A proposed subdivision plan prepared by Sapphire Surveyors Limited; ref. 0140S Rev A dated 5 March 2026 was made available at the time of writing this report.

The site is zoned 'Rural Production' under the Far North District Council District Plan.

1.2 Limitations

This report has been prepared for our Client, James and Yasmine Oxton with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided and subsequently developed at the potential house sites identified. At the time of writing there was no information available for proposed future developments following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description and Proposed Development

2.1 Site Identification

Site Address:	25 Sawyer Road, Mangonui
Legal Description:	Lot 2 DP 437300
Area:	20.74 ha
Zone:	Rural Production (Operative District Plan)

2.2 Site Description

The site is legally described as Lot 2 DP 437300 with a total land area of 20.74 ha and is irregular in shape. It is located approximately 7km east of Mangonui, the surrounding properties are agricultural. The site contains a dwelling and associated sheds (proposed lot 2) and an unconsented building (proposed lot 1).

The proposal is to create a rural lifestyle lot and a much larger balance lot.

Proposed lot 1 is a lifestyle lot is in the west of the site. Two terraces are present with the western terrace elevated above the eastern terrace. The lot contains an unconsented building and wastewater treatment system.

Proposed lot 2 is the balance lot. A drain is present just within the proposed western boundary and an unnamed tributary to the Oruaiti River is present in the middle of the lot in an approximate east-west orientation. An existing single storey dwelling is present on proposed lot 2 which is accessed via a driveway just inside the northwestern boundary.



Figure 1 - Site location

2.3 Proposed Subdivision

A copy of the scheme plan is appended. Proposed lots are described in Table 1.

Table 1 - Proposed Lots

Lots	Proposed Area (ha)	End-use
Lot 1	0.87	Rural residential
Lot 2	19.87	Rural production

We understand that the proposed subdivision will be a Restricted Discretionary Activity under the Operative District Plan.

3 Environmental Setting

3.1 Published Geology

Sources of Information:

- NZMS Sheet 290 004/05, 1:100,000 scale map, Edition 1, 1980: 'Kaitaia - Rawene' (Soils)
- GNS Sciences 1:250,000 scale map

3.1.1 Bedrock Geology

The geology underlying the west of the site is mapped as sand comprising late Pleistocene - Holocene unconsolidated to poorly consolidated sand, peat, mud and shell deposits (Q1a) of the Pakihi Supergroup. The east of the site is mapped as early Cretaceous to early Eocene undifferentiated Tangihua Complex (Kt) in Northland Allochthon described as 'mainly basalt pillow lava, with subvolcanic intrusives of basalt, dolerite and gabbro; locally incorporating siliceous mudstone'. Refer Figure 2 extract below.

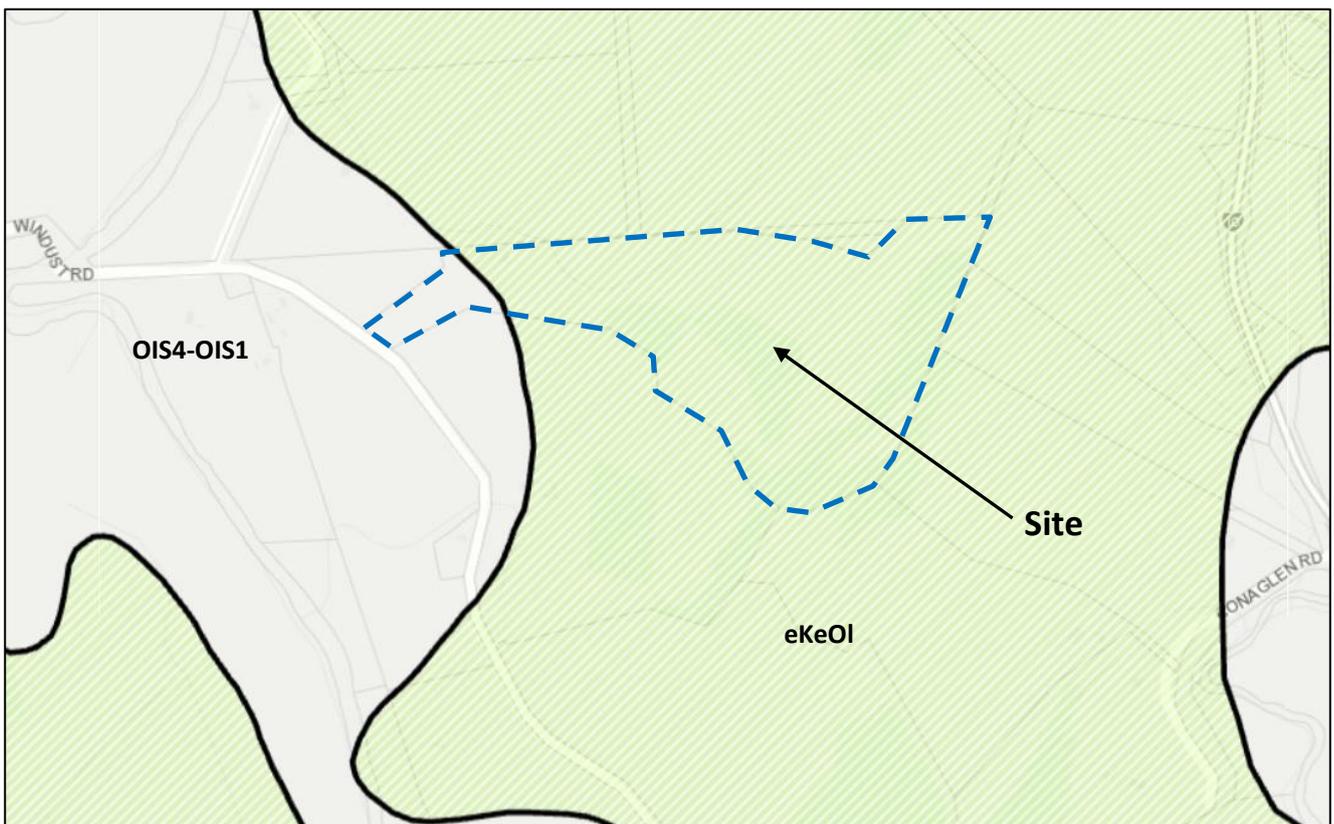


Figure 2 - Extract GNS Science, Geology of the Awanui/Kaitaia area

3.1.2 Weathered Geology (Soils)

Soils on site are of the rolling and hilly land, Rangiruru clay (RU) and Rangiruru clay hill soils (RUH) both typically described as 'well to moderately well drained'. Refer Figure 3 extract below.

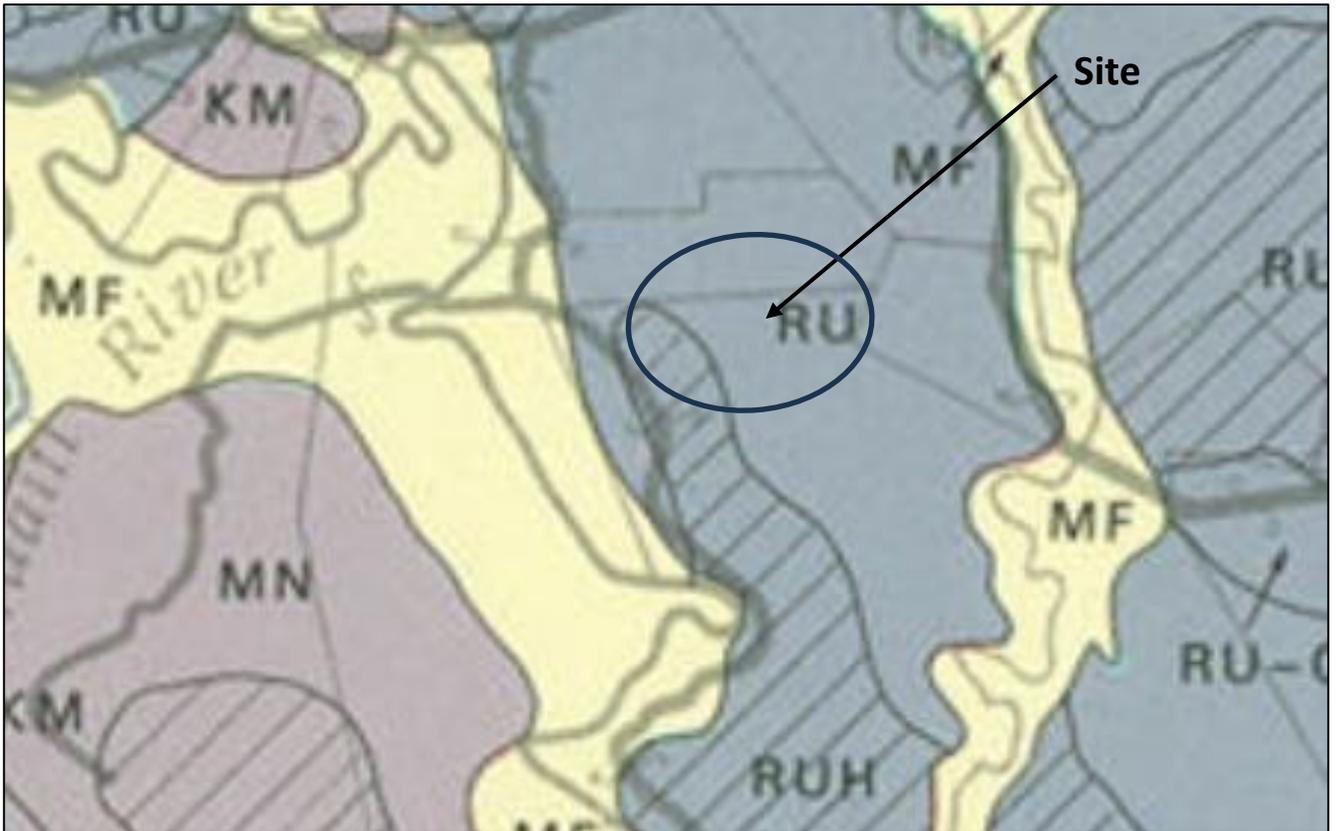


Figure 3 - Extract NZMS 290 Sheet N04/05 Soil Map

4 Site Investigations

4.1 Site Walkover and investigation

A walkover was conducted by a Haigh Workman operative on 19 February 2026. No observable slope instability features were identified within the development areas indicated on the scheme plan.

Two boreholes included in appendix B were advanced in proposed lot 1 to assess the potential for wastewater disposal. Soils encountered were a silty topsoil up to 150mm thick underlain by silt on the lower terrace. On the upper terrace topsoil is at least 150mm thick with a shallow hardpan directly underlying this.

The site drains westwards to the Oruaiti River via an unnamed tributary of the river and two flowpaths/farm drains, one just inside the western boundary of lot 2 and a second that bisects proposed lot 1.

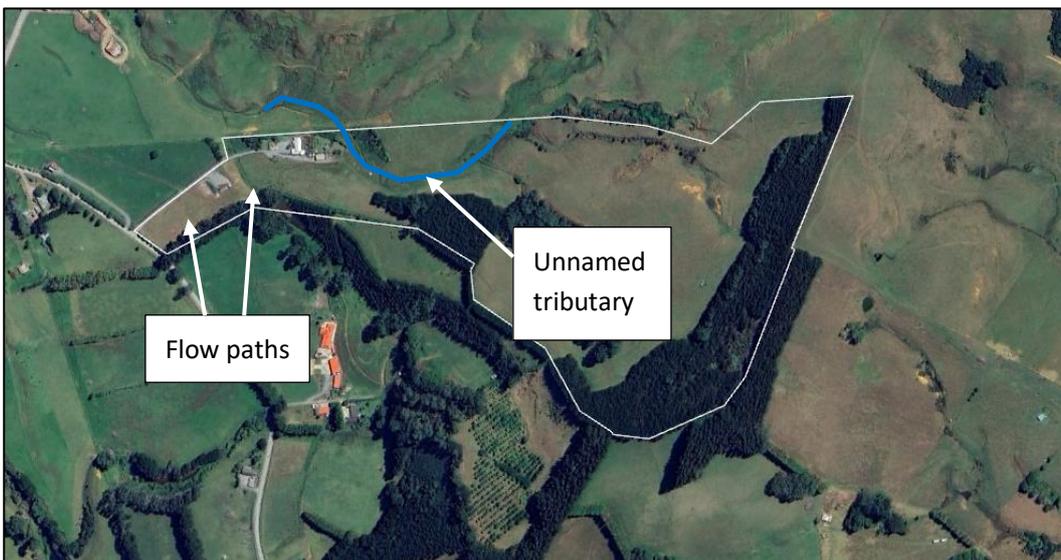


Figure 4 – Flow path adjacent to western boundary of proposed lot 2



Figure 5 - Existing dwelling on lot 2 in the distance.



Figure 6 – Unconsented building in proposed lot 1

5 Natural Hazards

The National Policy Statement for Natural Hazards 2025 (NPSNH 2025) became operative on 15 January 2026, establishing nationally consistent requirements for assessing and managing natural hazard risk under the Resource Management Act 1991 (RMA).

Natural hazards listed in Part 1: Preliminary provisions 71(3) of NPSNH 2025 include: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunamis.

The NPSNH requires that natural hazard risk be assessed using the likelihood × consequence methodology defined in Appendix 1 (Risk Matrix).

- Hazard likelihood (rare, unlikely, possible, likely, almost certain)
- Consequences (insignificant to catastrophic)
- Resulting risk classification (low, medium, high, very high)

The NPSNH requires management measures to be proportionate to the level of natural hazard risk:

- Low risk: Development may generally proceed with standard controls.
- Medium risk: Mitigation and design measures must reduce risk to acceptable levels.
- High / very high risk: Avoidance is required unless effective mitigation demonstrably reduces risk.

Proposed lot 2 contains an existing consented dwelling so has not been included in this assessment. The following natural hazard assessment is for proposed lot 1 and has been prepared in accordance with NPSNH 2025.

Table 2 - Natural Hazards Proposed Lot 1

Natural Hazard	Likelihood / Consequence	Risk
Flooding	Rare / Moderate	Low risk , the Regionwide flood hazard is mapped as being present on proposed lot 2 but not lot 1. The buildable area identified on proposed lot 1 is elevated approximately 3m above the surrounding low-lying ground.
Landslips / slope instability	Rare / Minor	Low risk , the buildable area identified on proposed lot 1 is near flat. To be addressed by Geotechnical investigations at building consent stage.
Coastal erosion	Very rare / Minor	Low risk , the site is approximately 7.6km inland from the coastline
Coastal inundation	Very rare / Minor	Low risk , the coastal flood hazard is mapped as being contained within the Oruaiti River channel which is some 375m from the site. Additionally, the buildable area identified on lot 1 is at an elevation of 15m which is well above the Coastal Flood Hazard Zone 2 (100 yrs.) inundation level of 2.8m.
Active faults	Possible / Minor	Low risk , no active faults mapped in the vicinity
Liquefaction	Possible / Moderate	Medium , to be addressed by Geotechnical investigations at building consent stage
Tsunami	Very rare / Minor	Low risk , the site is mapped by NRC as being green zone – safe area

There are no significant risks from natural hazards that would cause Section 106 of the Resource Management Act to apply.

5.1 Landslips / Slope instability

The buildable area identified on proposed lot 1 is mapped as being underlain by the Karioitahi Group although our shallow borehole investigations did encounter coarse material more indicative of Tangihua Complex soils.

The slope is very gentle. Furthermore, for slope stability reference is made to the Land Development & Engineering report entitled, 'Criteria to Identify Land which may be subject to Instability in the Far North District'. This describes the Tangihua Complex as a 'Low Hazard' geological unit.

The slope instability risk for the buildable area identified on lot 1 is deemed Low. Geotechnical investigations at time of building consent will be required to inform the risk.

The Karioitahi Group are described as unconsolidated to poorly consolidated sand, peat, mud and shell deposits. These types of soils can be susceptible to liquefaction, again geotechnical investigations at time of building consent will be required to inform the risk.

5.2 Flood Mapping

The site drains out via natural waterways to the Oruaiti River catchment which in turn discharges into Mangonui Harbour. Refer to figure below.

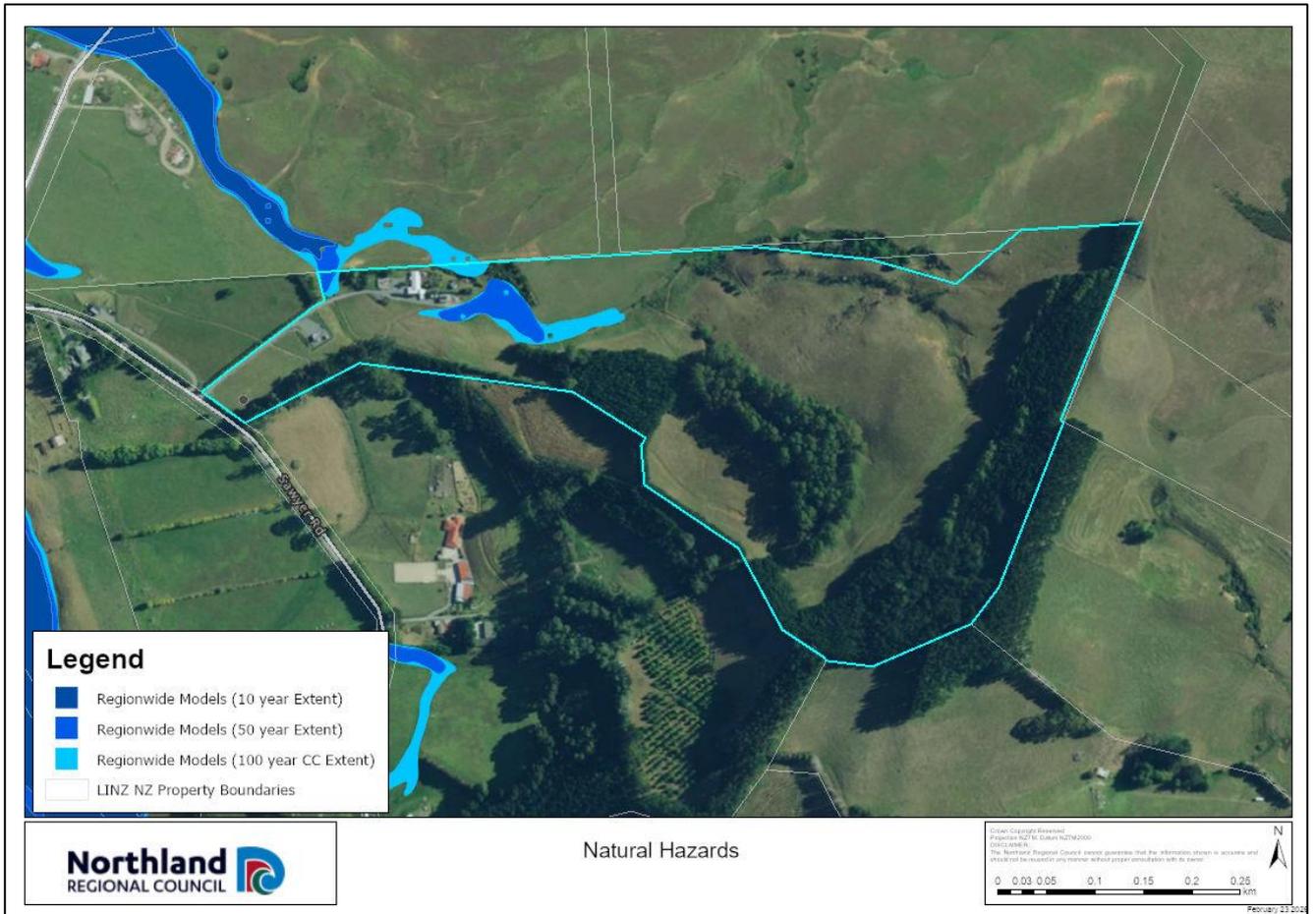


Figure 7 – NRC Regionwide Flood Mapping

The downstream 100 yr. River Flood Hazard Zone is indicated as extending across low lying farmland but does not extend onto proposed lot 1.

6 Access

6.1 Subdivision Site Access

Access will be off Sawyer Road via the existing vehicle crossing.

Sawyer Road is a maintained legal road with a typical unsealed rural roading standard cross-section. The road is classified as 'Access' on the NZTA Mobile Roads app. Having an estimated Annual Daily Traffic (ADT) of 102. The operating speed at the site was assessed by 'drive through' as 70kph.



Figure 8 – Sawyer Road to the northwest



Figure 9 – Sawyer Road to the southeast

6.2 Lots 1 and 2 Vehicle Crossings

Lot 1 and 2 will both gain access via the existing vehicle crossing. The neighbouring property Lot 1 DP 437300 currently has a right of way easement (easement A) over the existing lot. Lot 1 DP 437300 has access directly from Sawyer Road and the owners of this property have agreed to cancel this easement.

Council minimum sight distances are based on Council Engineering Standards Sheet 4 for an Access – low volume road.

Table 3 - Sight Distances

Crossing	Direction of Sight	Measured Sight Distance (m)	Operating speed (kph)	FNDC Min. Sight Distance for Access Low Volume (m)
Lots 1 & 2	Looking NW	153	70	105
Lots 1 & 2	Looking SE	156m	70	105

The appropriate vehicle crossing standard is a Type 1A – light vehicle crossing, as per Engineering Standards Sheet 21. As the crossing serves two lots it should have minimum crossing width excluding 5m flares of 3m. The power pole of the south eastern side of the crossing restricts the flare on this side, however turning movements to this side are

expected to be significantly less frequent as Sawyer Road is a no exit road. A gate is present, however sufficient area is available for a vehicle to park clear of the road shoulder. No upgrades are required to the vehicle crossing.



Figure 10 - Existing vehicle crossing

6.3 Right of Way

The proposed right of way will follow the path of the existing driveway for the first approximately 14m as shown by easement A and D on the scheme plan included in Appendix A. The neighbouring property Lot 1 DP 437300 currently has a right of way easement (easement A) over the existing lot. Lot 1 DP 437300 has access directly from Sawyer Road and the owners of this property have agreed to cancel this easement.

The existing driveway has a formed width of between 2.8 – 3.1m and is in a good state of repair. The right of way will serve two properties and should have a carriageway width of 3m and a legal width of 5m. The area of the proposed right of way is at least 3m wide and does need to be upgraded.



Figure 11 - Existing driveway

6.4 Parking and Manoeuvring

Parking and manoeuvring for two vehicles in accordance with District Plan can be accommodated within both proposed lots.

6.5 Roading Assessment Criteria

Rule 15.1.6A.4.1, in assessing an application for a restricted discretionary activity, Council will consider the matters listed below:

Table 4 - Operative District Plan Rule 15.1.6A.4.1 Assessment Criteria

Property Access Assessment Criteria	Comment
(a) the time of day when the extra vehicle movements will occur	Normal commuting hours
(b) the distance between the location where the vehicle movements take place and any adjacent properties	Isolated rural location
(c) the width and capability of any street to be able to cope safely with the extra vehicle movements	Sawyer Road has adequate width and capability to cope safely with the extra vehicle movements
(d) the location of any footpaths and the volume of pedestrian traffic on them	Rural location there are no footpaths

(e) the sight distances associated with the vehicle access onto the street	Complies with Council Engineering Standards
(f) the existing volume of traffic on the streets affected	NZTA Mobile Roads app. gives an estimated Annual Daily Traffic (ADT) of 102
(g) any existing congestion or safety problems on the streets affected	None known
(h) with respect to effects in local neighbourhoods, the ability to mitigate any adverse effects through the design of the access, or the screening of vehicle movements, or limiting the times when vehicle movements occur:	Not applicable to isolated rural location
(i) with respect to the effects on through traffic on arterial roads with more than 1000 vehicle movements per day, the extent to which Council's "Engineering Standards and Guidelines" (2004) are met	Nearest arterial road is state highway 10
(j) effects of the activity where it is located within 500m of reserve land administered by the Department of Conservation upon the ability of the Department to manage and administer that land	Not applicable
(k) the provision of safe access for pedestrians moving within or exiting the site	Pedestrian traffic not expected in rural location

7 Earthworks

7.1 Proposed Earthworks

No earthworks are proposed at time of subdivision.

7.2 Regulatory Framework

Earthworks in the Rural Production zone are a permitted activity provided that they do not exceed 5,000m³ in any 12-month period and does not involve a cut or filled face exceeding 1.5m in height.

The scale of earthworks on the site will not exceed the permitted activity limits.

The Proposed Far North District Plan was notified on 27 July 2022. The following rules and standards have legal effect and will be complied with:

- Earthworks Rule EW-R12 (Earthworks and the discovery of suspected sensitive material)
- Earthworks Rule EW-R13 (Earthworks and erosion and sediment control)
- Standard EW-S3 Accidental Discovery Protocol
- Standard EW-S5 Erosion and sediment control

8 Stormwater Management

8.1 Existing Site Drainage

Surface water that the soil cannot absorb will move across the ground as sheet flow and drain either toward the unnamed tributary of the Oruaiti River or into the flow path located on the western side of proposed Lot 2. That western flow path then discharges into the same unnamed tributary just north of the site.

Roof runoff is directed into tanks with overflow being dispersed.

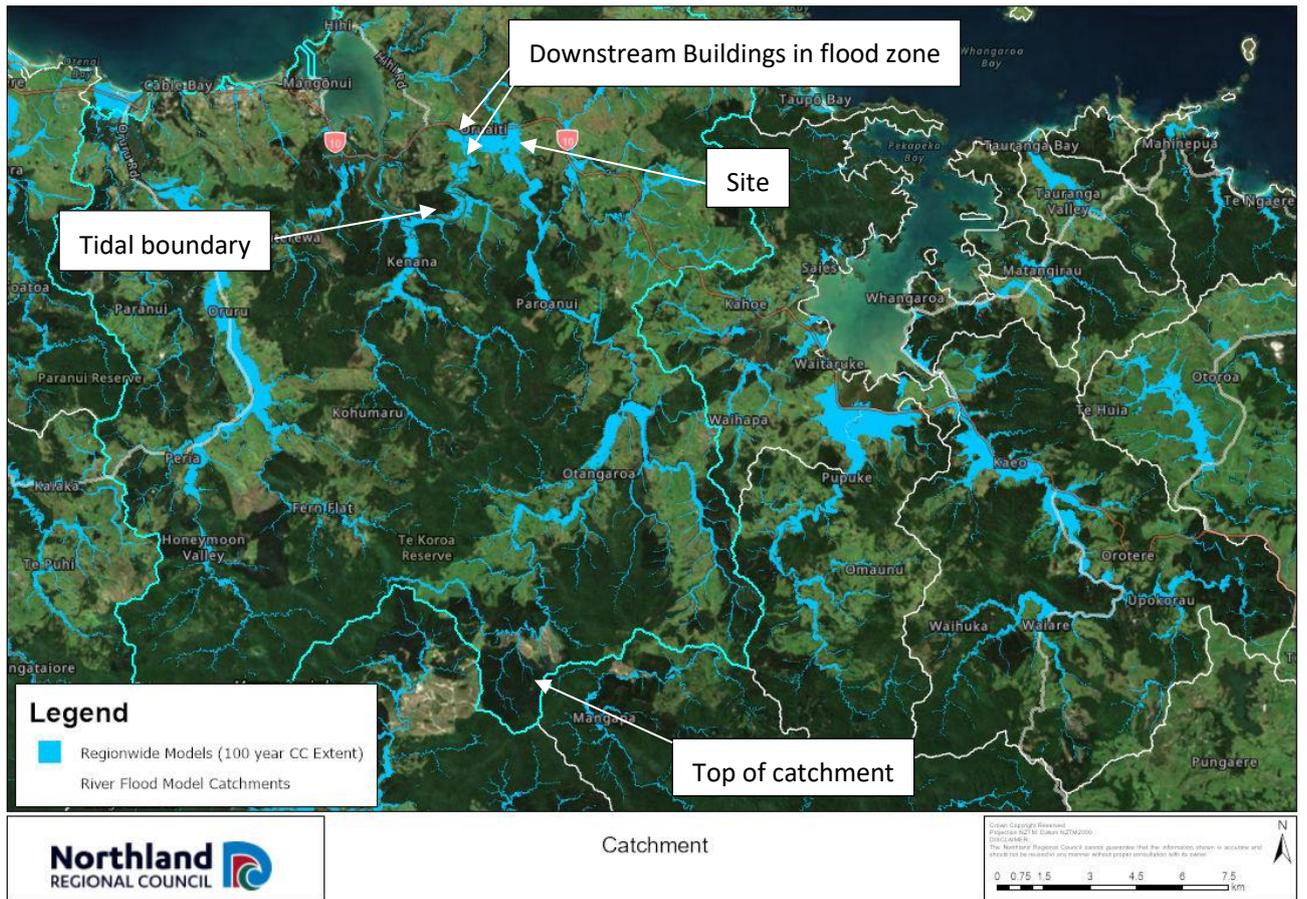


Figure 12 - Lot relevant to catchment

8.2 Regulatory Framework

8.2.1 Far North District Plan Provisions

The site is zoned as Rural Production. The relevant permitted activity rule for stormwater is as follows:

8.6.5.1.3 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

13.7.3.4 STORMWATER DISPOSAL

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

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

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

8.2.2 Regional Plan Provisions

Proposed Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10% Annual Exceedance Probability (AEP) or flooding of buildings on another property in a storm event of up to and including a 1% AEP.

8.2.3 Council Engineering Standards 2023

The FNDC Engineering Standards have recently been updated, and Council is encouraging their use. The pertinent sections relating to stormwater management are:

Chapter 4: Stormwater and Drainage

4.1.3 Performance Standards

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

4.1.6. Managing Effects of Land Use on Receiving Environments

Hydrological balance can be partly maintained by limiting the maximum rate of discharge and peak flood levels for post-development to that at pre-development levels and enabling infiltration to minimise impacts on base flow and ground water recharge.

Peak flow management can be achieved using detention storage, utilising extended duration, for the duration of a limited peak flow event. Therefore, in the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate. These constraints may be relaxed, subject to detailed assessments and hydrological/hydraulic modelling of the catchment being provided.

4.2.1. Discharge into a Stream or Watercourse

All new and existing discharges to an existing FNDC owned and / or maintained watercourse(s) located within approximately 500m require specific approval from the Stormwater Manager before proceeding with design details and, if approved, FNDC shall apply appropriate conditions to the discharge.

4.3.8. System Design

Table 4-1: Minimum Design Summary

Current rainfall (i.e. not climate change adjusted) shall be used for the following:

- Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for the following:

- Determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Flood Control (1% AEP event). Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

Flow attenuation (Attenuation of the 50% and 20% AEP events). Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release. Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

8.3 Impermeable Surfaces

The proposed subdivision provides for but does not include rural-residential / lifestyle development. It is anticipated that a house on lot 1 when built will be of a similar scale to the existing residential / lifestyle development in the area.

Typical impermeable surfaces once the lots are developed are estimated below.

Table 5 - Estimated Impermeable Surfaces

Proposed Lot	Area (Ha)	Existing Yarding / Driveway Area (m ²)	Future driveway (m ²)	Existing Roof Area (m ²)	Additional Future Roof Area (m ²)	Total Impermeable Surface Area (m ²)	Coverage	Activity Status
1	0.87	388	360	116	250	1114	12.8%	Permitted
2	19.87	1418	0	377	0	670	0.9%	Permitted

Anticipated impermeable surface coverage on both lots is not expected to exceed the 15% threshold permitted by the Operative District Plan rules.

8.4 Subdivision Stormwater Management

Stormwater management within the proposed subdivision is designed to control stormwater flows, reduce scour and ensure compliance with District and Regional Plan rules.

- To receive the maximum treatment benefits from overland flow stormwater runoff from developed surfaces will be discharged to ground on gentle slopes in a dispersive manner where it will be absorbed by the soils. During heavier rainfall events excess runoff will ultimately make its way to the Oruaiti River via the watercourse and natural flowpath which cross the property.
- Where considered necessary, stormwater dispersal may be achieved using an above ground Tee bar or Vegetated/Rigid Lip spreader bar device onto a gently sloping grassed or well vegetated surfaces. Refer standard details appended.
- For driveways we recommend grass lined swales with crossroad culverts at 100m intervals and/or natural low points as required.

8.5 Proposed Stormwater Management

Oruaiti River has a catchment length of approximately 25 km and is tidal over the last 5km. The site is less than 9km upstream of the tidal reach, which means it is located in the lower half of the river catchment. Applying Council Engineering Standards Table 4.1, stormwater attenuation is not required for a site located in proximity to the catchment outlet (i.e. lower half), discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows.

Residential development is not expected to result in contaminated stormwater runoff. By discharging concentrated flows to ground in a dispersive manner and making use of existing drains and flow paths, stormwater contamination can be avoided.

8.6 Assessment Criteria

Rule 13.8.1, In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.4 Stormwater Disposal.

Table 6 - Operative District Plan Section 13.7.3.4 assessment criteria

Subdivision Stormwater Disposal Assessment Criteria	Comment
(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).	All lots have adequate suitable area for the dispersal of collected stormwater.
(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.	Not applicable site is rural.
(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff	The lots are suitable for grass swales and to mitigate the effects of stormwater runoff. Retention ponds are not proposed.
(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.	Impermeable surfaces are not expected to exceed the permitted activity threshold. Furthermore, the site is in proximity to the outfall being less than 9km from the tidal reach. A detailed stormwater report is not considered necessary provided the stormwater controls given in the report are followed.
(e) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10,	The site is in proximity to the outfall being less than 9km from the tidal reach. Flow rate control is not required provided the controls given in the report are followed which have been based on Stormwater Management Devices in the Auckland Region GD01

<p>Stormwater Management Devices – Design Guidelines Manual” Auckland Regional Council (2003).</p>	<p>December 2017, which has superseded Technical Publication 10.</p>
<p>In considering a controlled (subdivision) activity application under Rule 13.7.3.4 the Council will restrict the exercise of its control to the following matters:</p> <p>(i) control of water-borne contaminants, litter and sediments;</p> <p>(ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council’s various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);</p> <p>(iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;</p> <p>(iv) the location, scale and construction of stormwater infrastructure;</p> <p>(v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area</p>	<p>Lifestyle lots are not expected to result in water-borne contaminants, litter or sediments. By discharging to ground within the lots in a dispersive manner these affects can be avoided.</p> <p>The increase in runoff from site development will be modest in comparison to the flowpath and tributary to the Oruaiti River that will be receiving the runoff.</p> <p>The effects of stormwater runoff will be mitigated by the adoption of guidance; Stormwater Management Devices in the Auckland Region GD01.</p> <p>The scale of stormwater infrastructure is expected to be modest and comprise swale drains and level spreaders or similar. Attenuation is not considered necessary as the site is in the lower part of the catchment.</p> <p>Local drainage or catchment management plans not available.</p>

Rule 13.7.3.4 references Technical Publication 10 which has now been superseded by Stormwater Management Devices in the Auckland Region GD01 December 2017 and refers to the Countryside Living suite of documents for rural development. GD01 identifies the key approach to managing the impact of stormwater and associated pollutants is to reduce the need through prevention and considers non-structural approaches to minimise the impacts of the development on stormwater. This standard is appropriate for the low-density rural development consider for this site.

Examples of non-structural approaches that can be adopted for this site are:

- Preserve and using existing site features such as watercourses, depressions, wetlands, vegetation and permeable areas that contribute to the current hydrological cycle balance.
- Reduce impervious surfaces by using pervious channels or infiltration practices, placing houses closer to the main roading network to minimise driveway lengths, shared ROWs, grass swales to encourage infiltration, pervious paving or gravel driveways and parking areas.

- Minimise site disturbance and bulk earthwork areas, particular areas that are to remain undeveloped and permeable. Earthwork compaction produces high strength, but higher density and reduced permeability which reduces infiltration and increases runoff.

9 Potable Water

9.1 Potable Water Supply

There is no public water supply available at the site. Domestic water supply may be provided for both lots by the spring in the east of Lot 2 or roof runoff collected in storage tanks.

9.2 Fire Fighting

Council Engineering Standards and Fire and Emergency NZ require a water supply that is adequate for firefighting purposes. Where there is no reticulated water supply, then each residential lot will be responsible for providing adequate on-site firefighting supply.

For a single-family home without a sprinkler system in a non-reticulated supply area, the New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 recommends a minimum firefighting water storage capacity of 45 m³ within 90 m of the dwelling, fitted with an adequate means for extracting the water from the tank.

9.3 Alternative to Fire Fighting Supply

The Code (SNZ PAS 4509:2008) specifically allows for alternative methods to be used in meeting the Code requirements, as long as there is approval from an appropriate person nominated by the NZFS National Commander. Clause 4.4 of the Code states that:

- Fire engineers or similar competent persons may use alternative methods to determine firefighting water supplies. To comply with this code of practice, such alternatives must be submitted for approval to the person(s) nominated by the National Commander. The person(s) so nominated will approve these cases on confirmation that the method and calculations used are correctly applied.
- Alternative methods will need to show that the calculated firefighting water supply makes allowances for tactical flow rates (that is, the amount needed above a theoretical amount to absorb the released heat for operational effectiveness).

The procedure to be followed in the case of an alternative fire-fighting supply is as follows:

- The competent person should submit a firefighting facilities checklist (FFFC), with a scale site map showing contours and proposed alternatives to Table 2 with rationale for assessment to NZFS.

If the proposed supply is approved by a nominated NZFS person, Council will accept the FFFC and compliance with the Code will be achieved.

NZFS considers that a 'one size fits all' volume is not appropriate in all circumstances. There are alternatives to firefighting couplings but firefighters are not expected to lift pumps or hoses onto the top of water tanks.

10 On-site Effluent Disposal

10.1 Regulatory Framework

10.1.1 Regional Plan

The discharge of wastewater effluent to land is regulated by the permitted activity Rule C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan specifies exclusion areas and set-back distances as follows:

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Additional requirements under the Rule also state:

- 1) The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
- 2) The volume of wastewater discharged does not exceed two cubic metres per day, and
- 4) the slope of the disposal area is not greater than 25 degrees, and
- 5) For wastewater that has received secondary treatment or tertiary treatment, it is discharged via:
 - a) a trench or bed system in soil categories 3 to 5 that is designed in accordance with Appendix L of AS/NZS 1547:2012; or
 - b) an irrigation line system that is dose loaded and covered by a minimum of 50mm of topsoil, mulch, or bark, and
- 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
 - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the

disposal area, and

e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or

f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark

The proposed disposal areas are not steeper than 10 degrees. However, we recommend that when using surface laid irrigation, lines be firmly pinned to the ground and where there is an up-slope catchment that generates stormwater runoff, a stormwater interception drain be installed and maintained to divert surface runoff away from the disposal area.

District Council requires at time of subdivision a suitable reserve area equal to one hundred percent of the effluent disposal area.

The following analysis ensures that future on-site wastewater disposal on each of the four vacant lots can comply with both the Operative District Plan and Regional Plan for Northland wastewater discharge rules.

10.1 Lot 1 Existing Wastewater System

Lot 1 has an existing wastewater treatment and disposal system serving the unconsented building. A TP58 design report was made available to us at time of writing and shows that the system had been sized for a 1-bedroom dwelling with a 3 person occupancy. According to the report the wastewater system comprised a 2,200 litre septic tank and standard disposal trenches.

The system was found to be in good working order with no olfaction smells or visible signs of surface breakout.

The treatment system and disposal trenches are situated further than 1.5m away from the nearest proposed boundary. A reserve area equal to 100% of the primary disposal area is available in compliance with NRC setbacks.

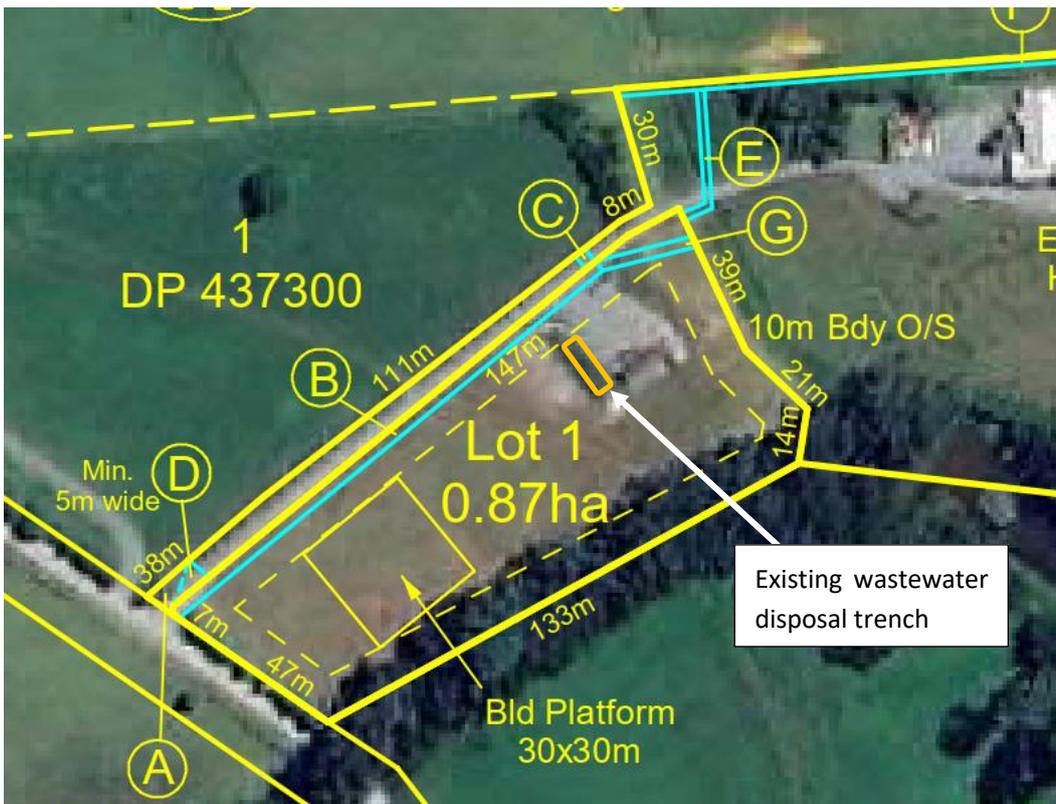


Figure 13 - Existing wastewater disposal location, proposed lot 1

10.2 Lot 1 Wastewater Assessment

An assessment for lot 1 wastewater is given for the identified buildable area.

10.2.1 Design Occupancy Rating

The onsite wastewater disposal for the proposed development of the lots has been assessed.

It has been assumed for the purpose of this site suitability report that lot 1 will contain a four-bedroom residential unit. In reference to TP58 Section 6.3.1, it is recommended that the design occupancy of six people is adopted for this report.

10.2.2 Design Flow Volumes

It is assumed that the proposed residential units will be designed with standard water reduction fixtures. AS/NZS1547 estimates wastewater generation for roof water collection supply properties with standard water reduction fixtures of 145 litres/person/day.

Total daily wastewater generation of the proposed development is calculated as follows:

$$\begin{aligned}
 \textit{Total daily wastewater generation} &= \textit{Daily occupancy number} \times \textit{design flow allowances} \\
 &= 6 \textit{ persons} \times (145 \textit{ litres/person/day}) \\
 &= \underline{\underline{870 \textit{ litres/day}}}
 \end{aligned}$$

Design flows of 870 litres per day for a four-bedroom household has been adopted for the purpose of this assessment.

10.2.3 Effluent Disposal

Setbacks listed at the start of this section will need to be adhered to, in particular; identified overland flow paths, boundaries and buildings.

10.2.4 Land Disposal System Sizing and Design

A suitable potential building area on site is available on elevated ground. With allowances for the required setback distances associated with the Regional Plan, there are various suitable effluent disposal locations.

Bases on our investigations of the site, we assess the soils as comprising a silty topsoil up to 150mm thick underlain by silt on the lower terrace. On the upper terrace topsoil is at least 150mm thick with a shallow hardpan directly underlying this. The disposal area is sized based on it being positioned on the upper terrace.

Due to the presence of the shallow hard pan, for wastewater purposes we categorised the soils as Category 5 – poorly drained, in accordance with AS/NZS 1547. This soil type supports a design irrigation loading rate (DIR) of 2mm/day for secondary treated effluent.

The total length of the trickle irrigation system required (UniBioline or similar) is calculated as follows:

$$\begin{aligned}
 \textit{Total area of dripper irrigation field} &= \frac{\textit{Total daily wastewater generation}}{\textit{Design irrigation rate}} \\
 &= 870/2 \\
 &= \underline{\underline{435 \textit{ m}^2}}
 \end{aligned}$$

The appended wastewater drawing indicates that there is suitable area available for the dripper fields plus 100% reserve area.

10.2.5 Treatment Plant Design Sizing

The naming of a proprietary secondary treatment plant will be decided by the new owner at the building consent stage, when the position and scale of the building are known.

The system is to meet the quality output of AS/NZS 1546.3: 2003, producing effluent of less than 20 g/m³ of 5-day biochemical oxygen demand (BOD₅) and no greater than 30 g/m³ total suspended solids (TSS) at the estimated wastewater generation rate for the proposed development.

10.2.6 Effects on Environment

It is not likely that any detectable environmental effects will arise from utilising trickle irrigation greater than 3.0 m from the disposal field. Use of the secondary treated effluent for trickle irrigation would enhance landscape vegetation growth particularly during the drier summer months. Considering the size of the assessed lots and the vegetation coverage, there is a negligible risk of off-site effects and cumulative effects.

To minimise any potential issues, regular inspections and servicing of the treatment plant and disposal field should be completed. Along with the appropriate inspections and approvals prior to plant commissioning.

The disposal field locations indicated by the appended drawings have taken into account the appropriate separation distances.

10.3 Lot 2 Existing Wastewater System

The Lot 2 existing wastewater treatment and disposal system was found to be in good working order with no olfaction smells or visible signs of surface breakout. The wastewater system onsite consists of a septic tank and shallow disposal trenches. The treatment system and disposal trenches are situated further than 1.5m away from the nearest boundary.

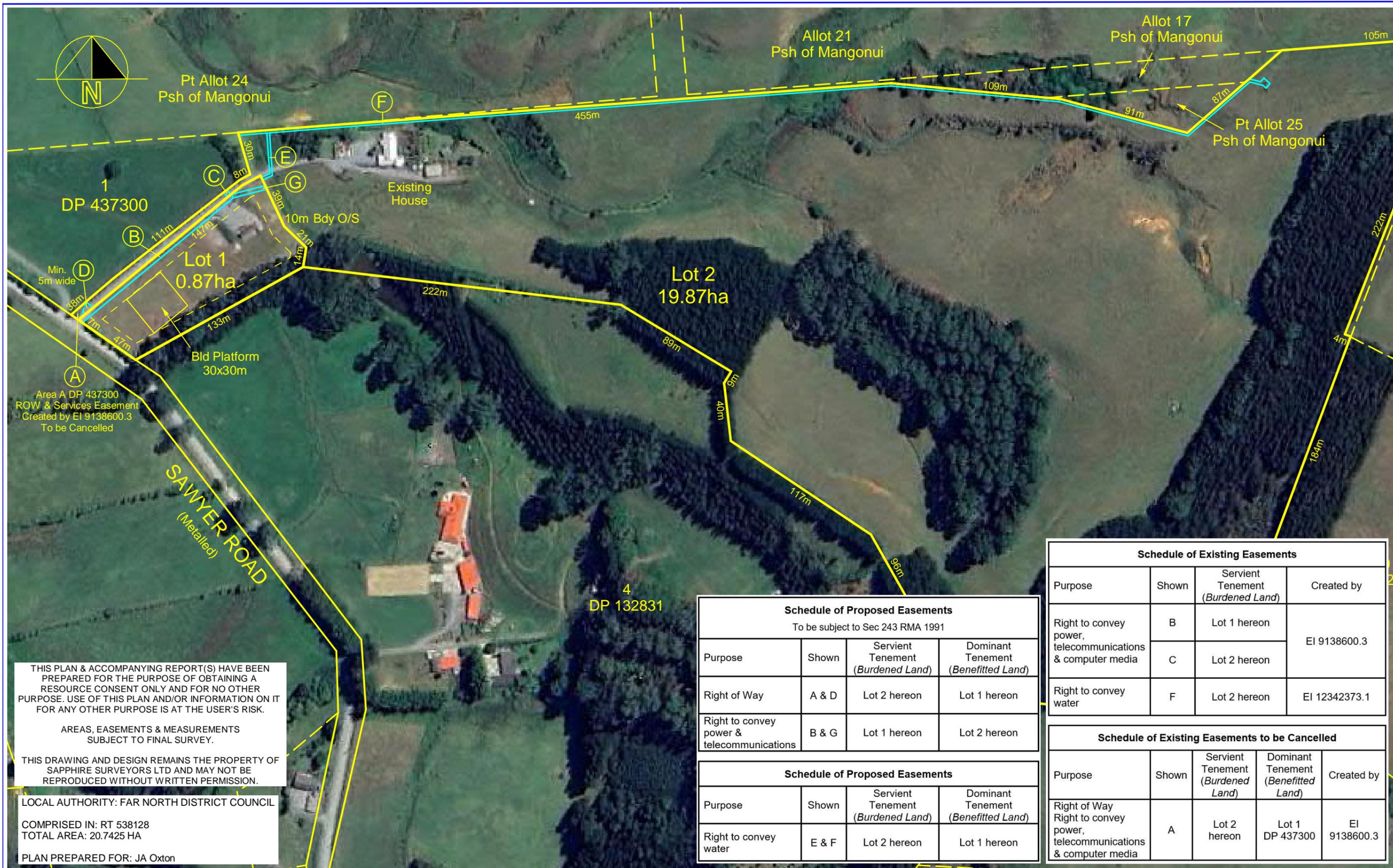


Figure 14 - Existing wastewater disposal location, proposed lot 2

Sufficient reserve area is available onsite for a 4 bedroom dwelling using the area calculations for lot 1.

Appendix A – Drawings

Drawing No.	Title	Scale
0140S	Proposed Subdivision of Lot 2 DP 437300, Sapphire Surveyors Limited, 05/03/2026	1:2500 @ A3
26 038-1	Haigh Workman Wastewater Plan	1:1,000



THIS PLAN & 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.

AREAS, EASEMENTS & MEASUREMENTS SUBJECT TO FINAL SURVEY.

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF SAPPHIRE SURVEYORS LTD AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
 COMPRISED IN: RT 538128
 TOTAL AREA: 20.7425 HA
 PLAN PREPARED FOR: JA Oxtan

Schedule of Proposed Easements			
To be subject to Sec 243 RMA 1991			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of Way	A & D	Lot 2 hereon	Lot 1 hereon
Right to convey power & telecommunications	B & G	Lot 1 hereon	Lot 2 hereon

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Created by
Right to convey power, telecommunications & computer media	B	Lot 1 hereon	EI 9138600.3
	C	Lot 2 hereon	
Right to convey water	F	Lot 2 hereon	EI 12342373.1

Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right to convey water	E & F	Lot 2 hereon	Lot 1 hereon

Schedule of Existing Easements to be Cancelled				
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)	Created by
Right of Way Right to convey power, telecommunications & computer media	A	Lot 2 hereon	Lot 1 DP 437300	EI 9138600.3



Sapphire Surveyors Ltd
 Surveyors & Land Development Specialists
 Doubtless Bay, NZ
 Ph. 09-406-0001
 info@sapphiresurveyors.co.nz

Proposed Subdivision of Lot 2 DP 437300
25 Sawyer Road, Mangonui

Surveyed:			Job Ref 0140S
Drawn:	WW	13/02/2026	
Version:	A		A3 1:2500
Status:	Final	05/03/2026	
Sheet:	1 of 1		



Legend

- Effluent disposal area
- 100% reserve area
- Existing wastewater disposal
- Proposed Site Boundaries

0 10 m 20 m
 LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Wastewater Plan		
Client: JA & YA Oxtou		Size: A3
Project: 25 Sawyer Road	Drawn: JCum	Drawing No.: 1
Date: 05-03-2026	Checked: TA	
Proj No: 26 038	Scale: 1:1000	Version: REV1

Appendix B – Borehole Logs

PO Box 89, 0245
 6 Fairway Drive
 Kerikeri, 0230
 New Zealand



Phone 09 407 8327
 Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH1

Hole Location: Refer to Site Plan

JOB No. 26 038

CLIENT: JA and YA Oxton **SITE:** 25 Sawyer Road, Mangonui
Date Started: 19.02.2026 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JCum
Date Completed: 19.02.2026 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** TA

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Topsoil SILT with minor fine sand, brownish grey, moist. 0.15m - Silty fine SAND, grey, moist.	0.0	TS					0 5 10 15 20
EOH - Refusal	0.5		Groundwater Not Encountered				
	1.0						
	1.5						
	2.0						
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL
 CLAY
 SILT
 SAND
 GRAVEL
 FILL

Corrected shear vane reading
 Remoulded shear vane reading
 Scala Penetrometer

Note: UTP = Unable To Penetrate. T.S. = Topsoil.
 Scala penetrometer testing not undertaken.
 Hand Held Shear Vane S/N:

PO Box 89, 0245
 6 Fairway Drive
 Kerikeri, 0230
 New Zealand



Phone 09 407 8327
 Fax 09 407 8378
www.haighworkman.co.nz
info@haighworkman.co.nz

Borehole Log - BH2

Hole Location: Refer to Site Plan

JOB No. 26 038

CLIENT: JA and YA Oxtan **SITE:** 25 Sawyer Road, Mangonui
Date Started: 19.02.2026 **DRILLING METHOD:** Hand Auger **LOGGED BY:** JCum
Date Completed: 19.02.2026 **HOLE DIAMETER (mm)** 50mm **CHECKED BY:** TA

Soil Description <small>Based on NZGS Logging Guidelines 2005</small>	Depth (m)	Geology	Graphic Log	Water Level	Sensitivity	Vane Shear and Remoulded Vane Shear Strengths (kPa)	Scala Penetrometer (blows/100mm)
Topsoil SILT, dark brown, moist.	0.0						0 5 10 15 20
0.15m - SILT, brown, moist, firm.				Groundwater Not Encountered			
	0.5						
SILT, light brown mottled orange brown, moist firm.							
	1.0						
	1.5						
	2.0						
EOH - Target depth							
	2.5						
	3.0						
	3.5						
	4.0						
	4.5						

LEGEND

TOPSOIL **CLAY** **SILT** **SAND** **GRAVEL** **FILL**

Corrected shear vane reading
 Remoulded shear vane reading
 Scala Penetrometer

Note: UTP = Unable To Penetrate. T.S. = Topsoil.
 Scala penetrometer testing not undertaken.
 Hand Held Shear Vane S/N:

Attachment 5

PROPOSED DISTRICT PLAN – DEVELOPMENT CONTROL CHECK S.86B OF THE RMA 1991

25 Sawyer Road - James & Yasmin Oxtan

Rule	Assessment
Hazardous Substances HS-R2, R5, R6, R9	The site does not contain, nor are any hazardous substance facilities proposed.
Heritage Area Overlays HA-R1 to R14 inclusive. HA S1 & S2	N/A as none apply to the application site.
Historic Heritage Rules and Schedule 2. Rules HH R1-R9 Inclusive.	N/A as the site does not have any identified (scheduled) historic heritage values.
Notable Trees NT R1 – R9 inclusive and NT S1 & S2	N/A – no notable trees present on the site.
Sites and Areas of Significance to Māori SASM R1 – R7 inclusive.	The PDP does not list any site or area of significance to Māori as being present on the site.
Ecosystems and Indigenous Biodiversity – IB-R1 to R5	No indigenous vegetation clearance is proposed.
Subdivision SUB R6, R13, R14, R15, R17.	The site contains no Heritage Resources, Scheduled Sites of Significance to Māori or a Scheduled Significant Natural Area within the PDP. No Environmental Benefit subdivision is proposed.
Activities on the Surface of Water ASW R1 – R4 inclusive.	N/A as no such activities are proposed.
Earthworks EW R12 & EW R13 and EWS3 & EWS5	EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. These are addressed in the earthworks methodology.
Signage – SIGN R9 & R10 and S1 to S6 Inclusive.	N/A – No heritage resources are present on the site and signage does not form part of this application.

Attachment 6

OPERATIVE DISTRICT PLAN – DEVELOPMENT CONTROL CHECK

25 Sawyer Road - James & Yasmin Oxton

Chapter / Rule	Compliance Statement
Chapter 12.1 - Landscapes and Natural Features	Does not apply as there is no landscape or natural feature overlay identified within the ODP maps applying to the site.
Chapter 12.2 Indigenous Flora and Fauna	Does not apply as there is no clearance of indigenous vegetation proposed.
Chapters 12.5, (5A) and (5B) Heritage	Does not apply as the site does not contain any heritage sites, notable trees, sites of cultural significance to Māori that are scheduled in the ODP. There are no recorded archaeological sites as shown on the NZAA Database on the site.
Chapter 12.7 Waterbodies	The subdivision does not include any buildings or other impermeable surfaces, nor on-site wastewater system, breaching the setback requirements specified in this chapter. Please refer to engineering report.
Chapter 12.8 Hazardous Substances	Does not apply as the activity being applied for is not a hazardous substances facility.
Chapter 12.9 Renewable Energy	Does not apply as the activity does not involve renewable energy.
Subdivision 13.6.5 Legal Road Frontage	The lots all have adequate legal frontage as shown on plan of subdivision.
13.6.8 Subdivision Consent before work commences	All necessary calculations and assessment of effects have been provided so that this subdivision consent application is deemed to include consent to excavate and fill land for access. No vegetation clearance is proposed. Please refer to the attached engineering report.
13.7.2 Allotment size	Complies with standards for RDA subdivision under Rule 13.7.2.1 (4)
13.7.2.2 Allotment Dimensions	30 metre by 30 metre building platforms are easily able to be accommodated within the lots proposed.
13.7.2.3 Amalgamation of Land	N/A
13.7.2.4 Lots Divided by Zone Boundaries	N/A
13.7.2.5 Outstanding Landscape, Outstanding Landscape Feature Or Outstanding Natural Feature	N/A as the ODP does not list any of these items on the site.
13.7.2.6 Access, Utilities, Roads, Reserves	N/A
13.7.2.7 Savings as to previous proposals	N/A
13.7.2.8 Proximity To Top Energy Transmission Lines	N/A
13.7.2.9 Proximity To The National Grid	N/A
13.7.3.1 Property Access	Complies - and as addressed under the Chapter 15 assessment below. See attached engineering report.

13.7.3.2 Natural And Other Hazards	Complies – see attached engineering report on s.106 matters.
13.7.3.3 Water Supply	Complies - Water supply will be via roof catchment and used for firefighting. See attached engineering report.
13.7.3.4 Stormwater Disposal	Complies – an engineering report from a Chartered Professional Engineer has been supplied.
13.7.3.5 Sanitary Sewage Disposal	Complies - a report from a Chartered Professional Engineer has been supplied.
13.7.3.6 Energy Supply	Complies - see correspondence from Top Energy confirming connections available.
13.7.3.7 Telecommunications	See correspondence from the telecommunications provider confirming connections are available. However, due to costs the Applicant will explore other options.
13.7.3.8 Easements For Any Purpose	Please refer to attached scheme plan.
13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes	N/A
13.7.3.10 Access To Reserves And Waterways	N/A
13.7.3.11 Land Use Compatibility	Conditions of consent are offered to address this issue if required.
13.7.3.12 Proximity To Airports	N/A
Chapter 14 Financial Contributions	No esplanade reserve or strip is offered is as part of this subdivision.
Chapter 15.1.6A.1 & 15.1.6A.2 & 15.1.6A.2.1 – Traffic Movements	The rules in Chapter 15.1.6A.1 & 15.1.6A.2 are clear that they are to be applied in conjunction with the Traffic Intensity Factor (“TIF”) Tables in Appendix 3A. These only apply to land use activities so are not relevant to the proposed subdivision.
15.1.6B - Parking Requirements	As above, these rules apply to land use activities and not subdivision.
Rule 15.1.6C.1.1 to 15.1.6C.1.11 inclusive. Access	Crossings can be formed to Council’s “Engineering Standards and Guidelines” (June 2004 – Revised 2009). General access standards can be complied with. The supplied engineering report addresses the access matters.
Chapter 8 – Rural Production Zone standards 8.6.5.1.1 Residential Intensity	One dwelling can be provided for on each of the proposed lots.
8.6.5.1.2 Sunlight	Complies - All structures will continue to comply post subdivision.
8.6.5.1.3 Stormwater Management	Complies - Approximately 1,114m ² / 12.8% of impermeable surface will be contained within Lot 1. This will comply with the maximum 15% impermeable surface requirement. Approximately 670m ² / 0.9% of impermeable surface will be contained within Lot 2. This will comply with the maximum 15% impermeable surface requirement. See engineering

	report for breakdown of calculations.
8.6.5.1.4 Setback From Boundaries	Complies – all existing buildings exceed a 10 metre setback from boundaries.
8.6.5.1.5 Transportation	Complies - See above.
8.6.5.1.6 Keeping Of Animals	N/A
8.6.5.1.7 Noise	N/A
8.6.5.1.8 Building Height	Complies - all existing buildings less than 12 metres in height.
8.6.5.1.9 Helicopter Landing Area	N/A
8.6.5.1.10 Building Coverage	Complies – Lot 1 will comply with this standard as the existing buildings will comprise some 366m ² of area (4%) and Lot 2 will contain 377m ² (0.001%) which is less than the maximum allowable 12.5% specified in the zone.
8.6.5.1.11 Scale Of Activities	N/A
8.6.5.1.12 Temporary Events	N/A

Attachment 7

Operative District Plan – Relevant Assessment Criteria

25 Sawyer Road - James & Yasmin Oxton

Restricted Discretionary Subdivision Consent : Matters for Discretion & Assessment Criteria

13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

Subdivision is a restricted discretionary activity where:

- (a) the minimum lot size is 12ha; or alternatively
- (b) a maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m² and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or alternatively
- (c) a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.

In considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under **13.8.1(a)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under **13.8.1(b)** or **(c)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
 - effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
 - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
 - the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

- (1) the matters listed in **13.7.3**;
- (2) the matters listed in **(i)** and **(ii)** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1 to 13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see **Chapter 15 Transportation**)

A controlled (subdivision) activity application must comply with rules for property access in **Chapter 15**, namely **Rules 15.1.6C.1.1 - 15.1.6C.1.11** (inclusive).

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.2** the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:

- (a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:
 - (i) erosion;
 - (ii) overland flow paths, flooding and inundation;
 - (iii) landslip;
 - (iv) rockfall;
 - (v) alluvion (deposition of alluvium);
 - (vi) avulsion (erosion by streams or rivers);
 - (vii) unconsolidated fill;
 - (viii) soil contamination;

- (ix) subsidence;
- (x) fire hazard;
- (xi) sea level rise

Provided that where **Coastal Hazard Maps** show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments (other than to facilitate the subdivision of land for the purposes of transfer to the Council) shall be a non-complying subdivision activity.

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (a) a lawfully established reticulated water supply system; or
- (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.3** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (ii) adequacy of water supplies, and access for fire fighting purposes;
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).
- (b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.
- (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.
- (d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "*Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual*" Auckland Regional Council (2003).

In considering a controlled (subdivision) activity application under **Rule 13.7.3.4** the Council will restrict the exercise of its control to the following matters:

- (i) control of water-borne contaminants, litter and sediments;
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;
- (iv) the location, scale and construction of stormwater infrastructure;
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.
- (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).

Note: Allotments include additional vacant sites on cross lease or unit titles.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.5** the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.

13.7.3.6 ENERGY SUPPLY

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.6** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.

13.7.3.7 TELECOMMUNICATIONS

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.7** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.8** the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) The need for easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings;
 - (v) other utilities.

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

Where any proposed allotment contains one or more of the following:

- (a) a Notable Tree as listed in **Appendix 1D**;
- (b) an Historic Site, Building or Object as listed in **Appendix 1E**;
- (c) a Site of Cultural Significance to Maori as listed in **Appendix 1F**;
- (d) an Outstanding Natural Feature as listed in **Appendix 1A**;
- (e) an Outstanding Landscape Feature as listed in **Appendix 1B**;
- (f) an archaeological site as listed in **Appendix 1G**;
- (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.

Council encourages permanent protection by:

- (i) a reserve or covenant under the Reserves Act;
- (ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (iii) a conservation covenant with the Department of Conservation or the Council;
- (iv) an open space covenant with the Queen Elizabeth II National Trust;
- (v) a heritaae covenant with the Heritaae New Zealand Pouhere Taonaa.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the Heritage New Zealand Pouhere Taonga and the Department of Conservation;
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions, to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.10** the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 LAND USE COMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). In considering a controlled subdivision activity under **Rule 13.7.3.11** the Council will restrict the exercise of its control to the following matters:

- (i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.7.3.12 PROXIMITY TO AIRPORTS

Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

Attachment 8

Fourth Schedule Assessment under Resource Management Act 1991

Compliance Check for Information Required

25 Sawyer Road - James & Yasmin Oxton

Clause 2 Information Required in all applications	
<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Paragraphs 2.1 to 2.3 of this Planning Report and attachments.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Paragraphs 4.3 to 4.11 of this Planning Report and attachments.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Paragraphs 1.3 to 1.16 of this report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	The application is for subdivision. No other breaches of the ODP have been identified. Please refer to Attachment 6.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is being sought for subdivision under the ODP only.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Paragraphs 6.0 to 6.6 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>	Refer to Paragraphs 5.0 to 5.30 of this Planning Report.
<i>(2) The assessment under subclause (1)(g) must include an assessment of the activity against—</i>	
<i>(a) any relevant objectives, policies, or rules in a document; and</i>	
<i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i>	
<i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	
<i>(3) An application must also include an assessment of the activity's effects on the environment that—</i>	
<i>(a) includes the information required by clause 6; and</i>	
<i>(b) addresses the matters specified in clause 7; and</i>	
<i>(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.</i>	

Clause 3. Additional Information Required in Some Applications

An application must also include any of the following that apply:

<p>a. <i>if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i></p> <p>b. <i>if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i></p> <p>c. <i>if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i></p>	<p>Please refer to Attachment 5 & 6.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>
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Clause 4 Additional Information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

<p>(a) the position of all new boundaries: (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan: (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips: (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips: (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A: (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A): (g) the locations and areas of land to be set aside as new roads.</p>	<p>Refer to Scheme Plan in Attachment 3.</p>
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Clause 6: Information required in assessment of environmental effects

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

<p>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report. The activity will not result in any significant adverse effect on the environment.</p>
<p>(b) an assessment of the actual or potential effect on the environment of the activity:</p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report.</p>
<p>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</p>	<p>Not applicable as the application does not involve hazardous installations.</p>
<p>(d) if the activity includes the discharge of any contaminant, a description of—</p>	<p>The subdivision does not involve any discharge of contaminant.</p>

<p><i>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</i></p> <p><i>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i></p>	
<p><i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i></p>	<p>Refer to Paragraphs 4.3 to 4.11 of this planning report and attachments.</p>
<p><i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i></p>	<p>Refer to Paragraphs 7.0 to 7.4 of this planning report. No affected persons have been identified.</p>
<p><i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i></p>	<p>No monitoring is required as the scale and significance of the effects do not warrant it.</p>
<p><i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i></p>	<p>No protected customary right is affected.</p>

Clause 7: Matters that must be addressed by assessment of environmental effects	
<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Paragraphs 4.3 to 4.11, and also to the assessment of objectives and policies in Paragraphs 5.0 to 5.21.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Paragraphs 4.3 to 4.11, and also to the assessment of objectives and policies Paragraphs 5.0 to 5.30. The site has no high or outstanding landscape or natural character values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Paragraphs 4.3 to 4.11. The subdivision has no effect on ecosystems or habitat as these matters can be addressed by conditions.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Paragraphs 4.3 to 4.11. The site has no aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing. SNA values can be protected by conditions of consent
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is located outside of the mapped flood hazard area as shown in the current GIS. Please refer to the attached engineering report. The proposal does not involve hazardous installations.

Attachment 9

Northland Regional Policy Statement – Objectives and Policies

Objective 3.6 - Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

- (a) Reverse sensitivity for existing:
 - (i) Primary production activities;*
 - (ii) Industrial and commercial activities;*
 - (iii) Mining*; or*
 - (iv) Existing and planned regionally significant infrastructure; or**
- (b) Sterilisation of:
 - (i) Land with regionally significant mineral resources; or*
 - (ii) Land which is likely to be used for regionally significant infrastructure.**

**Includes aggregates and other minerals.*

Objective 3.13 - Natural Hazard Risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

- (a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;*
- (b) Becoming better prepared for the consequences of natural hazard events;*
- (c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;*
- (d) Not compromising the effectiveness of existing defences (natural and man-made);*
- (e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and*
- (f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.*
- (g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.*

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

- (a) Primary production activities in primary production zones (including within the coastal marine area);*
- (b) Commercial and industrial activities in commercial and industrial zones;*
- (c) The operation, maintenance or upgrading of existing or planned¹³ regionally significant infrastructure¹⁴; and*
- (d) The use and development of regionally significant mineral resources¹⁵.*

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

- (a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;*
- (b) Minimising any increase in vulnerability due to residual risk;*
- (c) Aligning with emergency management approaches (especially risk reduction);*
- (d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and*
- (e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.*

Attachment 10

Operative District Plan - Subdivision Objectives and Policies

Objectives

- 13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.
- 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.
- 13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.
- 13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.
- 13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.
- 13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.
- 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.
- 13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).
- 13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.
- 13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

Policies

- 13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:
 - (a) natural character, particularly of the coastal environment;
 - (b) ecological values;
 - (c) landscape values;
 - (d) amenity values;
 - (e) cultural values;
 - (f) heritage values; and
 - (g) existing land uses.
- 13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.
- 13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

- 13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.
- 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.
- 13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.
- 13.4.7 That the need for a financial contribution be considered only where the subdivision would:
- (a) result in increased demands on car parking associated with non-residential activities; or
 - (b) result in increased demand for esplanade areas; or
 - (c) involve adverse effects on riparian areas; or
 - (d) depend on the assimilative capacity of the environment external to the site.
- 13.4.8 That the provision of water storage be taken into account in the design of any subdivision.
- 13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.
- 13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.
- 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.
- 13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.
- 13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:
- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
 - (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
 - (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
 - (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer **Chapter 2** and in particular **Section 2.5** and Council's "*Tangata Whenua Values and Perspectives*" (2004);

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

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

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

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

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;

(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

Operative District Plan – Rural Production Zone Objectives & Policies

Objectives

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 8.3.5 To protect outstanding natural features and landscapes.
- 8.3.6 To avoid actual and potential conflicts between land use activities in the 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.
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

Policies

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.
- 8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.
- 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.
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).
- 8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

- 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.

Attachment 11

Proposed District Plan – Objectives and Policies

Objectives – Rural Production Zone

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

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.

Policies Rural Production Zone

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- a. enabling primary production activities as the predominant land use;
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

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.

RPROZ-P5 - Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

RPROZ-P6 - 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:
 - i. the type of farming proposed; and
 - ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- c. provides for rural lifestyle living unless there is an environmental benefit.

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Objectives – 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-O2

Subdivision provides for the:

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

SUB-O3

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

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4

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

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying waterbodies.

Subdivision - Policies

SUB-P1

Enable boundary adjustments that:

- a. do not alter:
 - i. the degree of non compliance with District Plan rules and standards;
 - ii. the number and location of any access; and
 - iii. the number of certificates of title; and
- b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

SUB-P2

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

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-P5

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

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

SUB-P6

Require infrastructure to be provided in an integrated and comprehensive manner by:

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

SUB- P7

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

SUB-P8

Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
- b. will not result in the loss of versatile soils for primary production activities.

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-P10

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

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.

Objectives - Natural Hazards

NH-O1

The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.

NH-O2

Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.

NH-O3

New infrastructure is located outside of identified natural hazard areas unless:
it has a functional or operational need to be located in that area;
it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and
adverse effects resulting from that location on other people, property and the environment are mitigated.

NH-O4

Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies - Natural Hazards

NH-P2

Manage land use and [subdivision](#) so that [natural hazard](#) risk is not increased or is mitigated, giving consideration to the following:

- a. the nature, frequency and scale of the [natural hazard](#);
- b. not increasing [natural hazard](#) risk to other people, property, [infrastructure](#) and the [environment](#) beyond the [site](#);
- c. the location of [building](#) platforms and vehicle access;

- d. the use of the [site](#), including by [vulnerable activities](#);
- e. the location and types of [buildings](#) or [structures](#), their design to mitigate the [effects](#) and risks of [natural hazards](#), and the ability to adapt to long term changes in [natural hazards](#);
- f. [earthworks](#), including excavation and fill;
- g. location and design of [infrastructure](#);
- h. activities that involve the use and storage of hazardous substances;
- i. aligning with emergency management approaches and requirements;
- j. whether mitigation results in transference of [natural hazard](#) risk to other locations or exacerbates the [natural hazard](#); and
- k. reduction of risk relating to existing activities.

NH-P3 Take a precautionary approach to the management of [natural hazard](#) risk associated with land use and [subdivision](#).

NH – P5 Require an assessment of risk prior to land use and [subdivision](#) in areas that are subject to identified [natural hazards](#), including consideration of the following:

- a. the nature, frequency and scale of the [natural hazard](#);
- b. the temporary or permanent nature of any adverse [effect](#);
- c. the type of activity being undertaken and its vulnerability to an event, including the [effects](#) of climate change;
- d. the consequences of a [natural hazard](#) event in relation to the activity;
- e. any potential to increase existing risk or creation of a new risk to people, property, [infrastructure](#) and the [environment](#) within and beyond the [site](#) and how this will be mitigated;
- f. the design, location and construction of [buildings](#), [structures](#) and [infrastructure](#) to manage and mitigate the [effects](#) and risk of [natural hazards](#) including the ability to respond and adapt to changing hazards;
- g. the [subdivision/site](#) layout and management, including ability to access and exit the [site](#) during a [natural hazard](#) event; and .
- h. the use of natural features and natural buffers to manage adverse [effects](#).

NH – P6 Manage land use and [subdivision](#) in [river flood hazard areas](#) to protect the subject [site](#) and its development, and other property, by requiring:

- a. subdivision applications to identify [building](#) platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event;
- b. a minimum freeboard for all [buildings](#) designed to accommodate [vulnerable activities](#) of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new [buildings](#);
- c. commercial and industrial [buildings](#) to be constructed so they will not be subject to material damage in a 1 in 100 year flood event;
- d. [buildings](#) within a 1 in 10 Year [River Flood Hazard Area](#) to be designed to avoid material damage in a 1 in 100 year flood event;

- e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event;
- f. [earthworks](#) (other than [earthworks](#) associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year [River Flood Hazard area](#);
- g. the capacity and function of [overland flow paths](#) to convey [stormwater](#) flows safely and without causing damage to property or the [environment](#) is retained, unless sufficient capacity is provided by an alternative method; and
- h. the provision of safe vehicle access within the [site](#)

NH P8 - Locate and design [subdivision](#) and land use to avoid [land](#) susceptible to [land](#) instability, or if this is not practicable, mitigate risks and [effects](#) to people, [buildings](#), [structures](#), property and the [environment](#).

Attachment 12



Top Energy Limited

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FAX +64 (0)9 407 0611

16 February 2026

Neil Mumby
Cable Bay Consulting Ltd

Email: neil.mumby@cablebayconsulting.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Jim Oxtan – 25 Sawyer Road, Mangonui. Lot 3 DP 132831.

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

Top Energy's requirement for this subdivision is nil and advises that proposed Lot 1, 2 & 3 have an existing power supply.

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



Chorus 11510796 : We can service your development

From Chorus Property Development Do Not Reply <npdnoreply@chorus.co.nz>

Date Tue 17/02/2026 11:38 AM

To npdnoreply@chorus.co.nz <npdnoreply@chorus.co.nz>



Hi

Development address: 25 Sawyer Road , Mangonui, Far North District, 0494

This email is to confirm that Chorus can provide our fibre network to your development. An indicative cost for the work we would need to do (noting that this excludes costs for any work you may be required to do inside the site boundary) is presented in the below notes:

A high level estimate to extend our fibre network to your development is in excess of \$100,000 Incl. GST.

Please note: The communications technology available to serve customers in our rural areas is rapidly changing. Copper is no longer the only option for customers, and is in some cases, not the best option.? New Zealand runs on fibre, and the UFB roll-out has gone past 87 per cent of Kiwis. We would like to extend fibre further to enable more Kiwis to receive the best technology available. We will not be investing in extending the copper network further.

If you would like this formalised into a quote, then please [log in to your account](#) and let us know. If you need to amend the connection numbers or provide updated plans, you can also do that via your account.

Chorus New Property Development Team

Please do not reply to this email as this inbox is not monitored. For any follow up queries please visit www.chorus.co.nz/develop-with-chorus or [log in to your account](#). If you do not yet have an account with us, you will need to [create an account](#) to view your job progress and documentation.

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Attachment 13