



Our Reference: 9152.VarA (FNDC)

22 November 2023

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

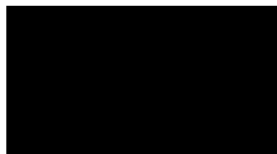
Dear Sir/Madam

RE: Proposed variation pursuant to s127 to RC 2300484-RMASUB; subdivision at Okokako Road, Waimate North – Okokiwi Downs Ltd

I am pleased to submit application on behalf of Okokiwi Downs Ltd, for a proposed further variation to conditions of a subdivision consent for land at Okokako Road, Waimate North, zoned Rural Production. The application is a discretionary activity.

The application fee of \$1,204 has been paid separately via direct credit.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD



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

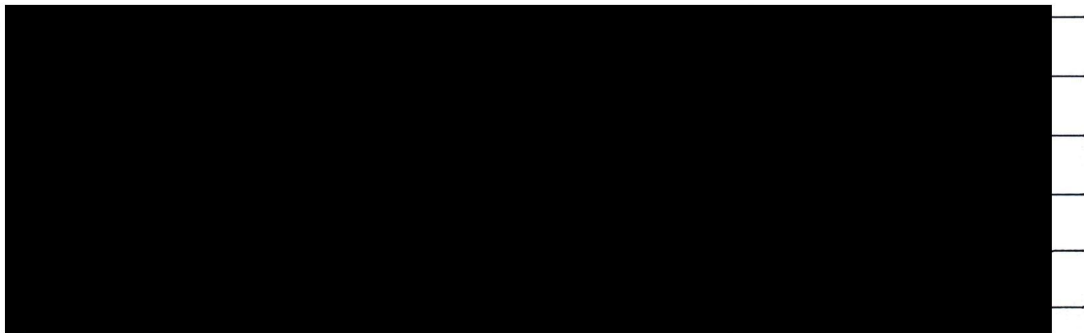
4. Applicant Details:

Name/s: Okokiwi Downs Ltd (Stephen Bill)

Electronic Address for Service (E-mail):

Phone Numbers:

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



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

Name/s: Lynley Newport; Thomson Survey Ltd

Electronic Address for Service (E-mail): lynley@tsurvey.co.nz

Phone Numbers: Work: 4077360 Home: _____

Postal Address: P O Box 372 KERIKERI

Post Code: 0245

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: *As per Item 4*

Property Address/
Location _____

7. Application Site Details:

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

Site Address/
Location: *Okokako Road*
WAIMATE NORTH

Legal Description: *Allotment 18, Parish of Okokako*

Record of Title: *NA8D/629*

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.**

n/a.

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.

Variation to conditions of RC 2300484-RMASUB

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

9. Would you like to request Public Notification? Yes/No

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

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

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

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

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

Is the proposed activity an activity covered by the NES? (If the activity is 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 see attached AEE.

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)

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: _____ (please print)

Signature _____ (signature of bill payer – mandatory)

Date: 22/11/2023

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: _____ (please print)

Signature: _____ (signature)

Date: 22/11/2023

(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

Okokiwi Downs Ltd

Okokako Road, Waimate North

APPLICATION FOR A CHANGE OF CONSENT CONDITIONS TO RC 2300484-RMASUB PURSUANT TO s127 OF RMA

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

RC 2300484-RMASUB was originally issued on 23rd November 2021, to create four lots by subdividing Allotment 18 Okokako Parish. It also provided ROW to the adjacent Allot 19 where consent has been issued to create 3 lots (RC 2300485-RMASUB refers). Both issued consents were processed as restricted discretionary activity subdivisions. RC 2300484-RMA is attached in Appendix 1.

1.2 Reason for this Variation

The consent holder has consent to create a 17ha rural lot via RC 2180526 (referred to as Lot 11 RC 2180526). This shares a boundary with Lot 13 of RC 2300484-RMASUB and the consent holder (of both), and owner of both properties, would like Lot 11 RC 2180526 added as a dominant tenement over the approved ROW A on the stamped approved scheme plan for RC 2300484. An updated scheme plan to reflect this is attached in Appendix 2.

1.3 Related Application

RC 2180526-RMASUB was originally issued on 18th June 2018, to create nine lots over two stages, as a discretionary activity subdivision. In investigations towards works required to satisfy Stage 1 conditions as they currently stand, it has become clear that it is a very costly exercise to carry out the works required for a farm/bridge crossing to serve Lots 10 and 11 on the Stage 1 Scheme Plan. The consent holder was told at the time, when draft conditions were being discussed, that if these lots were amalgamated, there would be no requirement for any upgrade to the crossing as there would be no change (in fact fewer titles than

currently) in number of users. A variation to RC 2180526 has been requested to alter the stage 1 amalgamation condition to reduce the number of properties served, and to remove any conditions relating to the bridge.

Another component of that variation is that, when creating Lot 11 as part of Stage 2 of RC 2180526, it is proposed to limit access off unmaintained Okokako Road into Lot 11 to farm access only (stock movements, farm maintenance), i.e. no residential access. This is proposed to be imposed as a consent notice. In order for Lot 11 RC 2180526 to one day be utilised for residential purposes, this separate, but related, variation application is being lodged. It will add the land in Lot 11 RC 2180526 as an additional dominant tenement over an easement being created as part of RC 2300484.

Whilst the Variation to RC 2180526 has been lodged separately, it should be processed in parallel with this application to vary RC 2300484.

1.4 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and is regarded as a **discretionary** activity.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. I regard the changes to be minor.

2.0 PROPERTY DETAILS

Location:	Okokako Road, Waimate North
Title & Legal description:	NA8D/629; Allotment 18, Psh of Okokako – see Appendix 3.

3.0 SITE DESCRIPTION

The site remains as described in the original application.

4.0 CHANGES REQUESTED & EXPLANATION

Amend Condition 1 as follows:

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Variation to RC 2300484 PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO, dated ~~9/8/2021~~ 07/11/2023 and attached to this consent with the Council's "Approved Stamp" affixed to it

Explanation:

This is to incorporate a change to the Memorandum Easements by adding Lot 11 RC 2180256 as an additional dominant tenement. As there is an existing condition within RC 2180256 requiring the formation of ROW A to be to the standard appropriate to the number of lots that will be served, there is no need to change anything in regard to the standard of ROW A as a result of the additional dominant tenement. The land in Lot 11 R 2180256, which accommodates a now largely disused farm quarry, was already accessed via the existing formed private access through Allotment 18 in any event, including a well formed concrete culvert across the waterbody, just inside Lot 11 RC 2180256's boundary (land previously legally described as Section 8, Blk V Kawakawa SD).

5.0 STATUTORY REQUIREMENTS

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application.

Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act.

6.0 s104 CONSIDERATIONS

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

6.1 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of the original application.

The proposed change adds one more future title as a user of ROW A in RC 2300484. This ROW is already going to serve the four lots created by RC 2300484, plus three lots created by RC 2300485 (7 total) and the addition of Lot 11 RC 2180256 brings the total to 8. This means the access can remain private and the formation standard required for 7 lots is no different to that required for 8. The ROW is already formed to some degree, suitable for farm use

including heavy vehicles, through Allotment 18 to Section 6 (both current titles part of the overall farming property). New formation is required where the alignment deviates from existing formed access – refer to stamped approved scheme plan – and this is not affected by the additional dominant tenement.

The access over Allotment 18 continues over a water course (flowing water) at the base of the hill at the eastern extreme of Allotment 18 and into Section 6 (to be Lot 11 RC 2180256). The access crosses an existing well formed concrete culvert (with large capacity/diameter culvert) which acts as a ford on the odd occasion the flow overtops the culvert. This structure has been in place for several years and has been the preferred means of accessing the farm quarry. It is in good condition. Photographs (taken on a wet day) are attached in Appendix 4. It can undoubtedly take the weight of vehicles accessing Lot 11.

The end result proposed by the consent holder is that Lot 11 of RC 2180256 will likely remain farmed land (grazing) given that it is 17.37ha in area. However, a future owner may seek to establish residential use at some point in time moving forward. The lot will have two alternative means of access – one for farm vehicles and stock movements only, to be at the north end via privately formed and maintained access within legal road alignment; and the other via the ROW over Allotment 18 for residential and farm use.

I do not believe the change in access results in additional adverse environmental effects given that (a) ROW A will be formed to the standard required by RC 2300484 and no change is being sought to that; and (b) outside of ROW A, physical access to Lot 11 RC 2180256 already physically exists.

6.2 Relevant Provisions of planning instruments

Since the application was first lodged and assessed there have been a number of changes to planning instruments that might be relevant. However, these need only be considered in regard to the changes being sought, not the original application.

6.2.1 Operative District Plan

This has not changed since the original application was processed.

6.2.2 Proposed District Plan (PDP)

The PDP was publicly notified in July 2022 and is currently in submissions/further submissions and hearings phase. The changes being sought only relate to access. Lot number, shape, layout and size do not change and neither do construction/formation standards. The objectives and policies in the Proposed District Plan regarding access are similar/same to those in the Operative District Plan – already considered as part of the original consent.

6.2.3 National Policy Statement Freshwater Management & associated National Environmental Standard Freshwater (NES F)

The change only relates to access, and number of properties having that access. No additional (or different) works is proposed by the variation or considered necessary. The concrete culvert crossing to be utilised to get into the bulk of Lot 11 RC 2180256 is there already and I am told has been in place for several years (preceding the NES F). It is already used to access parts of the property and can continue to be used as such, with or without giving effect to RC 2300484 for so long as the two adjacent properties remain in the same ownership. I consider the proposed change to have nil impact in regard to any objectives and policies in the NPS FM; and no additional consent is required pursuant to the NES-F.

6.2.3 National Policy Statement Highly Productive Land (NPS HPL)

The requested change has no relevance in terms of the above NPS' Objectives and Policies. No change to the number of size of lots is being requested.

6.2.4 National Policy Statement Indigenous Biodiversity (NPS IB)

The change is related to access only, with no indigenous biodiversity affected. The NPS IB's objectives and policies therefore have no relevance to the variation.

7.0 CONSULTATION

Under Section 127(4) of the Act:

- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—*
- (a) made a submission on the original application; and*
 - (b) may be affected by the change or cancellation.*

The original application went through a non-notified process, with no Written Approvals required. Given that the proposed variation changes very little, I do not believe there to be any affected persons.

8.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plan and the Regional Policy Statement, and Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely

affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the s.127 application on a non notified basis.



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date 22nd November 2023

9.0 LIST OF APPENDICES

Appendix 1	RC 2300484-RMASUB
Appendix 2	Updated Scheme Plan
Appendix 3	Record of Title
Appendix 4	Photographs

Appendix 1

RC 2300484-RMASUB



FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)

Amended Pursuant to s133A of the Act

Resource Consent Number: 2300484-RMASUB

Pursuant to section 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Okokiwi Downs Limited

The activity to which this decision relates:

To create three additional Lots in the Rural Production Zone.

Subject Site Details

Address: Allotment 18 PSH of Okokako, Waimate North Road
Legal Description: Allotment 18 Okokako Parish
Certificate of Title reference: NA-8D/629, NA-501/36, NA-2D/481, NA-13D/1093, NA-105B/128, NA-105B/130, NA-13C/206, NA-277/73

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO, dated 9/8/2021, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved.

- (b) The areas to be planted in accordance with condition 3(d) and 4(k)(viii).
 - (c) The fenced area around the wetland/swamp on Lots 13 as area 'B'.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
- (a) Submit plans and details of all works which are to vest in Council and the upgrading of the proposed and existing rights of way that serve the development for the approval of the Council's Resource Consents Engineer or designate prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and Guidelines and NZS4404:2004.

In particular, the plans and details shall show:

- I. The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard with a turning head at the end to allow for turning by trucks and graders.
- II. The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition (i) to the northern boundary of Lot 16 RC 2300485, to 3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.
- III. Storm water drainage and construction for vested road and disposal to control structures.
- IV. Vehicle crossing from Okokako Road to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.
- V. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.
- VI. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.
- VII. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.
- VIII. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.

- IX. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.
- X. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.
- XI. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.
- XII. The proposed stormwater control works to be in place prior to and during construction.
- XIII. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.
- XIV. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.

- (b) Following approval of the plans as required for Condition 3(a) and selection of the contractor, provide to Council:
 - a. Details of the successful contract.
 - b. Details of the planned date and duration of the contract.
 - c. Details of the supervising engineer.
 - d. A Traffic Management Plan.
 - e. A Construction Management Plan.

The Construction Management Plan shall contain information on, and site management procedures, for the following (for example):

- I. The timing of civil construction works, including hours of work, key project and site management personnel.
- II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
- III. The excavation works, including retaining structures (if any).
- IV. Control of dust and noise on-site and any necessary avoidance or remedial measures.
- V. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- VI. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
- VII. Erosion and sediment control measures to be in place for the duration of the works.

- (c) Provide a Structural Stability assessment and recommendations for improvements (if any), from a Chartered Professional Engineer, for approval of Council's Resource Consents Engineer or designate, of the existing crossing located on ROW "A" as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021. The

assessment should cover whether the crossing is safe, suitable and reasonable for residential and rural type.

- (d) Provide to the satisfaction of Council's Resource Consent Manager or other duly delegated officer, a detailed planting plan prepared by a suitably qualified person. It shall provide details on the following:
 - a. Size and species of proposed stock for planting
 - b. Sources of proposed species
 - c. Locations and spacing of proposed plants, planting methods, details of staking of trees etc.
 - d. Details of proposed maintenance
 - e. Details of proposed mulch, type, depth etc
 - f. Planting programme
 - (e) Provide for Councils approval a preferred road name and two alternatives for the un-named access road. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- (a) That all construction works on the site are to be undertaken in accordance with the approved construction management plan.
 - (b) Provide the formation details for Okokako Road, in a suitable format for inclusion in the Council's RAMM database.
 - (c) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.
 - (d) Upon completion of the works specified in condition 3(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.
 - (e) Upon completion of the works specified in condition 3(a) above, provide certification (Schedule 1c or PS4) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.
 - (f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months.

The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.
 - (g) Provide to Council written confirmation from a registered Surveyor that the access carriageway and stormwater drainage is fully contained within the easements provided for access and drainage.

- (h) Provide written confirmation that recommendations for improvements (if any required) to culvert crossing contained within the Chartered Engineer's assessment supplied to meet condition 3(c) have been completed to the satisfaction of the said Engineer.
- (i) Provide evidence that the cost of purchasing and installing a road name sign for the road to vest has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

- (j) Implement the landscape plan provided to Council as required by condition 3(e) within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision.
- (k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

- (i) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

- (ii) All stormwater run-off is to be piped well away from any proposed building platform and steep slopes to avoid over-saturation of the sub-soils and maintain stability across the slope. Stormwater flows on the lots shall be discharged in a controlled manner to the toe of the steep slopes or the existing overland flow paths.

[All Lots]

- (iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

[All Lots]

- (iv) In conjunction with the construction of any building > 100m² or site combined impermeable surfaces > 500m², the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered Professional Engineer or suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will

limit the stormwater flows from the lot to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

[All Lots]

- (v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a Onsite Waste water Report prepared by a Chartered Professional Engineer or an approved Council Report Writer.

The report shall reference the Sub-division assessment Report, produced by RS engineering, dated 10th of August,2021 submitted with RC 2300485, and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

[All Lots]

- (vi) Electricity supply and telecommunication services are not a requirement of subdivision consent and has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of a power supply to operate the secondary on-site wastewater treatment plant and any other device which requires electrical power to operate.

[All Lots]

- (vii) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

[All Lots]

- (viii) The owner shall preserve and maintain the trees and bush implemented in accordance with the landscaping plan approved under condition 3(d) and as indicated on the survey plan required by condition 2(b). The owner shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[All Lots]

- (ix) The riparian fencing identified on the survey plan in area 'A', shall be maintained by the Lot owner. Should the fence be damaged, the Lot owner shall repair or replace it as soon as practical.

[Lot 13]

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should

also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

2. The Consent holder shall when conducting the upgrade of vehicle crossing in or close to Okokako road reserve shall submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) from council prior to any excavation or works commencing.
3. Please note that careful consideration for the construction of the access road, culvert crossing and layout of onsite wastewater system disposal system will be required to maintain setbacks from potential wetland, stormwater drainage or overland flow paths. If these are unable to be achieved, then Consent from Regional Council maybe required.
4. It has been identified that there are areas of wetland within proximity to each Lot. Future Lot owners shall be aware that they will need to consider and may need to apply for further consent from Northland Regional Council in accordance with the National Environmental Standard for Freshwater Regulations 2020 when developing their individual Lots.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The application is for a Restricted Discretionary resource consent, as such under 104C only those matters over which council has restricted its discretion have been considered, these matters are:
 - (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.

3. District Plan Rules Affected:

Rule # & Name	Non Compliance Aspect
13.7.2.1 Minimum Lot Sizes	The proposed activity complies with option 4 in the Restricted Discretionary status which allows a maximum of 5 lots (including the parent lot) where the minimum lot size is 2 ha and the title is prior to April 2000. The proposal is for 3 additional with Lot sizes being in excess of 2ha.

Adverse effects will be less than minor:

It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

Objectives and policies of the District Plan:

The following objectives and policies of the District Plan have been considered:

- a) Objectives: 13.3.5, 13.3.8
- b) Policies: 13.4.2, 13.4.3, 13.4.8.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
 - a) The Far North District Plan,
 - b) National Environmental Standard for Freshwater Regulations 2020
5. No other non – statutory documents were considered relevant in making this decision.
6. No other matters were considered in relevant in making this decision.
7. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

8. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Hannah Kane, Intermediate Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 15th November 2021

Approval

This resource consent has been amended (pursuant to s133A of the Resource Management Act 1991) and is granted under delegated authority of the Resource Management Act 1991 from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 23rd November 2021

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

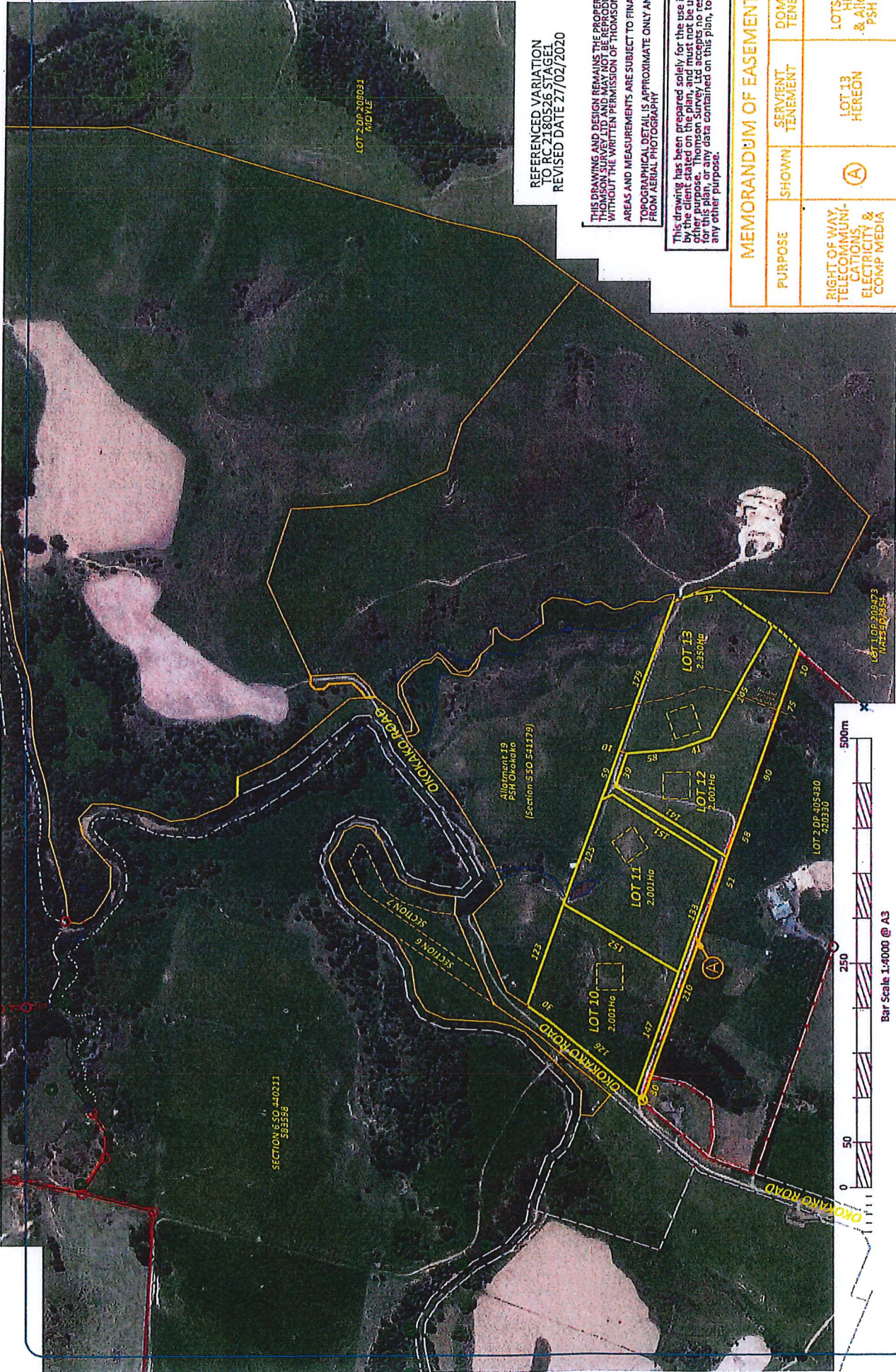
Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

APPROVED PLAN

Planner: hkane
 RC: 2300484-RMASUB
 Date: 23/11/2021



REFERENCED VARIATION
 TO RC 2180526 STAGEL
 REVISED DATE 27/02/2020

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MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 13 HEREON	LOTS 10, 11, 12 HEREON & Allotment 19 PSH Okokako

Surveyors Ref. No: 9152
 Series Sheet of

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			A3
Drawn	SL 24/2/17	1:4000	
Approved	SL 09/08/21		
Rev	G		

JOB: 9152 LAST STAGE REV.G.I.CD

PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

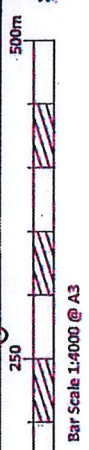
PREPARED FOR: BILL

THOMSON SURVEY
 Registered Land Surveyors, Planners & Land Development Consultants

315 Kenikeri Rd
 P.O. Box 372 Kenikeri
 Email: kenikeri@survey.co.nz
 Ph: (09) 4077360 Fax: (09) 4077322

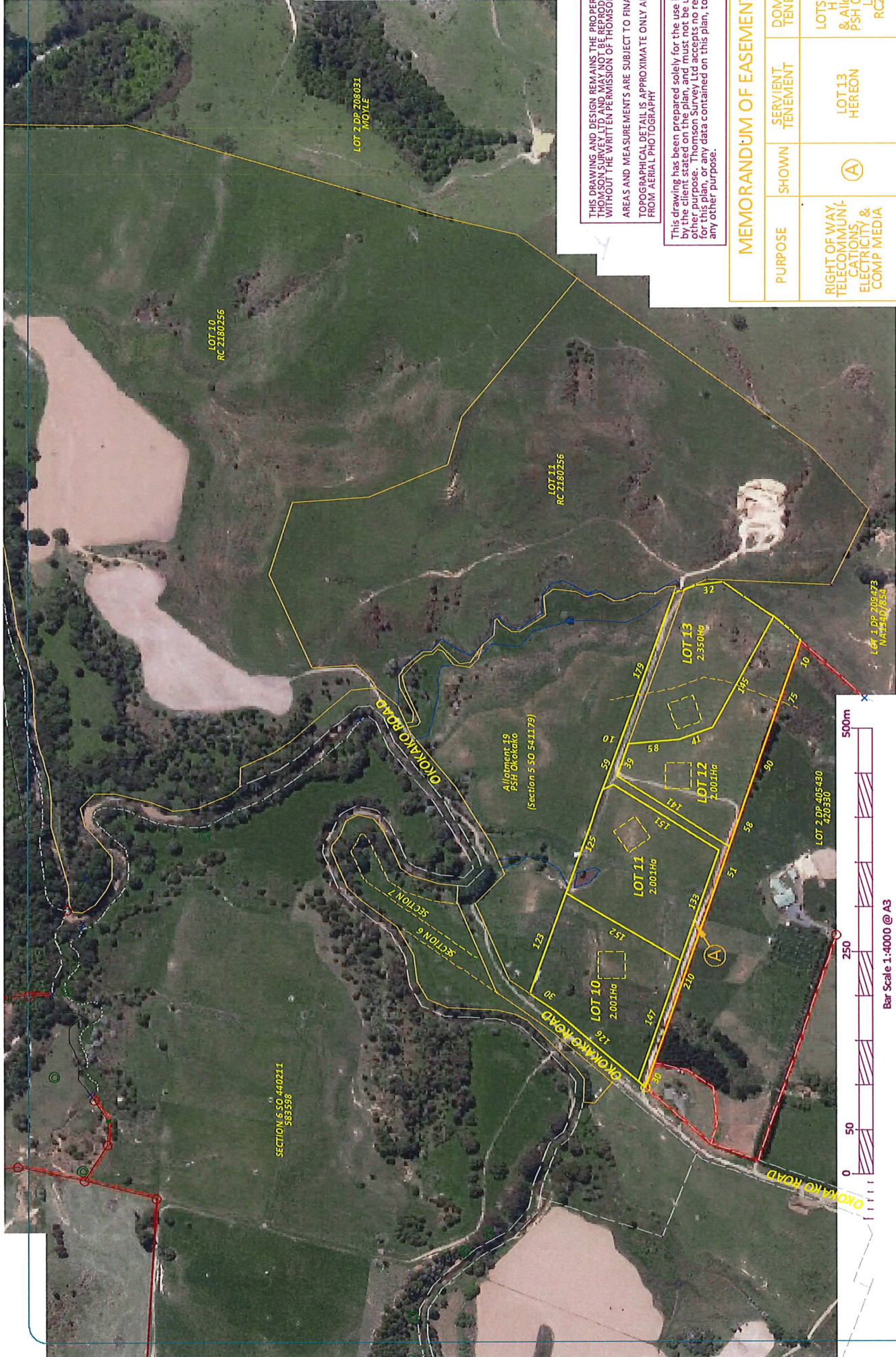
SECTION 16 SD 440211
 363556

Allotment 19
 PSH Okokako
 (Section 950 541179)



Appendix 2

Updated Scheme Plan



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PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT	
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 13 HEREON	LOTS 10, 11, 12 HEREON & Allotment 19 PSH Okokako & LOT 11 RC2180256	

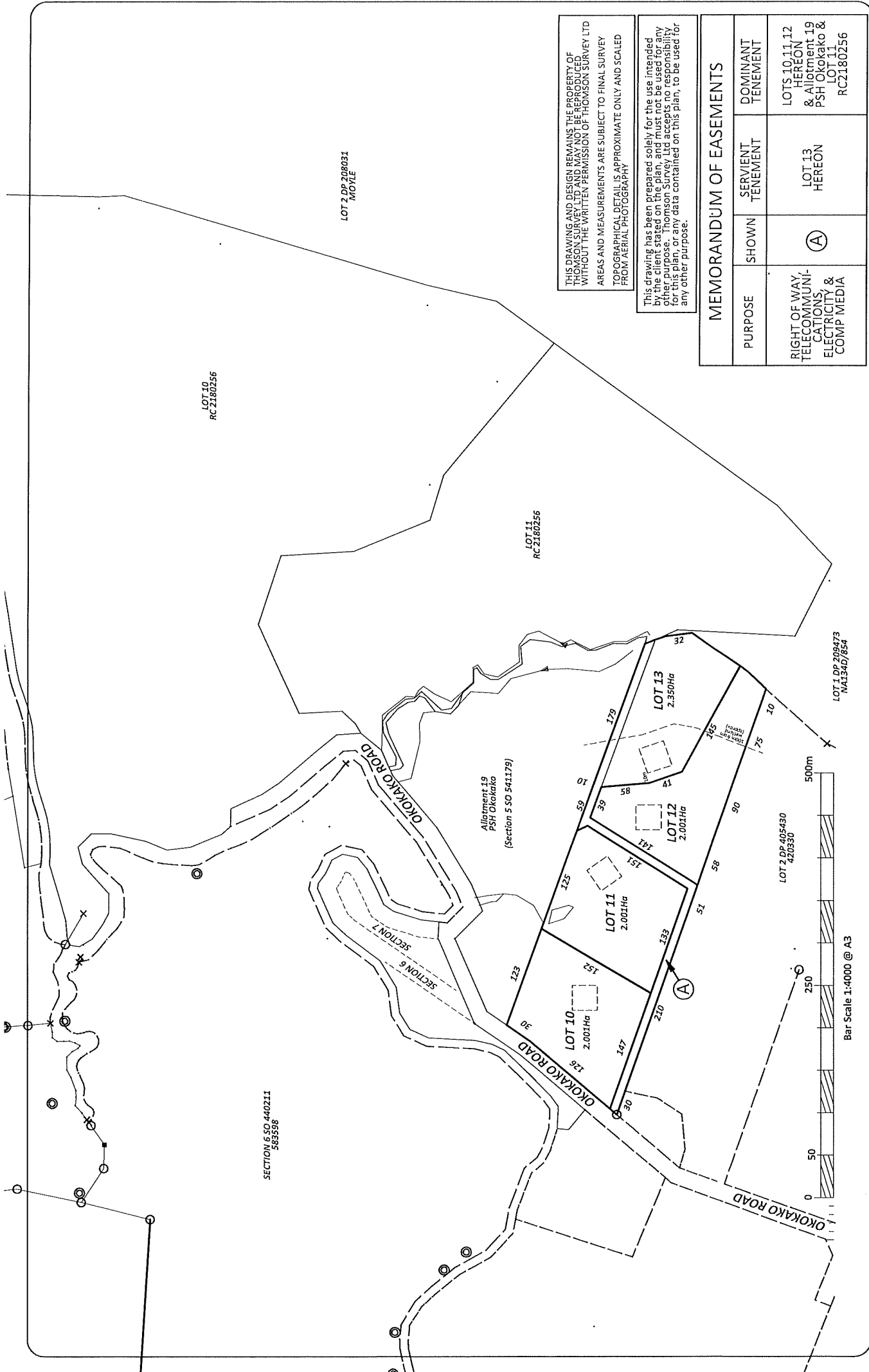
Supervisors Ref. No. 9152
Series 9152
Sheet of

Name Date ORIGINAL SCALE SHEET SIZE
Survey Design Drawn SI 7.12.17 1:4000 A3
Approved Rev H 07/11/23
9152 LAST STAGE REV H RC2300484

VARIATION TO RC2300484 PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

PREPARED FOR: BILL

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 Registered Land Surveyors, Planners & Land Development Consultants



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MEMORANDUM OF EASEMENTS			
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Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
Drawn	SL	7.12.17	1:4000	A3
Approved				
Rev	H	07/11/23		
9152 LAST STAGE REV H RC2300484				

VARIATION TO RC2300484
PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO
 PREPARED FOR: BILL

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 Registered Land Surveyors, Planners & Land Development Consultants

Appendix 3

Record of Title



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




R.W. Muir
Registrar-General
of Land

Identifier NA8D/629
Land Registration District North Auckland
Date Issued 25 May 1966

Prior References

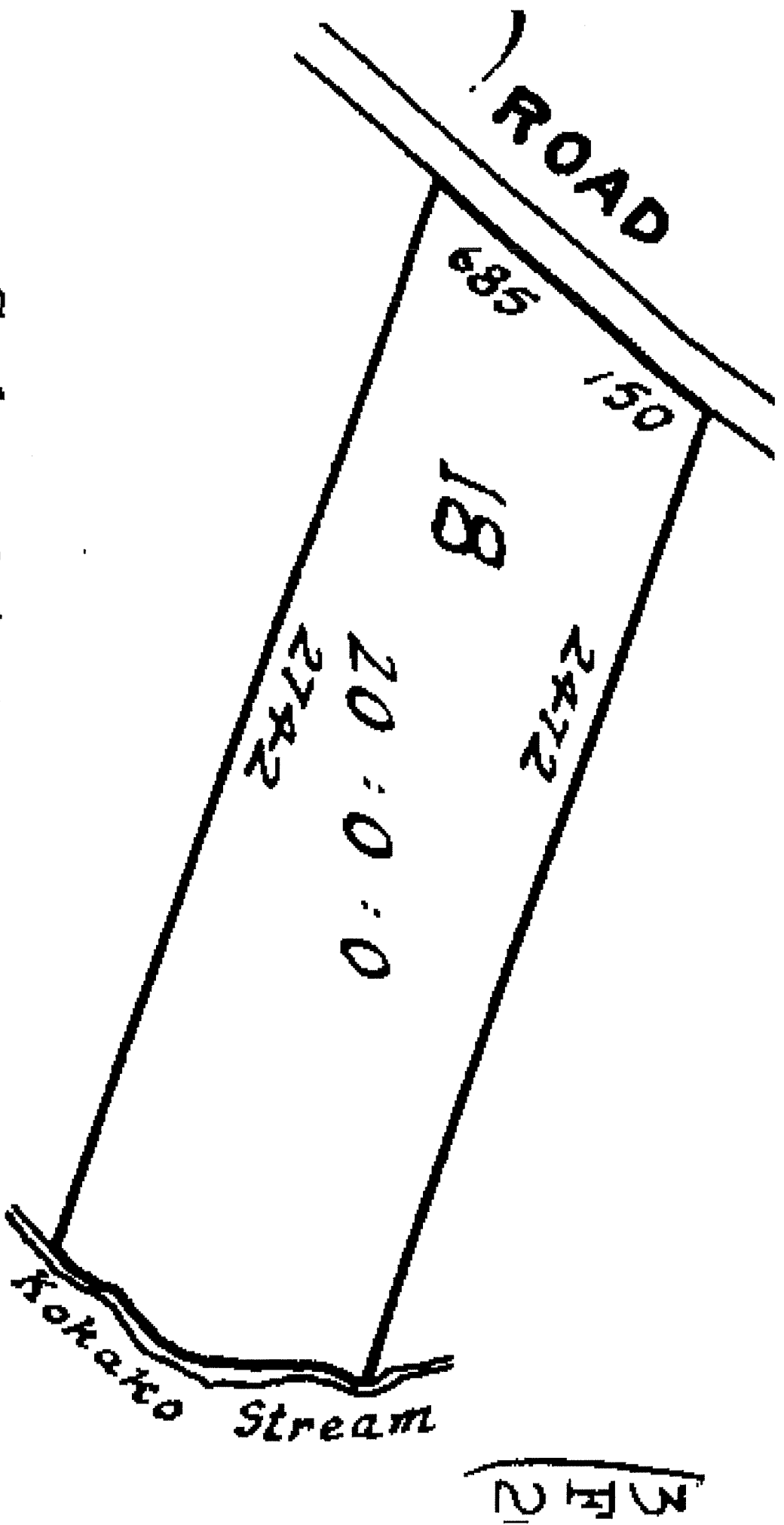
NAPR1593/1

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Allotment 18 Okokako Parish

Registered Owners

Interests

Subject to Section 59 Land Act 1948
10899115.2 Mortgage to Bank of New Zealand - 16.11.2017 at 9:36 am



Scale: 1 inch = 10 chains

Appendix 4

Photographs

