

# 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 Schedule 4). 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):

- |   |   |
|---|---|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision   | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> Other (please specify) _____  |   |

\* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

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

☐ Yes ☐ No

## 4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

George Park

**Email:**

[REDACTED]

**Phone number:**

Work

Home

**Postal address:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode

## 6. Address for Correspondence

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

**Name/s:**

Bay of Islands Planning

**Email:**

[REDACTED]

**Phone number:**

[REDACTED]

Home

**Postal address:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode

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

## 7. Details of Property Owner/s and Occupier/s

*Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)*

**Name/s:**

George William Park

**Property Address/  
Location:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode

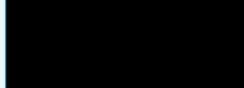
## 8. Application Site Details

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

**Name/s:**

George Park

**Site Address/  
Location:**



**Postcode**

0472

**Legal Description:**

Lot 2 DP 592397

**Val Number:**

**Certificate of title:**

1138855

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

### Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

## 9. Description of the Proposal:

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

2 lot subdivision

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

## 10. Would you like to request Public Notification?

☐ Yes ☒ No

## 11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

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

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

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

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

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

- |   |   |
|---|---|
| <input type="radio"/> Subdividing land                    | <input type="radio"/> Disturbing, removing or sampling soil       |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

## 13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☐ No



#### 14. Billing Details:

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

**Name/s:** (please write in full)

GEORGE WILLIAM PARK

**Email:**

**Phone number:**

**Postal address:**

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

Postcode

#### 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 write in full)

GEORGE WILLIAM PARK

**Signature:**

(signature of bill payer)

#### 15. 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](http://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.



## 15. Important information continued...

### Declaration

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

**Name:** (please write in full)

Steven Sanson

**Signature:**

[Redacted Signature]

Date

*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)
- ☒ Details of your consultation with Iwi and hapū
- ☒ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ☒ Applicant / Agent / Property Owner / Bill Payer details provided
- ☒ Location of property and description of proposal
- ☒ Assessment of Environmental Effects
- ☒ Written Approvals / correspondence from consulted parties
- ☒ Reports from technical experts (if required)
- ☒ Copies of other relevant consents associated with this application
- ☒ Location and Site plans (land use) AND/OR
- ☒ Location and Scheme Plan (subdivision)
- ☒ Elevations / Floor plans
- ☒ Topographical / contour plans

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

**BAY OF ISLANDS PLANNING (2022) LIMITED**

**Kerikeri House**

**Suite 3, 88 Kerikeri Road, Kerikeri**

**Email – [office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)**

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19 September 2025

Far North District Council

John Butler Centre

Kerikeri

**Application seeking consent for a two-lot subdivision on Lot 2 DP 90338 in the Rural Living zone at 33 Mission Road, Kerikeri.**

Please find attached an application for a two-lot subdivision at 51 Quarry Road, Kaikohe. The site is legally described as Lot 2 DP 592397.

George Park seeks consent to subdivide a 12.6 hectare site creating two lots as a Controlled activity in the Rural Living zone within the operative Far North District Plan (**ODP**). Under the Proposed Far North District Plan (**PDP**) the site is located within the Rural Residential zone.

The proposed subdivision will create the following lots:

Lot 1 – 5.8 hectares

Lot 2 – 6.8 hectares

The application is supported by the following information –

- **Appendix A - Certificate of Title**
- **Appendix B - Scheme Plan**
- **Appendix C – Access & Services Engineering Assessment prepared by Simpson Shaw**
- **Appendix D – Top Energy and Chorus consultation**

Regards,



Andrew McPhee

Consultant Planner

## APPLICANT & PROPERTY DETAILS

Applicant	George William Park
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Andrew McPhee  <a href="mailto:andrew@bayplan.co.nz">andrew@bayplan.co.nz</a> 021-784-331
Legal Description	Lot 2 DP 592397
Certificate Of Title	1138855
Physical Address	51 Quarry Road, Kaikohe
Site Area	12.6406 hectares
Owner of the Site	George William Park
Operative District Plan Zone / Features	Rural Living Zone
Proposed District Plan	Rural Residential Zone National Grid Overlay
Archaeology	Nil
NRC Overlays	Nil
Soils	3e 1, 4w 1 and 6s 5
Protected Natural Area	Nil
HAIL	Nil

### Schedule 1

## SUMMARY OF PROPOSAL

Proposal	A two-lot subdivision in the Rural Living zone at 51 Quarry Road, Kaikohe.
Reason for Application	The lot sizes proposed are enabled in the ODP as a Controlled activity.
Appendices	Appendix A – Certificate of Title Appendix B – Scheme Plan Appendix C – Access & Services Engineering Assessment prepared by Simpson Shaw Appendix D – Top Energy and Chorus consultation
Consultation	Not applicable
Pre Application Consultation	Not applicable

## 1.0 INTRODUCTION

The applicant, George Park, seeks resource consent to undertake a two-lot subdivision on his property located at 51 Quarry Road in Kaikohe, legally described as Lot 2 DP 592397. The title is provided in **Appendix A**.

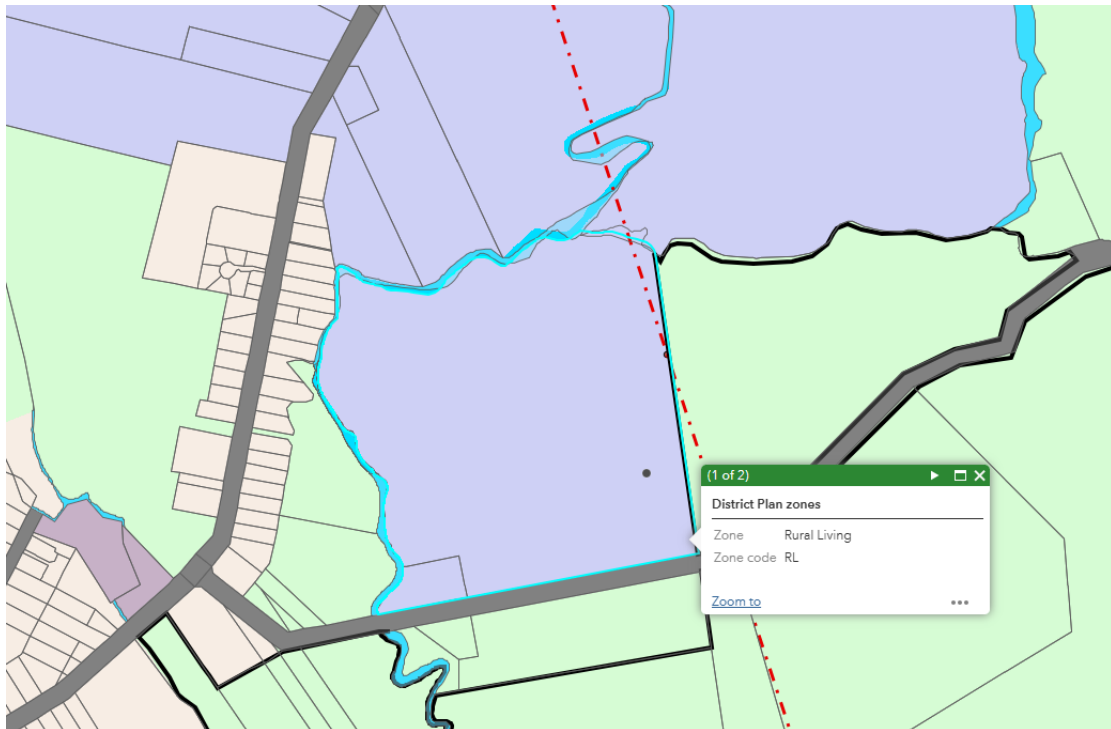
## 2.0 DESCRIPTION OF THE SITES AND SURROUNDS

The site is located northeast of the Kaikohe Township, approximately 250 metres from the intersection of State Highway 15.

The site and surrounding area are zoned a mix of Residential, Rural Living and Rural Production zones. The site has a National Grid line transecting the northeastern corner. The general area is developed in a residential capacity on the western boundary, with small pockets of rural lifestyle development to the north and south.



**Figure 1: Site Aerial (Source: Far North Maps)**



**Figure 2: Zoning (Source: Far North Maps)**

The site currently accommodates a shed in the southeastern corner of the site in the location proposed Lot 2. The site is mostly covered in pasture with a few remaining stands of trees.

As is evidenced from the zoning map (refer Figure 2), the subject site is larger than that anticipated in the Rural Living zone, where the controlled subdivision standard is 4,000m<sup>2</sup>.

The site is not subject to any known hazards.

The site is currently accessed via a single vehicle crossing off Quarry Road. Quarry Road in the location of the site is gravel and does not contain footpath.

The landholding is identified as having a small portion of Class 2 soils in the northwestern portion of the site, which are highly productive in accordance with the National Policy Statement for Highly Productive Land (**NPS-HPL**).

### **3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS**

The Record of Title is attached at **Appendix A**. The following consent notices apply to the site:

#### **12885334.4**

- a) Any future building platforms on the Lot shall be located in accordance with the

Minimum Approach Distances near 100kV Transmission Line on Poles, New Zealand Electrical Code of Practice 34, 2001.

- b) 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.
- c) In response to natural hazards, in conjunction with a building consent application for any residential dwelling, a geotechnical assessment prepared by a suitably qualified chartered professional engineer shall be undertaken to support proposed development for which the building consent is being sought.

It is considered appropriate that these consent notice conditions be placed on any new title as a result of subdivision.

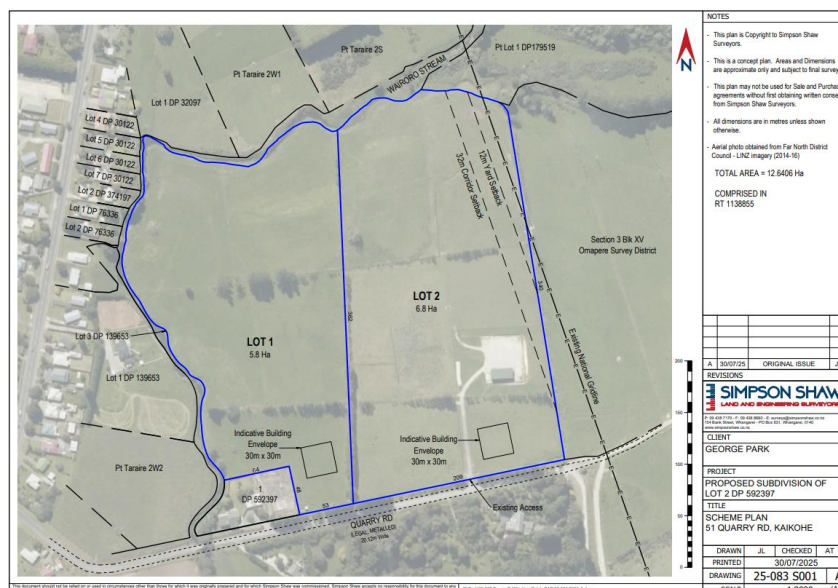
#### 4.0 DESCRIPTION OF PROPOSAL

The proposal seeks to subdivide a 12.6406 hectares site creating two lots as a controlled activity in the Rural Living zone within the ODP.

The proposed subdivision will create the following lots:

- Lot 1 – 5.8 hectares
- Lot 2 – 6.8 hectares

The proposal will be in accordance with the scheme plan provided in **Appendix B**.



**Figure 3: Proposed scheme plan**



Access and power are currently provided to the existing shed (proposed Lot 2). No other services are provided. Services to accommodate dwellings on both proposed sites can be applied at a time when development is proposed.

Connection details have been provided by Top Energy and Chorus and are attached at **Appendix D**.

Based on the assessment of environmental effects provided below, it is concluded that any potential adverse effects arising from the subdivision would be less than minor and can be mitigated through appropriate conditions.

## 5.0 DISTRICT PLAN ASSESSMENT [OPERATIVE AND PROPOSED]

The Far North District Council (FNDC) zones the sites Rural Living in the ODP and Rural Residential in the PDP. While there are no identified Resource features in the ODP a National Transmission Line transects the site in the northeastern corner (Refer Figure 2 above).

The subdivision is subject to performance standards as set out in Table 1 below:

**Table 1 - Subdivision Performance Standards**

Subdivision Performance Standard	Comment
<b>Rule 13.6.1 Definition of Subdivision of Land</b>	The application meets the definition of subdivision as defined in the Resource Management Act 1991 ( <b>RMA</b> ).
<b>Rule 13.6.2 Relevant Sections of Act</b>	These are applied to the application.
<b>Rule 13.6.3 Relevant Sections of the District Plan</b>	These are applied to the application.
<b>Rule 13.6.4 Other Legislation</b>	There are no other pieces of legislation which are triggered by the proposal.
<b>Rule 13.6.5 Legal Road Frontage</b>	The site is currently accessed on Quarry Road.
<b>Rule 13.6.6 Bonds</b>	Not applicable
<b>Rule 13.6.7 Consent Notices</b>	The consent notices are identified above. It is considered appropriate that these notices are applied to any new site created through subdivision.
<b>Rule 13.6.8 Subdivision consent before work commences</b>	Minimal physical works will be required to complete the subdivision (if any).
<b>Rule 13.6.9 Assessing Resource Consents</b>	The application is a controlled activity so Council must grant the consent and can impose conditions over which control is reserved.

Subdivision Performance Standard	Comment
Rule 13.6.10 Joint Applications	Not applicable
Rule 13.6.11 Joint Hearings	Not applicable
Rule 13.6.12 Suitability for Proposed Land Use	The application does not create significant risk form natural hazards and can make sufficient provision for legal and physical access to each of the allotments proposed.
<b>Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards</b>	
Performance Standard	Comment
Rule 13.7.2.1 – Minimum Lot Sizes	<p>The proposed two lot subdivision creates lots that are greater than 4,000m<sup>2</sup> in size.</p> <p>Minimum lot size for a controlled subdivision is 4,000m<sup>2</sup>.</p> <p><b>Controlled</b></p>
Rule 13.7.2.2 – Allotment dimensions	Both lots can contain a 30m x 30m allotment dimension. This has been demonstrated on the scheme plan in <b>Appendix B</b> .
Rule 13.7.2.3 – Amalgamation of land in a rural zone with land in an urban or coastal zone	Not applicable.
Rule 13.7.2.4 – Lots divided by zone boundaries	Not applicable.
Rule 13.7.2.5 – Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	Not applicable
Rule 13.7.2.6 – Activities, Utilities, Roads and Reserves	Not applicable
Rule 13.7.2.7 – Savings as to previous approvals	Not applicable
Rule 13.7.2.8 – Proximity to Top Energy transmission lines	Not applicable
Rule 13.7.2.9 – Proximity to National Grid	Existing development is outside of the 32m Corridor setback. A consent notice applies to the title requiring setback in accordance with NZ Electrical Code of practice 34, 2001. The

Subdivision Performance Standard	Comment
	consent notice can be applied to any future lots as a result of subdivision.
<b>Rule 13.7.4 Subdivision within the national grid corridor for all zones</b>	<p>A portion of the site on the eastern boundary is within the National Grid corridor, and will be located on proposed Lot 2. The building area identified on the scheme plan in <b>Appendix B</b> shows an indicative building envelope for proposed Lot 2 entirely outside of the National Grid Yard.</p> <p><b>Controlled</b></p>

**Table 2 - Natural and Physical Resources - Performance Standards**

Chapter 12 – Natural and Physical Resources	
<b>12.1 Landscapes and Natural Features</b>	Not applicable
<b>12.2 Indigenous Flora and Fauna</b>	The sites do not contain any significant areas of indigenous vegetation. No vegetation clearance is proposed as part of the subdivision. The site does not contain any habitats of indigenous fauna.
<b>12.3 Soils and Minerals</b>	No earthworks are required to form access onto Proposed Lot 1 at this juncture as no development is proposed. The Report in <b>Appendix B</b> identifies that any earthworks required to form a new access from Quarry Road is not expected to exceed 200 m <sup>3</sup> of topsoil removal. This can be better assessed at the time of development.
<b>12.4 Natural Hazards</b>	Not applicable
<b>12.5 Heritage</b>	Not applicable
<b>12.6 Air</b>	Not applicable
<b>12.7 Lakes, Rivers Wetlands and the Coastline</b>	Not applicable
<b>12.8 Hazardous Substances</b>	Not applicable
<b>12.9 Renewable Energy and Energy Efficiency</b>	Not applicable

**Table 3 - Transportation Performance Standards**

Chapter 15 - Transportation	
<b>15.1.6A.2 Traffic Intensity</b>	The proposed subdivision will only generate one additional lot. While no development is proposed at this juncture, standard residential units generate 10 one-way vehicle movements per unit in accordance with Appendix 3A – Traffic Intensity Factors. One dwelling can be reasonably expected per site and would be exempt.

	<b>Complies</b>
<b>15.1.6B.1 Parking</b>	No development is proposed at this juncture; however the proposed sites are of sufficient size to provide parking and manoeuvring for two vehicles.  <b>Complies</b>
<b>15.1.6C Access</b>	The report in <b>Appendix B</b> has identified a new vehicle crossing to assess access to proposed Lot 1 [25-083-E001].  Proposed Lot 2 will retain the existing access off Quarry Road.  The report concludes that the existing access vehicle crossing formation and available sightlines are considered safe and suitable to service the proposed development. Further, it considers that the access and crossing for proposed Lot 1 onto Quarry Road can comply as a permitted activity under rule 15.1.6C.1.  <b>Complies</b>
<b>15.1.6C.1.8 Frontage to Existing Roads</b>	Both Proposed Lots 1 and 2 will be accessed off Quarry Road, which is an established public road with a minimum legal width of >20m and a carriageway of 6.5m.  <b>Complies</b>

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to potential built development:

**Table 4 – Land-Use Performance Standards**

<b>Rural Living Zone</b>	
Rule 8.7.5.1.1 Residential Intensity	No residential development is proposed on either proposed Lot at this juncture; however it is anticipated that the sites will accommodate a dwelling at a later time. The Scheme Plan in <b>Appendix B</b> shows indicative building envelopes for each site demonstrating that both Lots can accommodate a dwelling.  <b>Complies</b>
Rule 8.7.5.1.2 Scale of Activities	Not applicable at this stage as no land use is proposed for the either site. It is envisaged that the sites will be used in a residential capacity.  <b>Complies</b>
Rule 8.7.5.1.3 Building Height	9m is permitted on each site. No development is proposed at this juncture on either site.  <b>Complies</b>

<b>Rural Living Zone</b>	
Rule 8.7.5.1.4 Sunlight	<p>No development is proposed at this juncture on either site. The existing shed on proposed Lot 2 does not infringe this standard.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.5 Stormwater Management	<p>Permitted impermeable areas on proposed lots 1 and 2 are 7,250m<sup>2</sup> and 8,500m<sup>2</sup> respectively. 12.5% is permitted on each site.</p> <p>Lot 1 has no development or impermeable surfaces. Lot 2 contains a shed and access contributing to a total impermeable surface of ~2,100m<sup>2</sup>.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.6 Setback from Boundaries	<p>No development on either Lot at this juncture and existing development is well setback from boundaries.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.7 Screening for Neighbours – Non-Residential Activities	<p>Not applicable at this stage as no land use is proposed on either Lot. Lot 2 contains a shed.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.8 Transportation	<p>Refer to Chapter 15 – Transportation for Traffic, Parking and Access above.</p>
Rule 8.7.5.1.9 Hours of Operation – Non-Residential Activities	<p>It is envisaged that the sites will be used in a residential capacity.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.10 Keeping of Animals	<p>Not proposed.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.11 Noise	<p>It is envisaged that the sites will be used in a residential capacity.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.12 Helicopter Landing Area	<p>It is envisaged that the sites will be used in a residential capacity.</p> <p><b>Complies</b></p>
Rule 8.7.5.1.13 Building Coverage	<p>10% is permitted on each site. Lot 1 does not contain any buildings. Lot two contains a shed ~250m<sup>2</sup>.</p> <p><b>Complies</b></p>

Overall, this subdivision application falls to be considered as a Controlled activity.

In terms of the PDP, the following rules are assessed in Table 5 below.

**Table 5 – PDP Standards**

<b>Proposed District Plan</b>					
<b>Matter</b>	<b>Rule/Std Ref</b>	<b>Relevance</b>	<b>Compliance</b>	<b>Evidence</b>	
Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any development within an area or a scheduled SNA – which is not mapped	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed  <b>Permitted Activity</b>	
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Yes	Yes	No land use is proposed.  Not within 20m of a scheduled heritage resource.  <b>Permitted Activity</b>	
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan.  Not within 20m of a scheduled heritage resource  <b>Permitted Activity</b>	
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have immediate legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan  <b>Permitted Activity</b>	
Sites and Areas of Significance to Māori (Property specific) Applied when a property is	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan	

showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)				<b>Permitted Activity</b>
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	No proposed vegetation clearance.  <b>Permitted Activity</b>
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan  <b>Permitted Activity</b>
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. It is confirmed that the proposed earthworks will comply with an ADP and this is volunteered as a condition of consent.  EW-R13 links to EW-S5. EW-S5 requires earthworks to be controlled in accordance with GD-05.  No earthworks are required for the subdivision.  <b>Permitted Activity</b>

Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka, Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	Not indicated on Far North Proposed District Plan  <b>Permitted Activity</b>
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	Not indicated on Far North Proposed District Plan  <b>Permitted Activity</b>
Subdivision	SUB-R6, R13-R15, and R17	Yes		There provisions are not triggered by the application.  <b>Permitted Activity</b>
<b>Comments:</b>				
No consent is required under the PDP.				

## 6.0 STATUTORY CONSIDERATIONS

Section 104A of the RMA governs the determination of applications for Controlled activities:

### 104A Determination of applications for controlled activities

After considering an application for a resource consent for a controlled activity, a consent authority—

- (a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and
- (b) may impose conditions on the consent under [section 108](#) only for those matters—
  - (i) over which control is reserved in national environmental standards or other regulations; or
  - (ii) over which it has reserved its control in its plan or proposed plan.

Section 104A: inserted, on 1 August 2003, by [section 44](#) of the Resource Management Amendment Act 2003 (2003 No 23).

Section 104A(a): replaced, on 10 August 2005, by [section 60](#) of the Resource Management Amendment Act 2005 (2005 No 87).

Section 104A(b): replaced, on 1 October 2009, by [section 84](#) of the Resource Management (Simplifying and Streamlining) Amendment Act 2009 (2009 No 31).

When considering an application for resource consent, a consent authority must have regard only to those matters over which it has restricted the exercise of its discretion in its plan or proposed plan, as well as any national environmental standards or other regulations.

Section 104 of the RMA states that when considering an application for a resource consent, “the consent authority must, subject to Part II, have regard to –



- (i) *any actual and potential effects on the environment of allowing the activity; and*
- (ii) *any relevant provisions of –*
- (iii) *a national environment standard:*
- (iv) *other regulations:*
- (v) *a national policy statement: and*
- (vi) *a New Zealand Coastal Policy Statement:*
- (vii) *a regional policy statement or proposed regional policy statement:*
- (viii) *a plan or proposed plan; and*
- (ix) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

The matters to address for a controlled activity subdivision are contained in section 13.7.3 of the ODP.

The following assessment addresses all the relevant considerations under s104 of the RMA.

#### Section 104 (1)(a) Assessment of Effects on the Environment

##### **Property Access**

As identified in the Table 3 above, the report in **Appendix B** has identified a new vehicle crossing to access to proposed Lot 1 [25-083-E001]. It considers that the access and crossing for proposed Lot 1 onto Quarry Road can comply as a permitted activity under rule 15.1.6C.1.

Proposed Lot 2 will retain the existing access off Quarry Road. While acknowledged in poor condition, it is considered to comply with the engineering standards. The report concludes that the access and crossing for proposed Lot 2 onto Quarry Road can comply as a permitted activity under rule 15.1.6C.1.

##### **Natural Hazards**

Regard has been had to the hazard information held by both FNDC and the Regional Council, which revealed there are no identified natural hazards, contaminated sites or other hazards associated with the landholding.

##### **Water Supply**

No reticulated services are available at the property. At the time of development water supply, if required, will be gained via domestic rainwater tanks. No development is proposed on either Lot so water supply can be addressed when development is proposed through a consent notice condition.

The consent notice that currently applies to the site can also be applied to the new lots created to address a supply of water for firefighting purposes.

### **Stormwater disposal**

There is no development proposed on either Lot at this juncture. Lot 2 contains an existing shed and access. The Report in **Appendix B** has assessed stormwater and concludes that on-site surface water management is feasible for future dwellings and hard-standing areas if water quantity (attenuation) and quality management is designed by a suitably qualified person, and considers the following in design:

- a. Reduction allowance based on stormwater from roof areas being harvested for domestic consumption.
- b. If tank attenuation of roof runoff is used to offset hard-standing impervious area at ground level, then the ratio of hardstand area to roof area does not exceed 0.4.
- c. That all concentrated discharge from pipes and flow in unlined channels is maintained at least 5 m from foundations of any buildings.
- d. That all outlets from pipes and flow in open channels are assessed for scour potential and suitably protected as required.

### **Sanitary sewage disposal**

As no development is proposed on either Lot at this time it is considered that a consent notice can be applied to the title requiring any new site-specific wastewater management system is designed in accordance with the ASNZS: 1547 / TP58 design manual.

A feasibility level site suitability has been undertaken within the Report in **Appendix B** and concludes that both lots are considered to have sufficient area for on-site effluent disposal, assuming a five-person population equivalent, based on a 'Medium Clay' soil classification to Table E1 of NZS 1547.

### **Energy supply and transmission lines**

Contact has been made with Top Energy in respect of the application (see **Appendix D**) and confirms that the proposed two lot subdivision can be accommodated. Their requirements for design and cost would be provided after the application, and an on-site survey have been completed.

### **Telecommunications**

Contact has been made with Chorus in respect of the application (see **Appendix D**) and confirms that the proposed two lot subdivision can be accommodated and outlines the total contribution necessary as nil.

### **Easements**

Not applicable.

### **Heritage resources, vegetation, fauna and landscape**

Not applicable

### **Access to reserves and waterbodies**

The landholding abuts the Kopenui Stream on its northern boundary and most of its western boundary. There is no esplanade priority given to access along this stream and the proposed sites are not of sufficient size to warrant an esplanade reserve to be vested in Council.

### **Land use incompatibility**

The proposed subdivision is compatible with the receiving zone and surrounding land use.

### **Proximity to airports**

The site is over 4km north of the Kaikohe Airport, as such there is not considered to be any adverse effects from being in proximity to the airport.

It is concluded that the effects of the proposed subdivision will incur effects on the environment that are less than minor.

### Section 104 (b)(vi) Plans or Proposed Plans

The proposal has been assessed against the relevant objectives and policies of the ODP and PDP. The subdivision is consistent with the anticipated outcomes for the Rural Living and Rural Residential zones, enabling low-density residential development on the urban periphery that is self-sufficient in servicing. The proposal aligns with the subdivision policies in both Plans by providing for appropriate lot sizes and access while avoiding adverse environmental effects. Overall, the proposal is consistent with the ODP and PDP objective and policy framework.

### Section 104 (c) Other Matters

There are no other matters that are considered relevant.

## **7.0 PART II – RMA**

### Purpose of the RMA

The proposal can promote the sustainable management of natural and physical

resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposed subdivision will support the provision of housing in the Kaikohe area.

#### Matters of National Importance

The Matters of National Importance have been considered in respect of the application and are not considered to apply.

#### Other Matters

The development will enable the landowner to subdivide their property, releasing land for large lot residential development zoned for that purpose.

### **8.0 CONCLUSION**

This application seeks resource consent to undertake a two-lot subdivision in the Rural Living zone as a controlled activity in the ODP.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor and can be managed in terms of appropriate consent notice conditions for any future development.

The proposal is consistent with the relevant objectives of policies of the ODP and the PDP.

An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document also.

Please do not hesitate to contact me should you require any additional information.

Kind regards



Andrew McPhee  
Consultant Planner



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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1138855**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 November 2023

**Prior References**  
NA82D/938

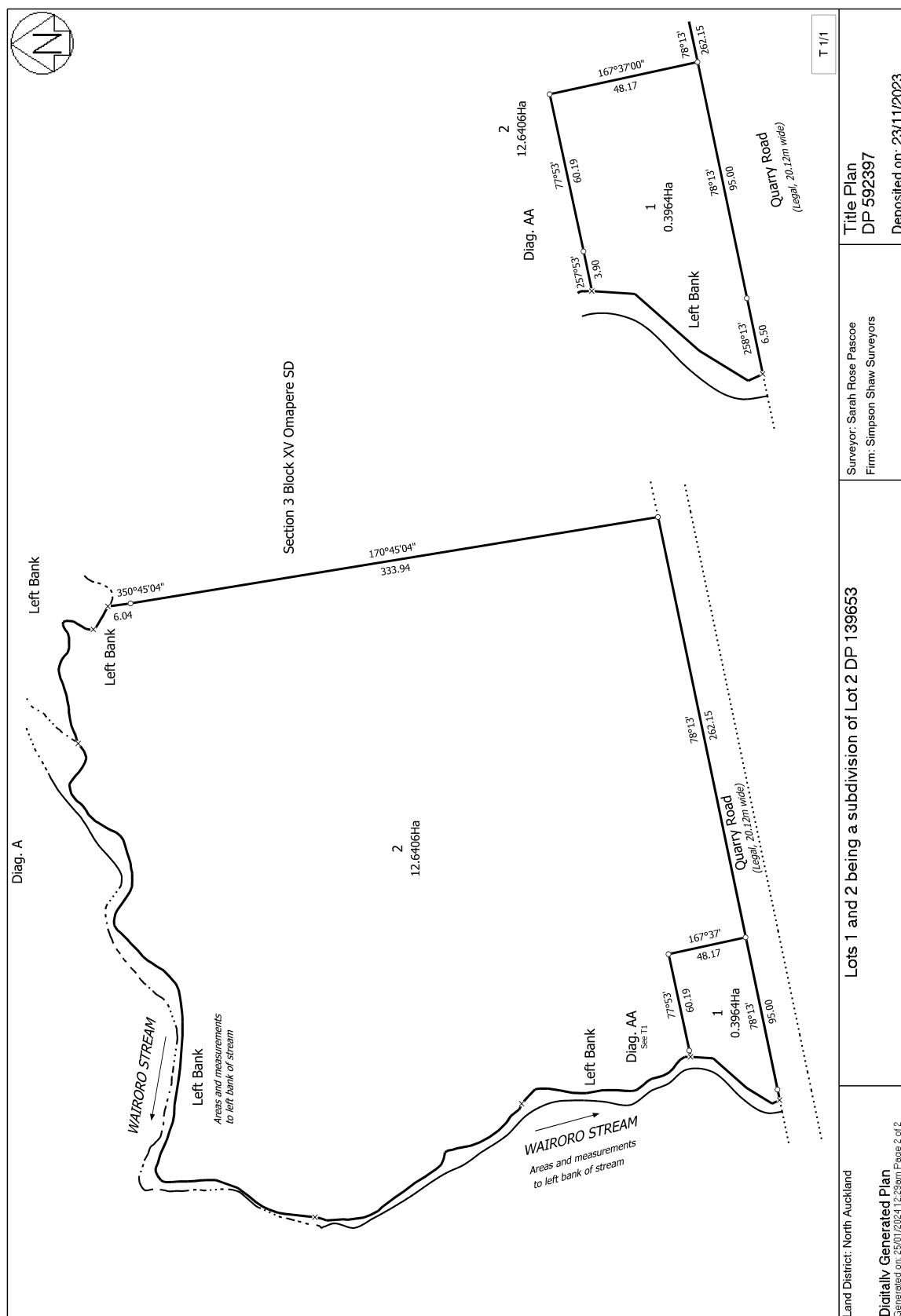
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**Estate** Fee Simple  
**Area** 12.6406 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 592397  
**Registered Owners**  
George William Park

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**Interests**

12746247.3 Mortgage to ANZ Bank New Zealand Limited - 9.6.2023 at 12:36 pm  
12885334.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.11.2023 at 4:32 pm







NOTES

- This plan is Copyright to Simpson Shaw Surveyors.
- This is a concept plan. Areas and Dimensions are approximate only and subject to final survey.
- This plan may not be used for Sale and Purchase agreements without first obtaining written consent from Simpson Shaw Surveyors.
- All dimensions are in metres unless shown otherwise.
- Aerial photo obtained from Far North District Council - LINZ imagery (2014-16)

TOTAL AREA = 12.6406 Ha

COMPRISED IN  
RT 1138855

A	30/07/25	ORIGINAL ISSUE	JL

REVISIONS



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CLIENT

GEORGE PARK

PROJECT

PROPOSED SUBDIVISION OF  
LOT 2 DP 592397

TITLE

SCHEME PLAN  
51 QUARRY RD, KAIKOHE

DRAWN	JL	CHECKED	AT
PRINTED	30/07/2025		
DRAWING	25-083 S001	A	
SCALE	1:2000	(A3)	



## External Memorandum

To: Far North District Council – RMA Engineering  
From: Simpson Shaw Surveyors Ltd  
CC: G Park, Steve Sanson (Sanson & Assoc.)  
Date: 8/09/2025

Re: **Proposed Subdivision – Quarry Road, Kaikohe – Access & Services Engineering Assessment**

### 1. Limitation

This memo has been prepared Simpson Shaw Surveyors Ltd (Simpson Shaw) for George Park (Client) for the purpose of supporting a planning application for subdivision of Lot 2 DP 592397 (51 Quarry Road). This memo should not be relied upon or used for any other project without prior written authority by Simpson Shaw.

Simpson Shaw accepts no responsibility or liability for the consequence of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm their agreement to indemnify Simpson Shaw for all loss or damage resulting from their use. Simpson Shaw accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.

To the extent that this memo report is based on information supplied by other parties, Simpson Shaw accepts no liability for any loss or damage suffered by the Client, whether contractual or tortious, stemming from any conclusions based on data supplied by parties other than Simpson Shaw and used by Simpson Shaw in preparing this report.

### 2. Summary

This memo provides our assessment of access and servicing infrastructure requirements for the proposed development in terms of Far North District Council (FNDC) District Plan (DP) and the FNDC Development Engineering Standards (ES) 2023 edition.

Provided that the recommendations in the following sections of this memo are implemented, we consider that the subdivision can be serviced in accordance with the requirements of the FNDC DP and ES. Consequently, in terms of Section 106 of the Resource Management Act (RMA), we consider:

- c) Sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

### 3. Proposed Development

The proposal is to subdivide the underlying parcel into two Lots.

The proposed subdivision layout is shown on Simpson Shaw scheme drawing 25-083-S001 A, included as Attachment 1.



#### 4. Earthworks, Stability and Other Hazards

The proposed subdivision development does not require significant earthworks to be undertaken. Minor earthworks (topsoil stripping) and vegetation removal may be required to construct a proposed vehicle crossing off Quarry Road to Lot 1 during building consent. These works are not expected to exceed 200 m<sup>3</sup> of topsoil removal. As such, we consider that the proposed development can comply with the applicable permitted activity provisions of Rule 12.3.6.1.

Geotechnical investigations and preparation of a subdivision geotechnical suitability assessment have not been completed by Simpson Shaw. Geotechnical investigations will be required for future dwellings on proposed Lots 1 & 2 under the existing Consent Notice.

The site is not mapped within the Northland Regional Council (NRC) flood hazard areas for any regionwide flood model scenarios. As such, a Flood Risk Assessment (FRA) has not been completed as part of this infrastructure assessment.

A recent (July 2020) surveyed flood level of 184.53 m is recorded on NRC GIS hazard maps to the west of the site (Quarry Rd / Broadway intersection). Existing ground elevation within the indicative building area on Lot 1 is below the recorded flood elevation. If a dwelling is proposed to be constructed on Lot 1 at a future date, then we recommend that a site-specific FRA is undertaken for the identified building site under section 71 of the Building Act. This requirement may be secured by an appropriate consent notice condition.

#### 5. Roads and Access

##### Existing Site Access

Quarry Road provides public road access to the proposed development, via a 150 m (approx.) section of privately maintained road formation within the public road reserve.

Proposed Lot 1 does not have an existing vehicle crossing onto Quarry Road and will require one to be constructed at building consent stage. The crossing location assessed for this report is indicated on drawing 25-083-E001 (Attachment 1); however, an alternative location along the frontage of Lot 1 may be suitable, subject to assessment by a suitably qualified person at the time of the vehicle crossing permit application or building consent stage.

Proposed Lot 2 has an existing access crossing onto Quarry Road, which services an existing utility shed.

All existing and proposed access vehicle crossings have sight distances, in terms of FNDC ES sheet 4, as follows:

**AC, EC** – 200+ m (approx.) proposed Lots 1 & 2.

**BD, ED** – 70+ m (approx.) proposed Lots 1 & 2.

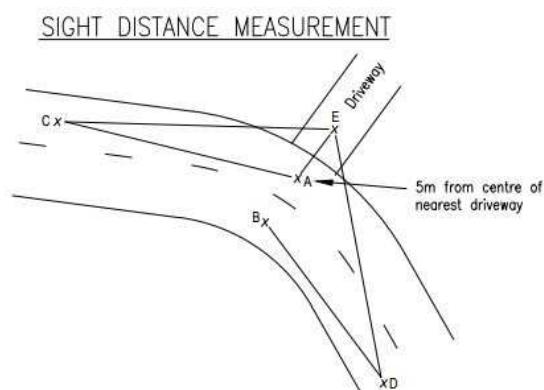


Figure 1: Extract from ES 2023, Sheet 4 - Traffic Sightlines for Vehicle Entrances

These approximate measured sight distances indicate compliance for access onto a 50km/h operating speed road to FNDC ES, drawing sheet 4. It is noted that the posted speed limit on the privately maintained section of Quarry Road at the site is 100 km. The posted speed limit is not considered to relate to the operating speed environment at the site, which is considered to be 50 km/hr given the road formation and surfacing. Consequently, the existing access vehicle crossing formation and available sightlines are considered safe and suitable to service the proposed development.

## Proposed Site Access

### Public Road Access:

Quarry Road has ONRC classification as 'Access' with reported AADT 791 and 10% HT. The classification appears unreliable considering the number of shared users of the privately maintained section of road – estimated five existing users – compared to the Council maintained sealed section. The sealed public road section is classified as 'Low Volume' (AADT 59, 3.4% HT), regardless of the increased number of road users.

As a rural (unsealed) public road, Quarry Road has sufficient legal width to comply with ES table 3-4 for ONRC 'Access' classification and insufficient carriageway width to comply with table 3-4 requirements. However, the road carriageway generally complies with 'Category D' of ES table 3-16: *Minimum Width Requirements – Private Accessways*, with approximately 4.5 m carriageway width.

The proposed development would add a single additional user to the existing road. Given the low number of existing users on the privately maintained section of Quarry Road, this additional road user (Lot 1) is not expected to impact on traffic safety nor to justify upgrade to public road construction standard. As such, widening or upgrading of Quarry Road is not proposed under District Plan Chapter 15.1.6C.1.8 as part of the proposed development.

### Proposed Lot 1 Access:

Adequate site lines are available at the frontage of proposed Lot 1 with Quarry Road to construct a vehicle crossing to comply with the FNDC ES. Removal of some existing shelter belt trees will be required to construct the crossing. The shelter belt will not impact on site lines along Quarry Road.

A culvert will be required for the crossing to preserve the existing roadside drain that follows the road boundary of Lot 1. The culvert should be appropriately sized by a suitably qualified person, considering the flat gradient of the drain and the adjacent impervious area on Lot 1 DP 592397, which appears connected.

Considering the vehicle crossing may reasonably be constructed anywhere along a 25 m (approx.) length of road frontage of Lot 1, construction of the vehicle crossing is best left until building consent stage on this Lot.

We consider that the proposed vehicle crossing and driveway access can comply with the general access provisions of Rules 15.1.6C.1.5 and 15.1.6C.1.7. The remaining rules in Chapter 15.1.6C.1 are not considered to apply to the proposed crossing for Lot 1. Consequently, we consider that the access and crossing for proposed Lot 1 onto Quarry Road can comply as a permitted activity under rule 15.1.6C.1.

### Proposed Lot 2 Access:

The existing crossing to Lot 2 is in poor condition. The crossing generally complies with the crossing geometry requirements of ES drawing sheet 21. Compliance with the construction requirements on ES drawing sheet 22 could not be determined from site inspection. The number of shared users on this existing crossing is not changed by the proposed development and, as such, no upgrade is proposed to bring the existing crossing formation into compliance with ES sheet 21.

The existing private access formation for Lot 2 is considered to be sufficient for private driveway access in terms of Rules 15.1.6C.1.5 and 15.1.6C.1.7.

The remaining rules in Chapter 15.1.6C.1 are not considered to apply to the proposed crossing for Lot 2. Consequently, we consider that the access and crossing for proposed Lot 2 onto Quarry Road can comply as a permitted activity under rule 15.1.6C.1.

## 6. Site Services

### Existing Site Services

Proposed lots 1 and 2 are currently not serviced by public reticulated stormwater/wastewater drainage or water supply services, and these services will be required to be provided on-site if a residential dwelling is constructed in future.

### Proposed Site Services

#### Water Supply

Water supply (if required) is proposed for lots 1 and 2 via on-site domestic rainwater harvesting tanks, suitable for dual use of domestic and firefighting supply, which can be included in site design during building consent stage. This can be secured on future titles by way of a suitably worded Consent Notice conditions.

As such, we consider the proposed development can comply with Rule 13.7.3.3.

#### Wastewater Service

Wastewater service is proposed for lots 1 and 2 via individual on-site treatment and disposal systems to NZS1547:2012 (or TP58 as required), to be designed and constructed at building consent stage.

A feasibility level site soil evaluation (SSE) was carried out for both proposed lots in terms of FNDC ES SEW1 and are included in Attachment 2. The SSE relates to the indicated building envelope shown on Lots 1 and 2. Both lots are considered to have sufficient area for on-site effluent disposal, assuming a five-person population equivalent, based on a 'Medium Clay' soil classification to Table E1 of NZS 1547.

There is 900 m<sup>2</sup> available for disposal within each indicative building envelope (assessment area) shown on drawing 25-083-E001. Disposal fields located within the assessment areas can comply with boundary setback requirements of TP58 and NRC Regional Plan and achieve minimum 5 m separation from adjacent surface water drains near boundaries. There are alternative locations for effluent disposal fields available on the proposed lots should the assessed area be required for building development. Specific assessment of any alternative location should be undertaken at building consent stage.

Investigation boreholes were taken to approx. 700 mm below existing ground level. Shallow groundwater was not encountered on site within investigations. Surface water within a damp marshy area was observed at the north of the assessed area on Lot 2. Disposal fields should be set back a minimum of 15 m from this marshy area. Investigation of groundwater levels at the final selected disposal site on Lot 2 should be completed at building consent stage.

FNDC typically requires on-site wastewater treatment and disposal systems to be designed to ARC TP58, which is not cited by the New Zealand Building Code. The SSE included as Attachment 3 has been completed for ES purposes of demonstrating that a compliant wastewater disposal system is feasible for proposed Lot 1. If Council requires wastewater disposal to be designed to specific criteria, then this can be secured by way of a suitably worded condition of consent to provide site specific investigation and system design at building consent stage. This site assessment does not consider the feasibility of complying with TP58.

We consider the proposed development can comply with Rule 13.7.3.5 and 12.7.6.1.4 regarding wastewater disposal for proposed lots 1 and 2, subject to final location and design by a suitably qualified person at building consent stage.

### **Stormwater Service**

The estimated future impervious area on proposed Lot 1 is as follows:

- Future dwelling (incl. garaging roof) – 200 m<sup>2</sup>
- Future hard-standing – 50 m<sup>2</sup>
- Future driveway (into Lot 1) – 150 m<sup>2</sup>

Total estimated future impervious area (IA) for Lot 1 is 400 m<sup>2</sup>, which is 0.7% of the gross area of Lot 1. Lot 2 has approximately 1,750 m<sup>2</sup> existing IA and may reach 2,000 m<sup>2</sup> total IA after construction of an additional dwelling, which is 2.9% of the gross area of Lot 2. As such, we consider the proposed lots can comply with Rules 8.6.5.1.3 and 8.6.5.1.10.

Regarding site stormwater drainage, the following is recommended:

- Stormwater drainage design should consider utilising existing site drains as a means of collection and conveyance of runoff from future dwellings and associated hardstand areas.
- Scour potential and scour protection (if required) of the access and site drainage system should be considered during detailed design of the site at building consent.
- If new or modified culverts are required/proposed for site development (i.e. Lot 1 vehicle crossing), culvert capacity design and headwater requirements should be carefully considered and undertaken by a suitably qualified person, considering the flat topography of the site.
- Concentrated discharge from roofs or impervious hardstand areas to unlined open channels within 5 m of building foundations should be referred to a geo-professional for review.
- Concentrated discharge from roofs and rainwater tank overflow should not be discharged to ground (infiltration), or be discharged to land (dispersal), where the discharge may affect foundation conditions of dwellings.
- Concentrated discharge from roofs and rainwater tank overflow should not be discharged to land or onto slopes where the discharge may impact on stability or scour of slopes. Discharged via a suitably designed flow dispersal outlet is recommended for all piped discharge to land.

## **7. Stormwater Management and Disposal**

### **Stormwater Quantity Management**

The site is part of the catchment contributing to the Wairoro Stream. Lots 1 and 2 abut the stream on the north boundary and Lot 1 also on the west boundary.

Lots 1 and 2 are not shown on NRC flood maps for either 'Priority Rivers' or 'Regionwide Models' (RFM). NRC GIS shows part of Lot 1 lies within the 'Flood Susceptible Land' (FSL) classification of 'Recent Soils'. RFM mapping is more recent than FSL mapping and is based on recent LiDAR topography. The FSL mapping has not been used for flood assessment as it is considered less reliable than the RFM mapping.

As the assessment areas within Lots 1 and 2 are not mapped on the NRC RFM maps, a flood risk assessment (FRA) has not been completed for either proposed lot. A site-specific flood assessment should be completed at building consent stage for the final

building site on Lot 1, given the flat low-lying topography and the potential for afflux upstream of the bridge, which may result in overbank flow from the stream.

If the proposed subdivision development results in additional impervious area compared to the pre-development site conditions, by way of future residential construction, then increased discharge from additional impervious areas on a site can have adverse effects on existing watercourses, or effect flood levels upstream or downstream of the site. Best practice then directs that post-development stormwater discharge from additional impervious surfaces is reduced to pre-development levels.

In this case the potential additional residential impervious area, which may result from development, is expected to be in the order of 400 m<sup>2</sup> (total). This constitutes an insignificant fraction of the catchment contributing to Wairoro Stream. As such, the impact of additional future residential impervious surface (within the permitted limits of Rule 8.6.5.1.3) on flood risk at the site is considered to be less than minor.

Regardless, to minimise potential cumulative adverse effects of development on the existing site drainage and potential flooding, the following recommendations should be implemented:

1. Provide attenuation of runoff from additional impervious areas (if any) resulting from on-site access construction during building consent, to reduce post-development flows to pre-development levels for critical duration event(s) at the site outlet.
2. A suitable attenuation method may be to restrict discharge from an attenuation tank connected to overflow from the rainwater harvesting tanks. If used, then this system should be designed by a suitably qualified person to ensure that peak flow reduction targets are achieved.
3. Consider alternative stormwater management methods to address rainwater tank overflows, such as raingardens and or swales as a means of reducing flow velocities and scour.
4. Consider exceedance events and control overland flow by providing flow paths that avoid constructed access or other site infrastructure. Where overland flow paths cannot avoid crossing existing or proposed access, then the access should be scour protected (sealed or alternative non-erodible surface).
5. Provide surface water cut-off drains (swales) where required up-hill of effluent disposal areas to prevent surface water from entering disposal field areas.

Provided these recommendations are secured in the conditions of consent, then we consider the effects of the development on stormwater drainage from the site will be less than minor.

For proposed future building development, attenuation may be achieved as follows:

- Impervious roof area from future dwellings may be attenuated using rainwater collection tanks. As collected roof water will be utilised for domestic water supply, then a reduction of the attenuation volume required is appropriate. These attenuation systems can be efficiently designed at building consent stage based on roof area, and this requirement can be secured by a suitably worded consent notice.
- Attenuation of additional impervious pavement (on-site hard-standing) may require in-ground attenuation facilities, such as raingardens, swales, or ponds, which should be designed and constructed as part of building consent works. These systems should be designed by a suitably qualified person and be located where performance will not be compromised by flooding events in the adjacent watercourse.

### Water Quality Management

Contaminant loads from the proposed residential activity are considered likely to be low, the main contaminant being Total Suspended Solids (TSS) arising from unsealed access pavements.

Water quality measures to address TSS, which are considered appropriate for the site, include:

- **Grassed swales.** Most of the access alignments will have gradients in the order of 2%, which facilitates water quality treatment of pavement runoff via grassed swales.
- **Raingardens (water quality only).** Flat land adjacent to access pavement is available for treatment by bio-retention prior to discharge into receiving drains.
- **Channel scour protection.** Adequate scour protection of existing and proposed drains would reduce/prevent erosion and consequent sediment load in the receiving water courses.

We recommend assessment of water quality requirements and design of water quality treatment measures are undertaken by a suitably qualified person at building design stage.

### Rule 13.7.3.4 STORMWATER DISPOSAL

In terms of the matters of control in Rule 13.7.3.4:

- i. Waterborne contaminants & sediments generated from residential activities are considered likely to be low concentration and can be adequately managed/reduced (if necessary) by way of grassed swales and/or bio-retention at the proposed site, recommended to be designed at building stage by a suitably qualified person.

- ii. The site does not rely on Council reticulation, and stormwater drainage is recommended to be designed at building stage by a suitably qualified person. The proposed drainage system capacity can be controlled by design. Attenuation provisions for the development allow management of discharge back to pre-development levels, which preserves the service levels provided by the existing Quarry Road culvert.
- iii. Low impact stormwater design principles are recommended for this development.
- iv. Proposed stormwater infrastructure includes modification (if required) of access side-drains/swales with appropriately designed scour protection, recommended to be designed and constructed in accordance with FNDC ES 2023.
- v. Catchment management plans were unavailable for this assessment.

## 8. Conclusions

Based on our assessment of the proposed development and subdivision layout (drawing 25-083-S001 A), we conclude the following:

1. Adequate safe access can be provided from Quarry Road to all proposed Lots in the development.
2. Adequate safe internal access is available to the indicative building envelopes within each lot. Access may benefit from addition/modification of access side-drainage, which can be effectively designed at building stage on Lot 1 to be consistent with future site design on that Lot.
3. Adequate water supply can be made available for a future dwelling on Lots 1 and 2 by way of rainwater harvesting from roof areas. Water tank storage size should be designed by a suitably qualified person at building stage, considering required allowances for firefighting supply (in compliance with NZFS PAS4509 guidance), and for any attenuation requirements.
4. On-site wastewater disposal can be provided for a future dwelling on Lots 1 and 2 (assuming a population equivalent of five people), if site specific investigation of groundwater level is completed at the final disposal field location and an appropriate system is designed by a suitably qualified person in compliance with NRC Regional Plan permitted rules.
5. On-site surface water management is feasible for future dwelling and hard-standing areas if water quantity (attenuation) and quality management is designed by a suitably qualified person, and considers the following in design:
  - a. Reduction allowance based on stormwater from roof areas being harvested for domestic consumption.
  - b. If tank attenuation of roof runoff is used to offset hard-standing impervious area at ground level, then the ratio of hardstand area to roof area does not exceed 0.4.
  - c. That all concentrated discharge from pipes and flow in unlined channels is maintained at least 5 m from foundations of any buildings.
  - d. That all outlets from pipes and flow in open channels are assessed for scour potential and suitably protected as required.
6. In terms of Section 106 of the RMA, we consider that sufficient provision has been made for legal and physical access to each allotment to be created by the subdivision.

## For Simpson Shaw



**Mark Shaw**

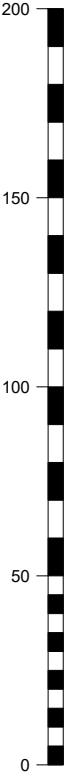
CPEng, MEngNZ, CEng(UK), MInstP

## **Attachment 1**

**Simpson Shaw Surveyors subdivision scheme drawing 25-083-S001**

**Simpson Shaw Surveyors engineering assessment drawing 25-083-E001**






NOTES			
<div><div>- This plan is Copyright to Simpson Shaw Surveyors.</div><div>- This is a concept plan. Areas and Dimensions are approximate only and subject to final survey.</div><div>- This plan may not be used for Sale and Purchase agreements without first obtaining written consent from Simpson Shaw Surveyors.</div><div>- All dimensions are in metres unless shown otherwise.</div><div>- Aerial photo obtained from Far North District Council - LINZ imagery (2014-16)</div></div>			
TOTAL AREA = 12.6406 Ha			
COMPRISED IN RT 1138855			
A	30/07/25	ORIGINAL ISSUE	JL
REVISIONS			
<div><div><div></div><div></div></div><div><div>SIMPSON SHAW</div><div>LAND AND ENGINEERING SURVEYORS</div></div><div><div>P: 09 438 7170 - F: 09 438 8680 - E: surveys@simpsonshaw.co.nz</div><div>154 Bank Street, Whangarei - PO Box 631, Whangarei, 0140</div><div>www.simpsonshaw.co.nz</div></div></div>			
CLIENT			
GEORGE PARK			
PROJECT			
PROPOSED SUBDIVISION OF LOT 2 DP 592397			
TITLE			
SCHEME PLAN 51 QUARRY RD, KAIKOHE			
DRAWN	JL	CHECKED	AT
PRINTED	30/07/2025		
DRAWING	25-083 S001		A
SCALE	1:2000		(A3)





 <div>P: 09 438 7170 E: surveys@simpsonshaw.co.nz W: www.simpsonshaw.co.nz 154 Bank Street, Whangarei - PO Box 631, Whangarei, 0140</div>	CLIENT	PROJECT & TITLE	REVISIONS				DRAWN	NR	CHECKED	-
	GEORGE PARK 51 QUARRY RD, KAIKOHE	PROPOSED SUBDIVISION LOT 2 DP592397  SUBDIVISION ENGINEERING STRATEGY DRAWING	P1	09/09/25	INITIAL DRAWING	NR	PRINTED	09/09/2025		
							DRAWING	25-083-E001	P1	
							SCALE	1:800 (A3)		
	This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Simpson Shaw was commissioned. Simpson Shaw accepts no responsibility for this document to any other party other than the person by whom it was commissioned.					P:\Park\25-083 Quarry Rd\Working Data\CAD\25-083-E001 P1.dwg				



## Attachment 2

Site Soil Evaluation (NZS1547) Lots 1 & 2

## Appendix B ES-SEW1

**Onsite Wastewater Disposal Investigation**

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

**Part A – Contact Details****1 - Applicant**Name: George Park.Property Address: 51 Quarry Rd. KaitakeLot/DP Number: Lot 2 DP 592397.**2 - Consultant / Site Evaluator**Site Evaluator Name: M. Shaw.Company Name: Simpson Shaw.Postal Address: 17 Hatea Dr. PO. Box 631.Business Phone: 09 438 7170 Mobile: 021 337730.Email: Surveys@SimpsonShaw.

SQEP Registered<sup>2</sup>: ☒ Yes ☐ No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP: \_\_\_\_\_

Company Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

<sup>2</sup> It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP

Business Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

**Part B - Site and Soil Evaluation****1: Desk Study**

Requirements (✓ appropriate box) Please complete **all** options. (If more than one option applies to land under consideration, please clarify with supporting information)

<input checked="" type="checkbox"/>	FNDC REQUIREMENT	APPLIES TO LOT(S)	COMMENTS
<b>1</b>	<b>Hazard maps/GIS hazard layer - stability</b>		
<input checked="" type="checkbox"/>	Low instability risk	LOT 1.	
<input type="checkbox"/>	Medium instability risk		
<input type="checkbox"/>	High instability risk		
<b>2</b>	<b>GIS hazard layer – effluent on slope stability</b>		
<input type="checkbox"/>	Low disposal potential		
<input checked="" type="checkbox"/>	Moderate disposal potential	LOT 1.	
<input type="checkbox"/>	High disposal potential		
<b>3</b>	<b>GIS hazard layer – effluent suitability</b>		
<input checked="" type="checkbox"/>	Medium unsuitability	LOT 1.	
<input type="checkbox"/>	High unsuitability		
<b>4</b>	<b>GIS hazard layer – flood susceptibility</b>		
<input type="checkbox"/>	Is flood susceptible		
<input checked="" type="checkbox"/>	Is partially flood susceptible	LOT 1.	
<input type="checkbox"/>	Is not flood susceptible		
<b>5</b>	<b>GIS land resources layer - streams</b>		
Are there streams on or adjacent to land under investigation?	<input checked="" type="checkbox"/> Yes	LOT 1.	
	<input type="checkbox"/> No		
<b>6</b>	<b>GIS land resources layer – aquifers at risk</b>		
Is land situated over or adjacent to aquifer?	<input type="checkbox"/> Yes		
	<input checked="" type="checkbox"/> No	LOT 1.	
<b>7</b>	<b>Annual Rainfall (HIRDS)</b>	1400 mm (approx)	

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.

**2: On-Site Evaluation****a. Determination of Soil Category** (refer table 4.1.1 AS/NZS 1547:2012) (✓ appropriate box)

Soil Category	Structure	Applies to lot(s)	Comments
1 Gravels & Sands	<input type="checkbox"/> Structureless (massive)		
2 Sandy loams	<input type="checkbox"/> Weakly Structured		
	<input type="checkbox"/> Massive		
3 Loams	<input type="checkbox"/> High/Moderate structured		
	<input type="checkbox"/> Weakly structured or Massive		
4 Clay loams	<input type="checkbox"/> High/moderate structured		
	<input type="checkbox"/> Weakly structured		
	<input type="checkbox"/> Massive		
5 Light clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input checked="" type="checkbox"/> Weakly structured or massive	lot 1.	disc below.
6 Medium to heavy clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input type="checkbox"/> Weakly structured or massive		

Note: Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2012 for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

0-200 dark brown, topsoil. moist. plastic  
 200-less Orange silty clay. damp. plastic. firm.

**On-Site Evaluation Continued**

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

☐	DETAILS	APPLIES TO SITE(S)
<b>1</b>	<b>Flooding potential to proposed field and reserve field (refer note 1 below)</b>	
<input checked="" type="checkbox"/>	Fields will not flood, or	lot 1.
	<b>Fields will flood in</b>	
<input type="checkbox"/>	20% AEP event	
<input type="checkbox"/>	5% AEP event	
<input type="checkbox"/>	1% AEP event	
<b>2</b>	<b>Surface water separation to proposed field and reserve field (refer note 2 below)</b>	
<input checked="" type="checkbox"/>	Main/reserve disposal field comply with NRC rules	>15m.
<input type="checkbox"/>	Main/reserve disposal field do not comply with NRC rules	
<b>3</b>	<del>Surface water separation to proposed field and reserve field (refer note 2 below)</del>	
<input checked="" type="checkbox"/>	Main/reserve disposal field comply with NRC rules	
<input type="checkbox"/>	Main/reserve disposal field do not comply with NRC rules	
<b>4</b>	<b>Winter ground water separation to proposed field and reserve field (refer note 3 below)</b>	
<input checked="" type="checkbox"/>	Main and reserve disposal field comply with NRC rules	>600. requires mound or raised beds.
<input type="checkbox"/>	Main and reserve disposal field do NOT comply with NRC rules	
<b>5</b>	<b>Slope of ground of proposed field and reserve field (refer note 4)</b>	
Description	Gentle <5% SE aspect.	
<b>6</b>	<b>Shape of ground of proposed field and reserve field (Refer note 5 below)</b>	
<input type="checkbox"/>	Waxing divergent	<input type="checkbox"/> Linear divergent <input type="checkbox"/> Waning divergent
<input type="checkbox"/>	Waxing planar	<input checked="" type="checkbox"/> Liner planar <input type="checkbox"/> Waning planar
<input type="checkbox"/>	Waxing convergent	<input type="checkbox"/> Linear convergent <input type="checkbox"/> Waning convergent
Comments		

2	DETAILS	APPLIES TO SITE(S)	
7	Intended water supply source		
<input type="checkbox"/>	Public supply		
<input checked="" type="checkbox"/>	Rainwater	LOT 1.	
<input type="checkbox"/>	Bore		
8	Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below)		
Description		PCDI. < 3mm. to beds.	
Peak loading factored in (refer note 6 below)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments			
9	Site exposure (refer note 7 below)	Description	Applies to Site(s)
Site(s) aspect		S.E.	LOT 1.
Pre-dominant wind direction		NE.	LOT 1
Presence of shelter belts		East of site	LOT 1
Presence of topographical features or structures		nil.	LOT 1.
10	Proximity of water bores (include adjacent to properties) (refer note 9 below)		
None recorded on NRC GIS.			
11	Visible evidence of slips / instability (refer note 8 below)		
N/A			
12	Total suitable area available for type of effluent disposal proposed (including reserve area)		
7500 m <sup>2</sup> .			
13	Setback areas proposed (if any) (refer note 10 below)		
15m. from watercourse east of site			

## Appendix B ES-SEW1

**Onsite Wastewater Disposal Investigation**

This form is to be read in conjunction with AS/NZS 1547:2012 (or any amendments as applicable), and, in particular with Part 4: Means of Compliance

**Part A – Contact Details****1 - Applicant**Name: George Park.Property Address: 51 Quarry Rd. KerikeriLot/DP Number: Lot 2 DP 592397.**2 - Consultant / Site Evaluator**Site Evaluator Name: M. Shaw.Company Name: Simpson-Shaw.Postal Address: 17 Hatea Div. P.O. Box 681.Business Phone: 09 4387170 Mobile: 021 337730.Email: surveys@simpsonshaw.co.nz.

SQEP Registered<sup>2</sup>: ☒ Yes ☐ No If no, details of suitably registered SQEP who will countersign the report are to be supplied below.

Name of SQEP: \_\_\_\_\_

Company Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

<sup>2</sup> It is a requirement that the Evaluator be SQEP registered to carry out on-site effluent investigations/designs. If not, then evaluation/design will need to be counter-signed by a suitably registered SQEP



Business Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

**Part B - Site and Soil Evaluation****1: Desk Study**

Requirements (✓ appropriate box) Please complete **all** options. (If more than one option applies to land under consideration, please clarify with supporting information)

<input checked="" type="checkbox"/>	FNDC REQUIREMENT	APPLIES TO LOT(S)	COMMENTS
<b>1</b>	<b>Hazard maps/GIS hazard layer - stability</b>		
<input checked="" type="checkbox"/>	Low instability risk	LOT 2.	
<input type="checkbox"/>	Medium instability risk		
<input type="checkbox"/>	High instability risk		
<b>2</b>	<b>GIS hazard layer – effluent on slope stability</b>		
<input checked="" type="checkbox"/>	Low disposal potential	LOT 2	
<input type="checkbox"/>	Moderate disposal potential		
<input type="checkbox"/>	High disposal potential		
<b>3</b>	<b>GIS hazard layer – effluent suitability</b>		
<input checked="" type="checkbox"/>	Medium unsuitability	LOT 2	
<input type="checkbox"/>	High unsuitability		
<b>4</b>	<b>GIS hazard layer – flood susceptibility</b>		
<input type="checkbox"/>	Is flood susceptible		
<input type="checkbox"/>	Is partially flood susceptible		
<input checked="" type="checkbox"/>	Is not flood susceptible	LOT 2	
<b>5</b>	<b>GIS land resources layer - streams</b>		
Are there streams on or adjacent to land under investigation?	<input checked="" type="checkbox"/> Yes	LOT 2.	
	<input type="checkbox"/> No		
<b>6</b>	<b>GIS land resources layer – aquifers at risk</b>		
Is land situated over or adjacent to aquifer?	<input type="checkbox"/> Yes		
	<input checked="" type="checkbox"/> No	LOT 2	
<b>7</b>	<b>Annual Rainfall (HIRDS)</b>	1400 mm (approx).	

Note: It is to be noted that all information obtained off FNDC GIS/Hazard Maps is to be taken as a guide only.

Note: All information obtained from the above sites is to be confirmed by a specific site investigation as localised conditions could vary substantially. However, should the above data checks indicate the potential for a hazard/non-complying activity etc., this must be further investigated to confirm/deny the indicated situation.



**2: On-Site Evaluation****a. Determination of Soil Category** (refer table 4.1.1 AS/NZS 1547:2012) (✓ appropriate box)

Soil Category	Structure	Applies to lot(s)	Comments
1 Gravels & Sands	<input type="checkbox"/> Structureless (massive)		
2 Sandy loams	<input type="checkbox"/> Weakly Structured		
	<input type="checkbox"/> Massive		
3 Loams	<input type="checkbox"/> High/Moderate structured		
	<input type="checkbox"/> Weakly structured or Massive		
4 Clay loams	<input type="checkbox"/> High/moderate structured		
	<input type="checkbox"/> Weakly structured		
	<input type="checkbox"/> Massive		
5 Light clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input checked="" type="checkbox"/> Weakly structured or massive	LOT 2.	desc. below
6 Medium to heavy clays	<input type="checkbox"/> Strongly structured		
	<input type="checkbox"/> Moderately structured		
	<input type="checkbox"/> Weakly structured or massive		

Note: Refer 4.1 A4 – Soil Assessment AS/NZS 1547:2012 for assessment criteria.

Note: Details of the method used to determine soil type etc. are to be clearly stated, along with positions of boreholes/test pits etc. clearly marked on a site plan. Bore logs are to be provided. Photos should be included.

Note: The site plan should also clearly show the intended area for effluent disposal, along with any site features such as drains, water bores, overland flows etc., along with separation distance achieved.

0-200. dark <sup>grey</sup> brown, s-topsoil, saturated plastic  
 200-300. white, friable, silty CLAY. moist. ~~Rich~~  
 300-700. Orange, white mottle silty CLAY. moist/damp  
 Soft highly plastic

**On-Site Evaluation Continued**

b. Site Characteristics for Proposed Disposal Area: (if there is a marked difference between sites, please fill in a separate form for each site and clearly note which site the assessment applies to) (✓ appropriate box)

Q	DETAILS	APPLIES TO SITE(S)
1	<b>Flooding potential to proposed field and reserve field (refer note 1 below)</b>	
✓	Fields will not flood, or	LOT 2.
	<b>Fields will flood in</b>	
	20% AEP event	
	5% AEP event	
	1% AEP event	
2	<b>Surface water separation to proposed field and reserve field (refer note 2 below)</b>	
✓	Main/reserve disposal field comply with NRC rules	
	Main/reserve disposal field do not comply with NRC rules	
3	<b>Surface water separation to proposed field and reserve field (refer note 2 below)</b>	
✓	Main/reserve disposal field comply with NRC rules	
	Main/reserve disposal field do not comply with NRC rules	
4	<b>Winter ground water separation to proposed field and reserve field (refer note 3 below)</b>	
	Main and reserve disposal field comply with NRC rules	7600 mm.
	Main and reserve disposal field do NOT comply with NRC rules	
5	<b>Slope of ground of proposed field and reserve field (refer note 4)</b>	
Description	wild. (ca. 15%) N.W. aspect.	
6	<b>Shape of ground of proposed field and reserve field (Refer note 5 below)</b>	
	Waxing divergent	Linear divergent ✓ Waning divergent
	Waxing planar	Liner planar Waning planar
	Waxing convergent	Linear convergent Waning convergent
Comments		

2	DETAILS	APPLIES TO SITE(S)	
7	Intended water supply source		
	Public supply		
	<input checked="" type="checkbox"/> Rainwater	LOT 2.	
	Bore		
8	Proposed method of disposal and recommended Daily Loading rate (DLR) (refer note 6 below)		
	Description	PCO1. < 3mm to subsurface.	
Peak loading factored in (refer note 6 below)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments			
9	Site exposure (refer note 7 below)	Description	Applies to Site(s)
	Site(s) aspect	N.W.	LOT 2.
	Pre-dominant wind direction	North.	
	Presence of shelter belts	South of site	
	Presence of topographical features or structures	nil.	
10	Proximity of water bores (include adjacent to properties) (refer note 9 below)		
	none recorded on NRC GIS.		
11	Visible evidence of slips / instability (refer note 8 below)		
	nil.		
12	Total suitable area available for type of effluent disposal proposed (including reserve area)		
	> 500 m <sup>2</sup> .		
13	Setback areas proposed (if any) (refer note 10 below)		
	> 15m from roadside drain > 15m from marshes.		

# View Instrument Details



<b>Instrument No</b>	12885334.4
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	23 November 2023 16:32
<b>Lodged By</b>	Jonson, Jan Dorothy
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991



---

<b>Affected Records of Title</b>	<b>Land District</b>
1138855	North Auckland

---

**Annexure Schedule** Contains 2 Pages.

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## Signature

Signed by Leon Garry Penney as Territorial Authority Representative on 25/01/2024 11:41 AM

**\*\*\* End of Report \*\*\***



**HE ARA TĀMATA**  
**CREATING GREAT PLACES**  
*Supporting our people*

Private Bag 752, Kaikohe 0440, New Zealand

✉ [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)

☎ 0800 920 029

🌐 [fndc.govt.nz](http://fndc.govt.nz)

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221: CONSENT NOTICE**

**REGARDING RC-2220718-RMASUB**  
Being the Subdivision of LOT 2 DP 139653  
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

### **SCHEDULE**

#### **Lot 2 DP 592397**

- a) Any future building platforms on the Lot shall be located in accordance with the Minimum Approach Distances Near 100kV Transmission Line on Poles, New Zealand Electrical Code of Practice 34, 2001.
- b) 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.
- c) In response to natural hazards, in conjunction with a building consent application for any residential dwelling, a geotechnical assessment prepared by a suitably qualified chartered professional engineer shall be undertaken to support proposed development for which the building consent is being sought.

A handwritten signature in black ink, appearing to read 'Simeon Mclean'.

**Simeon Mclean**  
**Authorised Officer**  
**Team Leader Resource Consents**

**Date: 27 October 2023**

Form 46

**ANNEXURE SCHEDULE - CONSENT FORM<sup>1</sup>**

(Regulation 6 Land Transfer Regulations 2018)

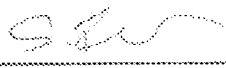
**Person giving consent***Surname must be underlined***Capacity and Interest of Person giving consent***eg. Mortgagee under Mortgage no.)***Shanna Marie Forsythe****Caveator under Caveat no. 12746247.4****Consent***Delete words in [ ] if inconsistent with the consent**State full details of the matter for which consent is required*

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

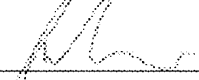
the registration of LT Plan 592397, and the resulting two new Records of Title, being 1138854 and 1138855.

Dated this 10<sup>th</sup> day of November 2023.

**Attestation**

  
 Shanna Marie Forsythe

**Signed in my presence by the Person giving consent**

  
 Signature of Witness

*Witness to complete in BLOCK letters (unless legibly printed):*

**Witness name** Young-In (Jasmine) Han  
**Occupation** Lawyer  
**Address** WHANGAREI

<sup>1</sup> An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required by the Land Transfer Regulations 2018 to enable registration under the Land Transfer Act 2017.

# Chorus New Zealand Limited

16 September 2025

Chorus reference: 11363975

**Attention:** Andrew McPhee

**Quote: New Property Development**

**2 connections at 51 Quarry Road , Kaikohe, Far North District, 0472**

**Your project reference: George Park**

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 16 September 2025. 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](http://www.chorus.co.nz/develop-with-chorus)

Kind Regards

Chorus New Property Development Team







*Top Energy Limited*

Level 2, John Butler Centre  
60 Kerikeri Road  
P O Box 43  
Kerikeri 0245  
New Zealand  
PH +64 (0)9 401 5440  
FAX +64 (0)9 407 0611

18 September 2025

Andrew McPhee  
Bay of Island Planning

Email: [andrew@bayplan.co.nz](mailto:andrew@bayplan.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**

**George Park – 51 Quarry Road, Kaikohe. Lot 2 DP 592397.**

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

Top Energy's requirement for this subdivision is nil. Top Energy advises proposed lot 2 has an existing power supply. Design and costs to provide a power supply to proposed lot 1 could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

**Aaron Birt**

Planning and Design

T: 09 407 0685

E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)