

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:

Keith Raymond Wilson & Deborah Kay Wilson

Email:

Phone number:

Work

Home

Postal address:

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

PO Box 318

Kaikohe

0440

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:

Williams & King, Attention: Natalie Watson

Email:

Phone number:

0

Home

Postal address:

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

PO Box 937

Kerikeri

0245

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:

As per applicant.

Property address/
location:

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)

Deb Wilson

Email:

Phone number:

Work

Home

Postal address:

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

PO Box 318

Kaikohe

0440

Postcode

Fees Information

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

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)

Deborah Kay Wilson

Signature:

(signature of bill payer)

Date 26 Nov 25

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)

Deborah Kay Wilson

Signature

Date 26 Nov 25

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.

Keith & Deborah Wilson

Proposed Subdivision (Re-Approval of Expired Consent) Carey Road & Mangakahia Road, Kaikohe

Williams & King, Kerikeri¹
1 December 2025

1. Overview

Keith Wilson was the consent holder of RC 2080782, being a consent to undertake a five lot subdivision of Lot 1 DP 191875 (Record of Title NA121A/975) at the intersection of Carey Road and State Highway 15 (Mangakahia Road) in Kaikohe. RC 2080782 has now expired, and Keith and Deborah Wilson are seeking re-approval of the subdivision, to allow them to complete it and create the new titles. The Land Transfer Survey Plan has been prepared, and was approved pursuant to Section 223 of the Resource Management Act 1991, therefore the proposed subdivision will retain the same layout as was previously approved.

Lots 1 – 4 are vacant lots with areas between 2,001m² and 3,052m², while Lot 5 contains an existing mechanic workshop, dwelling and sheds, within an area of 5,939m². Easements are to be created over overland flow paths, for the right to drain water. Each lot will have direct legal frontage to Carey Road.

The subject site is zoned Industrial in the Operative Far North District Plan, and the proposed subdivision is considered to comply with the controlled activity standard for subdivision in the zone. Lot 5 of the subdivision is being used for an activity listed on the Hazardous Activities and Industries List, and as no preliminary or detailed site investigation report is provided with the application, consent is required as a discretionary activity under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Under the Proposed Far North District Plan, the site is zoned Light Industrial. Relevant rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note. There are no other relevant rules with legal effect under the Proposed District Plan at this time.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

2. Description of Proposal

The purpose of the proposal is to subdivide the application site to create four additional Records of Title, all in accordance with the survey plan approved pursuant to section 223 of the Resource Management Act 1991 associated with the now lapsed RC 2080782-RMASUB.

Lots 1, 2, 3 and 4 will have areas of 3,000m², 3,052m², 2,212m² and 2,001m² respectively, while Lot 5 will have an area of 5,939m² as shown on LT 408420, attached in **Appendix 1**.

RC 2080782 is attached as **Appendix 2**.

Table 1 contains a summary of the proposed subdivision.

As per condition 2 of RC 2080782, which required the survey plan to show all overland flow paths to be subject to stormwater easements, LT 408420 shows easement A, B, C, and D over Lots 3, 2, 2, and 1 respectively, for the right to drain water.

Lots 1 – 4 are vacant lots, while Lot 5 contains an existing mechanics workshop and dwelling, each with existing entrances off Carey Road.

RC 2080782 was supported by an engineering Site Suitability Report, this is attached in **Appendix 4**. This details the suitability of the lots in terms of natural hazards, earthworks, access, stormwater, and wastewater matters.

Minimal earthworks (associated with providing access to the boundary of each lot) are required, but no internal works.

Table 1: Summary of Proposed Subdivision

Lot Number	Area (LT 408420)	Existing / Proposed Use
Lot 1	3,000m ²	Vacant – grazed farmland with fencing
Lot 2	3,052m ²	
Lot 3	2,212m ²	
Lot 4	2,001m ²	
Lot 5	5,939m ²	Mechanics Workshop & Residence (RC 1990299 / BC-1999-406-0), Garage / sleep out & Pool (BC 2000-1480-0)

3. Application Site Details and Description

3.1 Location

The subject site is located in an industrial and rural setting at the corner of Carey Road and Mangakahia Road (State Highway 15), to the south of Kaikohe. Refer to the Location and Cadastral Maps in **Figures 1** and **2**.

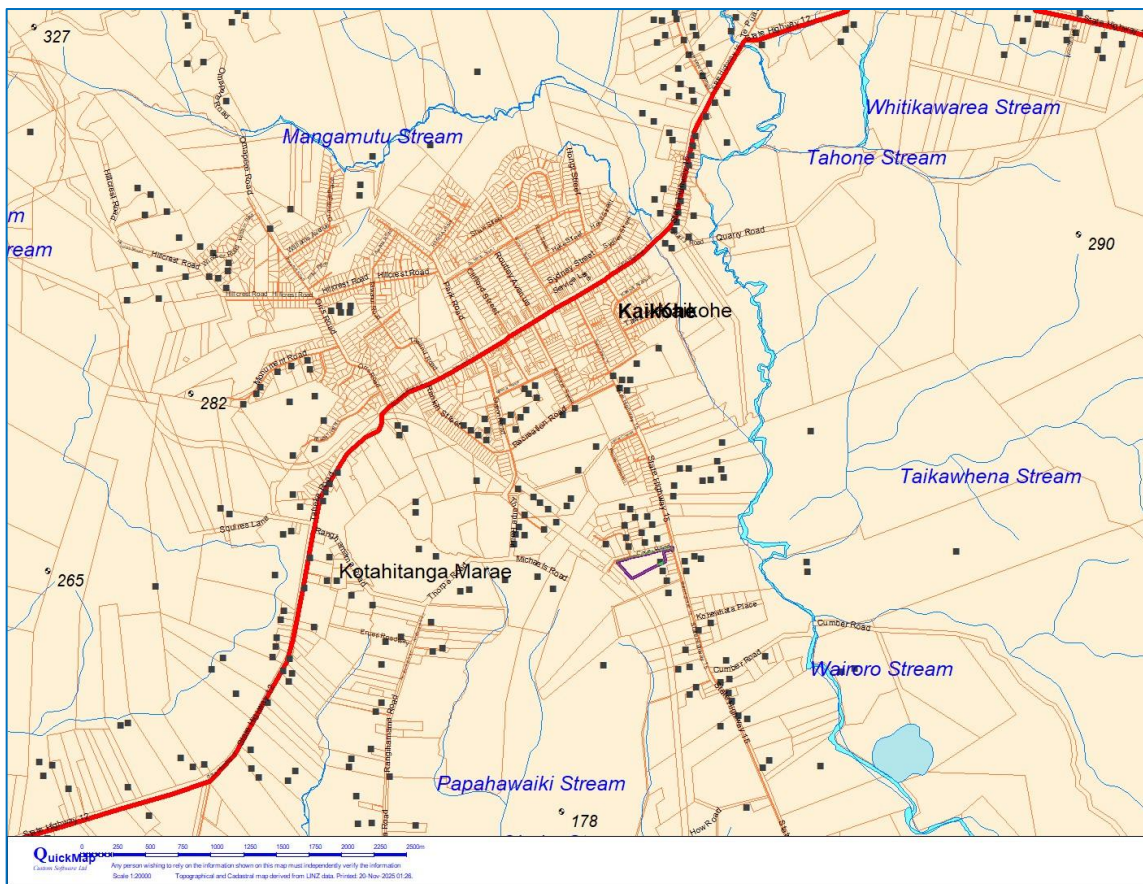


Figure 1: Location Map. Source: QuickMap.

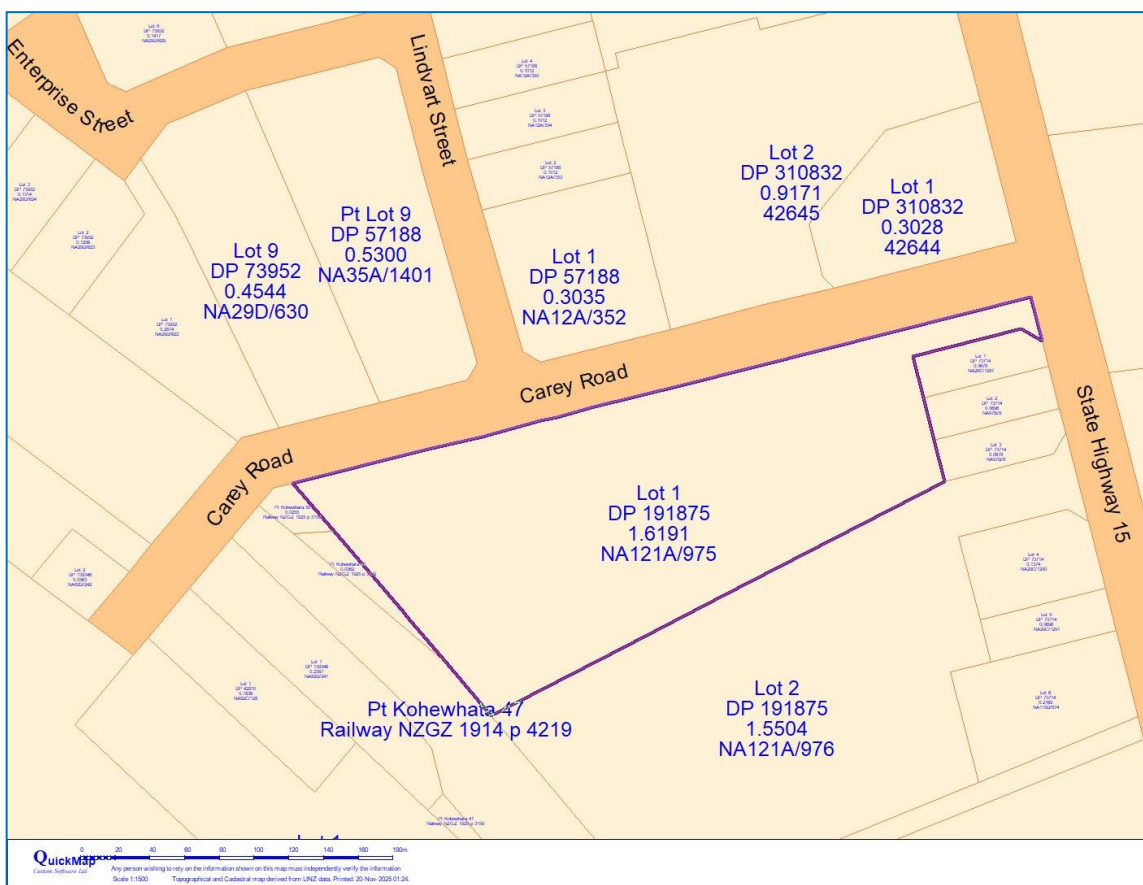


Figure 2: Cadastral Map. Source: QuickMap.

3.2 Legal Details

Legal details of the application site are summarised in **Table 2** and in the Record of Title (refer to **Appendix 3**).

Table 2: Summary of Application Site Legal Details

RECORD OF TITLE	APPELLATION	PROPERTY ADDRESS	TITLE AREA
NA121A/975	Lot 1 DP 191875	2, 4, 6, 8, 10, 12 Carey Road, Kaikohe	1.6191ha more or less

There are no interests recorded on the Record of Title.

3.3 Site Conditions and Existing Land Use

Lot 5 contains the industrial (mechanics workshop) and residential activities, while the remainder of the property is in grazed pasture. The site comprises relatively flat land with Lots 1 – 4 being very gently sloping to the south west.

3.4 Natural & Recorded Features

The site does not contain any significant natural areas, or Department of Conservation Protected Areas. It is not part of the coastal environment, and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not mapped as being located within a 'kiwi present' or 'high density' North Island brown kiwi habitat in Far North Maps "Species Distribution (DoC)" Map.²

There are no recorded historic sites, sites of cultural significance to Maori, District Plan or NZAA archaeological sites or heritage areas in the Far North Atlas 'Culture & heritage' mapping.³

The subject site is zoned Industrial under the Operative and Proposed District Plans, therefore although the site is mapped as comprising Land Use Capability ("LUC") unit IIs1 land (highly versatile soils), it does not meet the definition of 'highly productive land' as per the National Policy Statement for Highly Productive Land 2022.

3.5 Surrounding Land

The character of the surrounding environment is based on the existing characteristics of the predominantly modified environment, which predominantly supports industrial activities, as well as farm land, rural buildings and residential buildings.

3.6 Vehicle Access

The site has direct frontage to Carey Road and Mangakahia Road (State Highway 15) which each have sealed formations. Each lot will retain a direct frontage to Carey Road. Note that the adjoining section of State Highway 15 is not limited access road. Existing entrances are established to the workshop and dwelling on Lot 5; in the case of the workshop there are two entrances accessing the yard and building.

² A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

³ https://experience.arcgis.com/experience/df5f99f47450498f978166472b3500eb/page/Page?views=Culture-%26-heritage#data_s=id%3Awidget_456_output_config_default_geocode_utility_2_0%3A0

4. District Plan Assessment

4.1 Far North Operative District Plan

The application site is zoned Industrial and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Industrial Zone

No relevant rules identified.

4.1.2 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot has direct frontage to a legal road.	Complies
13.6.8 Subdivision Consent Before Work Commences	No earthworks are required.	Complies
13.6.12 Suitability for Proposed Land Use	The land is considered suitable for the proposal, as described in the Site Suitability Report provided for RC 2080782.	Complies
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots	The lots are “able to connect to a lawfully established reticulated sewage disposal system” and can be considered sewered land. The areas of 1 - 5 comply with the controlled activity minimum lot size.	Complies

4.1.3 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic or car parking.

Rule	Discussion	Compliance
15.1.6C.1 PERMITTED ACTIVITIES		
15.1.6C.1.1 Private Accessway in all Zones / 15.1.6C.1.2 Private Accessways in Urban Zones	(a) – (d) not applicable, as each lot has direct frontage to Carey Road. (e)(i) - (iii) No new access onto a State Highway / arterial or collector road is proposed. (e)(iv) New entrances off Carey Road are more than 30m from Mangakahia Road.	Complies.
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	To be formed as a condition of consent. Note Condition 3(a) RC 2080782 required “a formed entrance to each lot complying with the Council’s Engineering Standard FNDC/S/6 and FNDC/S/6B and seal each entrance plus splays for a minimum distance of 5 metres from the existing seal edge”.	Complies
15.1.6C.1.7 General Access Standards	Adequate area for existing / future onsite manoeuvring is available on each lot.	Complies
15.1.6C.1.8 Frontage to Existing Roads	Legal Road and carriageway widths comply. No apparent encroachments.	Complies

4.1.4 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a controlled activity.

4.2 Far North Proposed District Plan

Under the Proposed Far North District Plan, the site is zoned Light Industrial. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters – Light Industrial Zone

No relevant rules identified.

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Parking spaces on the vacant lots will be designed at building consent stage, and there is ample area to meet the permitted standard.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	No shared private access is proposed – not applicable.	

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	CON-1 • Connection to reticulated water supply proposed. • Consent notice condition can be used to attenuate stormwater flows to pre-development levels. • Connection to reticulated wastewater system available, otherwise on-site wastewater treatment and disposal is feasible. • Power and telecommunications connections can be supplied as a condition of consent. • Easements are shown on the LT plan. CON-2 • Controlled activity minimum allotment sizes are achieved. • No esplanade reserve requirements.	These rules do not have legal effect.

4.2.4 District Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R12 Earthworks and the discovery of suspected sensitive material	Besides formation of a vehicle crossing to the property boundary for Lots 1 - 4, earthworks are not proposed.	Not applicable.
EW-R13 Earthworks and erosion and sediment control		

4.2.5 Summary of Activity Status under the Far North Proposed District Plan

There are no relevant rules with legal effect.

5. Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effect therefore addresses the relevant matters listed in 13.7.3 of the Operative District Plan.

5.1 Property Access

Lots 1 – 4 will be serviced by new individual vehicle crossings from Carey Road. Carey Road is a low volume access road. The proposed entrances will all be set back more than 30m from the intersection with Mangakahia Road, which is a primary collector road. Lot 5 has existing culverted entrances off Carey Road.

No shared private access is proposed, therefore subdivision works will be limited to the formation of a vehicle crossing to the boundary of Lots 1 – 4, as per condition 3(a) of RC 2080782. These vehicle crossings are all located near the end of the legal formation of Carey Road, with suitable visibility to the east.

As vehicle access to the boundary of each lot is suitable in accordance with the permitted standards of the District Plan and Council's Engineering Standards and Guidelines, it is considered that the proposed access arrangements sufficiently mitigate against the potential adverse effects of increased traffic.

5.2 Natural and Other Hazards

The Site Suitability Report notes that, given the underlying geology and the gentle slope, the land is all strong and stable, suitable for normal building foundations. Refer to **Appendix 4**.

The land is not subject to any natural hazards as mapped in the Northland Regional Council Natural Hazards GIS map. There are no natural hazards that would cause the provision of Section 106 of the Resource Management Act 1991 to apply.

Lot 5 contains a motor vehicle workshop, which is an activity listed on the Hazardous Activities and Industries List. This activity is limited to the area contained within Lot 5, whereas Lots 1 – 4 have been in pasture are not part of the 'piece of land'. See Section 6.1.1 of this Report. Given the existing use established on Lot 5, the subdivision activity does not generate any new adverse effects, and does not propose any soil disturbance or change in land use.

Water supply for fire fighting purposes is available from existing fire hydrants located along the northern side of Carey Road.

5.3 Water Supply

Condition 3(c) of RC 2080782, which required evidence that each lot has a separate metered connection to Council's reticulated water supply, can be reapplied. Lot 5 has an existing connection.

There are a number of existing fire hydrants located along Carey Road, which will provide water supply for fire fighting purposes.

The proposal will not result in any adverse effects in terms of water supply.

5.4 Stormwater Disposal

RC 2080782 included a consent notice condition, requiring that “Any development of the lot shall include the use of a stormwater detention tank with a flow attenuation outlet to restrict stormwater flows from the lot to their pre-development levels. Details of the system shall be designed by a Chartered Professional Engineer and be submitted for Council’s approval in conjunction with the Building Consent application. The system shall be installed within 3 months of the roof of the structure being constructed”. A similar condition can be imposed.

Conceptual stormwater management has been designed to control stormwater flows, while further details to reduce scour and ensure compliance with District and Regional Plan rules can be provided at building consent stage.

LT 408420 shows easement A, B, C, and D over Lots 3, 2, 2, and 1 respectively, for the right to drain water. A corresponding consent notice condition (3(d)(ii) of RC 2080782) required these easement areas to remain free of built development or landscaping which may restrict the flow of stormwater run-off.

In summary, with the proposed management of stormwater at building consent stage, it is considered that the proposal will avoid adverse effects related to stormwater.

5.5 Sanitary Sewage Disposal

From review of the resource consent information files related to RC 2080782, sourced from the FNDC supplied property file, it was apparent that consent holder had an option of either connecting to the Council reticulated sanitary sewer system, or treating and disposing of wastewater on site. The Property File for RC 2080782 included an email saying that “*As discussed Council’s Utilities Dept have advised that the subdivision is able to connect to the wastewater & water reticulation systems. I note that you advised in the application that connection was the preferred option for your clients. Please advise if you are still happy to connect, are unhappy to have to connect or would prefer to change the plan to create additional lots*”, and a request for further information saying “.... *Council’s Utility Department have advised that the site is able to connect to Council’s reticulated wastewater and water services. Please advise if you wish to amend the plan of subdivision on this basis, continue with the existing proposal on a serviced basis, or continue with the application as it stands.*” The response was that the applicant’s preference was to “*continue with the proposal as it stands, i.e. large lots with onsite wastewater disposal*” and the consent was issued with a consent notice condition, requiring design of a wastewater disposal system to be submitted in conjunction with a building consent application (Condition 3(d)(iii)).

On-site treatment and disposal of wastewater is addressed in the Site Suitability Report in **Appendix 4**, which notes that the sites will be suitable for disposal of either secondary treated effluent with disposal by trickle irrigation, or primary treated effluent with disposal by way of soakage. Lot 5 has an existing onsite system (septic tank and soakage, reference RC-1990299), located to the south west of the workshop.

We have requested advice from FNDC as to whether onsite disposal remains an option, or if connection to the reticulated system would be a requirement via conditions of consent, and expect that this will be resolved through this current application. The current advice is that the subdivision is outside the current area of benefit for wastewater but that the development engineers will best be able to advise.

In any event, as the site conditions have been deemed suitable for onsite wastewater treatment and disposal, or otherwise connections to the reticulated system can be made, it is considered that the proposal avoids adverse effects in relation to sanitary sewage disposal. If on-site disposal is used, then final design of the effluent treatment and disposal system will be submitted at building consent stage, and a consent notice condition for Lots 1 - 4 to this effect can be applied.

5.6 Energy & Telecommunications Supply

Condition 3(b) of RC 2080782, which required evidence that power and telephone services have been reticulated to the boundary of each lot, can be reapplied.

5.7 Easements for any Purpose

As per condition 2 of RC 2080782, which required the survey plan to show all overland flow paths to be subject to stormwater easements, LT 408420 shows easement A, B, C, and D over Lots 3, 2, 2, and 1 respectively, for the right to drain water. No further easements are required.

5.8 Earthworks and Utilities

Earthworks to complete the subdivision will be limited to the construction of vehicle crossings to the boundaries of Lots 1 – 4, which will occur within the legal road reserve. Adverse effects related to earthworks are avoided by standard erosion and sediment control measures.

No new above ground utilities are proposed.

5.9 Preservation of Heritage Resources

The proposed lots do not contain any recorded heritage resources or sites of cultural significance.

Besides formation of vehicle crossings, no earthworks or other land disturbance is proposed as part of the subdivision. Nevertheless, the standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological sites be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.10 Vegetation and Fauna

The property is devoid of indigenous vegetation, and the proposal avoids direct and indirect potential adverse effects on flora and fauna.

5.11 Landscape Preservation

The proposed lots do not contain any recorded landscape features or areas of high or outstanding natural character, and are not within the coastal environment. The proposed subdivision has no implications in terms of landscape or visual matters.

5.12 Access to Reserves and Waterways

The proposal has no implications in terms of public access to reserves or waterways and does not necessitate the provision of an esplanade reserve or strip.

5.13 Land Use Compatibility

The lots are located within the Industrial Zone, with Lot 5 having already been developed for that use, in conjunction with the existing dwelling.

The subject site adjoins other Industrial-zoned land, with the exception of land opposite Mangakahia Road, which is zoned Rural Production. We note that any new residential activity will need to ensure that noise attenuation in accordance with Rule 7.8.5.13 is factored into the design.

Overall, the proposed subdivision is not considered to generate any adverse effects associated with land use compatibility or reverse sensitivity issues that will be more than minor.

6. Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.6 of this Report. This is followed by an assessment of Part 2 of the Act.

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Regional Policy Statement for Northland
- Operative Far North District Plan
- Proposed Far North District Plan
- Proposed Regional Plan for Northland

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List (“HAIL”).⁴ However, Lot 5 contains a mechanical workshop, being covered by Activity F.4 “Motor vehicle workshops” of the HAIL.

The owners / applicants have confirmed that the “*activities associated with the automotive industry [including any discharges and storage of materials, oils, fuel etc] have always been contained in lot 5*” and that “*the land at Carey rd, outside of Lot 5 which is the Wilson Autos building has been used solely for grazing cattle. This has been the main land use for the past 100 years or more. But most definitely since 14th August 2008 nothing has changed*”.

As the motor vehicle workshop activity will remain fully contained within Lot 5, with this lot encompassing the whole of the ‘piece of land’, the proposed subdivision activity is considered highly unlikely to result in risk to human health as a result. For this reason, a Preliminary or Detailed Site Investigation Report has not been supplied, and consent is required (and sought) as a discretionary activity pursuant to Regulation 11.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Amendment Regulations 2022

There are no mapped freshwater wetlands recorded within or near the subject land within the Northland Regional Council Biodiversity Wetlands mapping. Further, as the subdivision does not involve earthworks, stormwater discharge or diversion outside of the works required to form entrances to the lots off Carey Road, it is considered that consent is not necessary pursuant to these regulations.

⁴ Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 24 November 2025 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

6.2 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (f), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is viable, with reticulated power and telecommunications, water, and wastewater available.
- The subdivision is within the Industrial Zone, and future land use activities will not be sensitive to other land uses; if a residential use is proposed, noise attenuation will be required.
- The proposal does not affect any landscape or natural character values, or transport corridors.
- The proposal has no direct effect on historic or cultural heritage features.
- The proposal does not affect any ecological resources.
- The sites are not affected by natural hazards. Stormwater attenuation can be required at building consent stage.
- The site contains highly versatile soils; however, is not in a primary production zone. The proposed subdivision is a change that is anticipated and provided for.
- Matters such as renewable energy, sustainable design technologies can be further addressed at the time that development on the vacant lots is proposed.

6.3 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Urban Environment, Industrial Zone and Sections of the District Plan are relevant to this proposal. As the proposal meets the controlled activity criteria for subdivision in the Industrial Zone, it is considered that the proposal will be consistent with the subdivision and Industrial zone strategies of the District Plan.

6.4 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters ‘Light Industrial’ Zone and ‘Subdivision’. As the proposal is not affected by any relevant Light Industrial Zone rules and the proposal aligns with the controlled activity inoperative subdivision standards of the Proposed District Plan, it is considered that the proposal will be consistent with the relevant strategies.

6.5 Regional Plans

6.5.1 Proposed Regional Plan for Northland (February 2024)

Future land use consent activities will need to be assessed in terms of Proposed Regional Plan for Northland Rule C.6.4.2. This will involve consideration of whether the stormwater discharge is from a high-risk industrial or trade premise and whether it is from an area storing or handling hazardous substances. Either way, an industrial or trade premise must design and install stormwater systems to comply with clauses (4) - (8) (or otherwise apply for consent), with particular reference to clause (4) related to stormwater diversion or discharge from an industrial or trade premise, and (5) requiring that stormwater diversion or discharge must not into potentially contaminated land, or onto potentially contaminated land that is not covered by an impervious area.

At subdivision stage, the proposal has no implications in terms of any stormwater discharge or diversion rules of the Proposed Regional Plan.

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. A feasible design that complies with that standard is possible, as outlined in the Site Suitability Report, otherwise connection to the reticulated system will be made.

Minimal earthworks are required to complete the subdivision, being those associated with formation of vehicle crossings. This will be well within the permitted activity limit allowed by the Proposed Regional Plan.

No consents are considered necessary for the proposed subdivision under the Proposed Regional Plan for this proposal.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

7 Other matters

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

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating four additional allotments while avoiding adverse effects. The proposed lots have been assessed as suitable in terms of reticulated or onsite servicing, and access is readily available. The proposed subdivision represents a scale of subdivision anticipated by the Operative District Plan as a controlled activity. It provides for the economic and social well-being of the owner of the subject property by creating four additional Records of Title, which are deemed suitable for their intended purpose, contain existing industrial and residential activities within Lot 5, and can be developed in such a way that avoids and mitigates adverse effects resulting from additional traffic, property access, wastewater treatment and disposal, and stormwater disposal.

There are no relevant Section 6 matters.

The proposed subdivision is considered to be an efficient use of this land, which is located within an Industrial Zone. The proposal will maintain amenity values and the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7. Consultation & Notification Assessment

7.1 Public Notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded in terms of Section 95A(5).

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor. As such, public notification is not considered necessary.

Step 4: No special circumstances exist to warrant public notification.

7.2 Limited Notification

Step 1: The application site is not on or adjacent to land that is the subject of a statutory acknowledgement as per Section 95B(3)(a) of the RMA 1991.

Step 2: Limited notification is not precluded.

Step 3: In terms of Section 95E, we note that the subdivision complies with the controlled activity standard, however the subdivision activity requires consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 imparts an overall discretionary activity status.

The range of actual and potential adverse effects is set out in Section 5 of this Report. It is considered that proposed subdivision's adverse effects on any person will not be minor or more than minor as:

- The lot sizes are in accordance with the controlled activity standard and in accordance with the range of lot sizes in the surrounding environment.
- Stormwater and wastewater will be managed so as to avoid off-site effects.
- Minimal earthworks are required to form access to the boundary of each lot.
- There are no off-site adverse effects in terms of soil contamination and its potential effects on human health that will arise as a result of the proposed subdivision.

No person is expected to suffer from adverse effects that exceed a 'less than minor' level. As such, the proposal has no adverse effects on any person, and limited notification is not required.

Step 4: There are no special circumstances to warrant notification to any person.

7.3 Summary of Notification Assessment

As outlined above, we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. Conclusion

In terms of sections 104 and 104B of the Resource Management Act 1991, we consider that:

- The adverse effects on the environment resulting from the proposed activity will be less than minor.
- The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan and the Proposed District Plan;
- Similar outcomes are anticipated by both the Operative and Proposed District Plans.
- The proposal is not contrary to the Regional Policy Statement for Northland;
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- No written approvals have been sought as it is considered that no person will be adversely affected by the proposed activity.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.



Signed
Natalie Watson,
Resource Planner

Date: 1 December 2025
WILLIAMS & KING
Kerikeri

9.0 Appendices

- | | |
|-------------------|--|
| Appendix 1 | Scheme Plan (Digital Title Plan LT 408420) |
| Appendix 2 | RC 2080782-RMASUB |
| Appendix 3 | Record of Title |
| Appendix 4 | Haigh Workman Site Suitability Report |



Digital Survey Plan - LT 408420

Survey Number	LT 408420
Surveyor Reference	Wilson
Surveyor	Glenn Michael Wilson
Survey Firm	CTC Survey (Kerikeri)
Surveyor Declaration	I Glenn Michael Wilson, 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. Declared on 07/09/2009.

Survey Details

Dataset Description	LOTS 1-5 BEING A SUBDIVISION OF LOT 1 DP 191875		
Purpose	LT Subdivision		
Status	Approved as to Survey	Type	Survey
Land District	North Auckland	Survey Class	Class I Cadastral Survey
Coordinate System	Mount Eden 2000		

Survey Dates

Surveyed Date	25/06/2008	Certified Date	07/09/2009
Submitted Date	07/09/2009 14:30:52	Survey Approval Date	15/09/2009
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 139346	North Auckland	0°00'00"
DP 47950	North Auckland	0°00'00"
SO 61968	North Auckland	0°00'00"
DP 187118	North Auckland	0°00'00"
DP 73714	North Auckland	0°00'00"
DP 191875	North Auckland	0°00'00"

Territorial Authorities

Far North District

Comprised In

CT NA121A/975

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Easement A Deposited Plan 408420	Easement		



Digital Survey Plan - LT 408420

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Easement B Deposited Plan 408420	Easement		
Easement C Deposited Plan 408420	Easement		
Easement D Deposited Plan 408420	Easement		
Lot 1 Deposited Plan 408420	Fee Simple Title	0.3000 Ha	430617
Lot 2 Deposited Plan 408420	Fee Simple Title	0.3052 Ha	430618
Lot 3 Deposited Plan 408420	Fee Simple Title	0.2212 Ha	430619
Lot 4 Deposited Plan 408420	Fee Simple Title	0.2001 Ha	430620
Lot 5 Deposited Plan 408420	Fee Simple Title	0.5939 Ha	430621
Total Area		1.6204 Ha	

Mark and Observation

Survey Number DP 408420
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SM 1030 SO 61968	1542	ob0	160°31'25"	M	238.01	M
1542	IS VI DP 73714	ob5	279°39'30"	A DP 191875	100.92	A DP 191875
IS VI DP 73714	IS VIII DP 73714	ob7	351°24'40"	A DP 73714	99.81	A DP 73714
IS VIII DP 73714	IS III DP 73714	ob9	351°24'40"	A DP 73714	56.70	A DP 73714
IS III DP 73714	SM 1030 SO 61968	ob10	39°32'00"	A DP 191875	68.36	A DP 191875
IS VI DP 73714	IT V DP 73714	ob8	247°16'00"	A DP 73714	92.03	A DP 73714
IT V DP 73714	IS IV DP 73714	ob33	318°11'40"	A DP 73714	131.45	A DP 73714
IS IV DP 73714	IT I DP 139346	ob13	13°05'00"	M	79.45	M
IT I DP 139346	SM 1030 SO 61968	ob16	68°49'30"	M	187.31	M
IS IV DP 73714	IS VI DP 47950	ob14	305°27'30"	A DP 139346	104.50	A DP 139346
IS VI DP 47950	IT I DP 139346	ob34	80°45'30"	M	104.44	M
IS VI DP 47950	IB III DP 47950	ob35	74°14'00"	A DP 47950	15.94	A DP 73714
IB III DP 47950	IS II DP 47950	ob42	74°14'00"	A DP 47950	141.48	A DP 47950
IS II DP 47950	IS III DP 73714	ob39	97°36'00"	A DP 73714	83.46	A DP 73714
IB III DP 47950	IS IV DP 73714	ob43	132°56'50"	A DP 73714	95.34	A DP 73714
IS IV DP 73714	PEG (2) DP 73714	ob15	220°20'00"	A DP 73714	12.03	A DP 73714
PEG (2) DP 73714	PEG 1 DP 408420	ob37	318°18'50"	A DP 73714	21.25	C
UNMK 1 DP 408420	PEG (1) SO 23365	ob85	318°18'50"	A DP 73714	37.71	C
PEG (1) SO 23365	IB III DP 47950	ob44	323°17'00"	A DP 73714	34.58	A DP 73714
1542	IS IV DP 73714	ob6	286°16'00"	A DP 139346	283.33	A DP 139346
IS III DP 73714	PEG (5) DP 73714	ob11	25°22'00"	A DP 73714	11.97	A DP 73714
PEG (5) DP 73714	PEG (3) DP 73714	ob45	164°29'20"	A DP 73714	45.71	A DP 73714
PEG (3) DP 73714	IS VIII DP 73714	ob47	201°16'00"	A DP 73714	24.50	A DP 73714
PEG (2) DP 73714	DISK 1 DP 408420	ob38	138°44'20"	A DP 73714	23.65	A DP 191875
DISK 1 DP 408420	IS IV DP 73714	ob48	343°50'00"	A DP 191875	28.06	A DP 191875
DISK 1 DP 408420	PEG 2 DP 408420	ob49	61°31'45"	A DP 191875	53.46	C
PEG 2 DP 408420	PEG 3 DP 408420	ob69	61°31'45"	A DP 191875	39.07	C
PEG 3 DP 408420	PEG (3) DP 73714	ob68	61°31'45"	A DP 191875	87.97	C
IS III DP 73714	IB (1) SO 36561	ob12	97°36'00"	A DP 73714	58.21	A DP 73714
IB (1) SO 36561	IS II DP 73714	ob52	160°18'30"	A DP 73714	32.90	A DP 73714
IS II DP 73714	1542	ob53	157°52'00"	A SO 61968	143.58	A SO 61968
IS II DP 47950	PEG (1) DP 47950	ob40	14°46'00"	A DP 47950	7.84	A DP 47950
PEG (1) DP 47950	PEG (3) DP 47950	ob56	74°40'20"	A DP 47950	126.27	A DP 47950
PEG (3) DP 47950	SM 1030 SO 61968	ob58	73°54'00"	A DP 187118	2.56	A DP 187118
PEG (3) DP 47950	PEG 4 DP 408420	ob59	164°27'00"	A DP 47950	20.12	A DP 47950
PEG 4 DP 408420	PEG 5 DP 408420	ob54	254°40'20"	A DP 73714	126.52	C
PEG 5 DP 408420	PEG 6 DP 408420	ob64	254°40'20"	A DP 73714	32.82	C
PEG 6 DP 408420	PEG 7 DP 408420	ob66	254°40'20"	A DP 73714	19.38	C
PEG 7 DP 408420	PEG 8 DP 408420	ob73	254°40'20"	A DP 73714	41.07	C

Mark and Observation

Survey Number DP 408420
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 8 DP 408420	PEG 9 DP 408420	ob79	254°40'20"	A DP 73714	49.29	C
PEG 9 DP 408420	PEG (2) DP 47950	ob60	254°40'20"	A DP 47950	7.24	A DP 47950
PEG (2) DP 47950	PEG (1) DP 42810	ob62	218°51'30"	A DP 47950	7.85	A DP 47950
PEG (1) DP 42810	IB III DP 47950	ob57	17°28'30"	A DP 47950	20.04	A DP 47950
IS II DP 47950	SM 1030 SO 61968	ob41	71°44'00"	A DP 187118	132.95	A DP 187118
PEG 4 DP 408420	DISK 2 DP 408420	ob55	164°27'00"	C	16.16	C
DISK 2 DP 408420	IB (1) SO 36561	ob63	164°27'00"	C	25.70	C
PEG (5) DP 73714	PEG 11 DP 408420	ob46	74°40'20"	A DP 73714	39.62	A DP 73714
PEG 11 DP 408420	DISK 2 DP 408420	ob51	119°25'00"	A DP 73714	8.57	C
PEG 9 DP 408420	PEG (1) SO 23365	ob61	138°21'00"	C	22.25	C
IT I DP 139346	PEG (1) SO 23365	ob17	239°06'00"	M	78.18	M
IT I DP 139346	PEG (4) DP 73714	ob18	196°35'00"	M	90.38	M
SM 1030 SO 61968	PEG (5) DP 73714	ob1	222°30'00"	M	56.82	M
IS VI DP 47950	PEG (1) DP 139346	ob36	180°27'00"	A DP 139346	26.64	A DP 139346
PEG (1) DP 139346	PEG (1) DP 42810	ob71	38°51'00"	A DP 47950	15.20	C
PEG 5 DP 408420	UNMK 5 DP 408420	ob65	168°10'00"	C	72.85	C
PEG 6 DP 408420	PEG 12 DP 408420	ob67	211°35'00"	C	6.82	C
PEG 12 DP 408420	UNMK 4 DP 408420	ob72	168°10'00"	C	77.08	C
PEG 7 DP 408420	PEG 13 DP 408420	ob74	121°28'00"	C	6.39	C
PEG 13 DP 408420	PEG 14 DP 408420	ob75	168°10'00"	C	39.45	C
PEG 14 DP 408420	PEG 15 DP 408420	ob76	207°54'00"	C	7.18	C
PEG 15 DP 408420	PEG 16 DP 408420	ob77	247°40'00"	C	29.30	C
PEG 16 DP 408420	UNMK 3 DP 408420	ob78	247°40'00"	C	27.35	C
PEG 8 DP 408420	UNMK 2 DP 408420	ob80	154°58'30"	C	50.61	C
SM 1030 SO 61968	PEG 4 DP 408420	ob2	171°41'00"	M	20.30	M
SM 1030 SO 61968	DISK 2 DP 408420	ob3	168°28'00"	M	36.39	M
SM 1030 SO 61968	PEG 11 DP 408420	ob4	180°20'00"	M	31.45	M
IT I DP 139346	PEG 5 DP 408420	ob19	75°44'00"	M	57.37	M
IB 1 DP 408420	PEG 3 DP 408420	ob81	30°09'00"	M	26.62	M
IT I DP 139346	PEG 6 DP 408420	ob20	77°09'00"	M	24.57	M
IT I DP 139346	PEG 12 DP 408420	ob21	90°58'00"	M	20.38	M
IT I DP 139346	PEG 13 DP 408420	ob22	105°36'00"	M	11.12	M
IT I DP 139346	PEG 7 DP 408420	ob23	86°16'00"	M	5.27	M
IT I DP 139346	PEG 8 DP 408420	ob24	252°59'00"	M	35.91	M
IT I DP 139346	PEG 9 DP 408420	ob25	253°58'00"	M	85.18	M
IT I DP 139346	PEG 14 DP 408420	ob26	155°41'00"	M	45.66	M
IT I DP 139346	PEG 15 DP 408420	ob27	162°09'00"	M	50.38	M
IT I DP 139346	PEG 2 DP 408420	ob28	154°58'00"	M	87.03	M
IT I DP 139346	PEG 16 DP 408420	ob29	191°09'30"	M	60.23	M
IT I DP 139346	PEG 1 DP 408420	ob30	209°26'30"	M	81.17	M

Mark and Observation

Survey Number DP 408420
Coordinate System Mount Eden 2000

From	To	Code	Bearing		Adpt Surv	Distance		Adpt Surv
IT I DP 139346	DISK 1 DP 408420	ob31	185°34'00"	M		104.83	M	
IT I DP 139346	IB 1 DP 408420	ob32	145°13'20"	M		101.35	M	
IB 1 DP 408420	IS IV DP 73714	ob82	274°25'30"	M		76.00	M	
IB 1 DP 408420	IS VI DP 73714	ob83	120°19'10"	M		112.05	M	
IB 1 DP 408420	IS VIII DP 73714	ob84	62°50'00"	M		92.02	M	
PEG 1 DP 408420	UNMK 1 DP 408420	ob70	318°18'50"	A	DP 73714	3.18	C	
UNMK 2 DP 408420	PEG 16 DP 408420	ob87	154°58'30"	C		3.00	C	
UNMK 3 DP 408420	PEG 1 DP 408420	ob88	247°40'00"	C		3.18	C	
UNMK 4 DP 408420	PEG 2 DP 408420	ob90	168°10'00"	C		3.13	C	
UNMK 5 DP 408420	PEG 3 DP 408420	ob92	168°10'00"	C		3.13	C	
UNMK 1 DP 408420	UNMK 2 DP 408420	ob86	67°40'00"	C		31.44	C	
UNMK 3 DP 408420	UNMK 6 DP 408420	ob89	138°32'40"	C		41.47	C	
UNMK 6 DP 408420	UNMK 4 DP 408420	ob93	61°31'45"	C		51.97	C	
UNMK 4 DP 408420	UNMK 5 DP 408420	ob91	61°31'45"	C		39.07	C	
DISK 1 DP 408420	UNMK 6 DP 408420	ob50	10°03'00"	C		3.83	C	

*** End of Report ***

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 408420

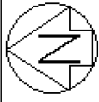
Territorial Authority (the Council)

Far North District Council

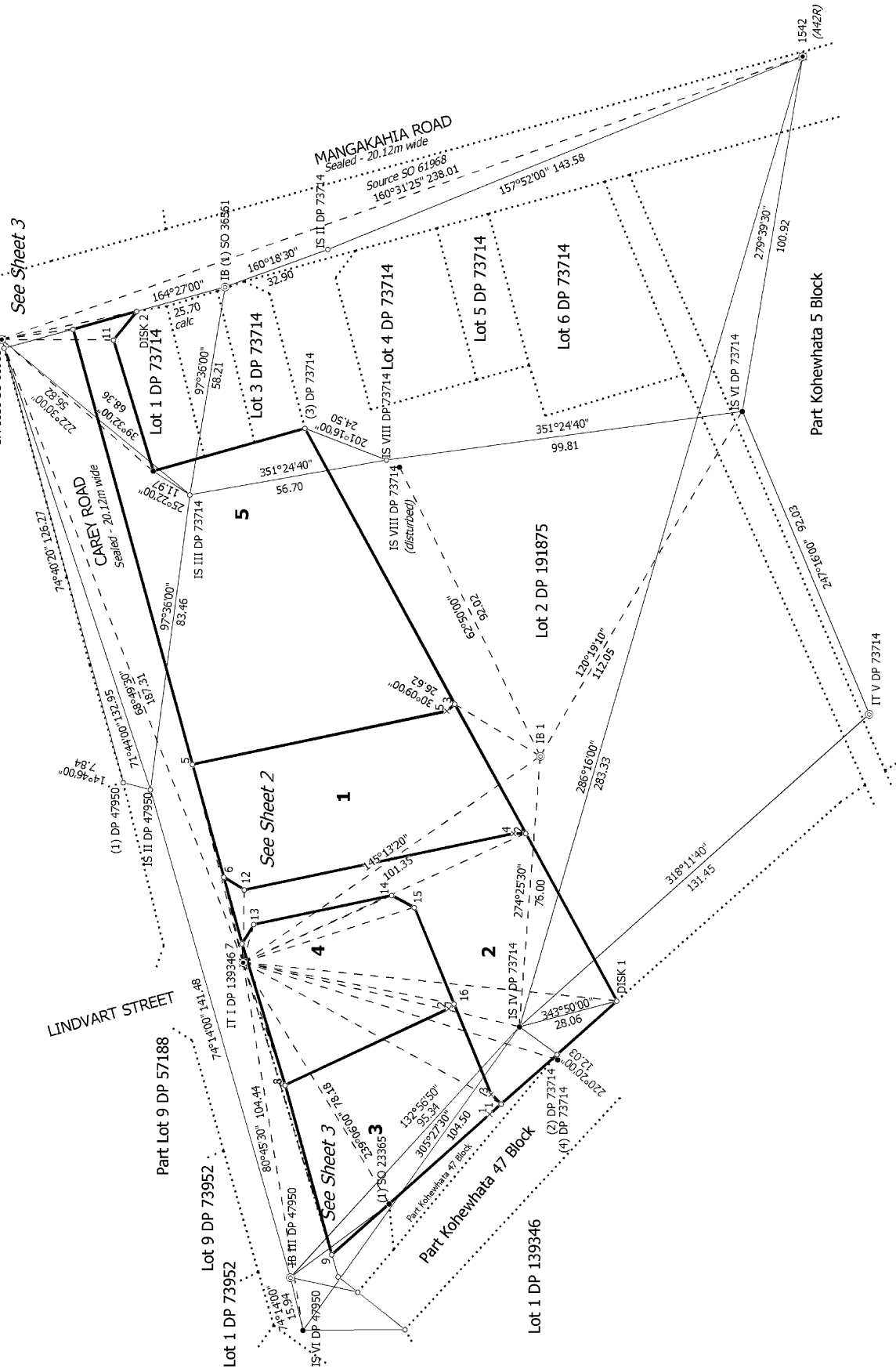
RC 2080782

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain water	A	Lot 3 hereon	Lot 4 hereon
	B	Lot 2 hereon	Lots 1, 3, 4 & 5 hereon
	C	Lot 2 hereon	Lots 1 & 5 hereon
	D	Lot 1 hereon	Lot 5 hereon





Diag. A



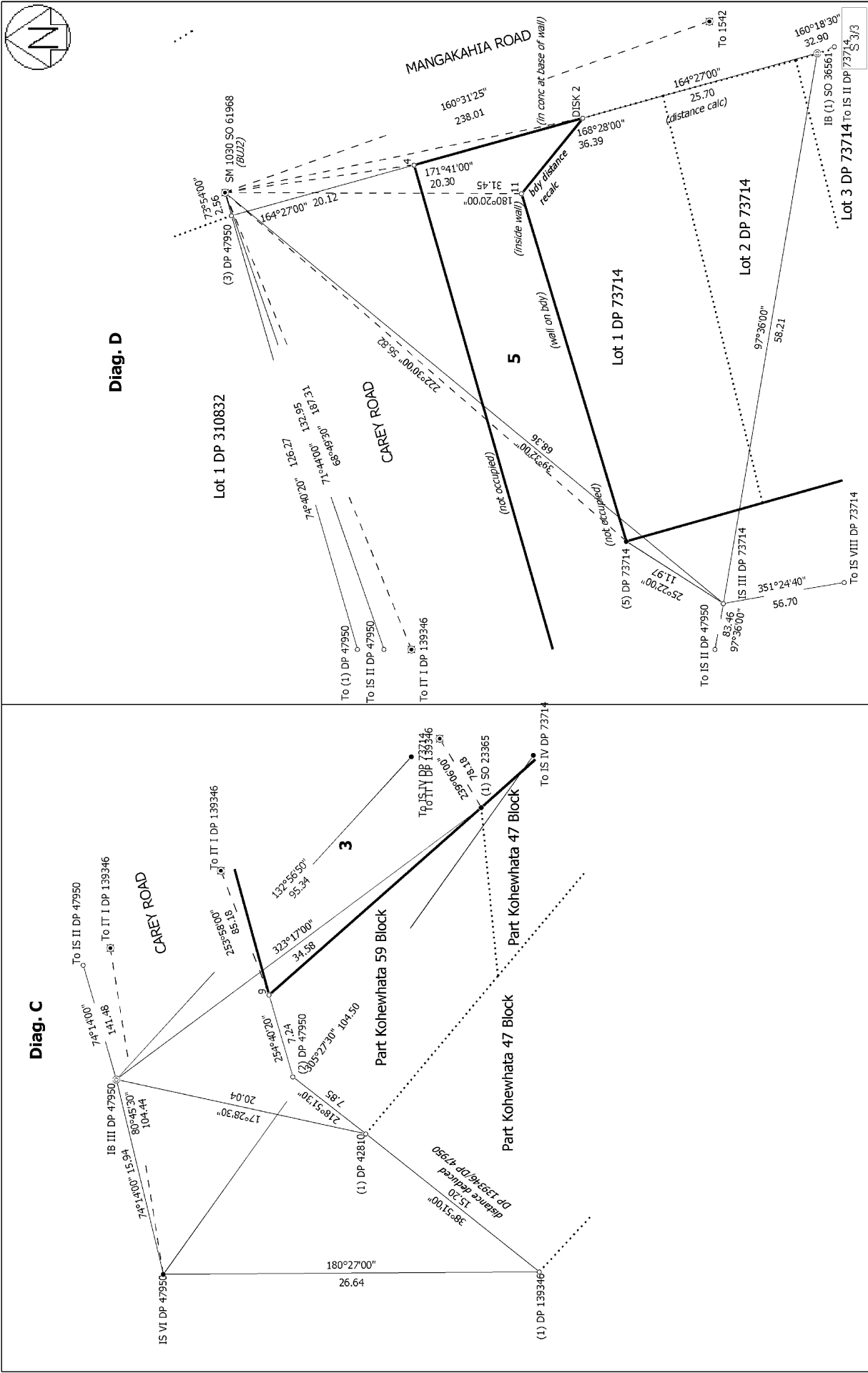
Land District: North Auckland

Digitally Generated Plan
Generated on: 15/09/2009 3:23pm Page 8 of 12

LOTS 1-5 BEING A SUBDIVISION OF LOT 1 DP 191875

Surveyor: Glenn Michael Wilson
Firm: CTC Survey (Kerikeri)
Survey Date: 25/06/2008

Digital Survey Plan
LT 408420
Approved on: 15/09/2009



Land District: North Auckland	LOTS 1-5 BEING A SUBDIVISION OF LOT 1 DP 191875	Digital Survey Plan LT 408420
Digitally Generated Plan. Generated on: 15/09/2009 3:23pm Page 10 of 12	Surveyor: Glenn Michael Wilson Firm: CTC Survey (Kerikeri) Survey Date: 25/06/2008	Approved on: 15/09/2009



Diag. A

Lot 1 DP 310832

LINDVART STREET

Lot 1 DP 57188

Part Lot 9 DP 57188

Lot 9 DP 73952

Lot 2 DP 310832

CAREY ROAD
Legal - 20.12 wide

MANGAKAHIA ROAD
Legal - 20.12 wide

Lot 1 DP 73714

Lot 2 DP 73714

Lot 3 DP 73714

5
0.5939Ha

1
0.3000Ha

4
0.2001Ha

3
0.2212Ha

2
0.3052Ha

Lot 2 DP 191875

Part Kohewhata 47 Block

Part Kohewhata 59 Block
138°21'00"
22.25
(realign)

Part Kohewhata 47 Block
40.89 Bay
316°19'30"
37.71
31.04

Surveyors Ref: 5303
RC 2080782
T 1/2

LOTS 1-5 BEING A SUBDIVISION OF LOT 1 DP 191875

Land District: North Auckland

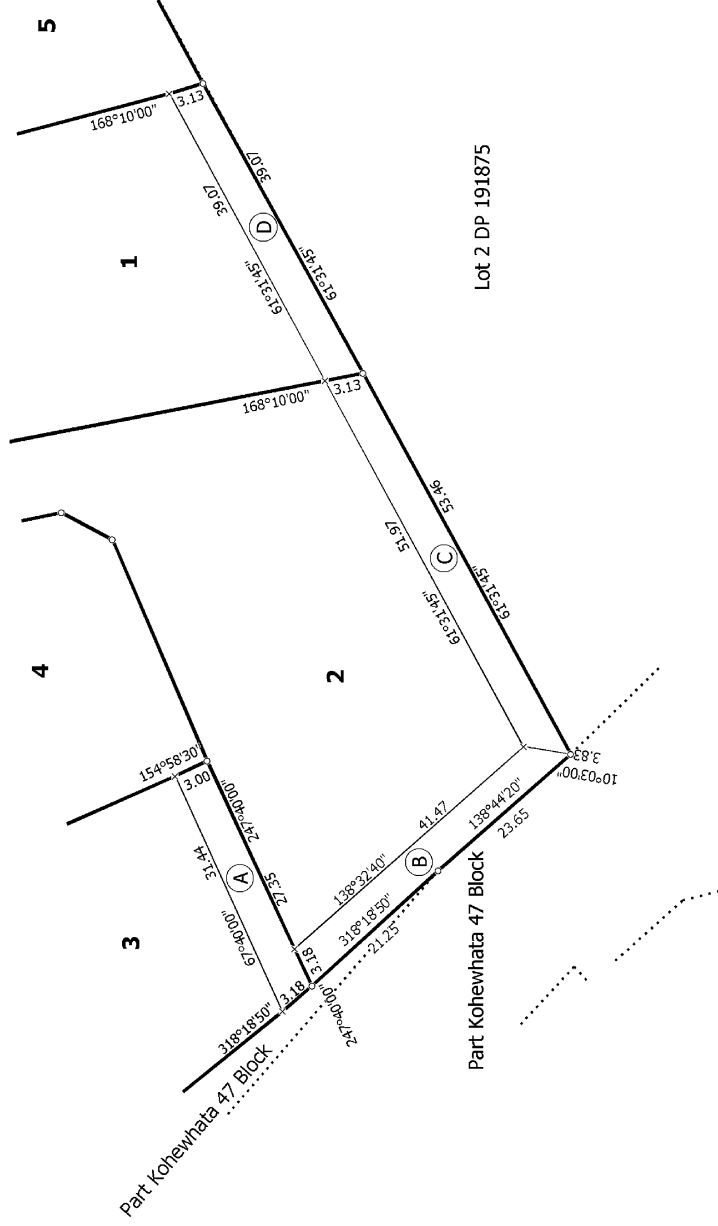
Digitally Generated Plan
Generated on: 15/09/2009 3:23pm Page 11 of 12

Surveyor: Glenn Michael Wilson
Firm: CTC Survey (Kerikeri)
Survey Date: 25/06/2008

Digital Survey Plan
LT 408420
Approved on: 15/09/2009



Diag. C
Non Primary



T 2/2

Surveyors Ref: 5303 RC 2080782

Digital Survey Plan
LT 408420
Approved on: 15/09/2009

Surveyor: Glenn Michael Wilson
Firm: CTC Survey (Kerikeri)
Survey Date: 25/06/2008

LOTS 1-5 BEING A SUBDIVISION OF LOT 1 DP 191875

Land District: North Auckland
Digitally Generated Plan
Generated on: 15/09/2009 3:23pm Page 12 of 12

FAR NORTH DISTRICT COUNCIL

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
under the aforesaid Act by

Keith R Wilson

FILE NUMBER RC 2080782

That pursuant to Sections 104, 104B, 108 and 220 of the Resource Management Act 1991, the Council grants its consent to Keith R Wilson to subdivide a property at Mangakahia Road, Kaikohe, being more particularly described as Lot 1 DP 191875 (CT NA121A/975) subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by CTC Survey Ltd referenced 5303 dated October 2007, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. The survey plan shall show all overland flow paths to be subject to stormwater easements.
3. That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:
 - (a) Provide a formed entrance to each lot complying with the Council's Engineering Standard FNDC/S/6 and FNDC/S/6B and seal each entrance plus plays for a minimum distance of 5 metres from the existing seal edge.
 - (b) Provide evidence that power and telephone services have been reticulated to the boundary of each lot.
 - (c) Provide evidence that each lot has a separate metered connection to Council's reticulated water supply which complies with the requirements of Council's Utilities Manager.
 - (d) 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 lots. The costs of preparing, checking and executing the notice shall be met by the applicants:
 - (i) **All Lots:** Any development of the lot shall include the use of a stormwater detention tank with a flow attenuation outlet to restrict stormwater follows from the lot to their pre-development levels. Details of the system shall be designed by Chartered professional Engineer and be submitted for Council's approval in conjunction with the Building

Consent application. The system shall be installed within 3 months of the roof of the structure being constructed.

- (ii) **All Lots subject to stormwater easements for Overland Flow Paths.**
All over land flow paths identified by stormwater easement are to remain free of built development or landscaping which may restrict the flow of stormwater run-off.
- (iii) **All Lots:** Any development of the lot shall include a wastewater disposal system designed by a Chartered Professional Engineer to satisfy the design criteria (including a maintenance agreement and reserve disposal areas) as specified in Part 7 of the Haigh Workman report submitted with the application, titled "Report on Suitability of Site for Subdivision", reference job no. 07 515, dated 22/01/2008. (Note: This will affect the amount of the lot that is available for development). The report shall be submitted in conjunction with a Building Consent application and may be subject to a peer review if considered necessary by Council. All costs associated with such a peer review shall be met by the applicant.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

1. Written approval has been obtained from all persons and interested parties who might be adversely affected by the granting of consent to the proposal.
2. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.
3. The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.

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) Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent relates is subject to Development Contributions.

You will be advised of the assessment of Development Contributions payable under separate cover in the near future.

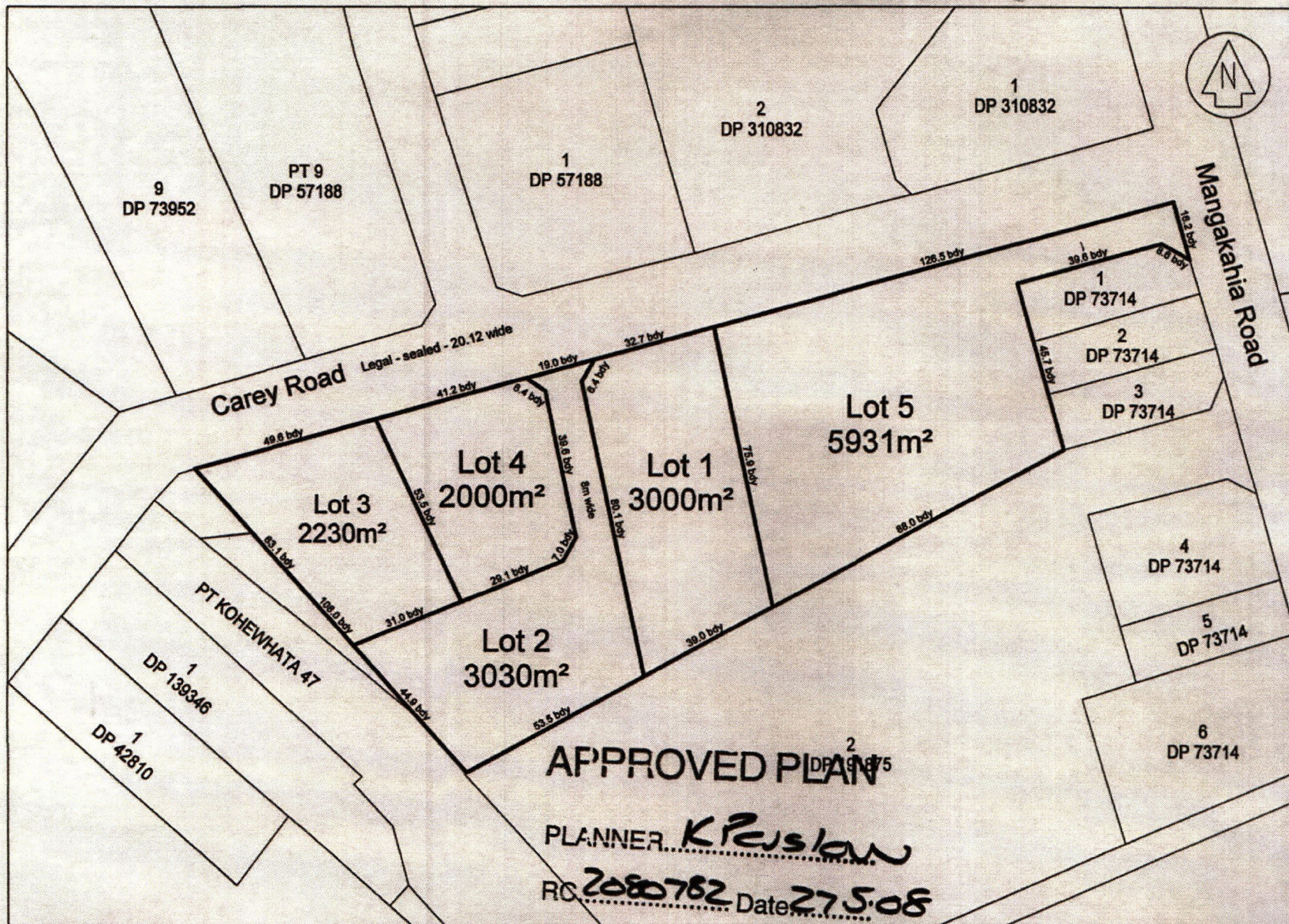
It is important to note that the Development Contributions must be paid prior to commencement of work or activity to which this consent relates or, in the case of a subdivision, prior to the issue of a Section 224(c) Certificate.

DECISION PREPARED BY: Kim Parslow, Consultant Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P.G. Killalea PAT KILLALEA
RESOURCE CONSENTS MANAGER

14th August 2008
Date



Territorial Authority: FNDC
Zone: Revised Proposed District Plan:
Industrial Zone

Land District: North Auckland
Total Area: 1.6191 ha
Comprised in CT: NA121A/975

NOTES:

1. This plan has been prepared for the purpose of obtaining subdivision consent only and is not to be used for any other purpose.
2. All metric measurements and areas are subject to final survey.

survey
Country Town & Coastal Ltd
380 Kerikeri Rd
PO Box 916
Kerikeri 0470
p 09 4078588
f 09 4078589
e glenn@cicsurvey.co.nz

Plan Title: Proposed Subdivision of Lot 1 DP 191875
SCHEME PLAN

Project: Keith & Deborah Wilson
Carey Rd
Kaikohe

Original Scale:
1:1000
Date:
Oct 2007

Original Size:
A3
Project Number:
5303



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

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




R.W. Muir
Registrar-General
of Land

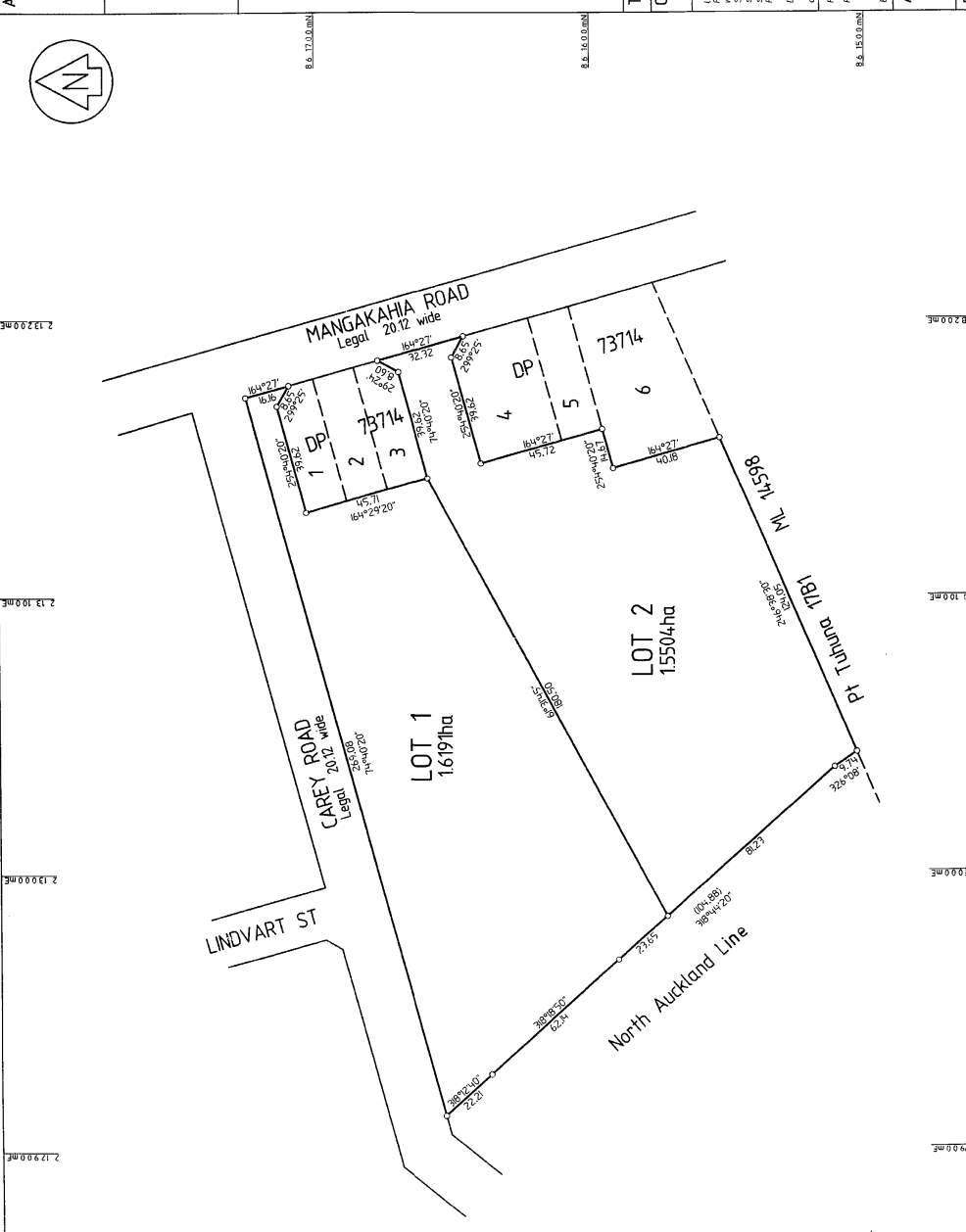
Identifier **NA121A/975**
Land Registration District **North Auckland**
Date Issued 04 November 1998

Prior References
NA29C/1293

Estate Fee Simple
Area 1.6191 hectares more or less
Legal Description Lot 1 Deposited Plan 191875
Registered Owners
Keith Raymond Wilson and Deborah Kay Wilson

Interests

		Approvals  J.J. Reid Registered Owner	
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 31 st day of August 1998		Authenticated Officer  RC 988186	
New ECT Allocated Lot 1 121A/975 Lot 2 121A/975		Total Area 3.1695ha	
Comprised in CT 29C/1293 (All)		I, David Vernon Smith, being a duly qualified and licensed Surveyor, do hereby certify that the above plan has been made from a survey conducted by me or under my supervision and in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Date of Plan 18 th Sep 1998 Plan Book 15504 Reference Plans	
Examined by B. Mealy Chief Surveyor		Approved as to Survey 18/9/98 Chief Surveyor	
Deposited this 18 th day of Nov 1998		District Land Registrar File 98149 WLS Received - 3 SEP 1998	
LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. XV OMAREPE NZMS 261 SHT		TERRITORIAL AUTHORITY FAR NORTH DISTRICT Surveyed by DMS Surveyors Limited Scale 1:1000 Date August 1998	
LOTS 1 & 2 BEING SUBDIVISION OF LOT 7 DP 73714		LOT 1 1619ha LOT 2 15504ha	



11 NOV 1998

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

HAIGH WORKMAN

Civil & Structural Consultants

P O Box 89
12 Butler Road
Kerikeri, New Zealand

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

JOB NO: 07 515

Client: Keith & Debra Wilson

**Carey Road
Kaikohe**

Report on Suitability of Site for Subdivision

1. Introduction

It is proposed to subdivide Lot 1 DP 191875 to create a total of 5 titles.

This report investigates the suitability of the site for subdivision with regard to access, land suitability, earthworks required to construct the subdivision, storm water management and effluent disposal.

Bill Haigh: Phil Workman: John McLaren.

2. Description of Site

2.1 Location

The site is located in Carey Road with a very small frontage to Mangakahia Road, Kaikohe.

The site is roughly rectangular in shape parallel to Carey Road. It is proposed that Lot 1 would have 3000m², Lot 2 - 3030m², Lot 3 - 2230m², Lot 4 - 2000m² and Lot 5 - 5931m².

2.2 Topography & drainage

The site is relatively flat, but slopes down gently to the west to a low point on the south western boundary of Lot 2, toward the southern corner.



View eastward along front boundary. Land drains to the right.

2.3 Geology & soil type

The underlying geology is of weathering volcanic basalt and the associated soil type is mapped as Kaikohe silt loam, being well to moderately well drained.

2.4 Vegetation & land use

The whole of Lots 1 -4 is in grazed pasture.

Lot 5 is occupied by an engineering workshop for truck maintenance and a family home.

2.5 Utility services

The site is reticulated for electricity, telecommunications and water supply.

Sewage reticulation is available to sites on the northern side of Carey Road, but not to this site on the southern side. The applicant would prefer to connect to that sewage scheme if permitted to do so.

3. Land stability

Given the underlying geology and the gentle slope the land is all strong and stable, suitable for normal building foundations.

On the lower portions of the western lots, foundations may need to be marginally deeper than normal to penetrate the deeper top soil that commonly occurs at the lowest part of the terrain.

4. Access

4.1 Access onto the site

Access is available directly onto each site with frontage. We noted that it is proposed to provide a 10 metre wide pan handle access to proposed Lot 2, the southern lot.

The entry points can be formed at easy gradients in compliance with Council standards for this land use.

4.2 Access within the site

No internal access works are required to complete the subdivision.

5. Earthworks required to complete the subdivision

Only very minor works are required to complete the subdivision being for the formation of the entrances and a small quantity of on-site storm water reticulation work.

6. Stormwater Management

6.1 Stormwater management during subdivision construction

Given the very small amount of earthworks required and the short duration of the works no special requirements are necessary.

6.2 Long-term stormwater management

Currently stormwater from the highest portion of this land drains to the water table drain running westward along the southern side of Carey to discharge into an open drain running south-eastward through the NZ Rail land and south of the Balance Fertilizer property.

Lower portions of the subject site drain to the midpoint of the western boundary of proposed Lot 2 and from there join into the open drain.

Given the zoning of the land for industrial purposes, there is some likelihood that some lots may be developed in a way that creates a relatively significant increase in impermeable surface and consequent increase in storm water discharge.

To reduce the effect of this on peak storm water flow from the site, it may be necessary to offset that increase by providing detention storage in water tanks. This can be designed to reduce the peak outflow back to the appropriate level. This is relatively easily achieved with use of water tanks to catch roof rainfall runoff and fitting them with permanently open, restricted outlets.



Storm water flow across western boundary to the pipe on Railway Land.

7. On-site Effluent Disposal

It is the subdivider's preference for the site to be able to connect to the Kaikohe Sewage Scheme, but we are advised that this is not available to them. It will be necessary therefore to dispose of effluent using on site treatment and disposal.

7.1 Design Population & Flow

7.1.1 System Capacity

It is not possible to predict what business entity might occupy each site, or what number of employees they may or, therefore, the likely waste volumes.

For the purposes of subdivision consent, it seems appropriate to assume;

6 employees at 50 litres/day	= 300 litres/day
Waste water from other uses	= 300 litres/day
Total	= 600 litres/day

7.1.2 Source of water supply

Water supply at all lots will be sourced from:

- public water supply.

Flow reduction fittings may be used, but these have not been taken into account in assessing potential wastewater flows.

7.1.3 Design Flows

For the purposes of subdivision consent, it seems appropriate to assume;

6 employees at 50 litres/day	= 300 litres/day
Waste water from other uses	= 300 litres/day
Total	= 600 litres/day

7.2 Site & Soil Evaluation

7.2.1 Summary of Site & Soil Evaluation

All sites are:

- 2000 m² or more in area,
- Very well drained soil profile,
- Mid-range infiltration rate (not too fast or too slow),
- Ideal slope (5 – 10°),
- Might be developed with high proportion of the site under; buildings, access, materials storage and parking.

The terrain is gently sloping all over.

The underlying geology is mapped as weathering volcanic basalt.

The soil type is mapped as Kaikohe friable clay loam, being well to moderately well drained.

7.2.2 Key Constraints

The key constraints arising from the Site and Soil Evaluation are minor, but predicting land use is difficult. There is some potential for a high proportion of each site to be occupied.

7.2.3 Summary of Design Issues

Unknown waste volumes

Unknown proportion of site available.

7.3 Assessment of Environmental Effects

7.3.1 Effects on the Environment within the Property

Using either trickle irrigation or soakage trenches on the proposed lots here, there is unlikely to be any detectable environmental effect at any time, beyond 3.0 m from the disposal lines.

Use of the treated effluent for trickle irrigation would enhance landscape vegetation growth particularly in the drier summer months.

7.3.2 Effects on the Environment Beyond the Property

It is our opinion that, using normal design criteria and management, no off-site effects will be detectable.

7.3.3 Cumulative Effects

Given the ideal soil type and slope the proposed discharges are unlikely to add to any detectable cumulative effect.

7.4 Design for Land Application System

7.4.1

For all sites it is clear that the use of trickle irrigation disposal is sustainable for the very long term. It provides as easy and convenient system for distributing effluent;

- over a much wider area,
- at an application rate low enough to be sustained by evapo-transpiration without reliance on the soakage,
- without disturbing the existing surface.

It is our observation that all sites will also be suitable for disposal of primary treated effluent by soakage. The use of that system would require soakage tests, undertaken at the real proposed location at the time of Building Consent application to suit the plan of development of the site.

7.4.2 System Siting

The attached plan shows the identified suitable locations for trickle irrigation disposal, but since practically all of the ground is suitable, we have marked only the area less suitable. The design issue is to avoid laying emitter tubing across concentrated surface rainfall run-off flow paths.

7.4.3 System Design Sizing

The proposed disposal system is sized to achieve a daily application rate not exceeding 5.0 litres per m² per day. This is achieved using trickle irrigation tubing with 2.7 litre/hour emitters at 600mm spacing with the trickle tubes laid 0.9 metres apart (plus or minus 0.1 metres).

On this basis, each house would require $960/5 =$ say 200m² or say 250 lineal metres of tubing.

7.4.4 Reserve Area Sizing

All three of the lots have reserve areas of suitable ground equal to 50% of design size or more.

7.4.5 Loading Method

It is proposed that the pump chamber for treated effluent will be controlled by float switches which would operate the trickle irrigation pumps on demand. No other means of control is necessary.

7.4.6 Factors of Safety

The major factor of safety is in treatment plant capacity. The standard plants have a treatment capacity of around 2000 litres per day.

For disposal, small safety factors have been included in total trickle tube length, design area and reserve area. No allowance has been included for advantageous loss to deep soakage, which will make a useful contribution here.

7.5 Design for Treatment System

7.5.1 Parameters affecting choice of treatment include:

- Certainty for long term sustainability
- Minimal environmental effect.

7.5.2 Treatment Plant Design Sizing

The naming of a proprietary treatment plant cannot take place until building consent stage, when the position and scale of the building are known.

Treatment plants must meet the requirements of AS/NZS 1546.3:2001.

7.5.3 Siting Requirements

Secondary treatment plants can be sited anywhere, provided they are;

- 0.5 m below floor level to the inlet,
- more than 3.0 m from any building,
- more than 1.5 m from any boundary,
- easily accessible for routine maintenance.

7.6 Construction Installation

7.6.1 Installation Requirements

● The treatment plants must be installed by the provider of the plant to their published specifications.

The trickle irrigation tubing must be installed by the plant installer.

7.6.2 Commissioning Requirements

The treatment and trickle irrigation must be commissioned by the provider of the irrigation plant.

7.7 Management Procedures

7.7.1 Operation Maintenance Requirements

A maintenance agreement is to be entered into with the supplier.

Once commissioned the plants operate automatically with alarms fitted to advise occupants of any matters needing attending to.

7.7.2 Monitoring & Inspection

● As part of the maintenance agreement, there should be three monthly inspections with reports provided to the owner.

8 Conclusions

- The site is suitable for subdividing as proposed.
- The ground is strong and stable and suitable for building foundations.
- Access is obtainable directly from the public road onto the site at acceptable gradients.
- Only very minor earthworks are required to complete the subdivision in a short duration work time.

-
- Peak stormwater runoff will be increased by development on the proposed lots, this can be offset by utilising detention storage in water tanks on each lots.
 - On-site effluent disposal is sustainable in compliance with the permitted activity requirements of the Regional Water & Soil Plan using secondary treatment and trickle irrigation. At the building consent stage, when proposed site coverage is known, it may also be practicable to show the feasibility of using primary treatment and soakage trenches.

W O Haigh

