

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

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

3. Would you like to opt out of the fast track process?

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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

5. Applicant details

Name/s:

Carol Taylor

Email:

Phone number:

Work

Home

Postal address:

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

15 Dick Smith Loop Road Awanui

Postcode

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Nina Pivac C/- Loigplan Limited

Email:

Phone number:

Work

Home

Postal address:

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

50-64 Commerce Street Kaitaia

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:

Carol Taylor

**Property address/
location:**

43 Bobs Way Kaingaroa

Postcode

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. Billing Details:

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

Name/s: (please write in full)

Email:

Phone number:

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Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Nina Pivac

Signature:

(signature of bill payer)

Date 04-Nov-2025

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Nina Pivac

Signature

Date 04-Nov-2025

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

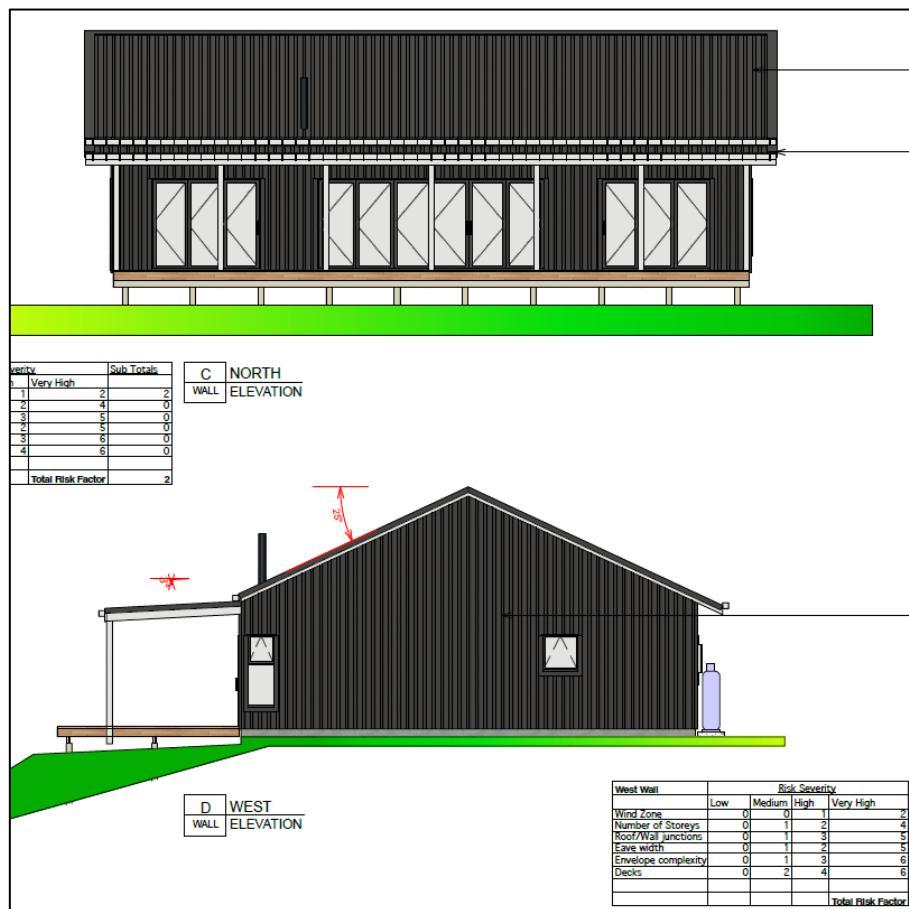
See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



S221(3) VARIATION TO CONSENT NOTICE TO AMEND DESIGNATED BUILDING PLATFORM

43 BOBS WAY, KAINGAROA
LOT 17 DP 377680

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:

CAROL TAYLOR

Rev A

4 November 2025

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APPENDICES:

Appendix A – Site, Floor and Elevation Plans

Appendix B – Certificate of Title & Interests

Appendix C – Original RC and Management Plan

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	43 Bobs Way, Kaingaroa
Applicant's name:	Carol Taylor
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 17 DP 377680
Site area:	2.2435ha
Site owner/s:	Carol Jeanette Taylor
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Nil
Proposed zoning/overlays:	Rural Production Zone Coastal Environment Overlay (partial)
Brief description of proposal:	To vary Consent Notice CONO 7908105.2 to allow the relocation of the designated building platform to an area that is better suited to the property's physical conditions.
Summary of reasons for consent:	Overall, resource consent is required as a Discretionary Activity under the Far North District Plan.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 4 November 2025

2.0 PROPOSAL

The applicant, Carol Taylor, seeks to vary Consent Notice CONO 7908105.2 to allow the relocation of the designated building platform to an area better suited to the property's physical conditions.

The subject site, 43 Bobs Way, Kaingaroa (Lot 17 DP 377680), was created as part of a subdivision approved under RC 2040580 and the subsequent s127 variation 2040580-RMAVAR.

Background and Context

The applicant recently purchased the property under the understanding that the existing cut and levelled area (as shown on the attached site plan) represented the designated building platform. This area and parts of the site had already been significantly modified prior to purchase. It has since been confirmed, however, that the existing levelled platform is located within the "no-build" zone established under RC 2040580.

Review of the original subdivision and variation decisions indicates that the no-build zone and designated building platform were imposed primarily to protect visual amenity values and provide a buffer to the Mangatete River margins and internal gully/stream areas.

Site Suitability

Further site inspections have identified that the approved building area is unsuitable for development due to poor drainage and foundation conditions. Specifically, surface runoff and overflow from Bobs Way discharge directly into this part of the site (refer to the blue line on the attached plan), resulting in persistent waterlogging and unstable ground conditions that are unsuitable for standard residential foundations.

In contrast, the proposed new building platform - located on the existing cut area - offers a more elevated, stable, and well-drained position that aligns more appropriately with the site's topography and physical constraints.

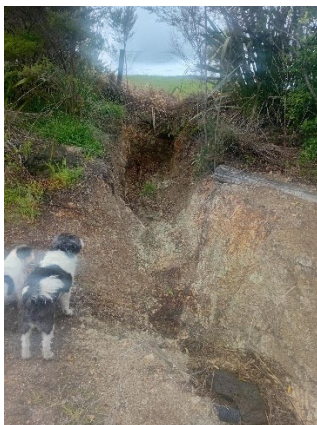


Figure 1: Image of runoff from Bobs Way draining onto subject site

Proposal

The proposal seeks to authorise the construction of a dwelling and garage to be located partially within the existing no-build zone, in the area identified as the proposed new dwelling site.

To uphold the original intent of the consent notice and mitigate any potential effects, the applicant proposes the following enhancement and mitigation measures:

- Native revegetation along the lower slope and site boundaries to strengthen ecological connectivity and enhance stormwater absorption.
- Retention of existing vegetation within the no-build area outside the immediate building footprint.
- Erosion and sediment control measures during construction to manage runoff and prevent downstream effects.

Overall, the application has been assessed as a **Discretionary Activity** under the ODP.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

The subject site is located at 43 Bobs Way, Kaingaroa. The site is legally described as Lot 17 DP 377680. A copy of the relevant Certificate of Title (CT) is attached as **Appendix B**.



Figure 2: Map showing subject site (Premise)

Under the ODP, the site is zoned Rural Production with no relevant resource overlays.

The immediate surrounding environment is characterised by a rural-residential development as was the intent of the original subdivision.

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

Access to the subject site is currently gained via an existing vehicle crossing off Bobs Way which is considered to be formed to an adequate standard.

4.0 FAR NORTH DISTRICT PLAN ASSESSMENT

Table 2 – Assessment of Rural Production Zone and District-Wide provisions

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.1 Residential Intensity	One unit per 12ha of land is permitted, or one unit per site.	The proposal will result in one dwelling on the site. Permitted
Rule 8.6.5.1.2 Sunlight	2m + 45-degree recession plane	The proposed building will not encroach the recession plane. Permitted
Rule 8.6.5.1.3 Stormwater Management	The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.	Total impermeable surfaces equate to approximately 7% of the total site area, which falls well within the permitted threshold. Permitted
Rule 8.6.5.1.4 Setback from Boundaries	10m from any site boundary	The proposed building will be located at least 25m from the nearest boundary. Permitted
Rule 8.6.5.1.5 Transportation	Refer to Chapter 15 – Transportation for Traffic, Parking and Access	The existing vehicle crossing has been formed to an adequate standard. TIF = 10 Permitted
Rule 8.6.5.1.8 Building Height	The maximum height of any building shall be 12m.	The maximum building height will be less than 12m. Permitted Activity

Rural Production Zone	Permitted Standards	Compliance
Rule 8.6.5.1.10 Building Coverage	Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.	Total building coverage equates to approximately 1.19% which falls well within the permitted threshold. Permitted

Overall, the proposal requires resource consent as a **Discretionary Activity** under the Far North District Plan.

5.0 NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

6.0 NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

7.0 NPS INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna.

8.0 NPS HIGHLY PRODUCTIVE LAND (NPSHPL)

As shown on Far North LUC Maps, the site does not contain any highly versatile soils. The NPSHPL is therefore not applicable in this instance.

9.0 NOTIFICATION

Public Notification

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

Step 1: Mandatory public notification is required in certain circumstances

Under Section 95A(3) an application must be publicly notified if:

- a) *the applicant has requested that the application be publicly notified;*
- b) *public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

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

Under Section 95A (4) an application must not be publicly notified if:

- a) *the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) *the application is for a resource consent for 1 or more of the following, but no other, activities:*
 - i. *a controlled activity;*
 - ii. *a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above criteria apply, therefore public notification is not precluded in this instance. Step 3 must be considered.

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

Under Section Under Section 95A(7), public notification is required if:

- a) *the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- b) *the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

Clause (a) does not apply in this situation.

An assessment of environmental effects in accordance with s95D has been undertaken in Section 8.0 below which concludes that any adverse effect arising as a result of the proposed development will be less than minor. Public notification is therefore not required in this instance.

Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- *exceptional or unusual, but something less than extraordinary; or*
- *outside of the common run of applications of this nature; or*

- *circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.*

There are no special circumstances that apply to the subject site.

Public Notification Conclusion

Based on the above, it is considered that this application can be processed without public notification.

Limited Notification

Under Section 95B, if an application is not publicly notified, the Council must decide if there are any 'affected persons' and undertake limited notification to those persons. Under Section 95E(1) a person is considered 'affected' if the adverse effects of the activity on that person are 'minor or more than minor'. If the application is not publicly notified, the consent authority must follow the following steps to determine whether to give limited notification of an application.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

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

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

None of the above apply in this instance.

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

In the case of a boundary activity, Council shall determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

In the case of any other activity, Council shall determine whether a person is an affected person in accordance with section 95E.

If yes to any of the above, Council shall notify each affected person identified under subsections (7) and (8) of the application.

As per the assessment of effects, it is considered that any adverse effects will be less than minor. To this end, no written approvals have been sought.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

As previously discussed, special circumstances are not considered to apply to this proposal.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, it is considered that this application can be processed without limited notification.

10.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects it may have on the environment.

S221(3) Variation to Consent Notice

The proposed variation to relocate the designated building platform will not give rise to any more than minor environmental effects. The relocation has been carefully chosen to respond to the property's physical constraints, including poor drainage, runoff accumulation, and unstable ground conditions in the original approved platform area. The existing designated platform is subject to continual waterlogging due to surface flows from Bobs Way, resulting in unsuitable ground bearing conditions that make development in this area impractical and potentially unsafe. In contrast, the proposed building site is on an existing cut area that is elevated, stable, and well-drained, and will enable the dwelling to be constructed in a manner that avoids unnecessary earthworks or ongoing drainage modifications.

The proposed platform location will not adversely affect the visual amenity or landscape values that the original consent notice sought to protect. The dwelling will be positioned in a similar contour band and largely screened by existing vegetation and proposed native planting. From external viewpoints, particularly from Bobs Way and neighbouring properties, the visual change will be negligible. The built form will remain consistent with the existing rural-residential character of the surrounding environment, and no additional visual clutter, dominance, or loss of open space will result.

From an ecological and hydrological perspective, the relocation provides a preferable outcome. By shifting development away from the poorly drained area, potential disturbance of the natural drainage path and associated wet ground habitat is avoided. The proposed mitigation measures—including additional native planting and erosion control during construction—will enhance ecological values and assist in managing stormwater on-site. These measures will maintain the integrity of the buffer functions originally intended by the no-build zone, while achieving a more sustainable long-term building solution.

In summary, the proposed variation represents a practical and environmentally appropriate response to the site's natural limitations. It will not create new adverse effects, and in fact, will reduce the potential for drainage and stability issues associated with the approved platform. The intent of the original consent conditions - to protect amenity and environmental values - will be maintained and strengthened through the proposed mitigation measures. Accordingly, the environmental effects are considered to be less than minor, and the variation sought is both reasonable and consistent with the intent of the original consent conditions.

Conclusion

Based on the above, it is considered that any adverse effects as a result of the proposal will be less than minor.

11.0 SECTION 104 ASSESSMENT

Assessment of Effects

Section 104(1)(a) requires consideration of any actual and potential effects on the environment of allowing the activity. This has been carried out in the assessment above. The conclusion reached overall is that the adverse effects of granting consent to the proposal are less than minor. Some positive effects will arise from the development, including:

- The efficient use of land within the subject site;
- The provision of social well-being through addressing the current housing shortage in the Far North;
- The proposed development will also provide for the economical well-being of the Far North District through providing employment opportunities throughout the construction phase.

Therefore, the effects are considered acceptable in the receiving environment.

National and Regional Planning Documents

Other than those discussed earlier, there are no other national or regional planning documents directly relevant to this application.

Operative Far North District Plan – Objectives and Policies

The relevant objectives and policies of the District Plan can be found in the Rural Production Zone Chapters.

Rural Production Zone - Objectives	
Objective	Comment
8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.	The proposed development enables the efficient use of land where the site can continue to be used for rural and residential purposes in a manner that will not degrade the natural and physical resources in the area.
8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.	As above.
8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural	As per the assessment of effects above, the proposed development aims to maintain the rural amenity of the site.

Rural Production Zone - Objectives	
Objective	Comment
Production Zone to a level that is consistent with the productive intent of the zone.	
8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.	As per the assessment of effects above, the proposed development will not result in any adverse effects on the significant natural values of the Rural Production Zone.
8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.	Not applicable
8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.	As above.
8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.	Not applicable.
8.6.3.9 To enable rural production activities to be undertaken in the zone.	The proposed development will not adversely affect rural production activities occurring in the area.

Rural Production Zone - Policies	
Policy	Comment
8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.	As per the assessment of effects, adjacent rural production activities will remain unaffected.
8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.	As above.
8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.	As above.

Rural Production Zone - Policies	
Policy	Comment
8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.	As per the assessment of effects, the subject site was created with the anticipation of future residential development. The intent of the site will remain unchanged.
8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.	As above.
8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	Not applicable
8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.	Given the original subdivision anticipated future residential development, it is considered that the nature of the proposed development, is appropriate for the subject site.
8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities.	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.
8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones	As concluded in the assessment of effects above, the proposal will not result in any reverse sensitivity effects.

Proposed Far North District Plan – Objectives and Policies

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP. Relevant objectives and policies in the PDP are contained within the Rural Production Chapter and Historical and Cultural Values Chapter.

Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- RPZOZ-O1 to RPZOZ-O4
- RPZOZ-P1 to RPZOZ-P7

Other Matters

There are no other matters considered relevant to the proposal.

12.0 PART 2 ASSESSMENT

As per current case law, an assessment of matters under Part 2 is only required where there is invalidity, incomplete coverage or uncertainty in the planning provisions. The Operative District Plans contain provisions that are relevant to the proposal, and there is no evidence to suggest the relevant provisions are invalid, incomplete or present uncertainty in making any decision. No assessment of the Part 2 provisions is therefore required.

13.0 OVERALL CONCLUSION

The applicant, Carol Taylor, proposes to vary Consent Notice CONO 7908105.2 to allow the relocation of the designated building platform to an area that is better suited to the property's physical conditions.

Overall, the application has been assessed as a Discretionary activity.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment and potentially affected parties would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 4 November 2025

APPENDICES:

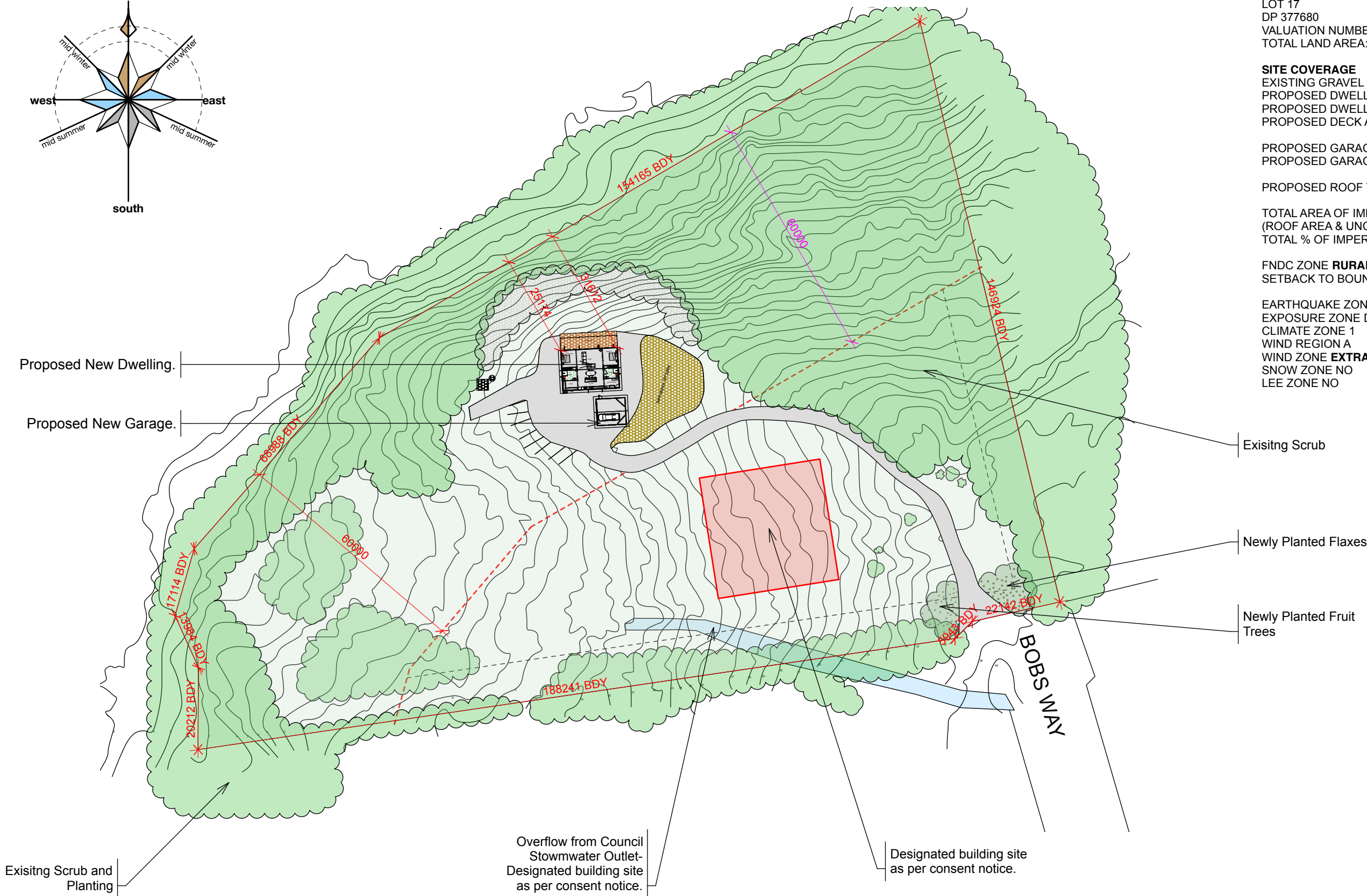
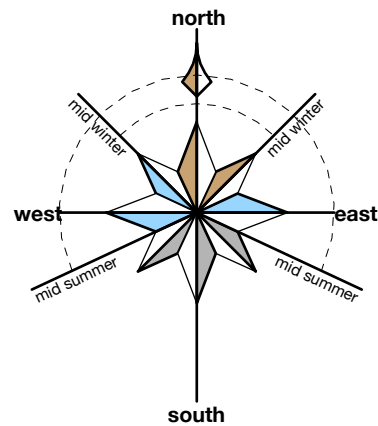
Appendix A – Site, Floor and Elevation Plans

Appendix B – Certificate of Title & Interests

Appendix C – Original RC and Management Plan

Appendix A – Site, Floor and Elevation Plans

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



SITE NOTES:
43 BOBS WAY, KAINGAROA

LEGAL DESCRIPTION
LOT 17
DP 377680
VALUATION NUMBER: 00013-65005
TOTAL LAND AREA: 2.2435 hectares (22435 m2)

SITE COVERAGE
EXISTING GRAVEL DRIVEWAY: 1260m2
PROPOSED DWELLING AREA: 140m2
PROPOSED DWELLING ROOF AREA: 206.72 m2
PROPOSED DECK AREA: 56 m2

PROPOSED GARAGE AREA: 43.2 m2
PROPOSED GARAGE ROOF AREA: 60.48 m2

PROPOSED ROOF TOTAL AREA: 267.20 m2

TOTAL AREA OF IMPERMEABLE SURFACES: 1541.84 m2
(ROOF AREA & UNCOVERED PART OF DECK)
TOTAL % OF IMPERMEABLE SURFACES: 7%

FNDC ZONE RURAL PRODUCTION
SETBACK TO BOUNDARIES 10m Setback from Boundaries.

EARTHQUAKE ZONE 1
EXPOSURE ZONE D
CLIMATE ZONE 1
WIND REGION A
WIND ZONE EXTRA HIGH
SNOW ZONE NO
LEE ZONE NO

All dimensions to be checked on site prior to commencement of work.
Work only to figured dimensions, in the event of a discrepancy contact the Designer.
Do not change any details without prior consent from the Designer.
Building Contractor to check all levels, dimensions, connections & manufacturers specifications before beginning or manufacturing any work to ensure that all materials & labour necessary to complete the project has been allowed for, whether inferred, drawn on plans or not.
Liability will not be accepted by Designer for any materials or labour not shown on drawings or required by council or during construction.

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900

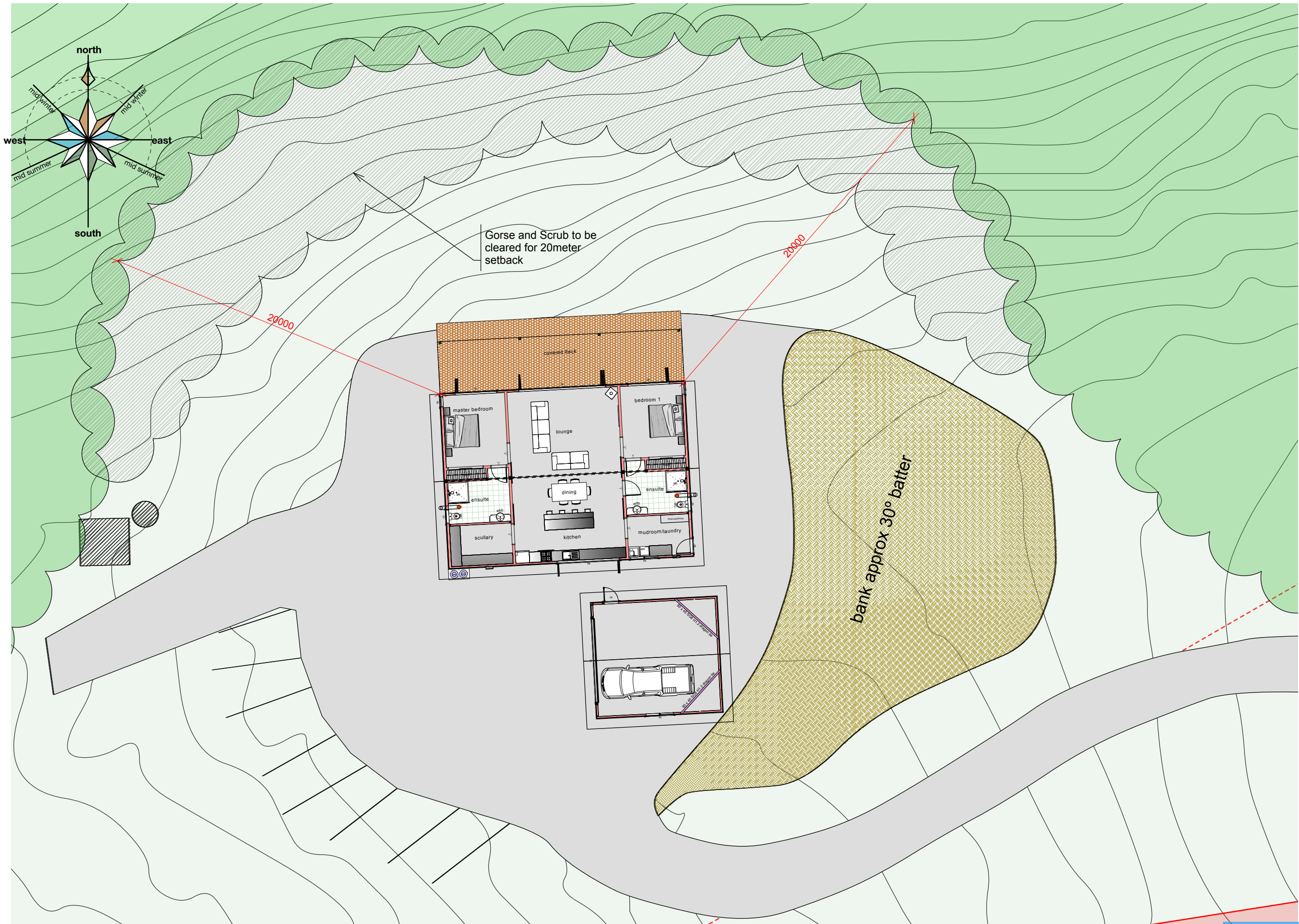
CLIENT: C TAYLOR			PROJECT # CT-0925	
PROJECT: 43 BOBS WAY, KAINGAROA			DATE # 17/09/2025	DWG #
DWG SITE PLAN			SCALE @ A3 1:1000	
			DRAWN KB/TB/DB	
			CHKD KB/TB/DB	



REVISION AMENDMENTS

REV
DATE
BY

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



CLIENT:	C TAYLOR			PROJECT #	CT-0925	
PROJECT:	43 BOBS WAY, KAINGAROA			DATE #	17/09/2025	
DWG	SITE PLAN-CLOSE UP			SCALE @ A3	1:200	
				DRAWN	KB/TB/DB	
				CHKD	KB/TB/DB	

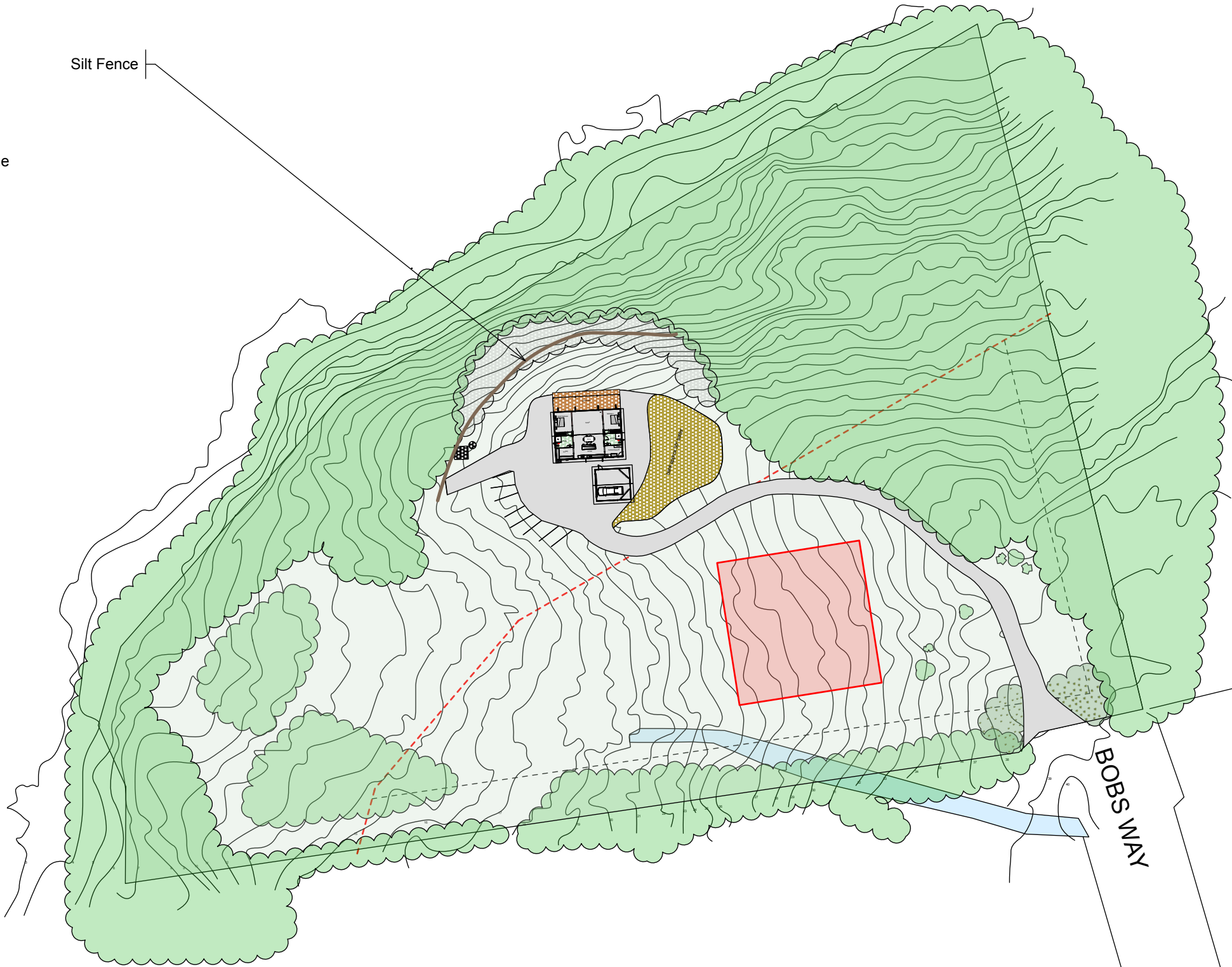
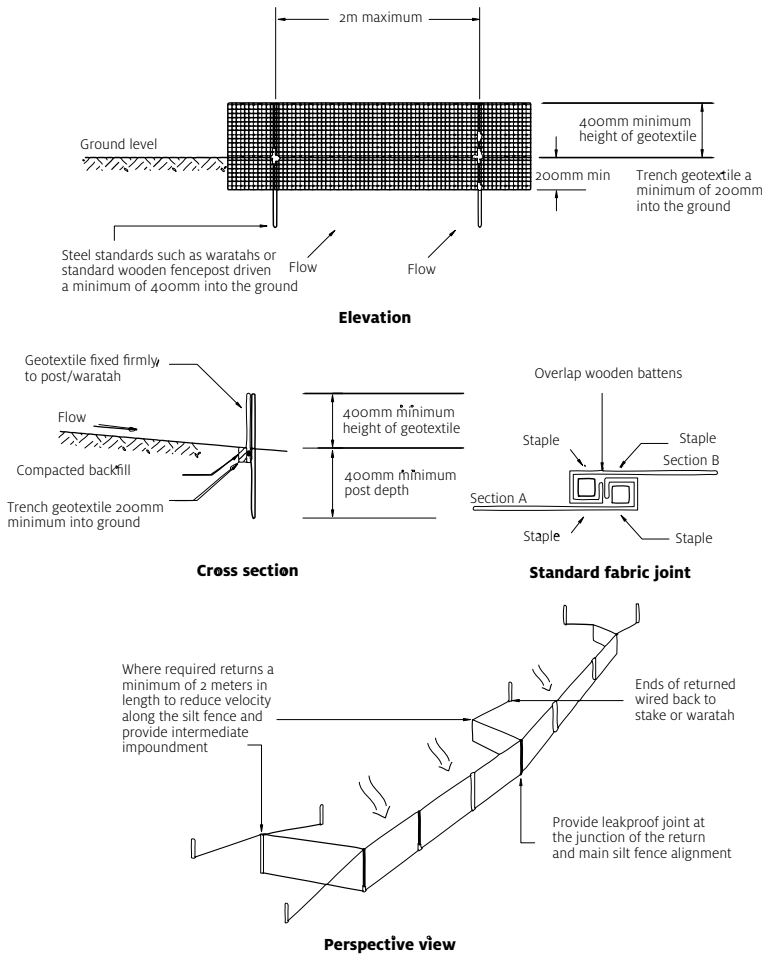
DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

- Silt fence installation is critical to it's performance.
It needs to:
- 1 - be installed in a trench 200mm deep by 100mm wide.
 - 2- have waratahs or posts hammer-staked at least 400mm deep on the downhill side of the fabric, no more than 2.0m apart.
 - 3 - be 600mm high above ground, with an additional 200mm of cloth below ground in the trench.
 - 4- have each end of the fence return up the slope roughly 2.0m to prevent water going around the edges.
 - 5- be anchored by backfilling the trench and placing soil on top of the fabric.

Table 1

Silt fence design criteria			
Slope steepness (%)	Slope length (m) (Maximum)	Spacing of returns (m)	Silt fence length (m) (Maximum)
Flatter than 2%	Unlimited	N/A	Unlimited
2-10%	40	60	300
10-20%	30	50	230
20-33%	20	40	150
33-50%	15	30	75
> 50%	6	20	40

Figure 1



CLIENT:	C TAYLOR	PROJECT #	CT-0925
PROJECT:	43 BOBS WAY, KAINGAROA	DATE #	17/09/2025
DWG	CUT FILL PLAN	SCALE @ A3	1:1000
		DRAWN	KB/KB/TB/DB
		CHKD	KB/KB/TB/DB



DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.



Overflow from Council
Stowmwater Outlet-
Designated building site
as per consent notice.

Far North Panorama



Bobs Way

CLIENT: C TAYLOR		PROJECT # CT-0925	
PROJECT: 43 BOBS WAY, KAINGAROA		DATE # 17/09/2025	DWG #
DWG GOOGLE IMAGE		SCALE @ A3 1:1000	A01.3
		DRAWN KB/KB/TB/DB	
		CHKD KB/KB/TB/DB	



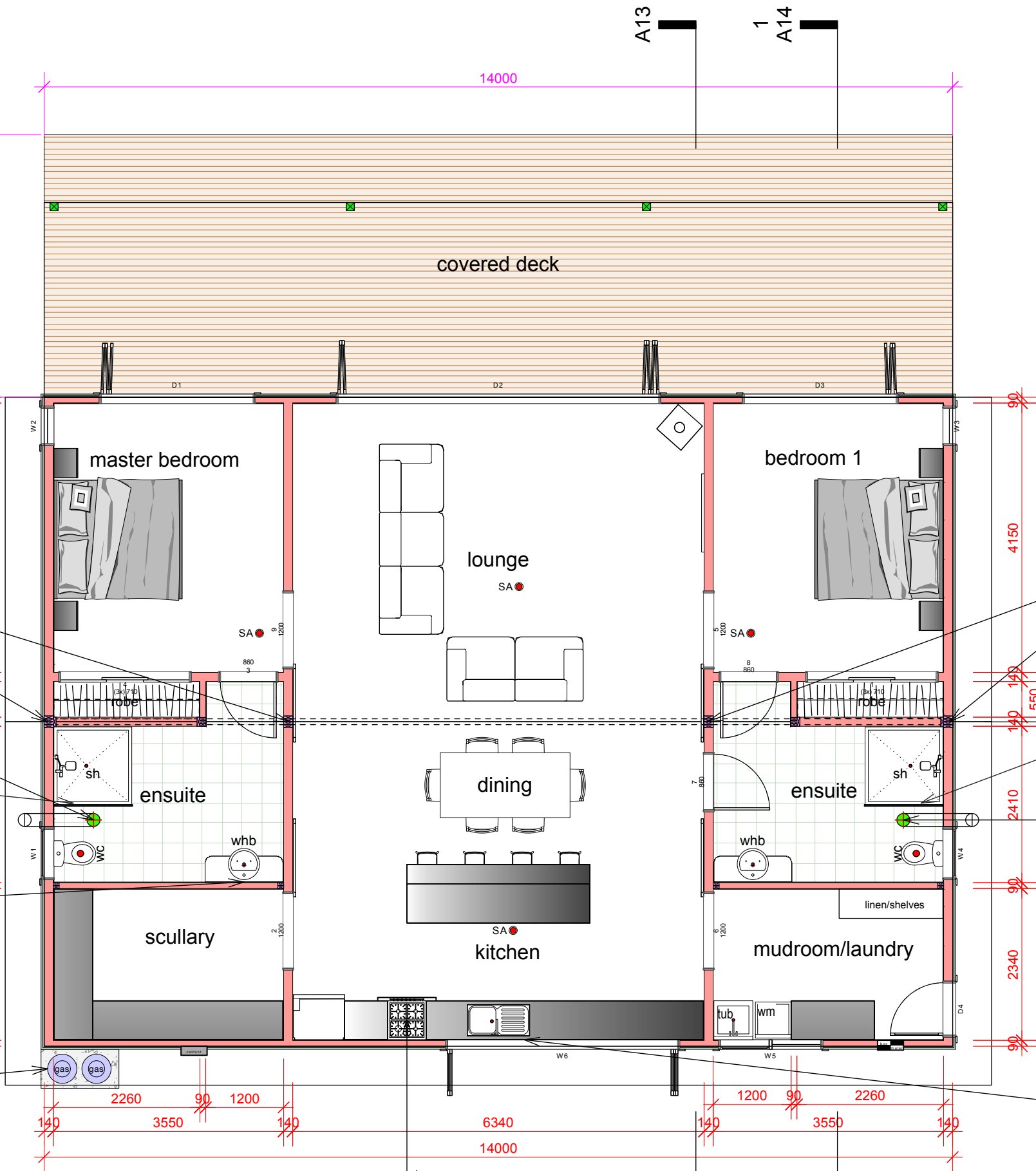
REVISION AMENDMENTS

BY	DATE	REV
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FLOOR PLAN NOTES
Contractor is to check all dimensions on site before commencing work.
Confirm kitchen layout with owner & kitchen manufacturer before commencing pipework.
All dimensions to timber framing not finished room sizes.
All framing & bottom plates to be H1.2 treated unless specified otherwise.
All structural timber has been designed using SG8 timber unless otherwise specified.
See foundation plan for loaded bearings walls.

Interconnected Smoke Alarms
Refer to NZS 4514:2021
The location of Interconnected Smoke Alarms shall be as follows:
a). Smoke alarms shall be located on or near the ceilings;
b). Smoke Alarms shall be located in all bedrooms, living spaces, hallways, and landings within the building;
c). Where a kitchen is separated from the living spaces and hallways by doors that can be closed, an alarm specified by it's manufacturer as suitable for a kitchen shall be located in the kitchen. This may be a heat alarm to avoid nuisance activations;
d). In a multi-level household unit, there shall be at least one smoke alarm on each level; and
e). Where more than one smoke alarm is needed to meet the requirements of this standard, these smoke alarms shall all be interconnected so that when one activates, all smoke alarm devices in the household unit will sound.

Beard Online Architecture 106 Arawhata Road Kaingaroa 0483 E: beardarc48@gmail.com
D M Beard Structural LTD Doug: 022 454 9863 Tyler: 021 247 7232 Kirsty: 022 167 9900



REFER TO BRACING PLAN FOR WALL FRAMING MANUFACTURING PLEASE ALLOW FOR GIB HANDIBRACS FOR BRACING WIDTHS AS NOTED

CLIENT:	C TAYLOR	PROJECT #	CT-0925
PROJECT:	43 BOBS WAY, KAINGAROA	DATE #	17/09/2025
DWG	FLOOR PLAN	SCALE @ A3	1:75
		DRAWN	KB/TB/DB
		CHKD	KB/TB/DB



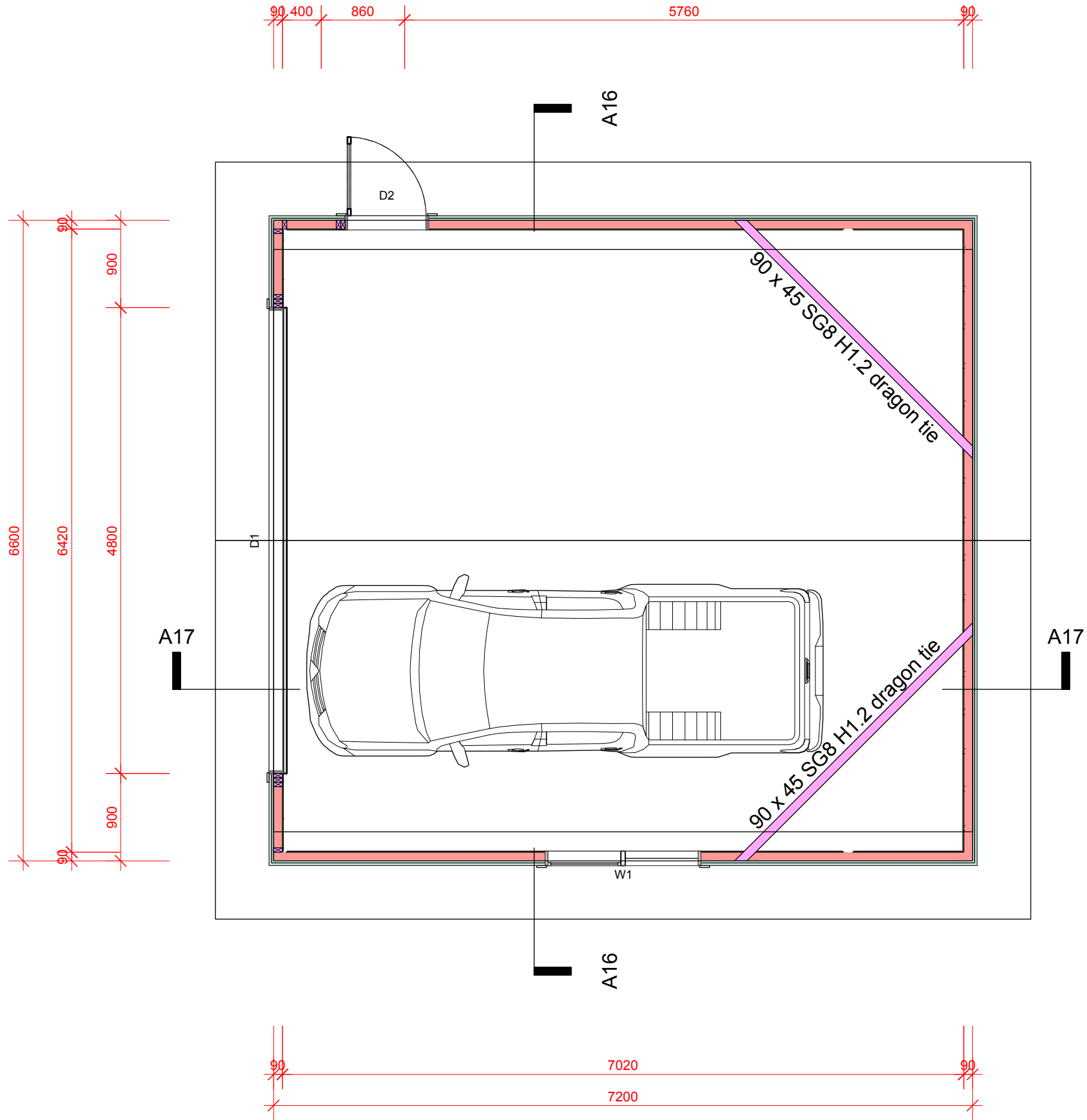
A02

REVISION AMENDMENTS

BY DATE REV

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

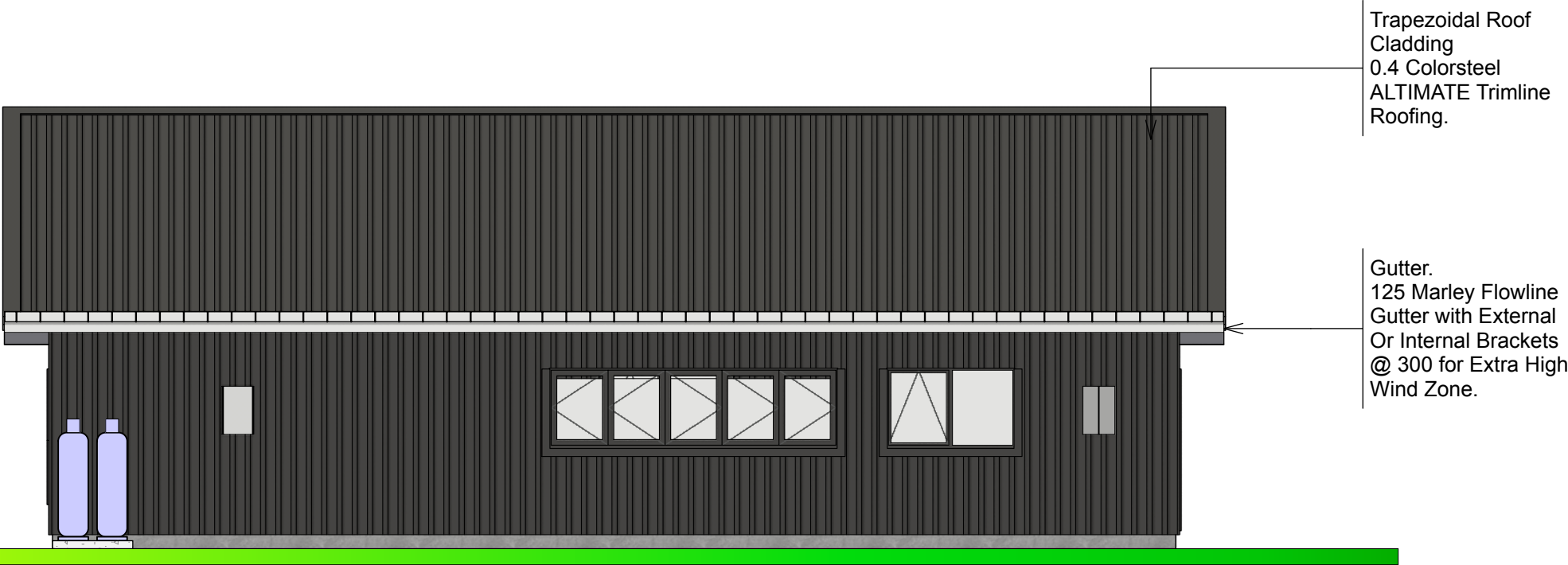


CLIENT: C TAYLOR		PROJECT # CT-0925	
PROJECT: 43 BOBS WAY, KAINGAROA		DATE # 17/09/2025	DWG #
DWG FLOOR PLAN-GARAGE		SCALE @ A3 1:50	A02.1
		DRAWN KB/TB/DB	
		CHKD KB/TB/DB	



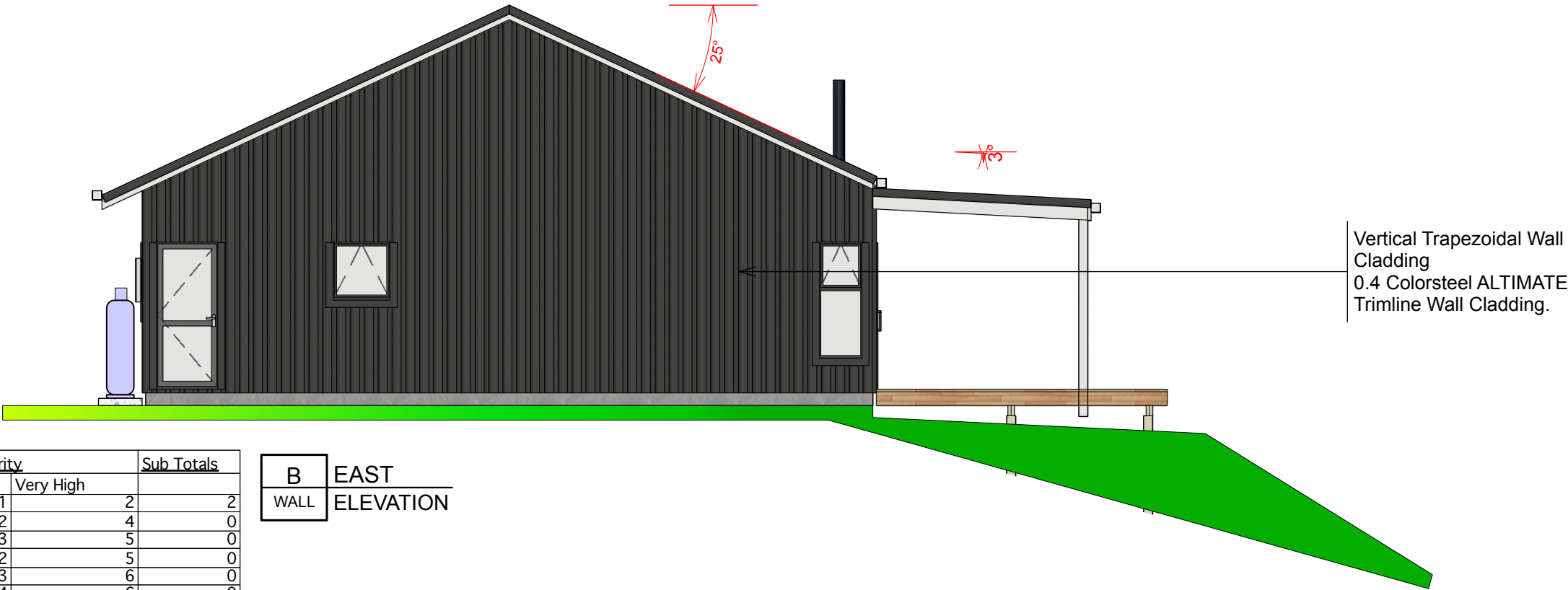
DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

EXTRA HIGH WIND ZONE



West Wall	Risk Severity				Sub Totals	
	Low	Medium	High	Very High		
Wind Zone	0	0	1		2	2
Number of Storeys	0	1	2		4	0
Roof/Wall junctions	0	1	3		5	0
Eave width	0	1	2		5	0
Envelope complexity	0	1	3		6	0
Decks	0	2	4		6	0
				Total Risk Factor		2

A WEST
WALL ELEVATION



East Wall	Risk Severity				Sub Totals	
	Low	Medium	High	Very High		
Wind Zone	0	0	1		2	2
Number of Storeys	0	1	2		4	0
Roof/Wall junctions	0	1	3		5	0
Eave width	0	1	2		5	0
Envelope complexity	0	1	3		6	0
Decks	0	2	4		6	0
				Total Risk Factor		2

B EAST
WALL ELEVATION

CLIENT: C TAYLOR			PROJECT # CT-0925	
PROJECT: 43 BOBS WAY, KAINGAROA			DATE # 17/09/2025	DWG #
DWG ELEVATIONS			SCALE @ A3 1:75	
			DRAWN KB/TB/DB	
			CHKD KB/TB/DB	



DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

EXTRA HIGH WIND ZONE

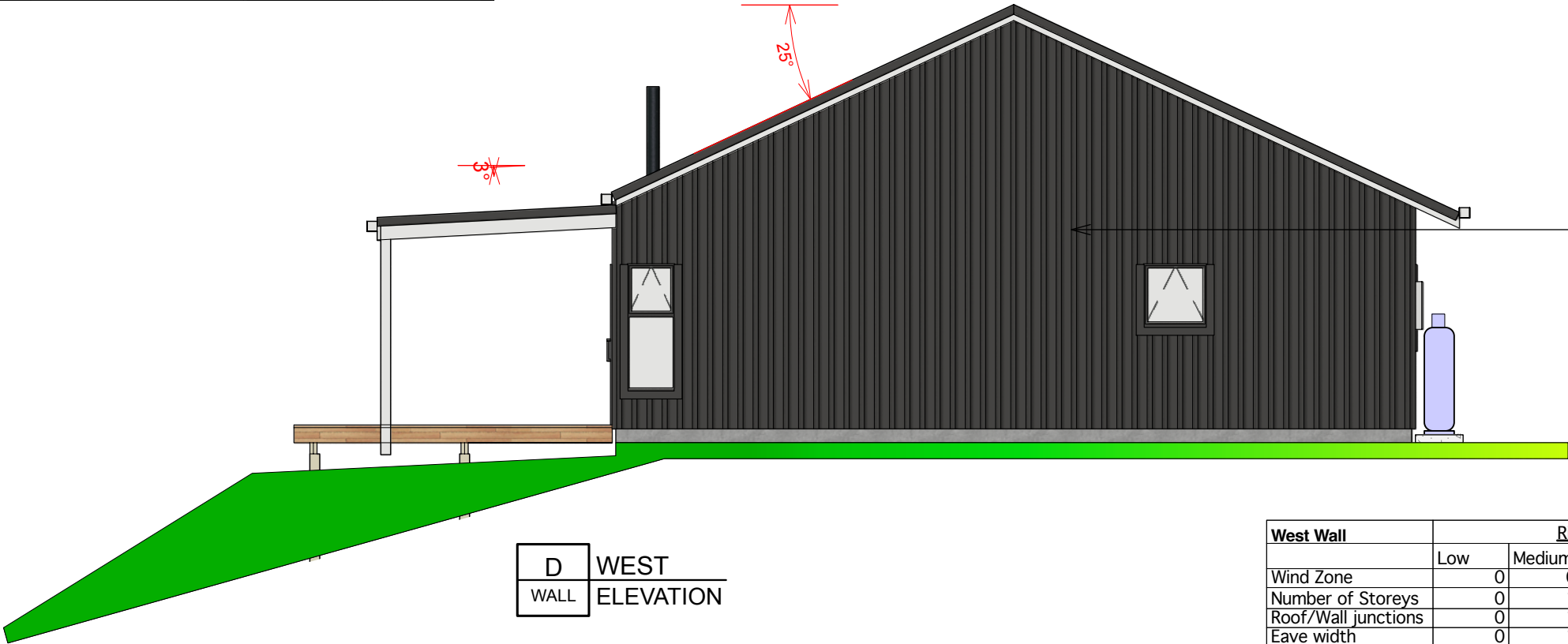


Trapezoidal Roof Cladding
0.4 Colorsteel ALTIMATE
Trimline Roofing.

Gutter.
125 Marley Flowline
Gutter with External
Or Internal Brackets
@ 300 for Extra High
Wind Zone.

North Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	2

C NORTH
WALL ELEVATION



Vertical Trapezoidal Wall
Cladding
0.4 Colorsteel ALTIMATE
Trimline Wall Cladding.

D WEST
WALL ELEVATION

West Wall	Risk Severity				Sub Totals
	Low	Medium	High	Very High	
Wind Zone	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof/Wall junctions	0	1	3	5	0
Eave width	0	1	2	5	0
Envelope complexity	0	1	3	6	0
Decks	0	2	4	6	0
				Total Risk Factor	2

Appendix B – Certificate of Title & Interests



**Far North
District Council**

CONO 7908105.2 Cons

Cpv - 01/01.Pgs -- 018.27/09/08.18:04



DocID: 313105058

Private Bag 752, Memorial Ave

Kaitake D400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

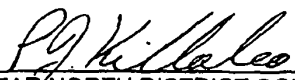
REGARDING RC 2030528 & variation RC 2040580
The Subdivision of Secs 22, 34 & 35 Blk IX Ranganui SD
North Auckland Registry

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 under each condition below.

SCHEDULE

- I. Any development to be undertaken on any of the Lots shall comply with the requirements of the Management Plan (approved under RC 2030528), and as amended by the Palmco Review dated 21 February 2008.
- II. Any access point formed onto the legal road is to be constructed and completed in accordance with the Councils Rural crossing Standard FNDC/S/6 and 6A (Councils Engineering Standards and Guidelines June 2000).

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

Mr Pat Killalea

DATED at KERIKERI this 16th day of July 2008

Oruaiti Farms Limited

VEGETATION REGENERATION REVIEW

21 FEBRUARY 2008



PALMCO

the landscape professionals

Physical Address: 32 Wiroa Road, Kerikeri. Postal Address: PO Box 34 Kerikeri
Phone: 09 407 9293 Fax: 09 407 6263 Email: info@palmco.co.nz Web: www.palmco.co.nz
Palmco is a division of LIG Lammering Business Investment Group NZ Ltd

Job Name: Ouraiti Farms Limited Subdivision
Report Name: Vegetation Regeneration Review
Client Name: Ouraiti Farms Limited
Our Ref: Far North District Council: RC 2040580
Date: 21 02 08

TABLE OF CONTENTS

- 1.0 Introduction**
- 2.0 Background**
- 3.0 Site Assessment**
- 4.0 Suggested Revision Measures**
- 5.0 Conclusions**
- 6.0 Appendices**

1.0 Introduction

This report has been prepared by Jere Wilks, a Landscape Architect with Palmco, a landscape architectural, construction and maintenance company. Jere has seven years experience working initially within the Wellington region and most recently in the Far North district on a variety of projects including many visual assessments of residential and commercial developments including multi unit complexes, land fill issues, retirement villages, sub-divisions and suburb creation.

2.0 Background

The original overall development plan from Hawthorn Landscape Architects together with a management plan written by Bay of Islands Planning Ltd created visual and written guidelines for a sixty metre wide native revegetation zone to run along the northern and eastern boundaries of this proposed sub-division. In addition a natural regeneration zone was to extend up a gully within the site. These documents covered the entire 27 lot subdivision.

Currently, the applicant is seeking 224(c) certification from the Far North District Council for Stage One of this proposal that involves only Lots 14-27 and the revegetation strip associated with those lots.. There is a substantial variation from the documents above lodged for Resource Consent in that the sixty metre *revegetation* strip is now proposed to be a *natural regeneration* strip.

Further to previous involvement in this project, a site visit was requested by Robin Fountain, lawyer for the applicant, to ascertain the extent of removal of noxious weed species and to provide expert guidance in landscape matters to enable the Far North District Council's issuance of a compliance certificate. To that end a visit to site was undertaken on 20 February 2008 and a meeting with Council officers Greg Phillips and Felicity King was held immediately afterwards.

3.0 Site Assessment

Generally, the suggested regeneration strip is predominantly covered in gorse [*Ulex spp.*] ranging in height from approximately one metre around Lots 26 and 27 to specimens two metres and higher immediately below Lots 16-20. Interspersed amongst this cover is naturally regenerating native species ranging from open grassland tussock [*Carex spp.*], sedges [*Baumea spp.*] and Toitōi [*Chionocloa spp.*] to environment specific specimens such as Black Tree-Fern [*Cyathea medullaris*] in undisturbed gullies.

Other invasive weed species such as Tobacco Weed [*Solanum mauritianum*] appear to have largely been removed physically or by spray application. Some small specimens were sighted and these will continue to occasionally occur due to existing seed stock in the soil. However, there were significant amounts of wilding Pine [*Pinus radiata*] resulting

from the previous land use as a forestry block. While there were examples all through the Stage One revegetation strip the heaviest infestation was on the steeper slopes around Lots 16-20.



image 1. An indicative site image with the arrows showing wilding pine specimens at the top of the 60M strip on Lot 18

4.0 Suggested Revision Measures

If there is to be an amendment to allow the *revegetation* strip to become a *regeneration* strip then certain measures are suggested for implementation.

Initially the physical removal of any remaining exotic weed species needs to be undertaken to leave only gorse and naturally regenerating native species. The use of gorse as a nurse crop is widely recognised as an effective method for native regeneration with the young plants sustaining protection within the gorse initially, eventually out-competing it for height and depleting the weeds light source under a thick native canopy. It is the writer's understanding that further weed removal was being undertaken on 20 February by a contractor engaged by the applicant. A further monitoring of this removal should be undertaken at an appropriate time when advised by the applicant.

An amended site plan is attached as an appendix. It is suggested this is agreed to by all parties as an accurate representation of the current proposal. While the considered conclusion of this report will be that there is no long term adverse visual or environmental effect from allowing the 60 metre wide strip to become a naturally regenerating one as

opposed to a planted revegetative one, conditions of consent state required planting provisions prior to Section 224 Certification. To facilitate compliance without the need for a variation to the consent it is suggested to install a series of group plantings on eleven of the Stage One lots, specifically Lots 11, 16, 17, 18, 19, 20, 21, 22, 25, 26 & 27. The location of these planting groups is indicated on Stage One Concept Plan contained in Appendix 1 and a revised planting Schedule is contained below. Estimated cost of these plantings on a per lot basis is as follows;

Planting Area: 3400sqm
Size of Plants: Root Trainers or PB3 or 5
Spacings: 1.5M [average spacing for pricing – refer Schedule for installed spacings]
Price: \$2.66 per sqm +gst. This is installation cost only and does not cover any mulch, replacement of dead plants or future maintenance requirements.

$3400\text{m}^2 \times \$2.66 = \9044.00 per lot

With regard to the Management Plan conditions the following are suggestions for their amendment where they are concerned with vegetation requirements:

- All of Section 9.0 [9.1-9.6] is to be underlined. This refers to Section A (3.0) Coverage of Management Plan. An underlined item *must* be complied with rather than simply being a suggested guideline.
- Section 9.2 shall be amended to read:

The following exotic noxious and troublesome weed species shall not be introduced to the property.

These species shall be removed where present.

These two species shall be added to the existing weed list: Tobacco Weed [Solanum mauritianum] and Wilding Pine [Pinus radiata].

- Section 9.3 shall be amended to read:

The sixty metre wide non-building zone identified for regeneration on Oruaiti Farms Ltd Subdivision: Stage One Concept Plan contained in Appendix 1 shall be allowed to naturally regenerate to native cover utilising the existing gorse cover as a nurse crop. Any weed species listed in Section 9.2 shall be removed when visible above either the gorse or native species cover. In the event of any spraying or removal of the gorse nurse crop or existing native vegetation within this Non-Building Zone then a Landscape Architect shall be engaged by the Consent Holder or lot owner to provide guidance to plant species [as listed in Section 9.3], their sizes, placement and numbers. The result shall be intended to provide continuous, unbroken vegetated native cover to the length of the identified strip.

The removal of all weed species other than the gorse shall be completed by the Consent Holder within each lot's non-building zone prior to the issue of applicable Section 224 Certificate and maintained for

a period not less than two years upon the issue of the 224 Certificate. Responsibility for maintaining this vegetation within this two year period will rest with the Consent Holder or fall on the new lot owner. Such maintenance shall comply with Section 9.5 of this Management plan.

In addition Lots 11, 16 -22 and 25-27 shall have an area or areas not less than 3400 square metres planted utilising the species listed below. The appropriate plant sizes, spacings and percentage mix have been provided. The positions of these planted areas are indicated on the Stage One Concept Plan contained in Appendix 1 but should generally be positioned as close to the lot boundary with the non-building zone as practical. Areas for planting shall be marked out in a natural shape with no sharp or right angle corners and generally conform to, or run with, the natural contours of the land. Each area is to be sprayed with 'Roundup' or similar glyphosate four weeks prior to planting so that all weeds and grasses have been killed providing a clear area for planting within. Any existing native regeneration within each area is not to be sprayed and left to form part of the planted area. Future maintenance requirements of these planted areas shall conform to Section 9.5 of the management Plan.

Species List

<u>Botanical Name</u>	<u>Common Name</u>	<u>Size</u>	<u>Spacing</u>	<u>% Mix</u>
<u>Coprosma repens</u>	<u>Taupata</u>	<u>RT</u>	<u>2M</u>	<u>15%</u>
<u>Coprosma robusta</u>	<u>Karamu</u>	<u>RT</u>	<u>2M</u>	<u>10%</u>
<u>Cordyline kasper</u>	<u>3 Kings Cabbage Tree</u>	<u>PB3/5</u>	<u>2M</u>	<u>5%</u>
<u>Dodonea viscosa</u>	<u>Akeake</u>	<u>RT</u>	<u>2M</u>	<u>10%</u>
<u>Leptospermum scoparium</u>	<u>Manuka</u>	<u>RT</u>	<u>1.5M</u>	<u>10%</u>
<u>Metrosideros excelsa</u>	<u>Pohutukawa</u>	<u>PB3/5</u>	<u>4M</u>	<u>5%</u>
<u>Myoporum laetum</u>	<u>Ngao</u>	<u>RT</u>	<u>2M</u>	<u>10%</u>
<u>Phormium cookianum</u>	<u>Mountain Flax</u>	<u>RT</u>	<u>1M</u>	<u>15%</u>
<u>Phormium tenax</u>	<u>Swamp Flax</u>	<u>RT</u>	<u>1M</u>	<u>10%</u>
<u>Podocarpus totara</u>	<u>Totara</u>	<u>PB3/5</u>	<u>3M</u>	<u>10%</u>

5.0 Conclusions

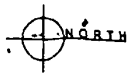
Obviously, the eventual built structures of the sub-division will change the site outlook from that of pastoral or forestry block to one of housing development, but the initial landscape concept of a unifying native planting strip will still be achieved in the long term. It is entirely possible that the timeframe for establishing the native forest canopy is reduced via the utilisation of the existing gorse cover as a nurse crop. However, it is important to realise that careful

management of the regeneration strip will still be required to achieve the plant cover intended by the original consent conditions and as such Section 9.5 of the Management Plan will still be required to be followed..

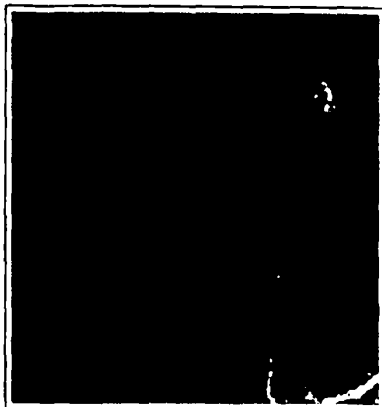
Should the above recommended amendments be accepted along with the existing management plan conditions it is considered that the eventual result for the site's visual amenity issues will be one of integration within the surrounding environs and alignment to the original intent of the granted consent notice.

6.0 Appendices

Concept Plan: RC-2040580 Amendment to Original Plan: February 2008.



AERIAL SITE IMAGE



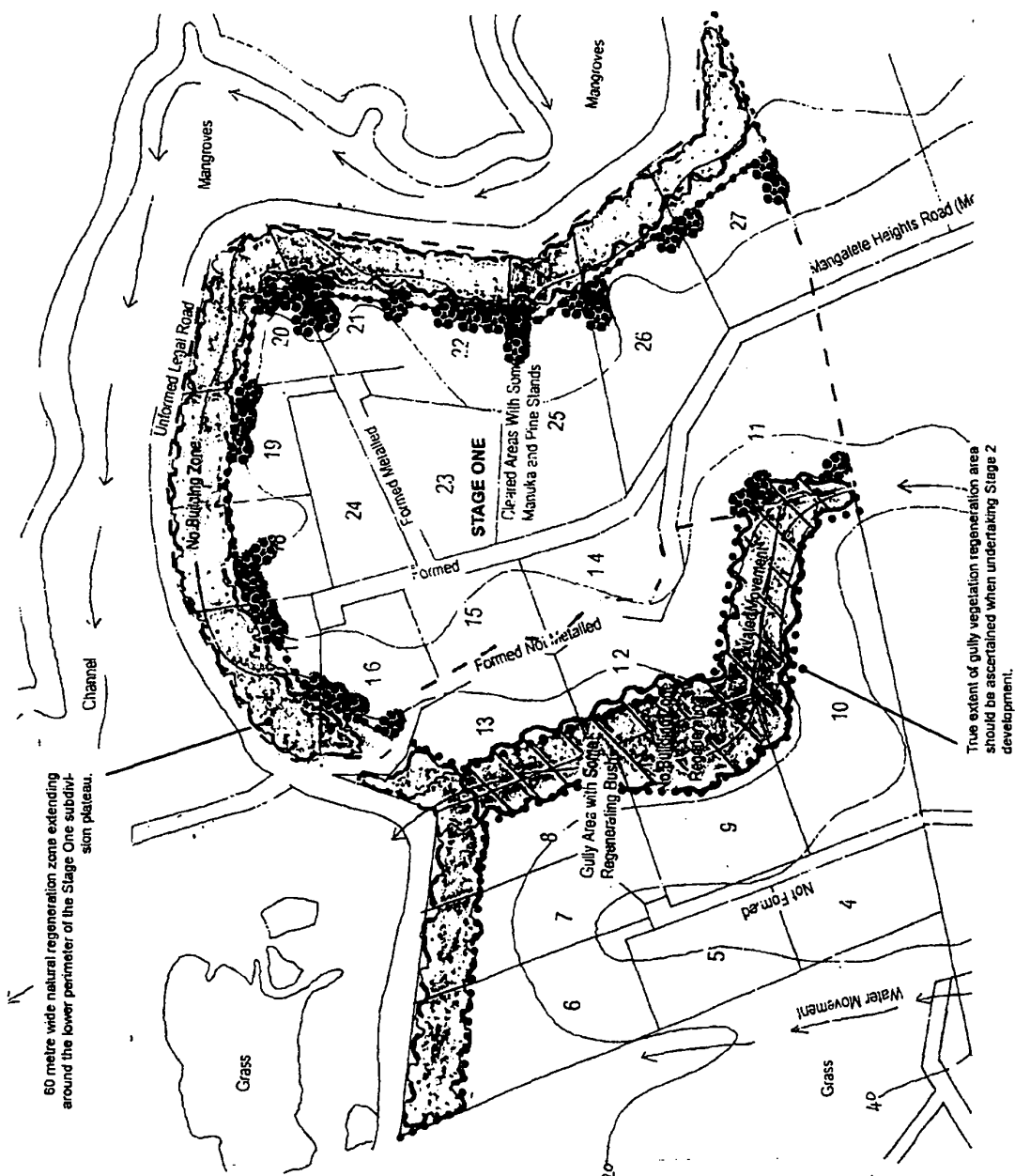
Aerial image of Subdivision Site. Source Google Earth

KEY:

- Scope of Stage One Subdivision Lots
- Scope of Vegetative Natural Regeneration
- Boundary Extent of No Build Zone
- Areas of Revegetation Planting. Each symbol represents a 33.5x33.5sqm area. Three of these areas per lot approximating 3,400sqm. Areas can be combined within and over lot boundaries to form larger areas.

NOTES:

The original base plan has been referenced from Hawthorn Landscape Architects "Overall Development Plan", date unknown. This plan refers to Stage 1 of Oruaiti Farms Ltd subdivision only. The areas identified as no building zones shall remain void of any built structures. They shall not be planted with any exotic species and the natural regeneration process shall be allowed to prevail within these areas under the existing nurse crop of gorse [Ulex spp.]. These areas shall have all specimens of Tobacco Weed [Solanum mauritanum] and wilding Pine [Pinus radiata] removed and all extent areas of indigenous vegetation on the property shall be retained and freed from all noxious weed species.



COPY

ORUAITI FARMS LTD.

"MANGATETE"

MANAGEMENT PLAN

Prepared For: *Oruaiti Farms Ltd.*

Date: *July 2003*

Copy that went to Hrgs

Table Of Contents

A	SCOPE OF MANAGEMENT PLAN
1	Purpose of Management Plan
<u>2</u>	<u>Implementation of the Management Plan</u> - Consent Notice on land titles
3	Coverage of Management Plan - Areas included
B	MANAGEMENT PLAN REQUIREMENTS
4	Buildings - Building type and scale - Architectural Requirements
5	Vehicle access and parking
6	Storm water management
7	Waste water management
8	Exclusion of Buildings and Structures from Specified Areas
9	Management of Vegetation - Protection of indigenous species - Removal of weed and exotic species - Revegetation, Unity Planting - Planting methods - Maintenance programme
12	Archaeological Matters

A SCOPE OF MANAGEMENT PLAN

1.0 Purpose of Management Plan

The purpose is to provide for the overall development framework of that land contained in the Resource Consent Application No 2030528 being the subdivision of the land depicted on the Overall Development Plan labelled Appendix 1. The Management Plan will facilitate the retention, management and preservation of the natural and physical resources contained within the sites. In particular, the objective of the subdivision proposal is to promote the sustainable management of the land through subdividing the property into lifestyle blocks of varying sizes, which will provide opportunities for a greater variety of rural activities in the area, whilst ensuring that the locality retains a rural character with a high degree of visual amenity and that future development on the properties does not result in adverse effects on the coastal values pertaining to other land in the locality.

2.0 Implementation of the Management Plan

A Consent Notice pursuant to Section 221 of the Resource Management Act shall be registered against the titles of all land contained within the Resource Consent Application to advise the owner and subsequent owners of the individual lots, that each shall be required to comply with the matters contained within the Management Plan and the conditions of consent applicable to RC 2030528.

3.0 Coverage of Management Plan

The Management Plan applies to those properties depicted as Lots 1 – 27 on Appendix 1.

B MANAGEMENT PLAN REQUIREMENTS

4.0 Buildings

4.1 Building Type and Scale

No building to be erected on any of the lots without the prior approval of the Council to specific designs for foundations prepared by a registered engineer with geotechnical expertise;

No more than one single unit residential unit per site;

A maximum building height of 4.5 metres for lots 6 - 8, 13, 16 – 22, which will ensure low-level houses for the lots adjoining the northern boundary adjacent to the Harbour, and 6 metres for the remaining lots, measured by rolling contour,

Maximum building footprint on lots 5 - 9, 13, 15 – 24, of all structures shall not exceed 2000m² gross floor area, including covered deck or patio areas, and utility structures. Utility sheds shall be positioned on the landward side of dwellings so that they are screened by the home, from Rangaunu Harbour. Additional landscaping shall be implemented to ensure the utility areas are also screened from the Harbour so that sheds, water tanks, parking areas, storage areas, clotheslines etc. are screened from the

water-based viewpoints.

Building footprints for the remaining lots have not been defined as they are less visible from the coast. This allows for the fact that possible productive use on these larger lots may require sheds or other buildings related to such uses.

Buildings to be sited no closer than 10.0 m from any boundary and be no closer than 80 metres from the boundary of the Unformed Legal Road fronting the northern and eastern edges of lots 6 - 8, 13, 16 - 27.

4.2 Architectural Requirements

~~All structures shall be recessively coloured and harmonise with the natural surroundings. Roof colours shall mimic the native bush vegetation tones as closely as possible, and be limited to the colours of grey, green, brown and blue, and in the darker hues;~~

Structures shall be constructed out of materials that compliment the rural and coastal environment, are natural looking and non reflective - windows are not to be mirror glass;

Structures should be designed and positioned to run with the landform, so that they blend into the landscape and are subservient to the landscape;

Structures shall be designed with rooflines, which are irregular and steeped with the plan of the dwelling being broken up or indented.

5.0 Vehicle Access and Parking

Individual vehicle access points to each lot shall be designed to follow the contours to minimise land disturbance. Car parking areas shall be located at the landward side of the building footprint so that they are screened from Rangaunu Harbour by buildings or vegetation.

Any access point on to the legal road is to be constructed and completed in accordance with Council's standards.

6.0 Storm Water Management

The existing overland storm water flow paths shall be maintained and shall not be disturbed without the appropriate consents. Low impact design principles shall be adopted and stormwater management proposals for individual lots be submitted for Council's approval prior to any development.

7.0 Waste Water Management

On site wastewater disposal system may be established providing the system attains all appropriate standards. A report on the means by which disposal will be achieved, prepared by a person with the appropriate expertise and following the requirements of the Auckland Regional Council Technical Publication 58, shall be submitted for Council's approval prior to the construction of any building requiring such facilities.

8.0 Exclusion of Buildings and Structures from Specified Areas

The areas identified as no buildings zones on the plan contained in Appendix 1, shall remain void of any built structures and shall not be planted with any exotic species. Management of these zones requires two different approaches. In the central gully area, the natural regeneration process shall be allowed to prevail, while any portions of this

area which are bare of vegetation or which are affected by the removal of weed or exotic species may be replanted in accordance with the guidelines in section 9.0. The slopes around the northern and eastern edges of the lots shall be revegetated using the unity planting concept outlined in section 9.0.

9.0 Vegetation

9.1 Protection Of Indigenous Species

All existing areas of indigenous vegetation on the property shall be retained.

If any of the protected indigenous vegetation is of concern to the individual landowners due to old or dangerous condition consent for removal or maintenance will be required from the Far North District Council. A qualified arborist will subsequently be employed to assess the concerns and determine the solution. This arborist will then carry out the maintenance or tree surgery so that there is no misinterpretation or communication breakdown that could lead to the accidental removal of vegetation.

9.2 Removal Of Weed and Exotic Species

The following exotic noxious and troublesome weed species shall not be introduced to the property. These species are also identified for removal if present.

Acacia species (Wattle),
Agapanthus africanus (Agapanthus),
Asparagus scandens (Climbing asparagus),
Bambusa species (Bamboo),
Eriobotrya japonica (Loquat),
Erythrina species (Flame tree),
Hakea species (Willow leaved Hakea),
Hedychium species (Ginger),
Jasminum polyanthum (Jasmine),
Ligustrum species (Privet),
Prunus campanulata (Taiwan Cherry),
Tradescantia fluminensis (Wandering Jew),
Ulex europeus (Gorse), and
Watsonia bulbilifera,

9.3 Management of Revegetation

Unity Planting

The non-building area identified for revegetation on the Overall Development Plan contained in Appendix 1, shall be planted up using the indigenous species in the following list. This planting will provide a vegetated foreground for the structures located on lots 6 - 8, 13 and 17 - 27. The use of the suggested species will provide uniformity to the revegetation so that each lot is visually linked to the next by the planting so that they become one. This avoids the fragmented patchwork look that could result if each individual lot owner landscapes these slopes independently.

Regeneration

The non-building area identified for regeneration shall be left undisturbed although any areas that are not vegetated or are left bare by the removal of weeds or exotic species may be revegetated using species from the following list, or other locally occurring

indigenous species.

Species List

Coprosma repens (Tuopata)
Coprosma robusta (Karamu)
Cordyline australis (Cabbage tree)
Cyathea medullaris (Mamaku)
Dodonea viscosa (Akeake)
Knightia excelsa (Rewarewa),
Leptospermum ericoides (Kanuka),
Melicope tamata (Wharangi)
Metrosideros excelsa (Pohutukawa)
Myoporum laetum (Ngaio)
Myrsine australis (Red Matipo),
Phormium tenax (Flax)
Phyllocladus trichomanoides (Tanekaha),
Pittosporum cressifolium (Karo)
Podocarpus totara (Totara), and
Pseudopanax species (Lancewood).

9.4 Planting Methods

Implementation of planting is recommended during the months of April through to September. These months are preferable due to the higher rainfall levels. If planting outside of these dates it is suggested that a teaspoon of liquidised 'Crystal Rain' be added to each planting hole. The size of the plants at the time of planting can range between pb2 and 5. The following method of planting is recommended: -

- Spray the areas to be planted with 'Roundup' four weeks prior to planting so that all weeds and grass has been killed providing an area clear for planting within.
- Excavate a hole approximately 50mm wider and deeper than the plant root ball, so that the sides of the hole are loosened, not smooth. Place the excavated topsoil to one side of the hole for backfilling afterwards.
- Add a slow release fertiliser tablet to each planting hole as per the manufactures specifications. Add a teaspoon of 'Crystal Rain' if the weather conditions require it.
- Remove the planter bag from around the root ball of the plant and place the plant centrally within the hole, making sure that the soil level of the top of the root ball is level with the surrounding ground level.
- Backfill around the root ball with the topsoil that was set aside. Firm the soil around the root ball taking care not to bury the plant too deeply. The original potting mix level should be level with the surrounding ground level. The plant should be firmly and centrally placed within the hole. Spread any excess soil away from the sprayed area, as this will readily grow new weeds, whereas the sprayed area will not.
- If practical spread a 100mm layer of bark peeling as mulch around each plant to retain ground moisture during dry months.

9.6 Maintenance Programme

Regular maintenance of the plantings will be necessary within the first couple of seasons to ensure the success of the screening and softening of future built structures. The following maintenance schedule is suggested: -

Year One & Two

- Release weeds from around the plants at three monthly intervals. This may be four months over winter when growth is slower. Some plants may need weeds releasing by hand first as they may be sensitive to sprays. Once weeds are released from contact with the plants they can be sprayed with 'Roundup' following the manufacturers specifications. All spraying should be done in weather conditions that are calm and when rain is not forecast.
- Apply to each plant around the root ball a small handful of Blood & Bone organic fertiliser during the growing season. Application times could be coincided with release spraying, but generally would be September and March.
- At the start of each growing season if bark has been used check that the bark mulch depth is still approximately 100mm thick, add more if necessary.
- The control of pests such as rabbits and Opossum will need to be monitored.

Year Three - Five

- Release weeds from around the plants when necessary, this may be 2 - 3 times a year. Once weeds are released from contact with the plants they can be sprayed with 'Roundup' following the manufacturers specifications. All spraying should be done in weather conditions that are calm and when rain is not forecast.
- Apply to each plant around the root ball a small handful of Blood & Bone organic fertiliser during the growing season. Application times are generally September and March.
- The control of pests such as rabbits and Opossums will need to be monitored.

9.6 Vegetation Enhancement

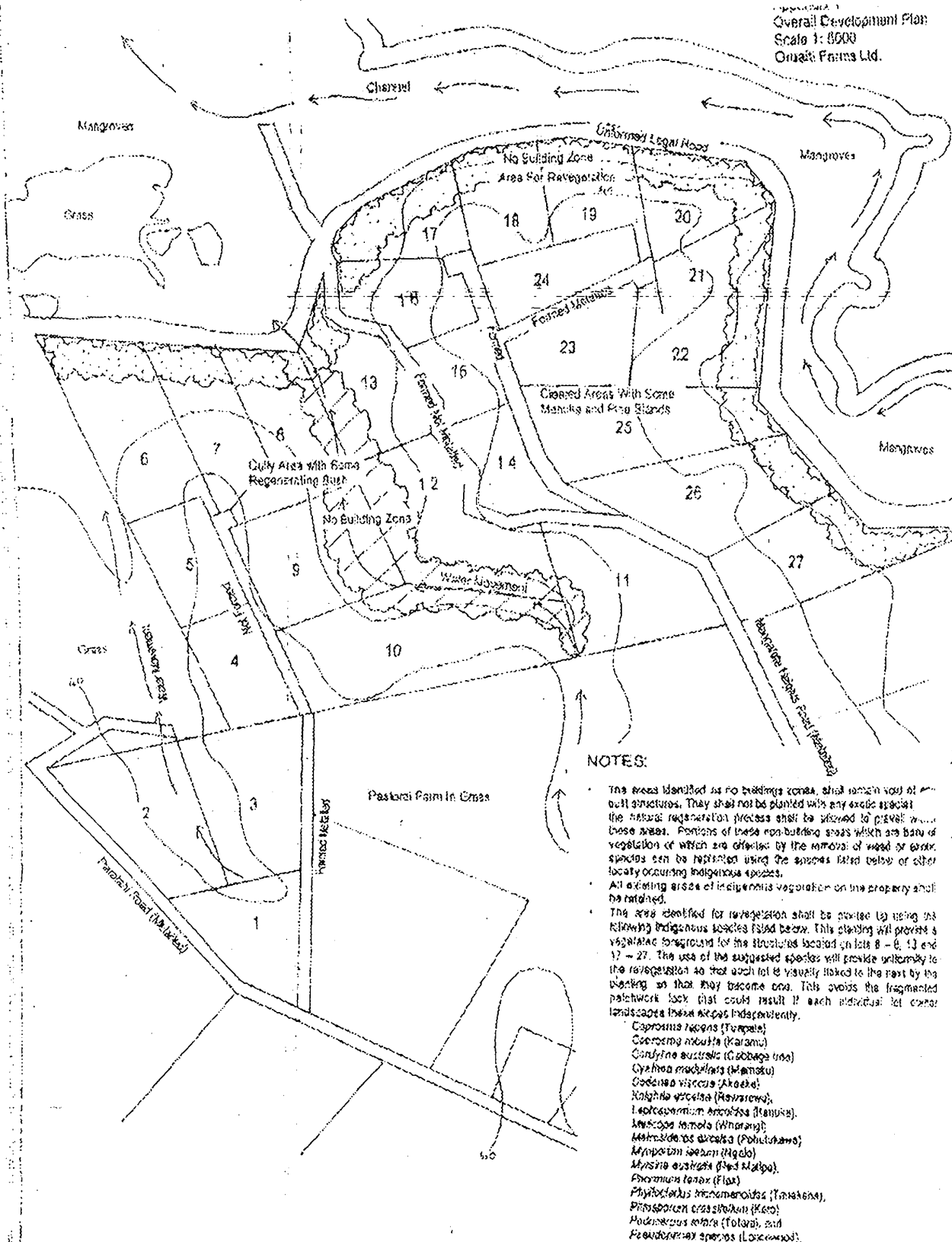
Individual landowners shall engage a landscape architect at the time of building consent to prepare a landscape plan for the development of their site. Such a plan shall promote harmony between the proposed structures and the natural surroundings, with emphasis on visual softening of structures from the Harbour viewpoints.

Such enhancement shall be predominantly locally occurring native species however other species may be used where it does not draw attention to the presence of the development or conflict with the rural setting. Privacy between neighbours and the softening of built form should be attained through the landscaping.

10.0 Archaeological Matters

In the event of any activities on the land revealing the presence of archaeological artefacts all work shall cease and the area shall be protected from entry. The landowner shall immediately contact the NZ Historic Places Trust and tangata whenua, and obtain the appropriate authorisations before continuing with that work on the site.

Overall Development Plan
Scale 1:5000
Onaka Farms Ltd.



NOTES:

- The areas identified as no buildings zones, shall remain void of any built structures. They shall not be planted with any exotic species. The natural regeneration process shall be allowed to prevail within these areas. Portions of these non-building areas which are bare of vegetation or which are affected by the removal of weed or exotic species can be replanted using the species listed below or other locally occurring indigenous species.
 - All existing areas of indigenous vegetation on the property shall be retained.
 - The area identified for revegetation shall be planted up using the following indigenous species listed below. This planting will provide a vegetative foreground for the structures located on lots 8 - 13 and 17 - 27. The use of the suggested species will provide uniformity to the revegetation so that each lot is visually linked to the rest by the planting so that they become one. This avoids the fragmented patchwork look that could result if each individual lot owner landscaped their acres independently.
- Caproaria lucida* (Turpentine)
Casuarina nodosa (Karamu)
Corymbia australis (Cabbage tree)
Cyathochaeta maculata (Mangrove)
Cordia alliodora (Alli)
Elaphoglossum (Ravenshoe)
Leptocarpus tenax (Tenax)
Leptosiphon (Whorl)
Metrosideros excelsa (Pohutukawa)
Myrsine laevis (Myrtle)
Myrsine laevis (Myrtle)
Phormium tenax (Flax)
Phyllocladus trichomanes (Taraire)
Pinus radiata (Kauri)
Podocarpus neri (Totara)
Podocarpus neri (Totara)



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




R.W. Muir
Registrar-General
of Land

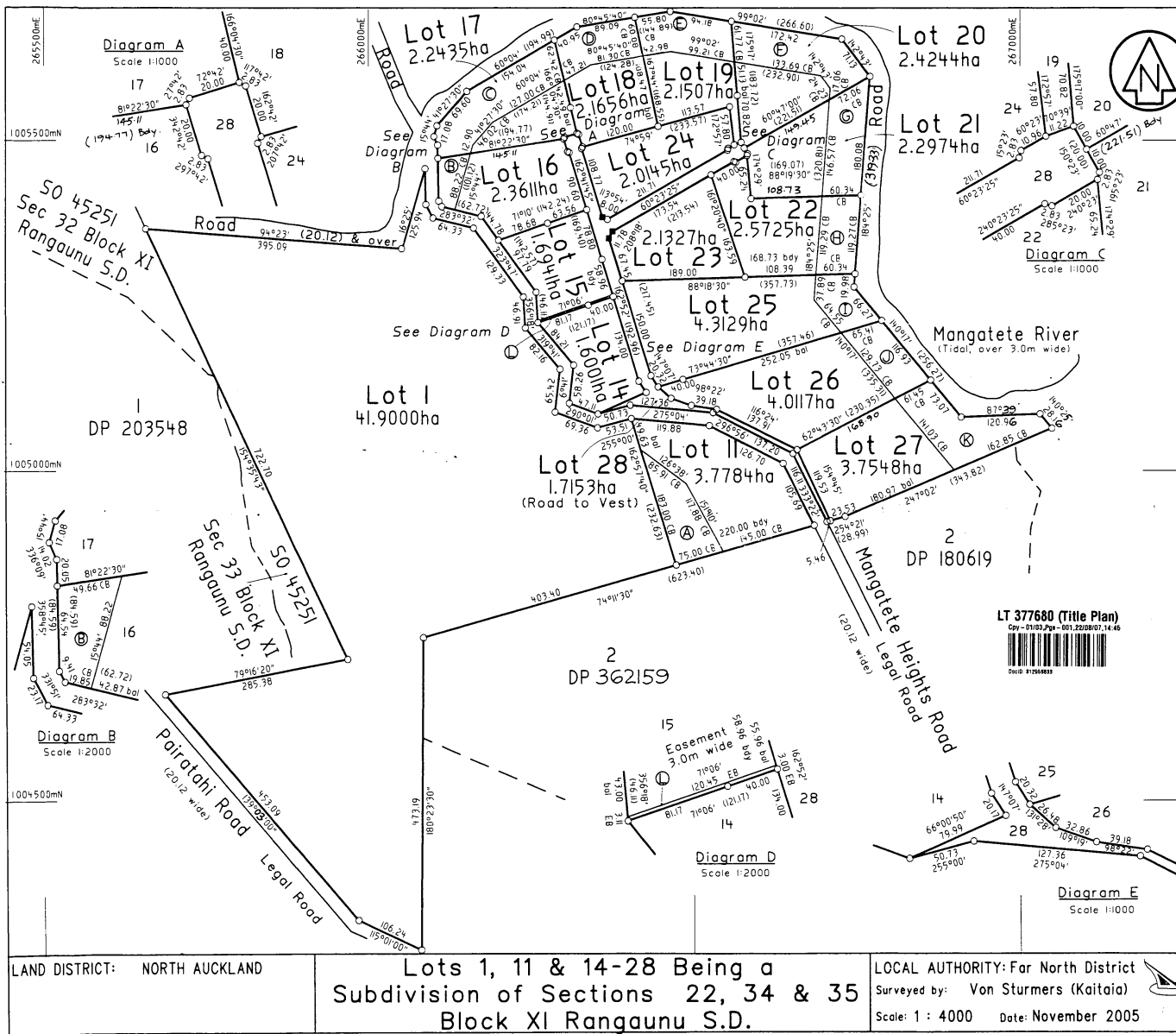
Identifier **311808**
Land Registration District **North Auckland**
Date Issued 14 August 2008

Prior References
NA28A/1

Estate Fee Simple
Area 2.2435 hectares more or less
Legal Description Lot 17 Deposited Plan 377680
Registered Owners
Carol Jeanette Taylor

Interests

Subject to Section 59 Land Act 1948
7908105.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.8.2008 at 9:00 am
Land Covenant in Easement Instrument 7908105.6 - 14.8.2008 at 9:00 am
13208917.6 Revocation of Land Covenant 7908105.6 as to Lots 10-12 DP 599156 - 3.2.2025 at 12:25 pm



Approvals RC 2040580

I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of August 2005 subject to the granting or reserving of easements set out in the Memorandum hereon.

P. J. Killelea
Authorised Officer

Approved: Lot 28 hereon
(Road to Vest in the Far North District Council)

D. W. Lisle
Registered Proprietor.

Lot 28 is Road to Vest in the Far North District Council.

Areas shown (A) - (K) are subject to Land Covenants.

MEMORANDUM OF EASEMENTS IN GROSS			
Purpose	Shown	Servient Tenement	Grantee
Right to Convey Electricity	(L)	Lot 15 hereon	Top Energy Ltd

New C'sT issued:

Lot 1 311803	Lot 11 311804
Lot 14 311805	Lot 15 311806
Lot 16 311807	Lot 17 311808
Lot 18 311809	Lot 19 311810
Lot 20 311811	Lot 21 311812
Lot 22 311813	Lot 23 311814
Lot 24 311815	Lot 25 311816
Lot 26 311817	Lot 27 311818

Class of Survey: Class II (Lots 1, 25 & 26 - Class III)

Total Area: 83.1297ha.

Comprised in: CT 28A/1 (Pt)

I David Brett King of Paithia, being a person entitled to practise as a licensed cadastral surveyor, certify that -
a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
b) This dataset is accurate, and has been created in accordance with that Act and those Rules

Signature: *D. B. King* Date: 21/8/07

Field Book p Traverse Book p
Reference Plans
Examined Correct

Approved as to survey by Land Information NZ on 4/10/2007

Deposited by Land Information NZ on 14/8/2008

File 10218 (1385)
Received Instructions
Approved LM 00702

DP 377680

LAND DISTRICT: NORTH AUCKLAND

Lots 1, 11 & 14-28 Being a Subdivision of Sections 22, 34 & 35 Block XI Rangaunu S.D.

LOCAL AUTHORITY: Far North District

Surveyed by: Von Sturmiers (Kaitiaki)

Scale: 1 : 4000 Date: November 2005

Appendix C – Original RC and Management Plan

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

PJK
AJH and HRGS COMM

Decision Date:02 December 2003

Granted Date:20 Nov 2003

Issued Date:3 Dec 2003

RMA Number : 2030528
RFS Type : SUB
Val Number / Property ID : 13 – 650 / 3301688
Applicant : ORUAITI FARMS LIMITED
Start Date : 13 – 12 - 02
Location : Pairatahi and Mangatete Heights Roads, Kaingaroa
Hearing Date : 30 – 6 - 03
Activity (TDP/PDP) : E20
Outcome : Approved (Hrgs Comm)
No. of lots : 27
Types of lots : Rural Res
Zone (TDP/PDP) : M9 / RPR
Area of Site : 83.0536
Proposal : Management Plan application to create 27 lots, two roads to vest, from three existing titles

Issues :

See Planners report and information subsequent to Hearing

Contributions :

ROADING	RESERVES	SEWERAGE	STORM WATER	WATER
\$24,000 approx	Land provided			

Property File	Sewerage (BES)	Roading (GCI)	Com Fac (SMH)	Finance (AJB)	Transit NZ	DoC	Projects (LMN)	Property Co-ordinator
☐		✓	✓	✓			✓	
Monitoring (DSM)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAS)	NZHPT	NRC	Building (HAH)	Comm. Brd	Kerikeri Irrigation Co / Doubtless Bay Water Supply Co
✓			✓		✓		✓	



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE 0400
Free phone: 0800 920 039 Ph: (09) 405 2750 Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

2 December 2003

Bay of Islands Planning Limited
P.O. Box 795
KERIKERI

Dear Sir/Madam

Re: **RC 2030528 – ORUAITI FARMS LIMITED**

Please find enclosed a copy of the Councils decision regarding the above resource consent application.

You are advised that the have the right of appeal to the Environment Court, in respect of the whole or any part of the Councils decision. Any appeal must be lodged with the Court within 15 working days of the receipt of this decision. An information sheet regarding the lodgement of appeals is attached for your information.

If additional costs have been charged against your application, you will soon receive an invoice detailing these additional costs. It would be appreciated if you could attend to the payment of such costs as soon as possible.

If you have any further queries regarding this matter, please contact the undersigned.

Yours faithfully


Alister Hartstone
SECTION PLANNER

APPLICATION BY ORUAITI FARMS LIMITED RC 2030528, KAINGAROA

Councils Hearings Committee has given due consideration to the application received from Bay of Islands Planning Limited as agents for Oruaiti Farms Limited, as it relates to a subdivision applied for under the management plan provisions of the Proposed Far North District Plan.

The Committee considers that consent can be granted to the application, with appropriate conditions in place to provide for what it considers is necessary for the rural lifestyle subdivision sought, to be dealt with under the management plan provisions of the Plan. In doing so, the Committee is concerned that a standard approach is maintained relating to the information and documentation required in order for Council to consider a management plan application. To this end, the conditions of consent are prescriptive to ensure that the decision encapsulates the essential elements of what the Committee considers is needed to provide the basis for Councils monitoring role in the management plan provisions for the particular site.

When considering this application, the Committee has determined that the site exhibits few characteristics that would normally be associated with the coastal environment. On this basis, the construction of dwellings on the northern facing slopes adjoining the Mangatete River at the density proposed as part of the subdivision, subject to conditions of consent, is not considered to have the potential to create more than minor adverse effects on the character and amenity of the area.

The management plan rule suggests that a minimum of 20% of the total area of land within the subdivision should be set aside from built development. With the extensive land clearance undertaken as a result of forestry harvesting, it is considered that retention of existing native vegetation as well as some revegetation is necessary as part of the subdivision requirements to ensure that appropriate screening and amenity enhancement is in place for future development. The provision of a 60 metre no building zone for revegetation as defined in the landscaping report provided with the application will serve as a buffer area for the Mangatete River margins and internal gully and stream area. Therefore the Committee considers the 20% guideline set down in the Plan is met. The Committee prefer to see selected indigenous specimen trees, such as pohutukawa, within these areas to provide screening as well as added amenity value. It is noted by the Committee that the upper gully where it adjoins Lots 9, 10 and 12 would be suitable for the formation of a pond area, to provide some further amenity value.

Given the topography and nature of the site and the current low quality vegetative cover, it is necessary for the conditions and recommendations offered as part of the application to be incorporated as controls into the management plan document. Hence, specific requirements for building sites, building height, and landscaping as part of built development are required to be incorporated via the management plan document. Council considers that, with these measures in place, the development will assimilate into an existing predominantly rural environment without any adverse effects being more than minor.

Given the density of the proposed subdivision, and the concerns expressed through the submissions regarding the state of Pairatahi Road, the Committee considers that additional sealing of Pairatahi Road and widening of Mangatete Heights Road will adequately mitigate the adverse effects likely to be generated by additional traffic.

The Committee considers that it is imperative for a management plan to emphasise the on-going management of features and resources that are provided in conjunction with the subdivision, in order to allow Council to carry out its monitoring role effectively. Hence, there

must be an identification of binding roles and responsibilities set out to ensure that any current or future landowners understand and abide by their responsibilities to ensure that their site and any common areas are managed in perpetuity.

On the basis of the above, the Committee on the 20th November 2003 has granted consent to the application as follows:

THAT PURSUANT TO SECTION 105 (1)(C) OF THE RESOURCE MANAGEMENT ACT 1991, COUNCIL GRANTS CONSENT TO THE APPLICATION [BEING RC 2030528] BY ORUAITI FARMS LIMITED TO UNDERTAKE A SUBDIVISION BY WAY OF MANAGEMENT PLAN TO CREATE 27 LOTS, WITH TWO ROADS TO VEST, FROM THREE EXISTING CERTIFICATES OF TITLE, BEING SITUATED AT MANGATETE HEIGHTS AND PAIRATAHI ROADS, KAINGAROA, KAITAIA.

THE SUBDIVISION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLAN OF SUBDIVISION PREPARED BY VON STURMERS FOR ORUAITI FARMS LIMITED – MANGATETE, SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THAT PRIOR TO THE LODGEMENT OF A SURVEY PLAN FOR SECTION 223 APPROVAL, THE APPLICANT SHALL:
 - (A) PROVIDE A LEGAL DOCUMENT TO BE REGISTERED AGAINST THE TITLES OF ALL LOTS TO BE CREATED AS A CONSENT NOTICE, BEING A MANAGEMENT PLAN WHICH INCORPORATES THE FOLLOWING:
 - PROVISION OF INDIGENOUS SPECIMEN TREES AND LANDSCAPE PLANTING AND MAINTENANCE AS DEFINED IN THE LANDSCAPE PLAN PREPARED BY CHRISTINE HAWTHORN LANDSCAPE ARCHITECTS. THIS SHOULD SPECIFICALLY ADDRESS THE 60 METRE WIDE STRIP OF LANDSCAPING ADJOINING THE MANGATETE RIVER AND UPPER GULLEY (TO BE SHOWN AS A COVENANT AREA ON THE SURVEY PLAN), ANY LAKE OR POND PROVIDED WITHIN THE GULLEY AREA, AND SHOULD IDENTIFY SPECIMEN TREE PLANTING IN THIS AREA, AS WELL AS THE MEANS OF WEED AND PEST CONTROL AS PART OF ONGOING MAINTENANCE OF THESE PLANTINGS TO BE UNDERTAKEN BY FUTURE OWNERS.
 - SPECIFICATION OF BUILDING CONTROLS FOR EACH LOT, INCLUDING THE LOCATION OF BUILDING PLATFORMS OF A MAXIMUM AREA OF 2000M², MAXIMUM BUILDING HEIGHT TO PROVIDE FOR A SINGLE OR SPLIT LEVEL DWELLING, LANDSCAPING AND COLOURSCHEME REQUIREMENTS, AND ANY ENGINEERING (SEWERAGE, STORM WATER AND FOUNDATION) REQUIREMENTS.
 - A DEFINED MEANS OF IMPLEMENTING THE MANAGEMENT PLAN, IN TERMS OF SETTING OUT RESPONSIBILITIES OF THE APPLICANT AND ANY FUTURE OWNERS FOR ALL CONTROLS CONTAINED IN THE MANAGEMENT PLAN ON THE PROPOSED LOTS AND BALANCE AREA IN PERPETUITY.THIS MANAGEMENT PLAN WILL BE SUBJECT TO THE APPROVAL OF COUNCILS RESOURCE CONSENTS MANAGER.
 - (B) PROVIDE TO COUNCILS ROAD LEGALISATION OFFICER A MINIMUM OF THREE ALTERNATIVE ROAD NAMES FOR LOTS 28 AND 29, FOR CONSIDERATION BY THE COMMUNITY BOARD.

(2) THAT PRIOR TO APPROVAL UNDER SECTION 223 OF THE ACT, THE SURVEY PLAN SHALL SHOW:

- (A) ALL EASEMENTS, INCLUDING THOSE REQUIRED FOR TELECOMMUNICATIONS, ELECTRICITY, AND STORM WATER, TO BE DULY GRANTED OR RESERVED
- (B) LOTS 28 AND 29 TO BE A MINIMUM OF 20 METRES WIDE, WITH THE CUL-DE-SAC HEADS HAVING SUITABLE LEGAL AREA TO ACCOMMODATE A TURNING AREA FOR A HEAVY RIGID VEHICLE, TO VEST IN THE FAR NORTH DISTRICT COUNCIL AS ROAD.
- (C) A LAND COVENANT AREA CORRESPONDING TO THE 60 METRE BUFFER AREAS IDENTIFIED AS PART OF THE LANDSCAPING PLAN, BEING MEASURED FROM THE EDGE OF THE LEGAL ROAD ADJOINING MANGATETE RIVER AND FROM BOTH SIDES OF THE WATERCOURSE FORMING THE BASE OF THE CENTRAL GULLY, AND THE EDGE OF ANY PROPOSED POND OR LAKE.

(3) THAT PRIOR TO APPROVAL UNDER SECTION 224 OF THE ACT, THE APPLICANT SHALL:

- (A) APPOINT AN OWNER'S REPRESENTATIVE (INDEPENDENT QUALIFIED PERSON) ACCEPTABLE TO THE COUNCIL, IN ACCORDANCE WITH THE PROVISIONS OF THE COUNCIL'S ENGINEERING STANDARDS AND GUIDELINES (JUNE 2000), WHO SHALL BE RESPONSIBLE FOR PROVIDING TO COUNCIL FOR APPROVAL CONSTRUCTION PLANS, DESIGNS, AND CALCULATIONS FOR ALL WORKS TO VEST IN THE FAR NORTH DISTRICT COUNCIL PRIOR TO ANY CONSTRUCTION COMMENCING.

ON APPROVAL OF THE PLANS BY COUNCIL, THE APPLICANT SHALL UNDERTAKE AND COMPLETE THE FOLLOWING WORKS IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE REQUIREMENTS OF THE COUNCIL'S STANDARDS AS OUTLINED ABOVE:

- (I) PROVIDE AND COMPLETE THE PROPOSED NEW ROADS EXTENDING FROM THE END OF THE EXISTING PAIRATAHI AND MANGATETE HEIGHTS ROADS FORMATION, FORMED, METALLED, AND PROVIDED WITH ADEQUATE STORMWATER CONTROL TO COUNCIL'S RURAL TYPE A ROADING STANDARD.
- (II) PROVIDE AND COMPLETE A SUITABLE INTERSECTION WITH APPROPRIATE ROAD MARKING AND SIGNAGE WHERE LOT 29 ADJOINS PAIRATAHI ROAD
- (III) FORM AND COMPLETE THE EXISTING LENGTH OF UNFORMED LEGAL ROAD, AS IT SERVES LOTS 12 AND 13, UP TO THE BOUNDARY OF LOT 13 TO PROVIDE A 3 METRE WIDE METALLED CARRIAGEWAY.
- (IV) PROVIDE AND COMPLETE THE TURNING AREAS LOCATED AT THE END OF NEW ROADS TO VEST TO PROVIDE A SUITABLE FORMATION TO PROVIDE FOR A HEAVY RIGID VEHICLE TURNING CIRCLE
- (V) PROVIDE A SUITABLE STORM WATER MANAGEMENT SYSTEM THAT WILL PROVIDE FOR THE ADEQUATE CONTROL AND

DISPOSAL OF ALL STORM WATER GENERATED FROM EXISTING AND PROPOSED ROADS

- (VI) PROVIDE AND COMPLETE THE SEALING OF PAIRATAHI ROAD FROM THE STATE HIGHWAY INTERSECTION TO THE INTERSECTION WITH PROPOSED LOT 29, BEING ROAD TO VEST, TO MEET COUNCIL'S RURAL TYPE A ROADING STANDARD
- (VII) PROVIDE AND COMPLETE THE WIDENING AND METALLING OF MANGATEHE HEIGHTS ROAD FROM THE STATE HIGHWAY INTERSECTION TO THE NEW ROAD TO VEST (LOT 28) TO MEET COUNCIL'S RURAL TYPE A ROADING STANDARD
- (VIII) CONSTRUCT THE CROSSING POINTS SERVING THOSE LOTS WITH A PAN HANDLE ACCESS FROM PROPOSED LEGAL ROAD TO THE FNDG/S/06A AND 06B RURAL CROSSING STANDARD

ON COMPLETION OF THE ABOVE WORKS THE APPLICANT SHALL PROVIDE THREE COPIES OF AS-BUILT PLANS WHICH ARE TO INCLUDE THE FOLLOWING INFORMATION:

- (I) STORM WATER OVERLAND FLOW PATHS INCLUDING THE EXTENT AND LEVEL OF THE 1:50 YEAR ARI
 - (II) THE AREA AND EXTENT OF ANY FILL MATERIAL PLACED ON THE SITE
 - (III) A SCHEDULE OF ASSETS, WHICH ARE TO VEST IN THE COUNCIL, LISTING THE QUANTITY, THE UNIT RATE, AND THE VALUE OF THE COMPONENTS (THIS INFORMATION IS REQUIRED FOR VALUATION PURPOSES)
 - (IV) INFORMATION FOR RAMM DATABASE:
 - SUBGRADE DEPTH, AGGREGATE TYPE AND SOURCE
 - BASE COURSE DEPTH, AGGREGATE TYPE AND SOURCE
 - LIME OR CEMENT STABILISATION DETAILS
 - SEAL COAT DETAILS INCLUDING BINDER TYPE/GRADE AND RESIDUAL APPLICATION RATE
 - DETAILS OF ASPHALTIC CONCRETE (WHERE USED)
- (B) PROVIDE EVIDENCE FROM TOP ENERGY AND TELECOM TO INDICATE THAT THEY ARE SATISFIED WITH THE PROVISION OF THE RESPECTIVE SERVICES TO EACH OF THE PROPOSED LOTS.
- (C) PAY TO COUNCIL A RESERVES CONTRIBUTION BEING THE VALUE OF 7.5% OR 130M², WHICHEVER IS THE LESSER, OF THE ESTIMATED MARKET VALUE OF PROPOSED LOTS 1 - 24. SUCH A VALUE IS TO BE DETERMINED BY A REGISTERED VALUER AND ALL COSTS ARE TO BE MET BY THE APPLICANT.
- (D) PAY TO COUNCIL A CONTRIBUTION OF \$250.00 PER ADDITIONAL ROAD NAME SIGN REQUIRED FOR THE ROADS TO VEST IN COUNCIL
- (E) PROVIDE SUITABLE EVIDENCE FROM A LANDSCAPE ARCHITECT TO CONFIRM THAT ALL TREE PLANTING IN THE COVENANT AREAS AS IDENTIFIED IN THE APPROVED MANAGEMENT PLAN HAS BEEN UNDERTAKEN AND COMPLETED, AND THAT SUITABLE MEASURES ARE IN PLACE TO MAINTAIN ALL PLANTINGS FOR A MINIMUM OF TWO YEARS FROM THE TIME OF THE ISSUING OF THE 224 CERTIFICATE.

- (F) 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 ALLOTMENTS. THE COSTS OF PREPARING, CHECKING AND EXECUTING THE NOTICE SHALL BE MET BY THE APPLICANTS.
- (I) ANY DEVELOPMENT TO BE UNDERTAKEN ON ANY OF THE LOTS SHALL COMPLY WITH THE REQUIREMENTS OF THE MANAGEMENT PLAN ATTACHED TO THIS CONSENT.
- (II) THE COUNCIL ASSUMES NO RESPONSIBILITY TOWARD THE FORMATION AND ANY FUTURE MAINTENANCE OF THAT PART OF MANGATE TE HEIGHTS ROAD PROVIDING ACCESS TO THE AMALGAMATED LOTS 12 AND 13; AND UNTIL SUCH TIME AS THE COUNCIL OF ITS OWN VOLITION DECIDES TO ASSUME RESPONSIBILITY, THE OWNER OR OCCUPIER OF THE LAND WILL NOT REQUEST THE COUNCIL TO UNDERTAKE SUCH FORMATION OR MAINTENANCE.
- (III) ANY ACCESS POINT FORMED ONTO THE LEGAL ROAD IS TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE COUNCILS RURAL CROSSING STANDARD FNDC/S/06 AND 06A (COUNCILS ENGINEERING STANDARDS AND GUIDELINES, JUNE:2000)

STATUTORY INFORMATION

THE FOLLOWING MATTERS ARE NOTED AS BEING RELEVANT TO THE LAND, AND POSSIBLY REQUIRING ADDITIONAL ACTION FOR STATUTORY OR CODE COMPLIANCE. THE APPLICANT AND ANY PROSPECTIVE PURCHASERS SHOULD BE AWARE OF THESE MATTERS; AND HENCE THE INFORMATION WILL BE PLACED ON THE PROPERTY FILE AND WILL BE CITED IN ANY RELATED PROJECT OR LAND INFORMATION MEMORANDUM THAT MAY BE ISSUED BY THE COUNCIL.

- (1) IF DURING THE COURSE OF UNDERTAKING THE SITE WORKS THERE IS A DISCOVERY MADE OF ANY ARCHAEOLOGICAL FIND, OR SUSPECTED FIND, THE WORK ON THAT PORTION OF THE SITE SHOULD CEASE IMMEDIATELY AND THE NZ HISTORIC PLACES TRUST AND A REPRESENTATIVE OF THE RELEVANT LOCAL IWI CONTACTED. IT IS UNLAWFUL TO MODIFY, DAMAGE OR DESTROY AN ARCHAEOLOGICAL SITE WITHOUT PRIOR AUTHORITY FROM THE TRUST UNDER THE HISTORIC PLACES ACT 1993
- (2) THE APPLICATION REQUESTS THAT FUTURE STAGING OF THE SUBDIVISION BE LEFT OPEN AS PART OF THIS CONSENT, TO ALLOW FLEXIBILITY FOR STAGING IN THE FUTURE AS THE APPLICANT SEES FIT. COUNCIL DOES NOT ACCEPT THIS REQUEST, AND SUGGESTS THAT IF THE APPLICANT WISHES TO STAGE THE SUBDIVISION, A VARIATION TO THE CONDITIONS OF CONSENT WILL NEED TO BE LODGED TO SET OUT SPECIFIC STAGES.

REASONS FOR THE DECISION

IN CONSIDERATION OF THE APPLICATION UNDER SECTION 104 OF THE ACT, THE COUNCIL HAS MADE ITS DECISION FOR THE FOLLOWING REASONS:

- (1) THE PROPOSAL IS CONSIDERED TO MEET THE NECESSARY TESTS UNDER SECTION 105 (2A) (A) IN THAT THE ADVERSE EFFECTS OF THE PROPOSAL ON THE ENVIRONMENT AS A RESULT OF GRANTING CONSENT TO THE APPLICATION ARE DEEMED TO BE NOT MORE THAN MINOR, AND THAT THE PROPOSAL DOES NOT CONFLICT WITH THE OBJECTIVES AND POLICIES OF THE PROPOSED FAR NORTH DISTRICT PLAN.
- (2) THE CONDITIONS OF CONSENT WILL AVOID, REMEDY, OR MITIGATE ANY ADVERSE EFFECTS ON THE ENVIRONMENT THAT MAY ARISE FROM THIS PROPOSAL.
- (3) THERE ARE NO APPARENT CONFLICTS WITH THE PURPOSE OF THE ACT, NOR WITH THE MATTERS OR PRINCIPLES NOTED UNDER PART II.
- (4) THE CONCERNS RAISED BY SUBMITTORS IN RELATION TO NATURAL CHARACTER, TRAFFIC AND CULTURAL SITES CAN BE MITIGATED THROUGH THE CONDITIONS PLACED ON THE CONSENT.
- (5) COUNCIL IS OF THE OPINION THAT THE SITE DOES NOT EXHIBIT ANY OBVIOUS FEATURES THAT WOULD OTHERWISE BE ASSOCIATED WITH A COASTAL SITE, AND THEREFORE IT IS CONSIDERED THAT THE DENSITY OF SUBDIVISION AS PROPOSED, WITH APPROPRIATE CONTROLS VIA CONDITIONS OF CONSENT, WILL NOT HAVE ANY EFFECTS CONSIDERED MORE THAN MINOR ON THE CHARACTER AND AMENITY OF THE WIDER RANGAUNU HARBOUR ENVIRONMENT.
- (6) ISSUES RAISED DURING THE CONSULTATION PROCESS WITH LOCAL IWI HAVE BEEN PROVIDED FOR BY THE CONDITIONS IMPOSED IN APPROVING THE APPLICATION.

ADVICE NOTE:

- (1) PURSUANT TO SECTION 36 (3) OF THE RESOURCE MANAGEMENT ACT 1991, AN INVOICE FOR THE ADDITIONAL COSTS OF PROCESSING AND CONSIDERING THIS APPLICATION WILL FOLLOW THIS NOTIFICATION OF THE DECISION.
- (2) PRIOR TO UNDERTAKING THE ROAD UPGRADING WORKS, THE APPLICANT SHOULD CONTACT TRANSIT NEW ZEALAND TO DETERMINE WHETHER INTERSECTION WORKS CAN BE INCORPORATED AS PART OF THE UPGRADING WORKS AS REQUIRED BY THE CONSENT.