



Office Use Only

Application Number:

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

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

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

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

1. Pre-Lodgement Meeting

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

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

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

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

3. Would you like to opt out of the Fast Track Process? Yes/ No

4. Applicant Details:

Name/s: G. Moir

Electronic Address for Service (E-mail):

Phone Numbers:

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

Post Code:

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

Name/s: Donaldson's Surveyors Ltd

Electronic Address for Service (E-mail): micah@donaldsons.net.nz

Phone Numbers: Work: 09-4079182 Home:

Postal Address: PO Box 211, Kerikeri 0245

Post Code:

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

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

Name/s: Greg Moir

Property Address/
Location: 40 Silkwood Lane, Kerikeri

7. Application Site Details:

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

Site Address/
Location: 40 Silkwood Lane, Kerikeri

Legal Description: Lot 1 DP 351178 & Lot 24 DP 572115

Val Number:

Records of Title: RT 1038403
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

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

Is there a dog on the property? Yes/ No

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

8. Description of the Proposal:

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

Proposed subdivision to create one additional lot in the Rural Living zone

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

9. Would you like to request Public Notification?

Yes/No

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

Building Consent (BC ref # if known) Regional Council Consent (ref # if known)

National Environmental Standard consent Right of Way Section 348 LGA

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

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

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)

yes no don't know
Exempt as production land

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

yes no don't know

Subdividing land

Changing the use of a piece of land

Disturbing, removing or sampling soil

Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application. See within the planning report

13. Billing Details:

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

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

Donaldson's Surveyors Limited

Email:

Postal Address:

Phone Numbers:

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

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

Name:

Signature:

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

Date: 15 November 2023

14. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

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

Name: Micah Donaldson _____ (please print)

Signature:  _____ (signature) Date: 15 November 2023 _____

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

Checklist (please tick if information is provided)

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

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

Digital Applications may be submitted via E- mail to: Planning.Support@fndc.govt.nz

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE



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




R. W. Muir
Registrar-General
of Land

Identifier 1038416
Land Registration District North Auckland
Date Issued 04 May 2022

Prior References

209715 209716

Estate Fee Simple
Area 3.1046 hectares more or less
Legal Description Lot 24 Deposited Plan 572115 and Lot 1
Deposited Plan 351178

Registered Owners

Interests

Appurtenant hereto is a right to drain water specified in Easement Certificate D203729.5 - 10.10.1997 at 1.10 pm
Subject to a right to drain water over Lot 1 DP 351178 marked B on DP 351178 specified in Easement Certificate
D574439.7 - 25.1.2001 at 9.00 am

Appurtenant to part Lot 1 DP 351178 formerly Lot 27 DP 203527 is a right to drain water specified in Easement Certificate
D574439.7 - 25.1.2001 at 9.00 am

The easements specified in Easement Certificate D574439.7 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to drain water over Lot 1 DP 351178 marked A on DP 351178 in favour of Far North District
Council created by Transfer D683957.4 - 26.2.2002 at 9.00 am

The easements created by Transfer D683957.4 are subject to Section 243 (a) Resource Management Act 1991
7285088.3 Mortgage of Lot 1 DP 351178 to ASB Bank Limited - 21.3.2007 at 9:00 am

12370541.3 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling part of the easement
condition on plan DP 203527 described in Easement Certificate D574439.7 - 4.5.2022 at 11:56 am

12370541.4 Surrender of the right to drain water as to part marked B on DP 203527 specified in Easement Certificate
D574439.7, appurtenant to part Lot 1 DP 351178 formerly Lot 27 DP 203527 - 4.5.2022 at 11:56 am

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (see DP 572115)

12370541.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.5.2022 at 11:56 am (affects Lot
24 DP 572115)

Subject to a right (in gross) to drain water over Lot 1 DP 351178 marked C and over Lot 24 DP 572115 marked F all on
DP 572115 in favour of Far North District Council created by Easement Instrument 12370541.12 - 4.5.2022 at 11:56 am

The easements created by Easement Instrument 12370541.12 are subject to Section 243 (a) Resource Management Act
1991

Land Covenant (in gross) in favour of Far North District Council created by Covenant Instrument 12370541.15 affecting
part marked W on DP 572115 over Lot 24 DP 572115 - 4.5.2022 at 11:56 am

Donaldson's Surveyors Limited

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PLANNING REPORT

PROPOSED SUBDIVISION

G. MOIR, SILKWOOD LANE, KERIKERI

Date: 15 November 2023

Reference: 8407



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INTRODUCTION

The owner of Lot 1 DP-351178, Greg Moir, seeks Resource Consent to subdivide his property located off the end of Silkwood Lane, Kerikeri, to create 1 additional lot.

Proposed Lot 1 = 7613m²

Proposed Lot 2 = 2.15ha

The application seeks two amalgamation conditions, one to cancel an existing amalgamation (ref 1642500) and the other to create the replacement amalgamation joining proposed Lot 2 with existing Lot 24 DP-572115.

The proposed allotment sizes uphold the Controlled Activity standards under the Rural Living zone standards of the Far North District Plan and the Rural Residential standards of the Proposed District Plan.

SITE DESCRIPTION

The properties legal reference:

Appellation: Lot 1 DP-351178 & Lot 24 DP 572115

Registered Owners: Gregory Moir & David Horrell

Computer Freehold Register: 1038416

Total Area: 3.1046 ha

Lot 1 DP 351178 is located off the end of Silkwood Lane and Lot 24 DP 572115 is located alongside Lone Gum Lane, both approximately 3km from Kerikeri Township.

Lot 24 DP 572115 is a small area of vacant residual land having an area of 1851m², and this does not affect or form part of the subdivision proposal other than its continued amalgamation.

Lot 1 DP 351178 has an existing private driveway extending to the northwest off Silkwood Lane that leads to an established residence.

The subdivision leaves Lot 1 with the existing residence. The site has landscaped grounds supporting privacy and amenity value, situated offset at the head of a gully where there is a fabricated pond. The pond overflows a concrete crossing located at the end of the existing access formation, before dispersing into the natural gully.

Proposed Lot 2 is vacant with a northeastern facing aspect having various building site options. The contour near the site periphery falls at a moderate grade of 1:3 and is covered predominantly in grass.

Silkwood Lane forms part of a string of lifestyle/residential lots branching off Waipapa Road, and the proposed subdivision forms a minor extension to this existing theme.



To the south of the application site, the existing allotments are largely all developed, to the west is the Waterfall Lane which is developed with 3000m² allotments, and to the east the recently created 3000m² allotments on DP 572115 (Lone Gum Lane). To the north is the natural feature of Waipapa River.

There is a recreational reserve to the east of Lot 3 as described Lot 23 DP-204963.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991 and consent to subdivide is requested pursuant to Section 88 RMA. The following assessment is required to demonstrate compliance with provisions applicable to the activity and its status under the District Plan.

SCHEDULE 4

A Resource Consent application for a subdivision activity must include the following; outlining aspects of relevance to the proposed activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

5 Purpose

(1)

The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2)

In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The application site is well removed from its natural state, being used as a lifestyle block from residual land of former development creating Silkwood Lane & Lone Gum Lane.

There are no specific natural and physical resources of importance.

There is an existing water feature (Pond) which serves to improve stormwater management through absorption and evaporation processes, all of which reduce discharge volumes particularly after dry spells, and the overflow is formed as a scour proof concrete spillway.

Lots 1 & 2 are well positioned and capable of further utilization in accordance with the subject Rural Living zone, without causing any depletion to bush or waterways.

Access to both lots is already in place, not to require any earthworks.

Lot 1 with an established driveway, and Lot 2 accessible via Lone Gum Lane.

Matters of national importance

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

The subdivision is possible without any significant impacts on wetlands, lakes or rivers. The impact on the coast is nil.

There are no known natural features worthy of protection.

The existing recreation Reserve (Lot 23 DP-204963) forms a narrow strip of land extending out to the southeast from the southern extent of proposed Lot 2, being assessable from Silkwood Lane and via legal road adjoining Lone Gum Lane. This achieves a level of amenity protection, and open space.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

There are no known outstanding natural features or landscapes.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

There are no known areas of significant vegetation or habitats of indigenous fauna.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga:

In reference to the Ngati Rehia Hapu Management Plan it notes their main issues of concern relate to water quality and fragmentation of indigenous vegetation, concerns they seek to strongly protect and achieve improvements.

The subdivision proposal and consequential future house construction on Lot 2 does not pose any direct conflict with those concerns. There is no vegetation clearance or significant earthworks required. Effluent disposal is required to be of higher quality treatment through secondary treatment processes.

There is no influence on Fisheries.

Ngati Rehia notes it is not by nature anti-development but that development must not be at the degradation or loss of their heritage, culture or the environment. Silkwood Lane is considered a location that supports further development and is not recorded under the district plan as an area of cultural or heritage significance.

The proposal overall is considered sufficiently low impact, and in line with promoting the existing (rural residential) environment.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

The proposal is considered to adequately uphold all aspects without causing unreasonable adverse effects.

The subdivision is not necessarily enhancing amenity values, but it is considered to align with the intentions of the Rural Living zone guidelines by promoting the layout of the immediate vicinity. Improved amenity values are anticipated as Lot 2 is developed / occupied in the future, likened to the existing allotments along Silkwood Lane.

Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi

The proposal does not contradict the Treaty of Waitangi's interpretations and intentions.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard:*
- (ii) other regulations:*
- (iii) a national policy statement:*
- (iv) a New Zealand coastal policy statement:*
- (v) a regional policy statement or proposed regional policy statement:*
- (vi) a plan or proposed plan;*

Under various headings following, the application covers all relevant provisions including, the Far North District Plan, National Environmental Standards, and Regional Policy Statements. There are no other relevant provisions.

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

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

CLAUSE 6

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

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

The intended use of the vacant site would be to establish a family residence proving unlikely to cause any degree of degradation. The impact of subdividing the property presents no unreasonable adverse effects on flora or fauna and is zoned accordingly.

Comparative to the wider environment with its high density housing the proposal rests as a low impact subdivision with minimal environmental impact.

The proposal presents no conflict with those surrounding land use activities.

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

There are no apparent adverse environmental effects arising from the subdivision activity, and cumulative effects associated with residential living, generally result in impacts from effluent discharge, stormwater increases, traffic movements, noise, and visual effect from structures.

All those effects are considered adequately understood with no specific requirement to initiate further investigation.

Development effects are controlled by way of the Rural Living zone guidelines.

The level of effects are considered adequately understood and less than minor.

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

Not applicable.

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

Effluent disposal would uphold high standards in accordance with TP-58 to ensure compliance with the Northland Regional Water and Soil Plan.

Effluent disposal standards would also be registered on a consent notice to inform future landowners of their responsibilities to install secondary treatment wastewater systems for any new habitable building.

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

There are no issues to address.

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

The proposed lots uphold the Controlled activity standards, and there are no effects occurring to trigger mandatory neighbours' approval, consultation or notification.

- (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:*

No monitoring necessary.

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

No concern.

(2)

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

This is covered under the heading 'Northland Regional Policy Statement' below.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

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

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

The proposal is considered to promote the Rural Living zone guidelines and surrounding land use, without unreasonable effects to concern the wider community including social and economic or cultural aspects.

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

No concern.

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

The subdivision does not result in any habitat disturbance. The anticipated future building activity is within an area of land with easy contour, cleared, and services in close proximity.

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

The values outlined are not seen to be depleted in this instance.

There is no influence on Fisheries.

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

Stormwater and sewage are the main discharges and these both present a standard level of effects through use of best practice as described under their respective headings 'Chapter 13 assessment',

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

To the best of our knowledge there are no concerns.

In summary, the proposal is considered an activity that provides for the landowner's social and economic wellbeing, whilst serves to support the wider community through engagement of consultants, contractors and potential release of residential land for future housing development.

Overall, this proves possible without causing any significant adverse effects contrary to the purpose and principles of the Resource Management Act 1991.

CONSULTATION

The effects were considered less than minor not to require consultation.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents guidelines for the northland region but has limited relevance to this designated development zone.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to or impact on ecosystems. The site already has the base infrastructure in proximity, and the other lot is already developed.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The subdivision activity is small-scale absent of any unreasonable adverse effects on the environment. The vicinity at large has been tagged for residential living purposes and accordingly the activity promotes the subject environment whilst contributing to social and economic wellbeing.

The allotment areas capture land that is not worthy of production based activity.

The proposal is not seen to clash with the Regional Policy Statement and therefore should be assessed under Resource Consent on an enabling basis.

NATIONAL ENVIRONMENTAL STANDARDS

The property is not considered to be subject the NES for assessing and managing contaminants in soil to protect human health 2011, to warrant a Preliminary site Investigation Report for potential soil contamination.

The subdivision and sites future development does not require vegetation removal or cause an impact on vegetation, not to concern National Policy Statement for Indigenous Biodiversity 2023.

There are no known wetlands within 100m of future impermeable surfaces or 10m of any earthworks, not to concern the National Policy Statement for Freshwater Management 2020.

There are no other national environmental standards applicable to the application site and subdivision activity.

DISTRICT PLAN

The property is located in the Rural Living zone and is not listed as having any Outstanding Landscape.

OBJECTIVES AND POLICIES (*Subdivision*)

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

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

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.

The proposal is considered to correlate with and uphold the intensions of the subdivision objectives and policies.

ALLOTMENT SIZES 13.7.2

(Table 7)

Status	Rural Living Zone (Far North District Plan)
Controlled Activity	<i>The minimum lot size is 4,000m² (with provision for stormwater and wastewater disposal as a necessary part of the application).</i>
Discretionary Activity	<i>The minimum lot size is 3,000m² (with provision for stormwater and wastewater disposal as a necessary part of the application).</i>

Lot 1 = 7613m²
Total area 2.1582 ha

Lot 2 = (2.15ha) + Lot 24 DP-572115 (0.1851ha)

The proposed allotment sizes are compliant with the Controlled Activity standards.

Effluent disposal and stormwater aspects have been addressed as outlined under assessment criteria below.

All lots have suitable width to incorporate a 30m x 30m allotment shape parameter including 3-metre setbacks.

RURAL LIVING ZONE

ASSESSMENT CRITERIA CHAPTER 13 FAR NORTH DISTRICT PLAN

**ALLOTMENT SIZES AND DIMENSIONS
 13.7**

Access

Access is off the end of Silkwood Lane, where a formed entrance and access leads to the existing residence on Lot 1.

Lot 2 would gain access via legal road extending from Lone Gum Lane.

Parking and manoeuvring are not issues and the access formation is up to standard not to require upgrading. The number of traffic movements along the private driveway to Lot 1, with a single residential unit would be 10 one-way movements compliant with Chapter 15 Transportation standards.

Hazards

Lot 2 is subject to flooding along Waipapa River margins. This does not affect likely building sites. There are no other known hazards.

Water Supply

Potable water is easily obtainable through roof surface catchment and storage in water tanks.

Fire fighting water supplies are available from the existing fire hydrant at the end of Silkwood Lane, and the other along Lone Gum Lane, being within 130-metres from the anticipated future buildings on Lot 2 and the existing residence on Lot 1. Compliant.

Stormwater

Lot 1 has a feature pond 370m² that under normal rain events attenuates stormwater before discharging to the gully below. The outlet box culvert takes 130lt/sec before backing up and over topping the crossing. There is no attenuation design, it simply serves as a form of detention.

Lot 1 would have an impermeable surface cover of 9.7%. Compliant.
All surfaces form existing use rights, not to require further assessment.

Stormwater management is not necessary given there is no risk to life or property within the immediate lower catchment gully, and the current impermeable surface cover upholds permitted activity guidelines.

Sewage

Wastewater disposal was been assessed under previous cover during the building consent process that established the dwelling on Lot 1 without concern.

Lot 2 has ample area and various building locations; accordingly, it is suggested that a wastewater assessment be deferred to the future building consent stage specific to a future house design and occupancy capacity. This can be administered within a consent notice to be registered on the title of Lot 2.

Power & Telecommunication

Power and telephone connections exist on Lot 1 and would be installed to the boundary of Lot 2 under consent conditions as required.
Consultation with Top Energy Ltd and Chorus NZ Ltd are described as attached.

Easements - Covenants - Amalgamation Conditions

All existing easements are for purpose of drainage rights in favour of FNDC as detailed on the scheme plan.

There are no proposed easements.

Proposed Consent Notice schedule pursuant to Section 221 RMA, may include:

- 1 - Effluent disposal requirements

Proposed amalgamation condition includes:

- 1) *Cancellation of amalgamation condition pursuant to Section 241(3) RMA; referenced 1642500.*
- 2) *Creating amalgamation pursuant to Section 241(1) RMA: That Lot 2 hereon be held with Lot 24 DP-572115, and that one Record of Title be issued to include both parcels.*

Preservation

There are no known natural features considered worthy of protection.

RURAL LIVING ENVIRONMENT

The existing residence on Lot 1 continues to comply with all permitted activity standards as described following.

ENVIRONMENTAL OUTCOMES EXPECTED

8.7.2.1 A Rural Living Zone where residential living on small rural lots is compatible with those other rural activities that have an emphasis on production rather than lifestyle.

8.7.2.2 A Rural Living Zone where the controls on the activities ensure a high standard of privacy and amenity for residential activities.

8.7.2.3 A Rural Living Zone where activities are self-sufficient in terms of water supply, sewerage and drainage, while not causing adverse effects on the environment.

The scale of the proposal and nature of the subject site upholds environmental outcomes expected.

OBJECTIVES AND POLICIES

8.7.3.1 To achieve a style of development on the urban periphery where the effects of the different types of development are compatible.

8.7.3.2 To provide for low density residential development on the urban periphery, where more intense development would result in adverse effects on the rural and natural environment.

8.7.4.2 That the Rural Living Zone be applied to areas where existing subdivision patterns have led to a semi-urban character but where more intensive subdivision would result in adverse effects on the rural and natural environment.

8.7.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space, and where a reticulated sewerage system is not provided, sufficient land for on-site effluent disposal.

8.7.4.4 That no limits be placed on the types of housing and forms of accommodation in the Rural Living Zone, in recognition of the diverse needs of the community.

8.7.4.5 *That non-residential activities can be established within the Rural Living Zone subject to compatibility with the existing character of the environment.*

8.7.4.6 *That home-based employment opportunities be allowed in the Rural Living Zone.*

The objectives and in particular the policies provide a strong indication that the Rural Living zone is intended for absolute diversification with no limits placed on housing type or form of accommodation and that non-residential activity can also establish in this zone.

The subdivision effects are well placed with growth expectations, and with the actual use of Lot 1 as residential activity, the effects are deemed low impact.

The proposal is not considered to introduce any disconnect with the existing environment, and accordingly promotes the nature of the surrounding land uses with less than minor effects.

Zone rules

8.7.5.1 PERMITTED ACTIVITIES

8.7.5.1.1 RESIDENTIAL INTENSITY - Complies

8.7.5.1.2 SCALE OF ACTIVITIES - Not applicable

8.7.5.1.3 BUILDING HEIGHT - Existing Use Rights.

8.7.5.1.4 SUNLIGHT -Complies from proposed boundary.

8.7.5.1.5 STORMWATER MANAGEMENT - Complies at 9.7%

8.7.5.1.6 SETBACK FROM BOUNDARIES - Complies from proposed boundary.

8.7.5.1.7 SCREENING FOR NEIGHBOURS - Not applicable.

8.7.5.1.8 TRANSPORTATION - There is no shared access, and the existing access arrangement complies with standard transportation requirement including Appendix 3A - 3D.

8.7.5.1.9 HOURS OF OPERATION - Not applicable.

8.7.5.1.10 KEEPING OF ANIMALS - Not applicable.

8.7.5.1.11 NOISE - Not applicable.

8.7.5.1.12 HELICOPTER LANDING AREA - Not applicable.

8.7.5.1.13 BUILDING COVERAGE - Complies at 2.7%

NATURAL AND PHYSICAL RESOURCES

There is no vegetation clearance or any earthworks required.

SUMMARY

In summary, the subdivision proves to be in line with the principles and purpose of the Resource Management Act without causing unreasonable environmental effects that conflict with National Environmental Standards and Policy Statements.

The subdivision status upholds less than minor effects, in accordance with the intentions of the Rural Living zone and overall transitioning rural environment. Relevant objectives and policies align with the subdivision outcomes and expectations under the controlled activity provisions.

PROPOSED DISTRICT PLAN

The site is located in the Rural Residential Zone (RRZ) under the Proposed District Plan and is affected by the hazard overlay for flooding (10 & 100 year events).

The zone rules have limited legal effect, and are shown to distinguish uniformity with relevant objectives and policies.

The role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. The Rural Residential zone is located on the fringe of the District's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle and Horticulture zones.

Objectives

RRZ-O1 *The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.*

RRZ-O2 *The predominant character and amenity of the Rural Residential Zone is maintained and enhanced, which includes:*

- a. peri-urban scale residential activities;*
- b. small-scale farming activities with limited buildings and structures;*
- c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle Zones; and*
- d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.*

RRZ-O3 *The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.*

RRZ-O4 *Land use and subdivision in the Rural Residential zone:*

- a. maintains rural residential character and amenity values;*
- b. supports a range of rural residential and small-scale farming activities; and*
- c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.*

Policies

RRZ-P1 *Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential Zone, while ensuring their design, scale and intensity is appropriate, including:*

- a. rural residential activities;*
- b. small-scale farming activities;*
- c. home business activities;*
- d. visitor accommodation; and*
- e. small-scale education facilities.*

RRZ-P2 *Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential Zone including:*

- a. activities that are contrary to the density anticipated for the Rural Residential Zone;*
-

b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and
c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement Zone.

RRZ-P3 *Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other nonproductive activities on primary production activities in adjacent Rural Production Zones and Horticulture Zones.*

RRZ-P4 *Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:*

a. telecommunications:

i. fibre where it is available;

ii. copper where fibre is not available;

iii. copper where the area is identified for future fibre deployment.

b. local electricity distribution network.

The subdivision proposal is consistent with the objectives and policies without being repugnant to their intent.

Existing Land Use Activity (Lot 1)

RRZ-R1 New buildings or structures, and extensions or alterations to existing buildings or structures

RRZ-S1 Maximum height

RRZ-S2 Height in relation to boundary

RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins)

RRZ-S4 Setback from MHWS; and

RRZ-S5 Building or structure coverage.

The building activity is either exempt from assessment due to existing use rights pursuant to Section 10 RMA or the proposed boundary does not cause any breach to the rules.

RRZ-R2 Impermeable surface coverage

The impermeable surface coverage of any site is no more than 12.5% or 2,500m², which ever is lesser.

The site coverage is 9.7% and therefore complies.

RRZ-R3 Residential activity

PER-1

The site area per residential unit is at least 4,000m².

Compliant.

RRZ- R4 - RRZ-R23

Not applicable.

Standards

The proposal is not subject to any of the Standards, either by default, having no legal effect or are not applicable.

District Wide Matters

Provisions under earthworks and natural hazards have immediate legal effect.

Other aspects with immediate legal effect include heritage, ecosystems and indigenous biodiversity, however are not considered applicable to the site.

Overview

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

Objectives

EW-01

Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, coastal marine area, public safety, surrounding land and infrastructure.

EW-02

Earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils.

EW-03

Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

The subdivision does not require any earthworks and any future works would be addressed at the building consent stage.

Natural Hazards

Overview

The District is affected by natural hazards. These are natural processes that become a hazard when they affect people, property, infrastructure or the wider environment.

Natural hazards include those that occur frequently such as flooding, coastal erosion and inundation, and land instability; and those natural hazards that occur less frequently including wildfires, tsunamis, high winds and droughts.

River Flooding Hazards

Within areas of flooding, coastal erosion and coastal inundation mapped by the Northland Regional Council and included in the District Plan maps as follows:

Flood Hazard Areas

1 in 10 Year River Flood Hazard Area - the area potentially susceptible to river flooding in a 10% Annual Exceedance Probability (AER) / 10Yr Average Return Interval (ARI) storm event.

1 in 100 Year River Flood Hazard Area - the area potentially susceptible to river flooding in a 1% AEP / 100Yr ARI storm event plus climate change.

Lot 2 is subject to river flooding but has this natural occurrence has no impact on likely building sites.

Objectives

NH-01

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.

The subdivision does not increase the effects of flooding. The site currently is entitled to create a second residential unit within the area of Lot 2, and all existing infrastructure either upholds permitted site coverage standards or is deemed permitted under existing use rights.

There are future building sites on Lot 2 that are well elevated away from the flood margins.

There is no requirement therefore for any stormwater management or cause for concern regarding health and safety.

NH-02

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.

There is no increased risk to life or property as a result of subdividing, and there are no existing risks that would benefit mitigating.

Policies

NH-P3

Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.

No concern, the subdivision can be supported without being negligent to a precautionary approach.

NH-P4

Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised or degraded.

No concern both lots upholds the permitted activity standards.

Subdivision

Subdivision is the process of dividing an allotment or building into one or more additional lots or units or changing an existing boundary location. The way an allotment is subdivided, including its size and shape is important as it not only determines the quality and character of development, but it also impacts on surrounding sites and the future use of the land. Subdivision affects the natural and physical environment and introduces long-term development patterns that are unlikely to be reversed.

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

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

SUB-O2 Subdivision provides for the:

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

SUB-P3 Provide for subdivision where it results in allotments that:

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

The proposal is considered to accord with the objectives and policies under the subdivision standards.

Rules

SUB-R3 Subdivision of land to create a new allotment

CON-1

1. The subdivision complies with standards:

SUB-S2 Requirements for building platforms for each allotment;

SUB-S3 Water supply;

SUB-S4 Stormwater management;

SUB-S5 Wastewater disposal;

SUB-S6 Telecommunications and power supply;

SUB-S7 Easements for any purpose;

CON-2

1. The subdivision complies with standards:

SUB-S1 Minimum allotment sizes

SUB-S8 Esplanades

The subdivision rules do not currently have legal effect.

Summary of Proposed District Plan

The proposed District Plan has limited legal effect, and those standards applicable all prove to have effects less than minor not to require further assessment.

The proposal is considered to accord with relevant objectives and policies under the proposed district plan.

CONCLUSION

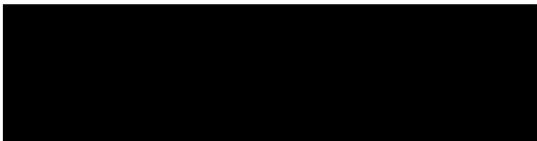
The subject site presents no vulnerable environmental characteristics and the subdivision activity does not cause degradation to the wider environmental components.

The subdivision is consistent with the Rural Living zone objectives and policies, whilst demonstrating that the level of effects are less than minor.

The proposal is not deemed contrary to the higher planning documents, the Northland Regional Policy Statement, and has demonstrated consistency with National policy statement framework.

The subdivision is considered to uphold Part 2, Purpose and Principles under the Resource Management Act 1991 (*if required to be considered*), and outlines sufficient information to meet the requirements of Clause 6 and 7 of the assessment of environmental effects.

In consideration of the overall planning framework, the application is recommended to local authority for approval with standard conditions of consent.



Micah Donaldson
MNZIS - Assoc.NZPI - RPSURV

DONALDSONS
Land / Engineering Surveyors and Development Planners



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2180670-RMAVAR/B
Survey Number	LT 572115	Survey Purpose	LT Subdivision
Surveyor Reference	7767	Land District	North Auckland
Surveyor	Aaron Robert Donaldson		
Surveyor Firm	Donaldsons		
Dataset Description	Lots 2 - 24 being a Subdivision of Lot 2 DP 351178 and Easement over Lot 1 DP 351178		

TA Certificates

I hereby certify that plan LT 572115 was approved by the Far North District pursuant to section 223 of the Resource Management Act 1991 on the 25th day of March 2022

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 572115

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition(s) set out hereon

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Far North District has revoked the conditions as to the creation of the Easement marked C on Plan DP 351178 over Lot 2 Plan DP 351178 (209716) appurtenant to Lot 15 Plan DP 204963 (NA132C/188), Lot 16 DP 204963(NA132C/182), Lot 17 DP 204963(NA132C/183), Lot 19 DP 204963 (NA132C/185), Lot 20 DP 204963(NA132C/186), Lot 21 DP 204963(NA132C/187), Lot 23 DP 204963 (NA132C/189) & Lot 1 DP 351178 (209715)

That Lot 24 Plan DP 572115 (1038416) be transferred to the owner of Lot 1 Plan DP 351178 (209715) and that one Record of Title be issued to include both parcels. See 1642500

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Far North District has revoked the conditions as to the creation of the Easement marked E on Plan DP 351178 over Lot 2 Plan DP 351178 (209716) appurtenant to Lot 10 Plan DP 194449 (NA123A/937) & Lot 11 DP 194449 (NA123A/938)

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Far North District has revoked the conditions as to the creation of the Right to drain water marked F on Plan DP 351178 over Lot 2 Plan DP 351178 (209716) appurtenant to Far North District Council

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Far North District has revoked the conditions as to the creation of the Right to drain water marked G on Plan DP 351178 over Lot 2 Plan DP 351178 (209716) appurtenant to Far North District Council

Signature

Signed by Patrick John Killalea, Authorised Officer, on 25/03/2022 03:41 PM

*** End of Report ***

Chorus New Zealand Limited

10 November 2023

Chorus reference: 10657754

Attention: Donaldson's Surveyors Ltd

Quote: New Property Development

1 connections at 40 Silkwood Lane , Kerikeri, Far North District, 0230

Your project reference: 8407 Moir

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
---------------	--------

The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 10 November 2023. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

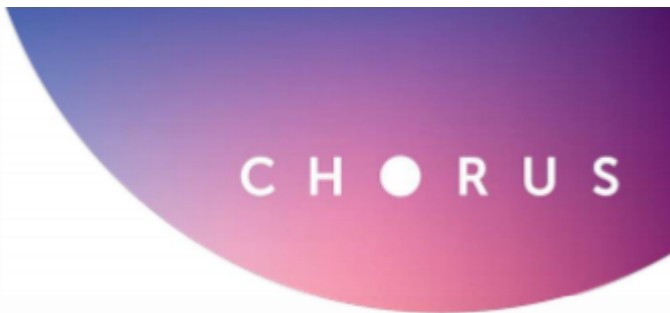
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team



DONALDSONS

REGISTERED LAND SURVEYORS

8407

15 November 2023

Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Sir/Madam

PROPOSED SUBDIVISION

G. MOIR, 40 SILKWOOD LANE, KERIKERI

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

- Application Form & Deposit \$2900
- Planning Report
- Record of Title
- Top Energy Ltd & Chorus NZ Ltd comments
- Effluent assessment
- Scheme Plan – Subdivision

Yours faithfully

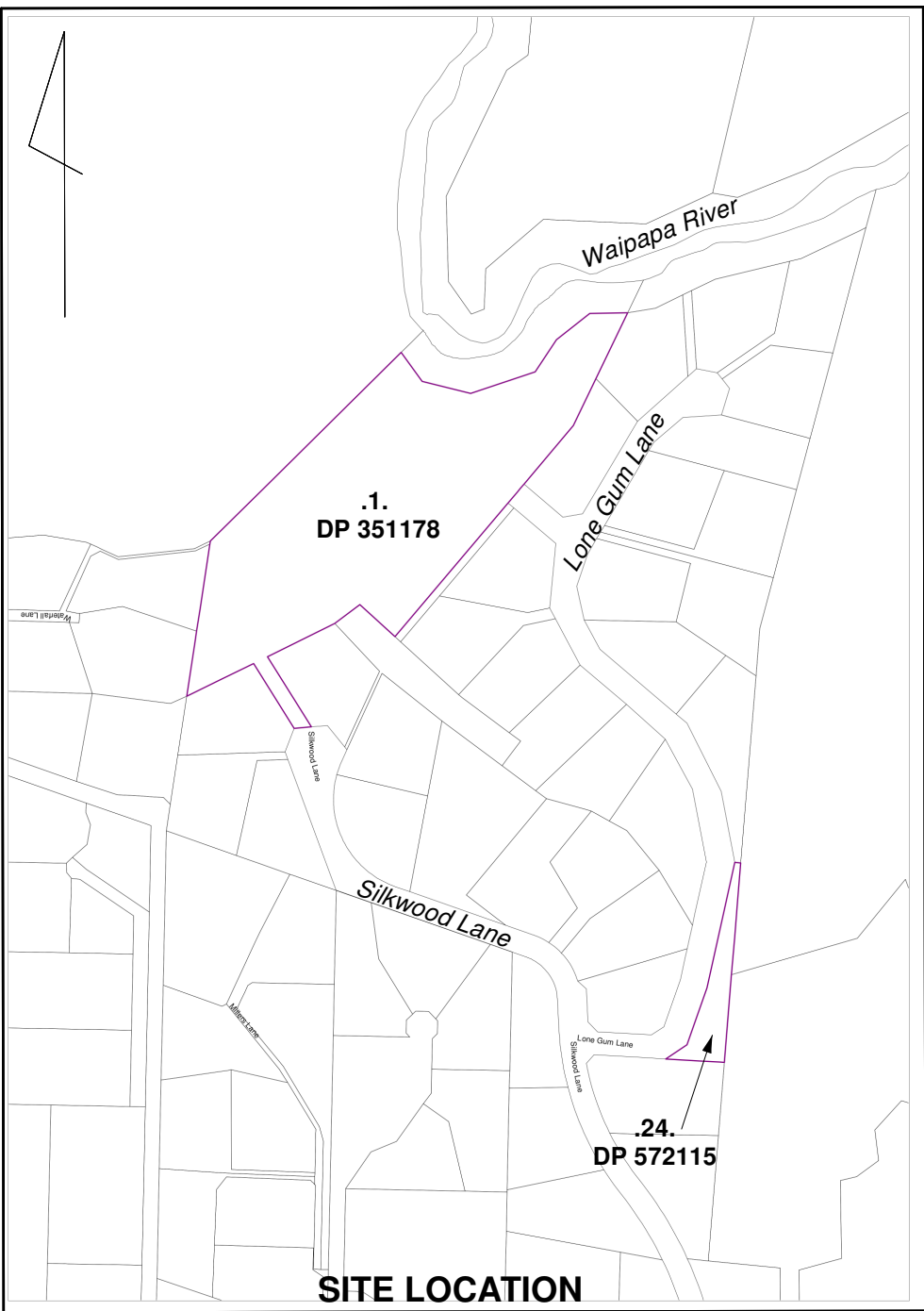
Micah Donaldson
MNZIS - Assoc. NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



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



Existing Easement

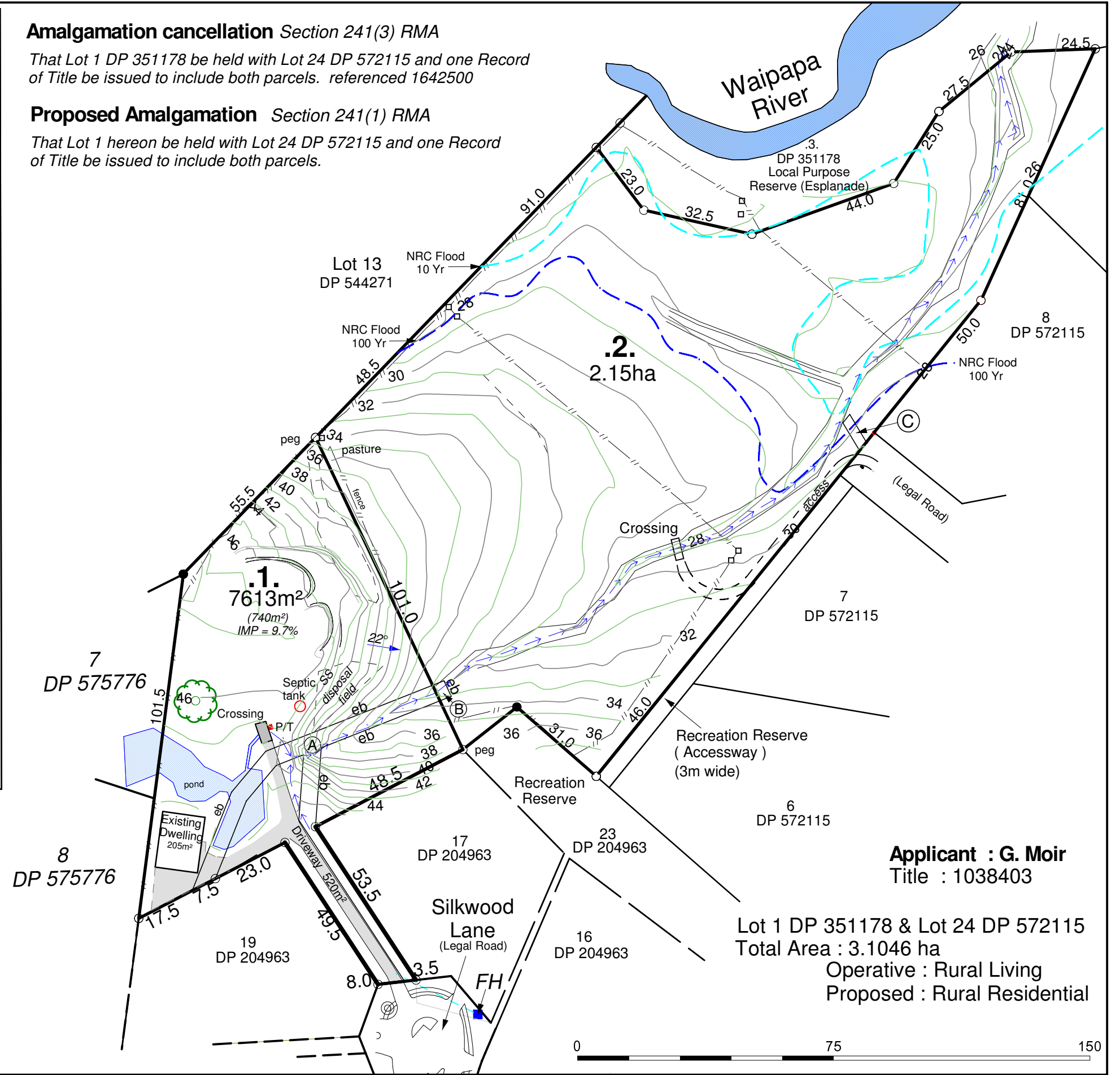
Purpose	Burdened	Shown	Benefited / Doc. (FNDC in Gross)
Right to drain water	Lot 1	A	D683957.4
	Lot 2	B	D574439.7
	Lot 2	C	27.DP 203527 (LOT1) (FNDC - In Gross) EI 12370541.12

Amalgamation cancellation Section 241(3) RMA

That Lot 1 DP 351178 be held with Lot 24 DP 572115 and one Record of Title be issued to include both parcels. referenced 1642500

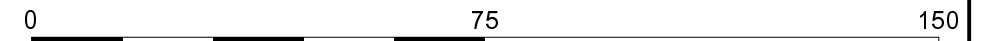
Proposed Amalgamation Section 241(1) RMA

That Lot 1 hereon be held with Lot 24 DP 572115 and one Record of Title be issued to include both parcels.



Applicant : G. Moir
Title : 1038403

Lot 1 DP 351178 & Lot 24 DP 572115
Total Area : 3.1046 ha
Operative : Rural Living
Proposed : Rural Residential



Contour interval : 1.0 m

Scale @ A3 : 1:1250
Dir: 8407- schemeplan4_1 - dg
Date : Nov. 2023



Title Plan - DP 572115

Survey Number DP 572115
Surveyor Reference 7767
Surveyor Aaron Robert Donaldson
Survey Firm Donaldsons
Surveyor Declaration I Aaron Robert Donaldson, being a licensed cadastral surveyor, certify that--
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and
(b) the survey was undertaken by me or under my personal direction.
Declared on 21 Apr 2022 03:31 PM

Survey Details

Dataset Description Lots 2 - 24 being a Subdivision of Lot 2 DP 351178 and Easement over Lot 1 DP 351178
Status Deposited
Land District North Auckland
Submitted Date 21/04/2022
Survey Class Class A
Survey Approval Date 22/04/2022
Deposit Date 04/05/2022

Territorial Authorities

Far North District

Comprised In

RT NA123A/939
RT NA123A/940
RT NA131A/569
RT 209716
RT 209715

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area G Deposited Plan 572115	Easement		
Area P Deposited Plan 572115	Easement		
Area Q Deposited Plan 572115	Easement		
Lot 2 Deposited Plan 572115	Fee Simple Title	0.3514 Ha	1038398
Lot 3 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038399
Lot 4 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038400
Lot 5 Deposited Plan 572115	Fee Simple Title	0.3001 Ha	1038401
Lot 6 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038402
Lot 7 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038403
Lot 8 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038404
Lot 9 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038405
Lot 10 Deposited Plan 572115	Fee Simple Title	0.3001 Ha	1038406
Lot 11 Deposited Plan 572115	Fee Simple Title	0.3045 Ha	1038407
Lot 12 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038408
Lot 13 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038409
Lot 14 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038410



Title Plan - DP 572115

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 15 Deposited Plan 572115	Fee Simple Title	0.3337 Ha	1038411
Lot 16 Deposited Plan 572115	Fee Simple Title	0.3043 Ha	1038412
Lot 17 Deposited Plan 572115	Fee Simple Title	0.3227 Ha	1038413
Lot 18 Deposited Plan 572115	Fee Simple Title	0.3000 Ha	1038414
Lot 19 Deposited Plan 572115	Fee Simple Title	0.3232 Ha	1038415
	Road	1.0533 Ha	
Lot 21 Deposited Plan 572115	Vesting on Deposit for Local Purpose Reserve	0.3274 Ha	1068511
Lot 22 Deposited Plan 572115	Vesting on Deposit for Recreation Reserve (Territorial Authority)	0.0567 Ha	1068512
Lot 23 Deposited Plan 572115	Vesting on Deposit for Local Purpose Reserve	0.0309 Ha	1068513
Lot 24 Deposited Plan 572115	Fee Simple Title	0.1851 Ha	1038416
Area A Deposited Plan 572115	Easement		
Area B Deposited Plan 572115	Easement		
Area C Deposited Plan 572115	Easement		
Area D Deposited Plan 572115	Easement		
Area E Deposited Plan 572115	Easement		
Area F Deposited Plan 572115	Easement		
Area J Deposited Plan 572115	Easement		
Area K Deposited Plan 572115	Easement		
Area L Deposited Plan 572115	Easement		
Area M Deposited Plan 572115	Easement		
Area N Deposited Plan 572115	Easement		
Area O Deposited Plan 572115	Easement		
Area W Deposited Plan 572115	Covenant - Land		
Area X Deposited Plan 572115	Covenant - Land		
Area Y Deposited Plan 572115	Easement		
Area Z Deposited Plan 572115	Covenant - Land		
Total Area		<hr/> 7.1934 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Survey Number

LT 572115

Territorial Authority (the Council)

Far North District

Memorandum of Easements

Last Edited: 11 Mar 2022 09:51:55

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Benefited Land</u> <u>(Dominant Tenement)</u>
Right of way, right to convey electricity, telecommunications & water	A	Lot 15	Lot 17
	B	Lot 17	Lot 15
Right to drain water	J	Lot 19	Lot 18
	K	Lot 17	Lot 16, Lot 18, Lot 19
	L	Lot 15	Lot 14, Lot 16, Lot 17, Lot 18, Lot 19
	M	Lot 13	Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19
	N	Lot 12	Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19
	O	Lot 11	Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19
	P	Lot 15	Lot 14
	Q	Lot 17	Lot 16
G	Lot 21	Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19	

Memorandum of Easements in Gross

Last Edited: 03 Mar 2022 12:23:32

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Grantee</u>
Right to drain water	C	Lot 1 DP 351178	Far North District Council
	F	Lot 24	Far North District Council

Schedule of Easements

Last Edited: 13 Jan 2022 15:35:36

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Benefited Land</u> <u>(Dominant Tenement)</u>
Right to drain water	E, Y	Lot 3	Lot 12 DP 194449, Lot 13 DP 194449, Lot 14 DP 203527

Schedule of Existing Easements

Last Edited: 13 Jan 2022 16:22:30

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right to drain water	D	Lot 3	EC D435858.4

Schedule of Existing Easements to be Surrendered

Last Edited: 13 Jan 2022 16:19:22

<u>Purpose</u>	<u>Shown</u>	<u>Burdened Land</u> <u>(Servient Tenement)</u>	<u>Creating Document Reference</u>
Right to drain water	C on DP 351178	Lot 2 DP 351178	EC D574439.7
	E on DP 351178	Lot 2 DP 351178	EC D574439.7
	F on DP 351178	Lot 2 DP 351178	TE D574439.8
	G on DP 351178	Lot 2 DP 351178	TE D257019.6
	G on DP 351178	Lot 2 DP 351178	TE D203729.6

Schedule / Memorandum

Land Registration District

North Auckland

Survey Number

LT 572115

Territorial Authority (the Council)

Far North District

Covenants to be Revoked

Last Edited: 13 Jan 2022 16:24:57

Shown

Esplanade Strip
DP 351178

Creating Document Reference

C232 D034488.5

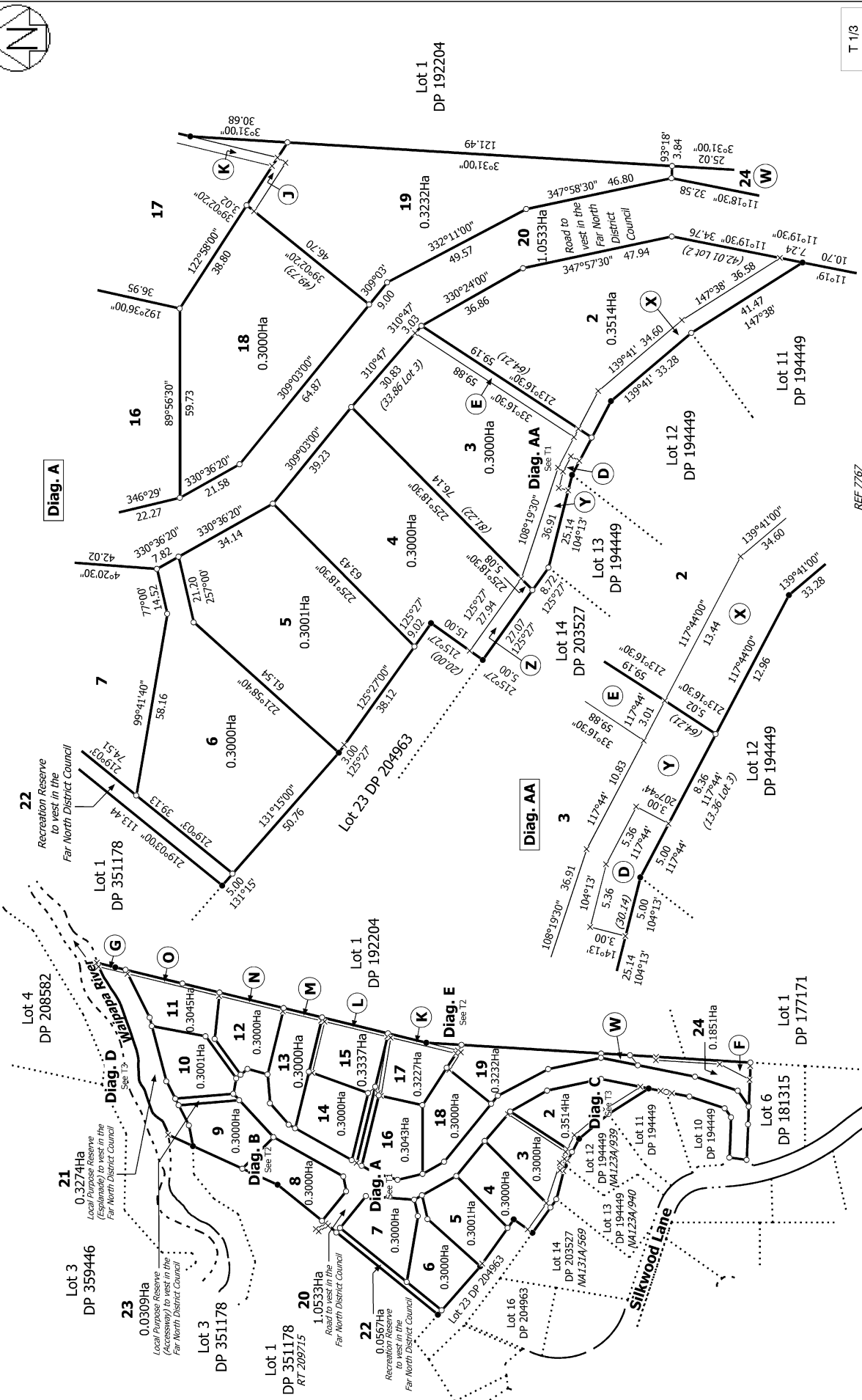
Notes

Last Edited: 20 Jan 2022 09:58:35

Proposed Covenants:

Area shown W to be subject to a land covenant (Future Road)

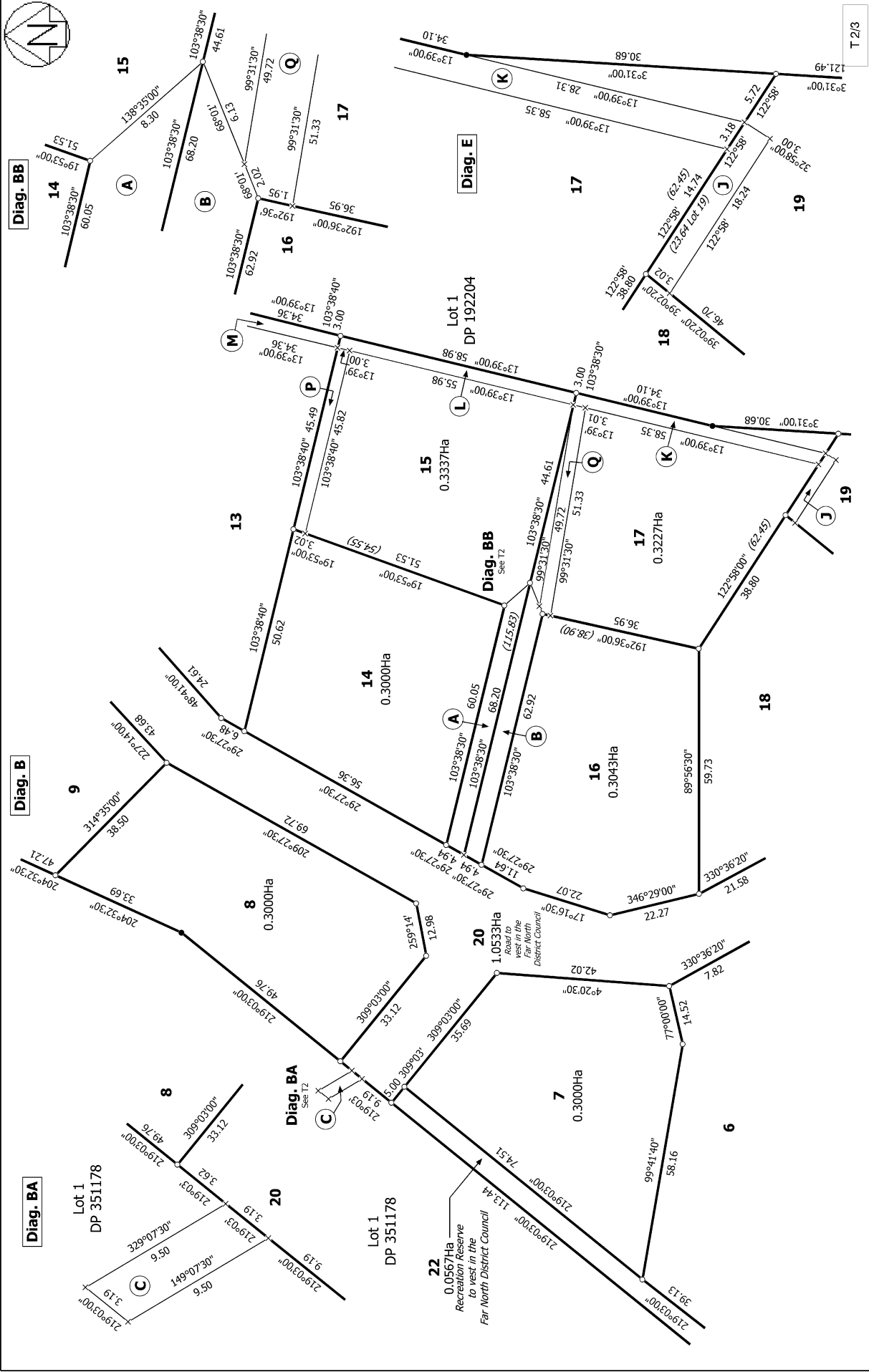
Areas shown X, Y & Z to be subject to a land covenant (Landscaping)



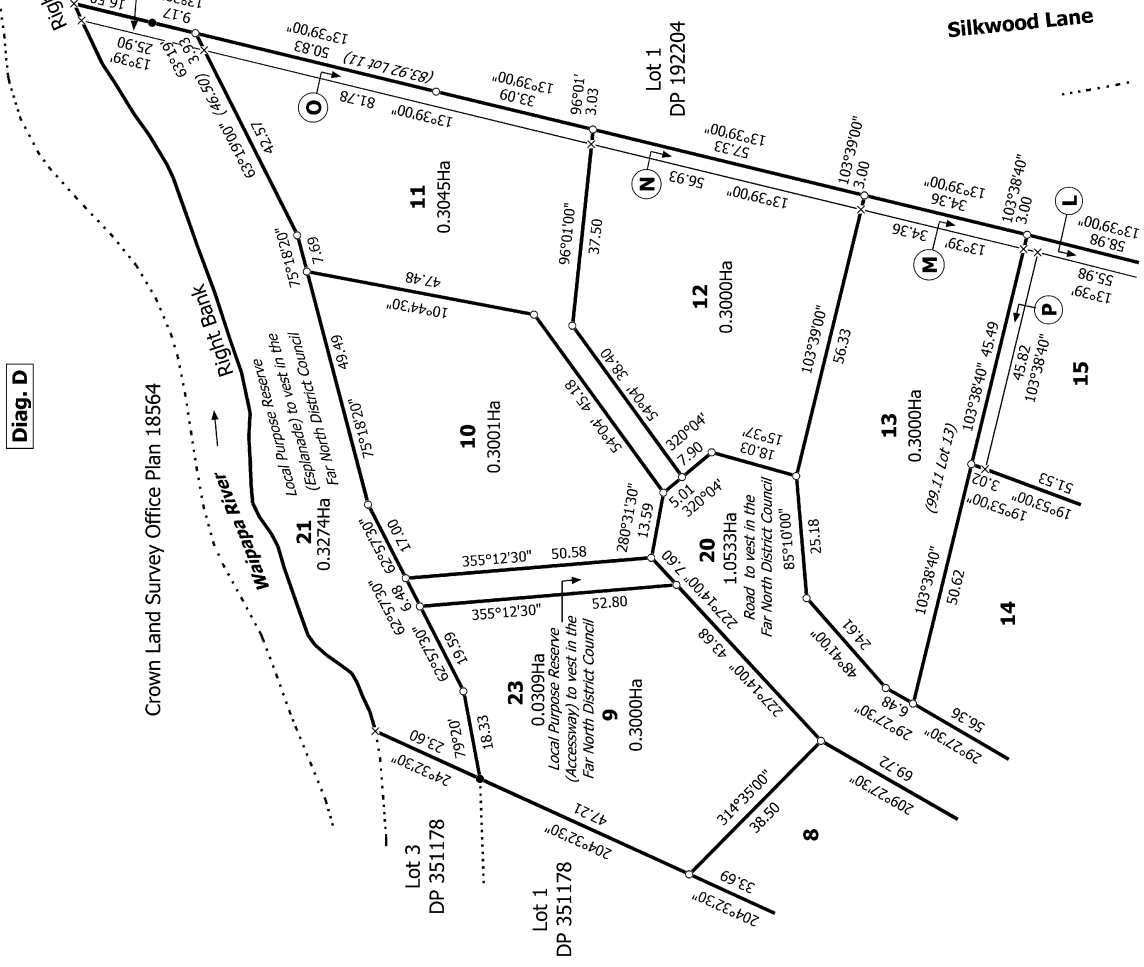
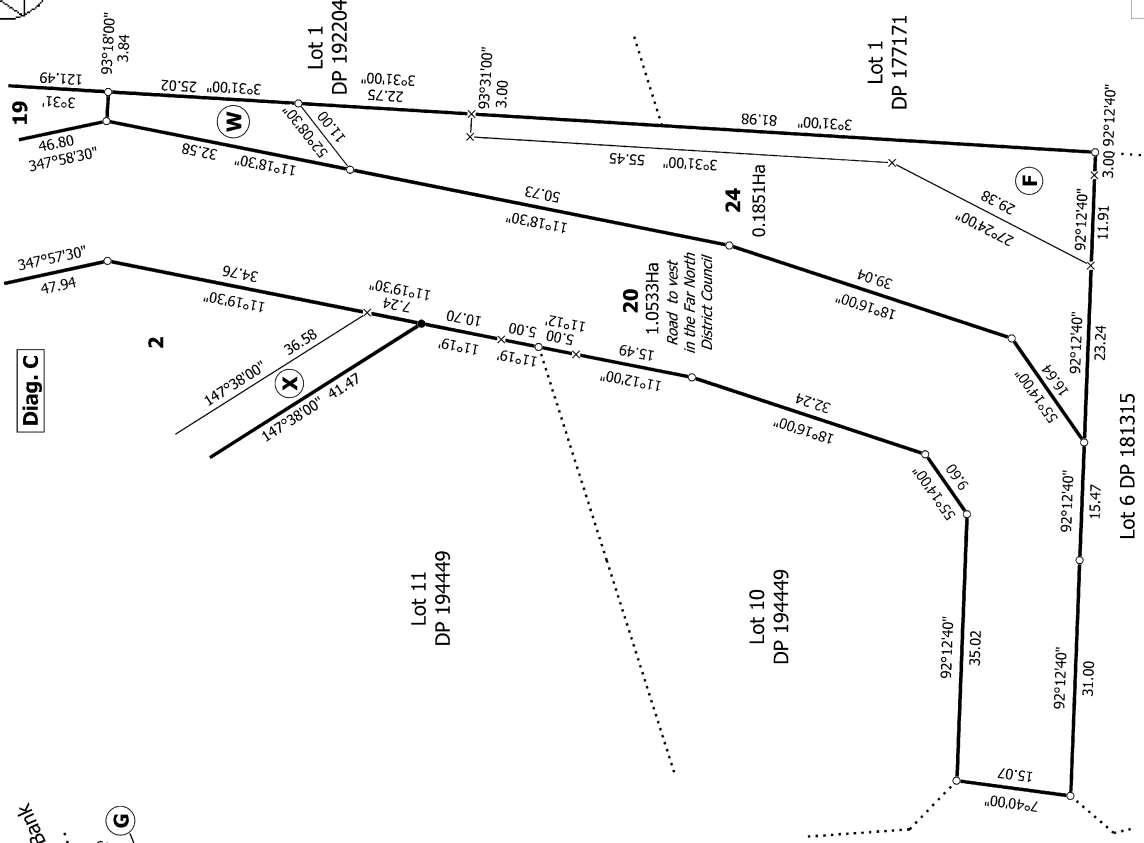
T 1/3

REF 7767

<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 07/07/2022 11:44am Page 5 of 7</p>	<p>Lots 2 - 24 being a Subdivision of Lot 2 DP 351178 and Easement over Lot 1 DP 351178</p> <p>Surveyor: Aaron Robert Donaldson Firm: Donaldsons</p>	<p>Title Plan DP 572115</p> <p>Deposited on: 4/05/2022</p>
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Land District: North Auckland Digitally Generated Plan Generated on: 07/07/2022 11:44am Page 6 of 7	Lots 2 - 24 being a Subdivision of Lot 2 DP 351178 and Easement over Lot 1 DP 351178	Surveyor: Aaron Robert Donaldson Firm: Donaldsons	Title Plan DP 572115 Deposited on: 4/05/2022
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T 3/3

Title Plan
 DP 572115
 Deposited on: 4/05/2022

Surveyor: Aron Robert Donaldson
 Firm: Donaldsons

Lots 2 - 24 being a Subdivision of Lot 2 DP 351178 and Easement over Lot 1 DP 351178

Land District: North Auckland
Digitally Generated Plan
 Generated on: 07/07/2022 11:44am Page 7 of 7



14 November 2023

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

Top Energy Limited

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FAX +64 (0)9 407 0611

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Greg Moir, 40 Silkwood Lane, Kerikeri. Lot 1 DP 351178.

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

Top Energy's requirement for this subdivision is nil.

Top Energy advises that proposed Lot 1 has an existing power and recommends power be made available to proposed Lot 2 at the development stage. Costs to supply power to proposed Lot 2 would be provided after application and an on-site survey have been completed.

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 Engineer
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E: aaron.birt@topenergy.co.nz