



Our Reference: 9152.VarC (FNDC)

22 November 2023

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

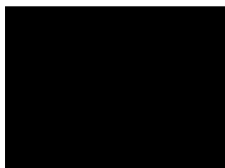
Dear Sir/Madam

RE: Proposed variation pursuant to s127 to RC 2180526-RMASUB; RMAVAR/A and RMAVAR/B; subdivision at Okokako Road, Waimate North – Okokiwi Downs Ltd

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

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

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD



Office Use Only Application Number:
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APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

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

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

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

1. Pre-Lodgement Meeting

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

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

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

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

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

Yes /No

4. Applicant Details:

Name/s: *Okokiwi Downs Ltd (Stephen Bill)*

Electronic Address for Service (E-mail):

Phone Numbers:

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



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

Name/s: *Lynley Newport; Thomson Survey Ltd*

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

Phone Numbers: *Work: 4077360* Home: _____

Postal Address: *P O Box 372
KERIKERI*

Post Code: *0245*

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

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

Name/s: As per Item 4

Property Address/
Location _____

7. Application Site Details:

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

Site Address/
Location: Okokako Road

WAIMATE NORTH

Legal Description: Sections 6 & 8 Blk V Kawakawa SD, Allotments 4, 5, 6, 14 & 15 PSH of Okokako, Pt 3 Otawere OLC; Lot 1 DP 173506

Record of Title: NA277/73; NA13C/206; NA2D/481; NA105B/128; NA501/36; NA105B/130

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

Site Visit Requirements:

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

Is there a dog on the property? Yes / No

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

n/a

8. Description of the Proposal:

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

Further Variation to conditions of RC 2180526-RMASUB; RMAVAR/A and RMAVAR/B

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

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

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

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

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

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

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

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

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

Please see attached AEE.

13. Billing Details:

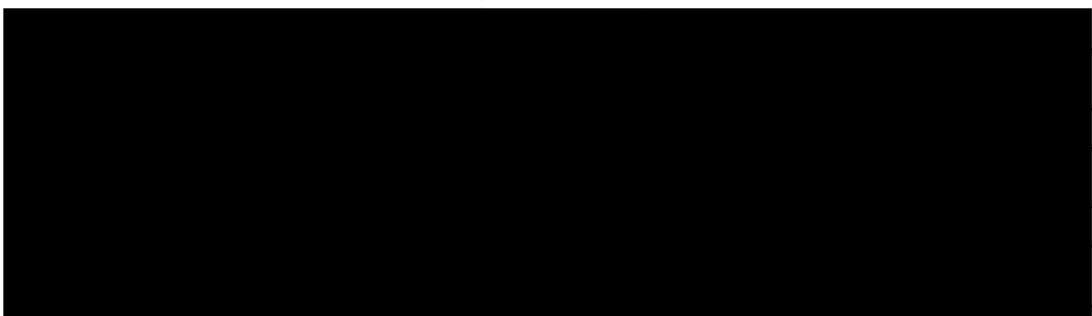
This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

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

Email:

Postal Address:

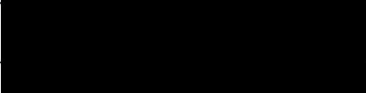
Phone Numbers:



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

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

Name:  (please print)

Signature:  (signature of bill payer – mandatory) Date: 22/11/2023

14. Important Information:

Note to applicant

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

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

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

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

Name: _____ (please print)

Signature: _____ (signature)

Date: 22/11/2023

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

Checklist (please tick if information is provided)

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

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Okokiwi Downs Ltd

Okokako Road, Waimate North

APPLICATION FOR A FURTHER CHANGE OF CONSENT CONDITIONS TO RC 2180526-RMASUB; 2180526-RMAVAR/A; 2180526-RMAVAR/B PURSUANT TO s127 OF RMA

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

RC 2180526-RMASUB was originally issued on 18th June 2018, to create nine lots over two stages, as a discretionary activity subdivision. It was varied, via 2180526-RMAVAR/A in decision issued 5th August 2020. This varied amalgamation conditions. It was varied for a second time, via 2180526-RMAVAR/B in decision issued 21st July 2021, again in regard to amalgamation conditions and scheme plans.

Substantial progress was made in progressing stage 1, predominantly in the creation of SO and LT Plans and in ongoing negotiations with NTA in regard to upgrading standards for Okokako Road. On 9th September 2022, the Council issued an extension to lapse period (pursuant to s125) such that the consent now has a lapse date of 18th June 2025.

RC 2180526-RMAVAR/B and 2180526-RMAEXT/A are attached in Appendix 1. These are the most recent, and most relevant previous consents relevant to this third application for Variation.

1.2 Reason for this Variation

In investigations towards works required to satisfy Stage 1 conditions as they currently stand, it has become clear that it is a very costly exercise to carry out the works required for a

farm/bridge crossing to serve Lots 10 and 11 on the Stage 1 Scheme Plan. The consent holder was told at the time, when draft conditions were being discussed, that if these lots were amalgamated, there would be no requirement for any upgrade to the crossing as there would be no change (in fact fewer titles than currently) in number of users. It is therefore being requested to alter the stage 1 amalgamation condition such that Lots 10 & 11 (& Lot 9) are held together, and to remove any conditions relating to the bridge.

Further to this, when creating Lot 11 as part of Stage 2, it is proposed to limit access off unmaintained Okokako Road into Lot 11 to farm access only (stock movements, farm maintenance), i.e. no residential access. This is proposed to be imposed as a consent notice.

In order for Lot 11 to one day be utilised for residential purposes, a separate, but related, variation application is being lodged. It is proposed to vary RC 2300484-RMASUB, a subdivision of adjacent land, also owned by the consent holder, to add the land in Lot 11 RC 2180526 as an additional dominant tenement over an easement being created as part of RC 2300484 (copy of that consent is attached in Appendix 2).

This will provide land in Lot 11 RC 2180526 with an alternative access route, crossing property currently legally described as Allotment 18 Okokako Parish and what is consented as Lot 13 of RC 2300484. Conditions of RC 2300484 require this access to be upgraded to the appropriate private access standard attributable to the number of lots being served. The addition of Lot 11 RC 2180526 brings that to 8 up to the point where the ROW intersects with the boundary of Allotment 19 Okokako Parish and then only Lot 13 RC 2300484 and Lot 11 RC 2180526 thereafter. It should be noted that an access already exists across Allotment 18, and is already used to provide access to the land in Lot 11 RC 2180526. RC 2300484 includes conditions for its upgrade and re-alignment, to the appropriate standard.

On the proviso that the above is acceptable in terms of access arrangements, there should be no need to upgrade the crossing referred to in Stage 1 RC 2180526 at all because there will be fewer titles than currently, utilising it (two instead of three), only one of which will support residential use reliant on that crossing.

Whilst a separate application, the variation to RC 2300484 is so closely related to this application that they should be allocated to the same processing planner and processed concurrently.

The location of the two consent properties is illustrated on the stamped approved scheme plans in the consents attached in Appendices 1 and 2.

1.3 Scope of this Report

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

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

2.0 PROPERTY DETAILS

Location:	Okokako Road, Waimate North
Legal description:	Five Titles involved in the original subdivision, including amalgamation: CFR NA105B/128; Lot 6 SO 440211 & Allotments 4, 5, 6 & 14 Psh of Okokako; CFR NA501/36; Pt 3 Otawere OLC; CFR NA2D/481; Allotment 15, Psh of Okokako CFR NA105B/130; Lot 1 DP 173506; CFR NA13C/206; Section 8 Blk V Kawakawa SD; and CFR NA277/73; Section 6 Blk V Kawakawa SD Copies of Records of Title attached as Appendix 3.

3.0 SITE DESCRIPTION

The site remains as described in the original application.

4.0 CHANGES REQUESTED & EXPLANATION

In order to give effect to the outcome sought by the applicant, the following changes are requested:

Amend Stage 1 condition 1 as follows:

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced:

- *Further Variation to RC 2180526 Stage 1. Revised Date ~~16-06-21~~ Nov 2023; Proposed Subdivision of Sections 6 & 8 BLK V Kawakawa SD & Sections of Proposed Road Swap.*

and the relevant portions of the overall plan prepared by Thompson Survey, referenced:

- *Further Variation to RC 2180526 Overall Plan. Revised Date ~~18/06/21~~ Nov 2023; Proposed Subdivision of Allot 4, 5, 6, 14 & 15 PSH of Okokako, Sections 6 & 8 BLK VKawakawa SD & Sections 1 & 5 – 10 Following Proposed Road Swap.*

and attached to this consent with the Council's "Approved Stamp" affixed to them.

Explanation:

The changes are two fold. Firstly it amends the Amalgamation Condition wording such that Lots 10 & 11 are both amalgamated with Lot 9, meaning only one lot utilising the access and crossing. Secondly, because of this, there is no need for ROW B on the Stage 1 Plan. Because

of the proposed alternative access to Lot 11 RC 2180526 (should that lot ever be used for residential purposes), there is no need for ROW B on the overall plan either.

Amend Stage 1 condition 2(c) as follows:

"That Section-Lots 9, 10 & 11 hereon be held in one Title [see.....]"

Explanation:

This reduces the number of lots being created in Stage 1, specifically the number of lots requiring access over the crossing.

Delete Stage 1 condition 3(b)

~~*(b) Provide a chartered engineers certification, assessment and recommendations for approval of Councils development engineer or designate, that the existing stream crossing located on unmaintained portion of Okokako Rd which is adjacent to and provides access to lot 11 that is safe, suitable and reasonable for residential and rural type use (Construction vehicles, private motor vehicles, flood access and recreational activities).*~~

Explanation:

In reducing the number of lots being created in Stage 1, specifically the number of lots requiring access over the crossing, there will be fewer titles than currently utilising the crossing.

Delete Stage 1 condition 4(a)

~~*(a) Complete and provide confirmation that recommendations or upgrades in Chartered Engineers assessment of stream crossing supplied to meet condition 3(b) have been completed to the satisfaction of Chartered engineer.*~~

Explanation:

Consequential to the deletion of 3(b).

Amend Stage 2 condition 5 as follows:

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced:

- *Further variation to RC 2180526 Stage 2. Revised Date 27/02/2020 Nov 2023; Proposed Subdivision of Allot 4, 5, 6, 14 & 15 PSH of Okokako, Sections 6 & 8 BLK V Kawakawa SD & Sections 1 & 5 – 10 Following Proposed Road Swap.*

and attached to this consent with the Council's "Approved Stamp" affixed to it.

Explanation:

The change reflects the cancellation of the Stage 1 amalgamation condition and imposition of a Stage 2 amalgamation condition – enabling the creation of Lot 11 to be moved from Stage 1 to Stage 2.

Add new Stage 2 Condition 6(d)

The endorsement of the following conditional amalgamations, pursuant to Section 220(1)(b)(ii) and (iii) of the Resource Management Act 1991;

That Section Lot 9 & 10 hereon be held in one Title. (See).

Add amalgamation cancellation resolution to Stage 2 cancelling the Stage 1 amalgamation, to enable the replacement amalgamation condition to be imposed.

Add consent notice to Stage 2 to apply solely to Lot 11:

The access to the Lot off unmaintained private access formed within legal road alignment adjacent to the Waitangi River is restricted to farm vehicles and stock movements only (no residential use).

Explanation:

This ensures a no change in use scenario (in fact less use) for the unmaintained private access within legal road alignment providing frontage to Lots 10 & 11.

5.0 STATUTORY REQUIREMENTS

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

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

6.0 s104 CONSIDERATIONS

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

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

6.1 Assessment of Environmental Effects

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

The requested changes are solely related to access, specifically the existing crossing within legal road alignment that provides frontage to Lots 10 & 11, and to amalgamation condition wording. Firstly it is proposed that Lots 10 & 11 be amalgamated in Stage 1 thereby reducing from three titles to one, the number using that access and crossing. There is no adverse effect to mitigate where use of an access is reducing, causing less effect.

Secondly when creating Lot 11 at Stage 2, it is proposed to restrict the use of the access and crossing to farm vehicle and stock movements only, which is what it is used for now. Again, there are no adverse effects to mitigate where effects of creating an additional lot result in no change from the status quo.

6.2 Relevant Provisions of planning instruments

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

6.2.1 Operative District Plan

This has not changed since the original application was processed.

6.2.2 Proposed District Plan (PDP)

The PDP was publicly notified in July 2022 and is currently in submissions/further submissions and hearings phase. The changes being sought only relate to access. Lot number, shape, layout and size do not change. The objectives and policies in the Proposed District Plan regarding access are similar/same to those in the Operative District Plan – already considered as part of the original consent.

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

The change only relates to access, and specifically the deletion of an access condition, and the paper exercise of amending amalgamation conditions. As such no additional (or different) works is proposed by the variation. This has nil impact in regard to any objectives and policies in the NPS FM; and no additional consent is required pursuant to the NES-F.

6.2.3 National Policy Statement Highly Productive Land (NPS HPL)

The requested change has no relevance in terms of the above NPS' Objectives and Policies. Whilst there is some land to be within Lots 10 & 11 classified as LUC 3w (wet), this is irrelevant to the variation as no change is being requested in terms of either Lot 10 or 11's size and shape.

6.2.4 National Policy Statement Indigenous Biodiversity (NPS IB)

The change is related to access (where a lesser effect results) and a paper exercise regarding amalgamation condition wording. The NPS IB's objectives and policies therefore have no relevance to the variation.

7.0 CONSULTATION

Under Section 127(4) of the Act:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation.

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

8.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plan and the Regional Policy Statement, and Part 2 of the Resource Management Act. There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

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



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date 22nd November 2023

9.0 LIST OF APPENDICES

Appendix 1	RC 2180526-RMAVAR/B & 2180526-RMAEXT/A
Appendix 2	RC 2300484-RMASUB
Appendix 3	Current Records of Title
Appendix 4	Updated Scheme Plans (for inclusion in Variation C)

Appendix 1
RC 2180526-RMAVAR/B &
2180526-RMAEXT/A



**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON APPLICATION TO CHANGE CONDITIONS OF A RESOURCE CONSENT
(Section 127)**

Resource Consent Number: 2180526-RMAVAR/B

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Okokiwi Downs Limited

The activity to which this decision relates:

To change conditions 1 and 2(b) of stage 1 of 2180526-RMAVAR/A, being a consent to create nine lots, by way of boundary adjustment and amalgamation of 9 existing titles in the Rural Production zone.

Subject Site Details

Address: Allotment 18 PSH OF Okokako, Waimate North Road,
Kerikeri 0293

Legal Description: Lot 1 DP 173506 Secs 6 8 Blk V Kawakawa SD Allots 4-6
14 15 18 Sec 19 Okokako Psh Pt Subdivision 3 Otawere
Claim

Certificate of Title reference: NA-8D/629, NA-501/36, NA-2D/481, NA-13D/1093, NA-
105B/128, NA-105B/130, NA-13C/206, NA-277/73

The following changes are made to the consent conditions:

Condition 1 of Stage 1 amended to read:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced:
 - Variation to RC 2180526 Stage 1. Revised Date ~~27/02/2020~~16.06.21. Proposed Subdivision of Sections 6 & 8 BLK V Kawakawa SD & Sections of Proposed Road Swap.

and the relevant portions of the overall plan prepared by Thompson Survey, referenced:
 - Variation to RC 2180526 Overall Plan. Revised Date ~~27/02/2020~~18/06/21. Proposed Subdivision of Allot 4, 5, 6, 14 & 15 PSH of Okokako, Sections 6 & 8 BLK V Kawakawa SD & Sections 1 & 5 – 10 Following Proposed Road Swap.

and attached to this consent with the Council's "Approved Stamp" affixed to them.

Condition 2(b) of Stage 1 amended to read:

- (b) An Esplanade Strip being 10m wide over Sections Lots 5, 6, 7 and Lot 9 adjoining the Waitangi River.

For the purpose of clarity the complete amended conditions of consent are as follows:

STAGE ONE

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced:

- Variation to RC 2180526 Stage 1. Revised Date 16.06.21. Proposed Subdivision of Sections 6 & 8 BLK V Kawakawa SD & Sections of Proposed Road Swap.

and the relevant portions of the overall plan prepared by Thompson Survey, referenced:

- Variation to RC 2180526 Overall Plan. Revised Date 18/06/21. Proposed Subdivision of Allot 4, 5, 6, 14 & 15 PSH of Okokako, Sections 6 & 8 BLK V Kawakawa SD & Sections 1 & 5 – 10 Following Proposed Road Swap.

and attached to this consent with the Council's "Approved Stamp" affixed to them.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

- (a) All easements in the memorandum to be duly granted or reserved.
- (b) An Esplanade Strip being 10m wide over Lots 6 and 9 adjoining the Waitangi River.
- (c) The endorsement of the following conditional amalgamations, pursuant to Section 220(1)(b)(ii) and (iii) of the Resource Management Act 1991;

That Section-Lot 9 & 10 hereon be held in one Title. (See 1649347).

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

- (a) Provide, to Council's satisfaction, an esplanade strip instrument in accordance with Section 232 of the Act, prepared to give effect to the esplanade strip shown on the survey plan. The instrument is to be drafted so as to provide for access and the maintenance and enhancement of the esplanade area and the riparian conservation values therein. All costs involved with the preparation and registration of the Esplanade Strip instruments shall be borne by the applicant.
- (b) Provide a chartered engineers certification, assessment and recommendations for approval of Councils development engineer or

designate, that the existing stream crossing located on unmaintained portion of Okokako Rd which is adjacent to and provides access to lot 11 that is safe, suitable and reasonable for residential and rural type use (Construction vehicles, private motor vehicles, flood access and recreational activities).

- (c) Provide evidence that the SO Plan for the road legalisation and stopping has been prepared to the satisfaction of the FNDC Property Legalization Team.
 - (d) Prepare and submit for Councils approval a covenant drafted at the applicant's expense, to be registered on the titles of Section 3 SO 541179 and Lot 100 hereon pursuant to sections 220(1)(b) and 240 of the RMA 1991, such that the land shall not be transferred, leased, or otherwise disposed of except in conjunction with each other.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- (a) Complete and provide confirmation that recommendations or upgrades in Chartered Engineers assessment of stream crossing supplied to meet Condition 3(b) have been completed to the satisfaction of Chartered engineer.
 - (aa) Provide a Solicitors undertaking that the covenant approved by Council at 3(d) will be registered on SO 541179.
 - (b) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - (i) In conjunction with the construction of any building over 100m² or site combined impermeable surfaces exceeding 500m² on Lot 6, the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a suitably qualified practitioner, detailing the on-site detention and flow attenuation of stormwater from the site such that the flow is limited to the pre development level for rainfall events up to those with a 10% AEP including an allowance for climate change.

[Lot 6]
 - (ii) Lots 6, 9-11 contains areas which are identified by Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to natural hazard processes. Any habitable built development should be avoided in these areas and may require a suitably qualified and experienced engineer's assessment of hazard.

[Lots 6, 9, 10 & 11]
 - (iii) The Council assumes no responsibility toward the formation and any future maintenance of the legal road which provides access to the Lots and the unmaintained section of Okokako Road; 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.

[Lots 6, 9, 10 & 11]

- (iv) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 6, 9, 10 & 11]

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

[Lots 6, 9, 10 & 11]

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

[Lots 6 & 9]

- (vii) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system on lot 6 the applicant shall submit for Council approval a onsite waste water Report prepared by a Chartered Professional Engineer or an council approved Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area and referenced engineering report dated 13/02/2018 prepared by Bay of Islands Plumbing and Drainage Ltd, ref Stephen Bill and submitted with Resource Consent 2180526.

[Lot 6]

- (viii) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. Except that working farm dogs used for agricultural management are permitted on site.

- Any working dog(s) must be micro-chipped.
- Any working dog(s) must be within a dog proof fence area, on a lead or under effective control at all times when outside the fenced area.
- At night any working dog(s) must be kept in a kennel or tied up.

Prior to the introduction or keeping of any working dog the occupier must provide the following to the Far North District Council RC Monitoring Officer:-

- A photograph of the dog(s);
 - Written confirmation that the dog(s) have been micro-chipped;
- [Lots 9, 10 & 11]**

- (ix) The site is identified as being within a kiwi high density zone. On Lot 6 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

[Lot 6]

STAGE TWO

5. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced:
- Variation to RC 2180526 Stage 2. Revised Date 27/02/2020. Proposed Subdivision of Allot 4, 5, 6, 14 & 15 PSH of Okokako, Sections 6 & 8 BLK V Kawakawa SD & Sections 1 & 5 – 10 Following Proposed Road Swap.

and attached to this consent with the Council's "Approved Stamp" affixed to it.

6. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
- (a) All easements in the memorandum to be duly granted or reserved.
 - (b) The remaining area of P05/075 Atkins/Ohaio Bush as mapped within the Natural Areas of Kaikohe Ecological District Report, contained within Lot 1 & 2 hereon to be subject to Covenant (bush protection) and labelled as areas X and Y.
 - (c) An Esplanade Strip being 10m wide over Lots 1 to 6 adjoining the Waitangi River.
7. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
- (a) Provide, to Council's satisfaction, an esplanade strip instrument in accordance with Section 232 of the Act, prepared to give effect to the esplanade strip shown on the survey plan. The instrument is to be drafted so as to provide for access and the maintenance and enhancement of the esplanade area and the riparian conservation values therein. All costs involved with the preparation

and registration of the Esplanade Strip instruments shall be borne by the applicant.

- (b) The consent holder shall submit plans, specifications & details of all upgrade works on legal road for the approval of Council's Development Engineer or duly authorised person prior to commencing construction. Such works shall be designed by a chartered professional engineer and in accordance with the Council's current Engineering Standards and NZS4404:2004

In particular the plans and details shall show:

- The existing un-maintained road upgraded to comply with the council standard for a Type "A" rural road from the termination of the maintained carriageway on Okokako road which is located at CH 2196 from the Waimate North Rd intersection.
- The existing road carriageway widened to provide a 6m wide formation extending to allotment 6 from CH 2196 from the Waimate North Rd intersection.
- An appropriate cul-de-sac turning head at the termination of road upgrade at allotment 6.
- An appropriate intersection design from Okokako road to the stub road.
- Vehicle entrances to lots 6, 7 and 8.
- Formed and metalled access on the council owned unformed legal stub road adjoining Okokako Rd, to at least a 5m finished metalled carriageway width, with a turning head.
- The proposed stormwater control works to be in place prior to and during construction and details of the stormwater management system for road development.
- Permanent stormwater control structures and scour protection at discharge points.
- Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

- (c) Following approval of the plans and selection of the contractor, provide to Council:

- (i) Details of the successful contractor
- (ii) Details of the planned date and duration of the contract
- (iii) Details of the supervising engineer
- (iv) A traffic management plan.

- (d) Construction Management Plan

That, prior to the commencing any physical site works, a construction management plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:

- (i) The timing of building demolition and construction works, including hours of work, key project and site management personnel.
 - (ii) The transportation of fill and road construction materials from and to the road and associated traffic controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
 - (iii) The extent of excavation works, including retaining structures and any necessary dewatering facilities, prepared by a suitably qualified geotechnical engineer.
 - (iv) Control of dust and noise on-site and any necessary avoidance or remedial measures.
 - (v) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
 - (vi) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users of Road.
 - (vii) Erosion and sediment control measures to be in place for the duration of the works.
- (e) That all construction works on the site are to be undertaken in accordance with the approved construction management plan.
8. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- (a) Upgrade or permanently close the existing entrance adjacent to stock yards on proposed Lot 8 to provide an entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6B, and section 3.3.17 of the Engineering Standard and NZS4404:2004.
 - (b) Complete and provide confirmation that recommendations or upgrades in Chartered Engineers assessment of stream crossing supplied to meet Condition 3(a) have been completed to the satisfaction of Chartered engineer.
 - (c) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.
 - (d) Upon completion of the works specified in condition 7(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.
 - (e) Upon completion of the works specified in condition 7(a) above, provide certification (PS4 / Schedule 1C) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.
 - (f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months.

The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

- (g) Provide to Council written confirmation from a Licenced Cadastral surveyor that the formed access carriageway is fully contained within the legal road and easement boundaries.
- (h) Provide for Councils approval a preferred road name and two alternatives for the un-named stub access road. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.
- (i) Pay to Council the cost of purchasing and installing a road name sign for the stub road.
- (j) Provide formed and metalled access on ROW easement A to a 5m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
- (k) Provide an appropriate stream crossing for R.O.W A across the unnamed tributary of the Waitangi River and evidence (design Certificate PS1 and Construction Review Certificate Ps4) that the crossing was designed and monitored by a suitably qualified engineer that determined appropriate sizing, flood assessment, construction and trafficability during flood events.
- (l) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - (i) The Council assumes no responsibility toward the formation and any future maintenance of the legal road which provides access to the proposed Lots 1 - 5 and lot 8 of the unmaintained section of the un-named stub road off Okokako Rd as shown on Thomsen Survey Scheme Plan dated 6.03.18 ; 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.

[Lots 1 – 5 & 8]
 - (ii) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 1 – 5, 7 & 8]
 - (iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this

purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

[Lots 1 – 5, 7 & 8]

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

[Lots 1 – 5, 7 & 8]

- (v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a onsite waste water Report prepared by a Chartered Professional Engineer or an council approved Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area and reference engineering report dated 13/02/2018 prepared by Bay of Islands Plumbing and Drainage Ltd, ref Stephen Bill and submitted with Resource Consent 2180526.

[Lots 1 – 5, 7 & 8]

- (vi) In conjunction with the construction of any habitable building requiring building consent and associated impermeable surface development on the Lots, the lot owner shall submit for approval of council's Building Consent Authority a stormwater management report and design for a stormwater management system. The report shall be prepared by a suitably qualified and experienced practioner (e.g. Chartered Professional Engineer).

[Lots 1 – 5, 7 & 8]

- (vii) Allotment contains areas which are identified by Council as likely to be flood susceptible, wherein there is a potential risk to life, property and the environment due to natural hazard processes. Any habitable built development should be avoided in these areas and may require a suitably qualified and experienced Chartered Professional Engineer's assessment of hazard.

[Lots 1 – 5, 7 & 8]

- (viii) The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators

[Lots 1 – 2, 7 & 8]

- (x) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators. Except that working farm dogs used for agricultural management are permitted on site.
- Any working dog(s) must be micro-chipped.
 - Any working dog(s) must be within a dog proof fence area, on a lead or under effective control at all times when outside the fenced area.
 - At night any working dog(s) must be kept in a kennel or tied up.

Prior to the introduction or keeping of any working dog the occupier must provide the following to the Far North District Council RC Monitoring Officer:-

- A photograph of the dog(s);
 - Written confirmation that the dog(s) have been micro-chipped;
- [Lots 3, 4 & 5]**

- (ix) The owner shall preserve the indigenous trees and bush [now on the allotment as indicated by areas X and Y] and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[Lots 1 & 2]

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed changes are less than minor and that there are no affected persons or affected order holders.
2. There have been no changes to objectives and policies in the Operative District Plan since the original consent was issued, and the proposed changes being sought are considered to remain consistent with the existing objectives and policies in the Operative District Plan.

Relevant Regional planning provisions include:

(a) The Northland Regional Policy Statement 2016;

3. **Part 2 Matters**
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application for changes to consent conditions, achieves the purpose of the Act.
4. In summary it is considered that the proposed changes are consistent with the sustainable management purpose of the RMA.

Approval

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



Pat Killalea, Principal Planner

Date: 21st July 2021

Right of Objection

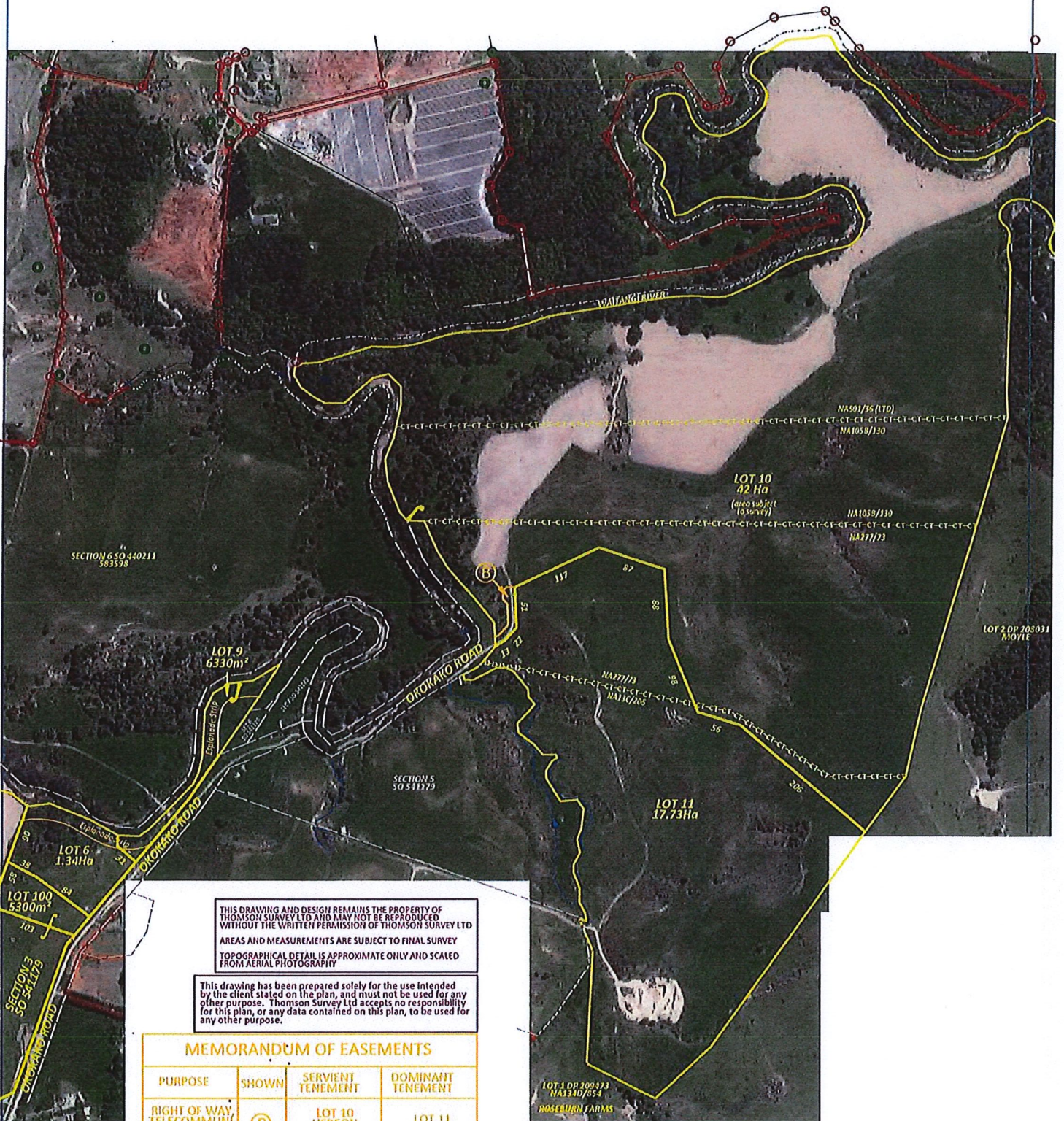
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt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

Lapsing of Consent

You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.

APPROVED PLAN

Planner: smclean
RC: 2180526-RMAVAR/B
Date: 21/07/2021



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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(B)	LOT 10 HEREOF	LOT 11 HEREOF

~~AMALGAMATION CONDITION - THAT LOT 100 HEREOF BE HELD IN THE SAME TITLE AS SECTION 3 50 541175 -~~
 AMALGAMATION CONDITION: THAT LOTS 9 & 10 HEREOF, BE HELD IN ONE TITLE

REFERENCED VARIATION TO RC 2180526 STAGE 1
STAGE 1

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax: (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

REFERENCED VARIATION TO RC 2180526
 STAGE 1 REVISED DATE 27/02/2020
 PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLK V
 KAWAKAWA SD, LOT 1 DP 173505, Pt 3 OTAWHERE OLC,
 ALLOTMENT 15 Pt 8 OF OKOAKO, & SECTIONS OF
 PROPOSED ROAD SWAP
 PREPARED FOR: BILL

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:4500	A3
Drawn	SL	6.03.18		
Approved				
Rev	SL	16.06.21		
9152 STAGE 1 REV D.LCD				

Surveyors Ref. No:
9152
 Series
 Sheet of

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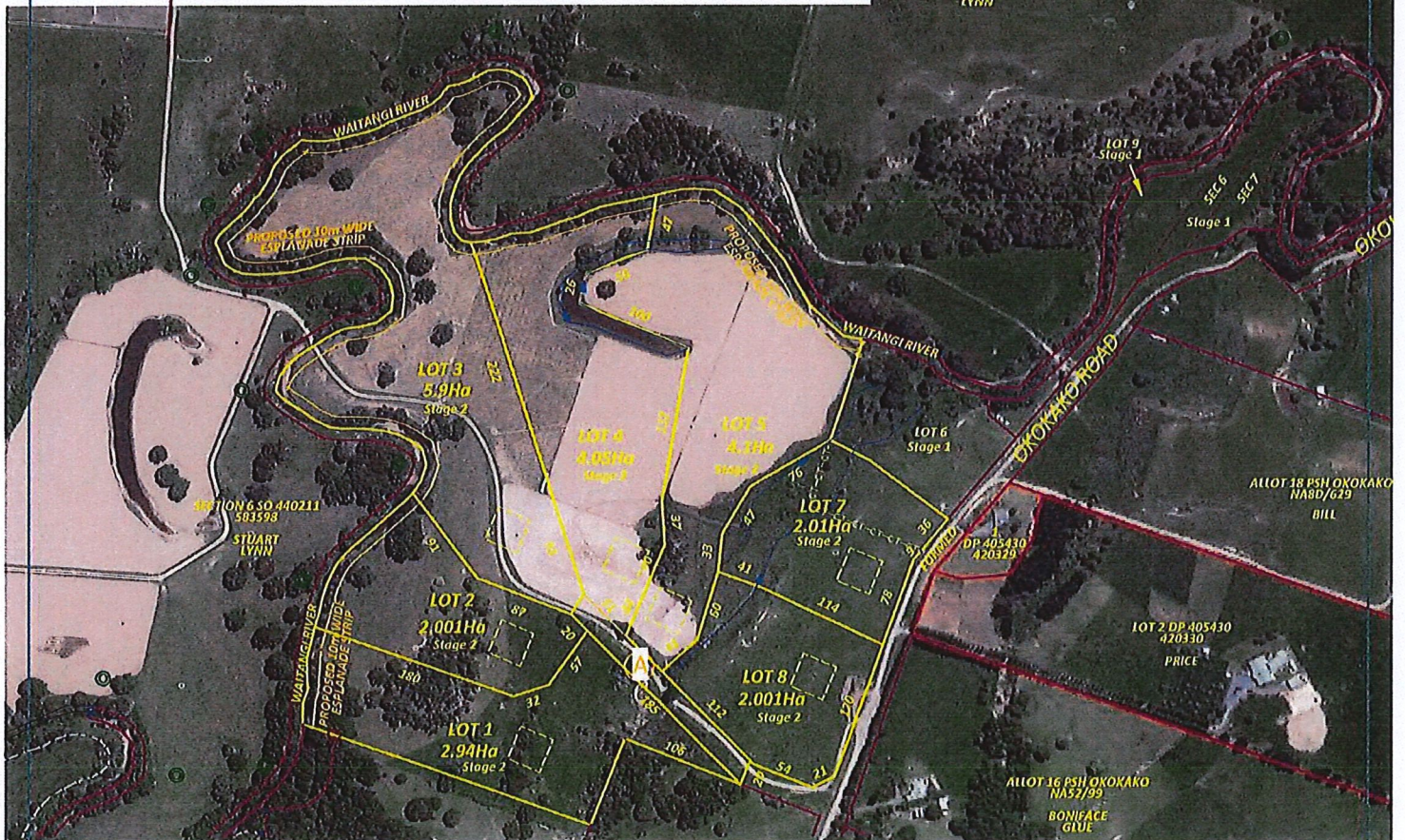
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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 4 HEREON	LOTS 1 2 3 & 5 HEREON

APPROVED PLAN

Planner: smclean
 RC: 2180526-RMAVAR/B
 Date: 21/07/2021



REFERENCED VARIATION TO RC 2180526 STAGE 2 REVISED DATE 27/02/2020

STAGE 2



315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF ALLOT 4, 5, 6,
 14 & 15 PSH OF OKOKAKO, SECTIONS 6 & 8
 BLK V KAWAKAWA SD & SECTIONS 1 & 6 - 10
 FOLLOWING PROPOSED ROAD SWAP

PREPARED FOR: BILL

Survey	Name	Date	ORIGINAL
Desian	SL	6.03.18	SCALE SHEET SIZE
Drawn			1:4000 A3
Approved			
Rev	B	27/02/20	

Surveyors Ref. No:
9152
 Series
 Sheet of

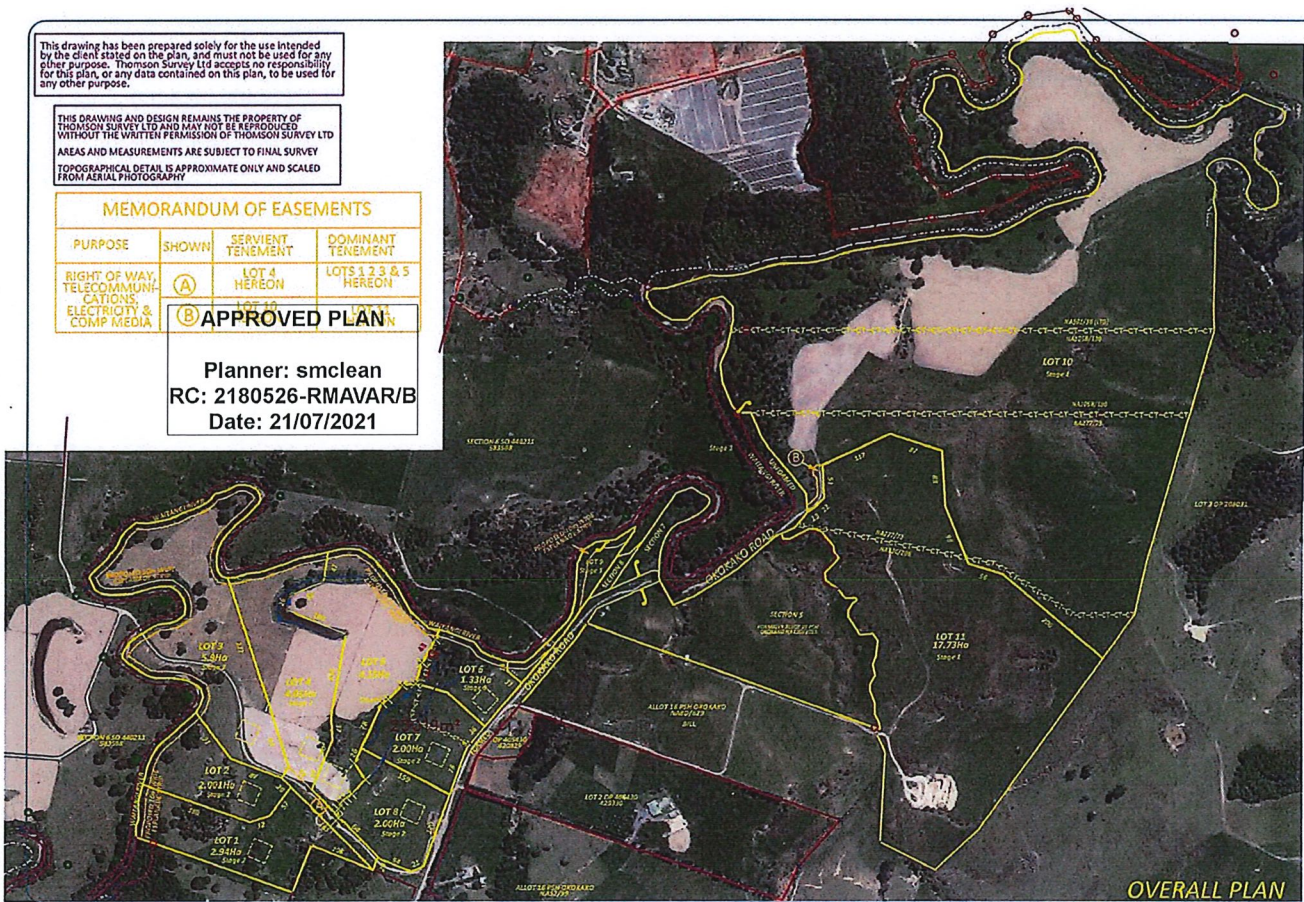
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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 4 HEREON	LOTS 1, 2, 3 & 5 HEREON
	(B)	APPROVED PLAN	

Planner: smclean
 RC: 2180526-RMAVAR/B
 Date: 21/07/2021



Appendix 2

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax: (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

REFERENCED VARIATION TO RC 2180526 REVISED DATE 27/02/2020
PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLK V KAWAKAWA SD, LOT 1 DP 173506, Pt 3 OTAWERE OLC, ALLOTMENT 15 PSH OF OKOKAKO, & SECTIONS OF PROPOSED ROAD SWAP
 PREPARED FOR: BILL

Name	Date	ORIGINAL	SHEET
Survey		SCALE	SIZE
Design		1:4000	A3
Drawn	SL 7.12.17		
Approved			
Rev	TW 18/06/21		
JOB 9152 OVERALL REV D LCD			

Surveyors
 Ref. No:
9152

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 125 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council grants a two-year extension of the lapse period for RC 2180526.

Council Reference:	2180526-RMAEXT/A
Applicant:	Stephen Edward Bill
Property Address:	Allotment 18 PSH OF Okokako, Waimate North Road, Kerikeri
Legal Description:	LOT 1 DP 173506 SECS 6 8 BLK V KAWAKAWA SD ALLOTS 4-6 14 15 18 SEC 19 OKOKAKA PSH PT SUBDIVISION 3 OTAWERE CLAIM
Description of Application:	To extend the lapse period of RC 2180526-RMA SUB by 2 years to 18 June 2025

To create eight additional lots, amalgamation and a minor boundary adjustment in the Rural Production zone

Reasons for the Decision

1. Description of the Activity:

An extension of time was sought pursuant to s.125 of the Act for RC2180526 - RMASUB which is an application for a nine-lot subdivision within the rural residential zone as a non-complying activity.

2. District Plan Rules Affected:

Pursuant to s.125 of the Act the application has a Discretionary activity status.

3. Principal Issues in Contention and Main Findings on those Issues:

Pursuant to s.125 (1 a)(i)(ii) and (iii) of the Act, Council considered whether the applicant had made significant progress towards giving effect to the consent, whether there were any affected persons and the effect of the application on the policies and objectives of the District Plan.

An assessment accompanies this decision which details the progress that has been made towards giving effect to the consent. The original consent and subsequent variations were issued under delegated authority with no affected persons identified. It is also considered that the granting of an extension will give rise to any effects on previously unidentified persons.

The activity and extension has also been identified as consistent with the objectives and policies of the District Plan and proposed District Plan.

Overall, the adverse effects of granting an extension of time will be no more than minor.

4. Relevant Statutory Provisions:

Section 125 of the Act.

5. Notification and Affected Parties

The Council has determined (by way of an earlier assessment) that the proposed extension of time satisfies the criteria contained in s.125(1A)(i)-(iii) of the Act. The applicant has made significant progress towards giving effect to the subdivision, there are no affected persons, and the subdivision is still consistent with Council's policies and objectives while also being consistent with the policies of the proposed Far North District Plan.

6. Overall Evaluation

Overall, the adverse effects of granting an extension of time will be no more than minor.

Approval

This resource consent has been prepared by Trish Routley (PlanningNZ), I have reviewed this and the associated information (including the application and electronic file material) and for the reasons set out above, and under delegated authority, grant this resource consent.



Name: Pat Killalea

Date: 9th September 2022

Title: Principal Planner

Appendix 2

RC 2300484-RMASUB



FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)

Amended Pursuant to s133A of the Act

Resource Consent Number: 2300484-RMASUB

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

Okokiwi Downs Limited

The activity to which this decision relates:

To create three additional Lots in the Rural Production Zone.

Subject Site Details

Address: Allotment 18 PSH of Okokako, Waimate North Road

Legal Description: Allotment 18 Okokako Parish

Certificate of Title reference: NA-8D/629, NA-501/36, NA-2D/481, NA-13D/1093, NA-105B/128, NA-105B/130, NA-13C/206, NA-277/73

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

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

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

In particular, the plans and details shall show:

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

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

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

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

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

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

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

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

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

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

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

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

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

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

[All Lots]

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

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[Lot 13]

Advice Notes

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

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

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

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.

2. The application is for a Restricted Discretionary resource consent, as such under 104C only those matters over which council has restricted its discretion have been considered, these matters are:

(i) for applications under **13.8.1(a)**:

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.

(ii) for applications under **13.8.1(b)** or **(c)**:

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
- effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
- effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

(1) the matters listed in **13.7.3**;

(2) the matters listed in **(i)** and **(ii)** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

3. District Plan Rules Affected:

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

Adverse effects will be less than minor:

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

Objectives and policies of the District Plan:

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

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

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

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

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

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

Approval

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

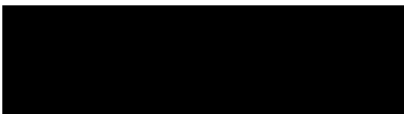


Pat Killalea, Principal Planner

Date: 15th November 2021

Approval

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



Pat Killalea, Principal Planner

Date: 23rd November 2021

Right of Objection

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

Lapsing of Consent

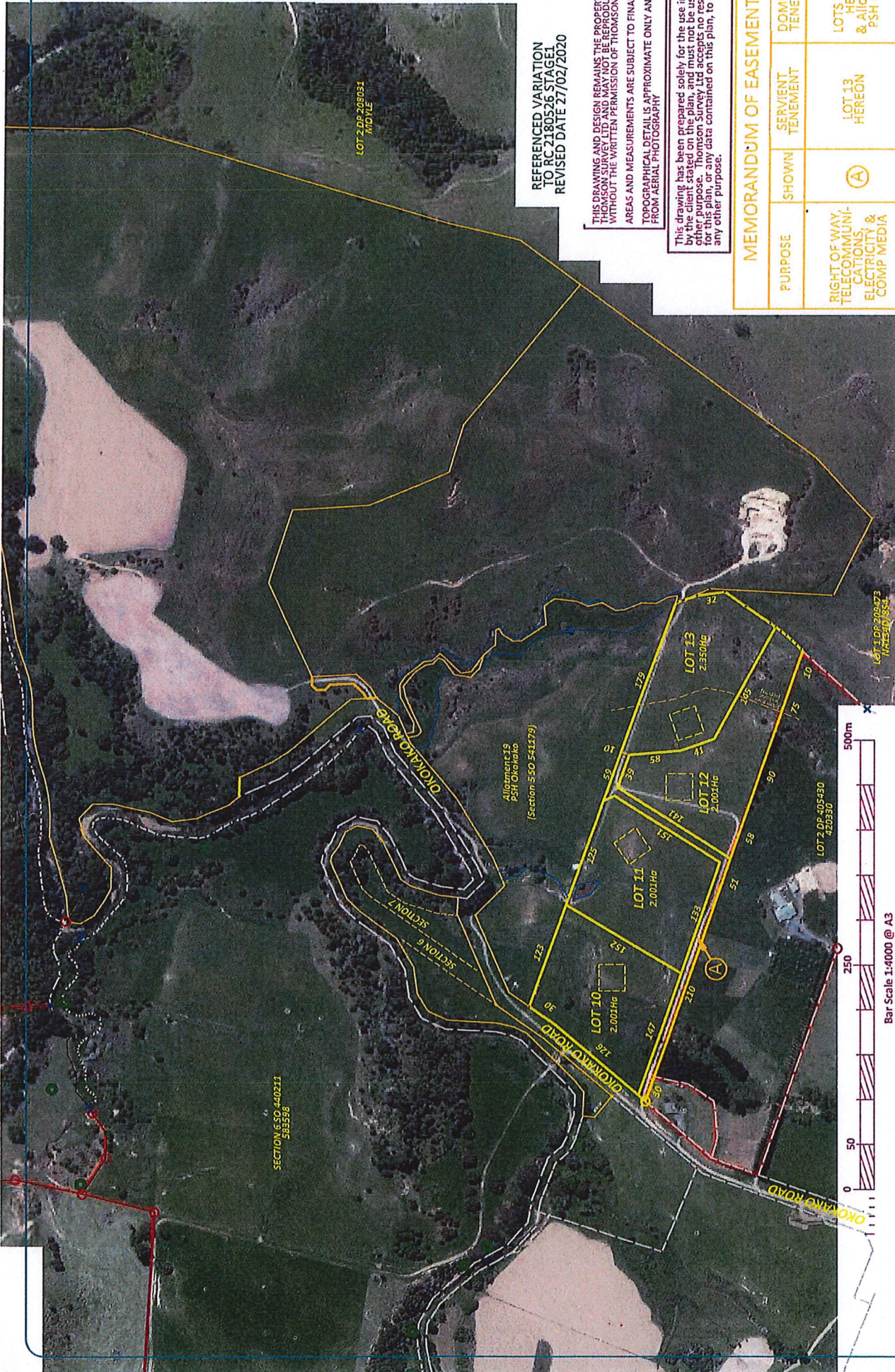
Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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

APPROVED PLAN

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



REFERENCED VARIATION
 TO RC 2180526 STAGE1
 REVISED DATE 27/02/2020

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

Survey	Name	Date	ORIGINAL SHEET SIZE	Supervisors Ref. No.
Design	SI	7.12.17	SCALE	9152
Drawn	SI	7.12.17	1:4000	Series
Approved			A3	Sheet of
Rev	G	02/08/21		
JOB: 9152 LAST STAGE REV G LCD				

PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

PREPARED FOR: BILL

THOMSON SURVEY
 Registered Land Surveyors, Planners & Land Development Consultants

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077550 Fax (09) 4077322


Appendix 3

Current Records of Title



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




R. W. Muir
Registrar-General
of Land

Identifier NA13C/206
Land Registration District North Auckland
Date Issued 17 January 1968

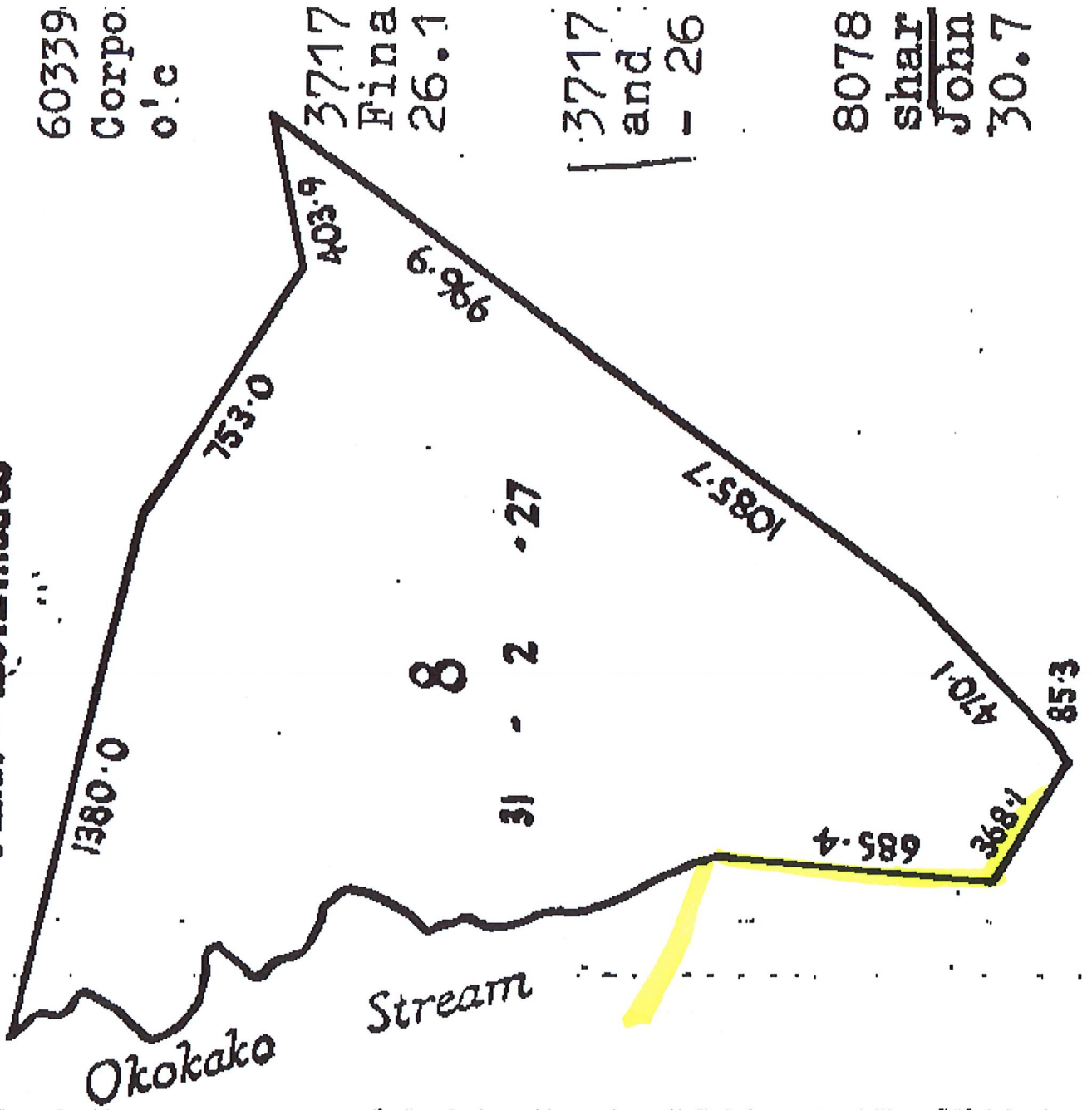
Estate Fee Simple
Area 12.8159 hectares more or less
Legal Description Section 8 Block V Kawakawa Survey
District

Registered Owners

Interests

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

1 Link = 2012 metres



60339
Corpo.
o'c

3717
Fina
26.1

3717
and
- 26

8078
shar
John
30.7



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **NA105B/128**
Land Registration District **North Auckland**
Date Issued 23 February 1996

Prior References
NA100C/163

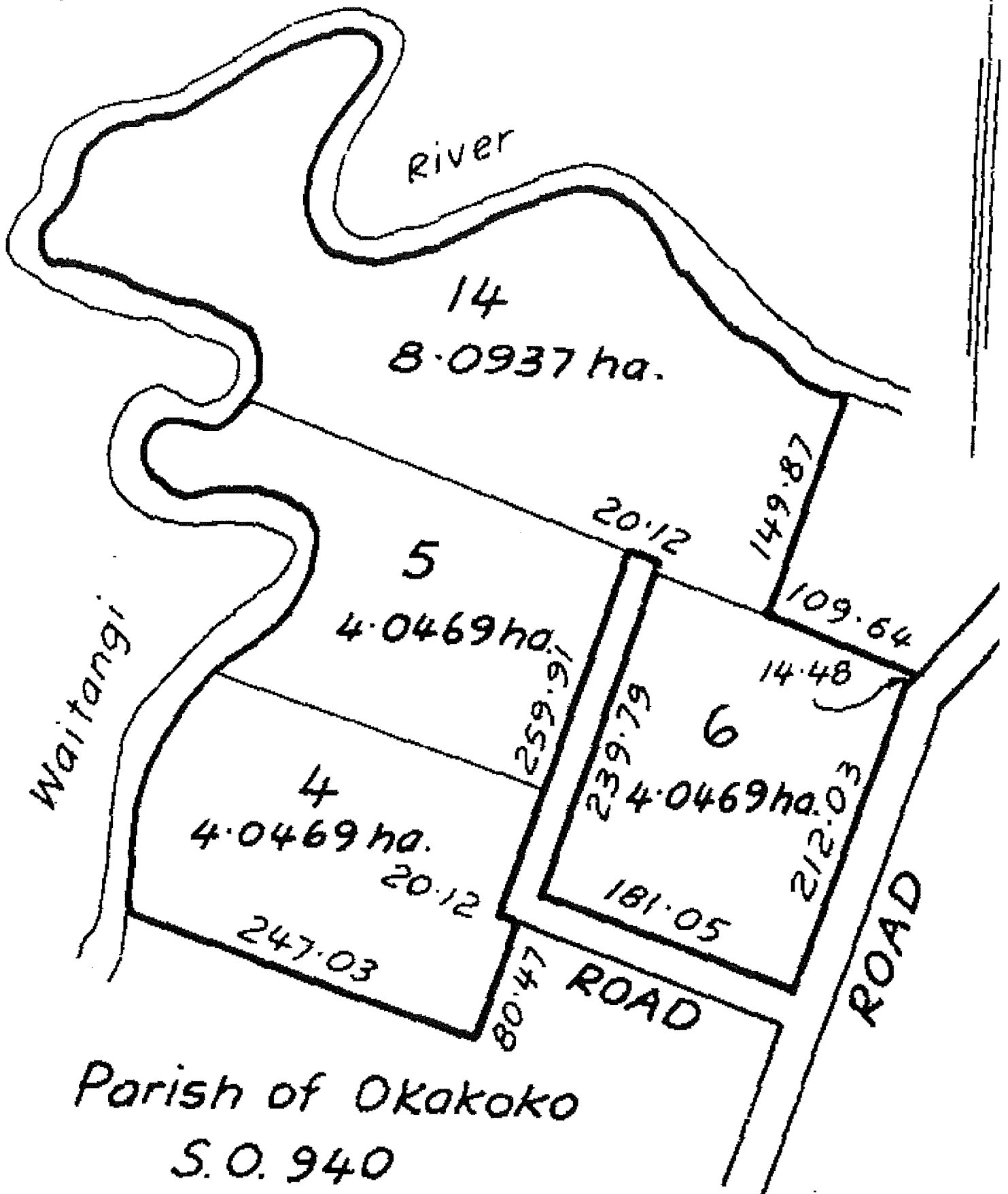
Estate	Fee Simple
Area	20.2344 hectares more or less
Legal Description	Part Allotment 4-6 and Part Allotment 14 Parish of Okokako

Registered Owners

Interests

10899115.2 Mortgage to Bank of New Zealand - 16.11.2017 at 9:36 am

Far North District



Parish of Okakoko
S.O. 940



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier NA501/36
Land Registration District North Auckland
Date Issued 15 September 1925

Prior References
DI 1C. 511

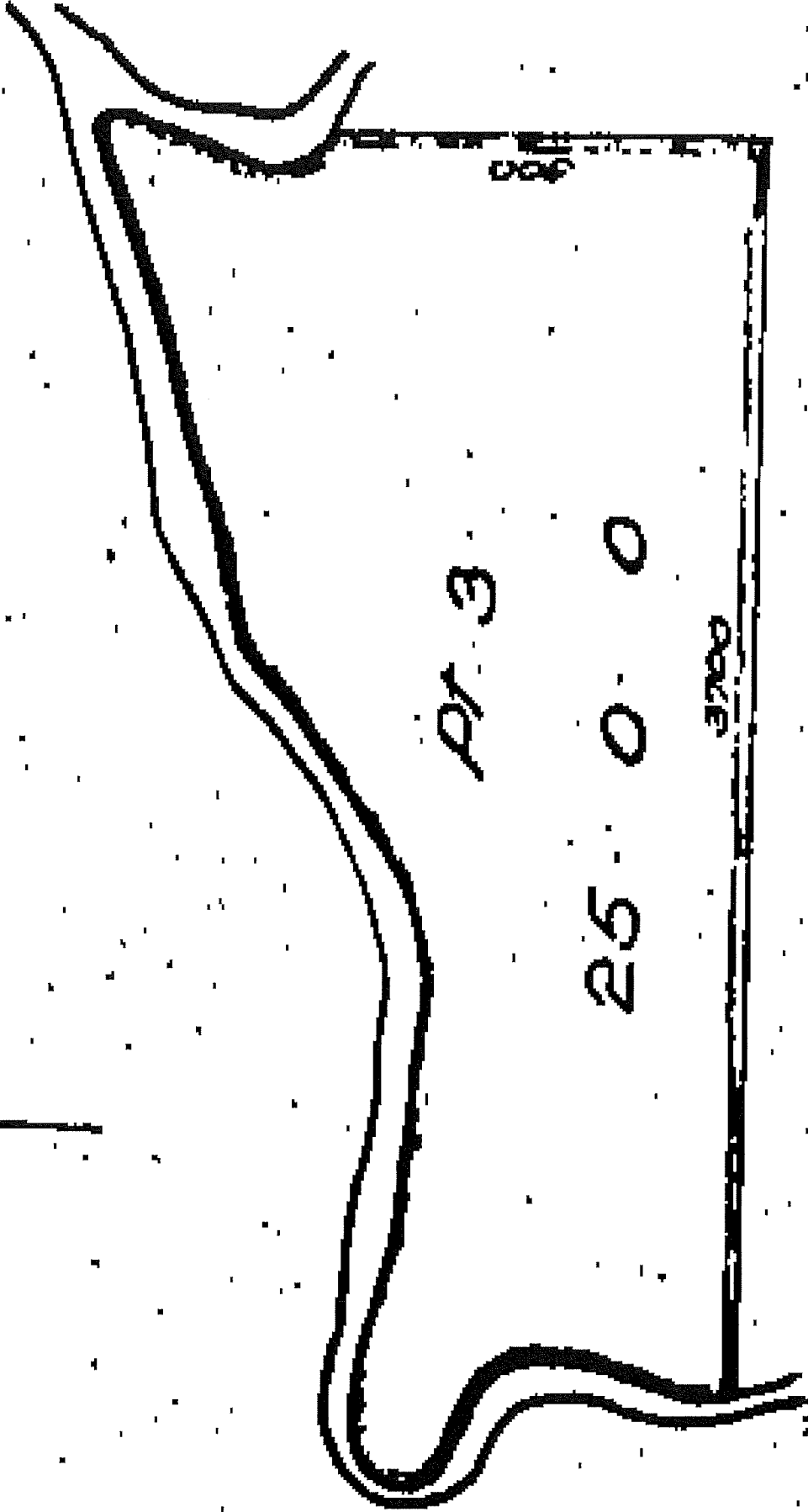
Estate	Fee Simple
Area	10.1171 hectares more or less
Legal Description	Part Subdivision 3 Otawere Claim

Registered Owners

Interests

10899115.2 Mortgage to Bank of New Zealand - 16.11.2017 at 9:36 am

1



Pt 3

25.0.0

3700

000



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




R. W. Muir
Registrar-General
of Land

Identifier NA105B/130
Land Registration District North Auckland
Date Issued 23 February 1996

Prior References
NA501/37

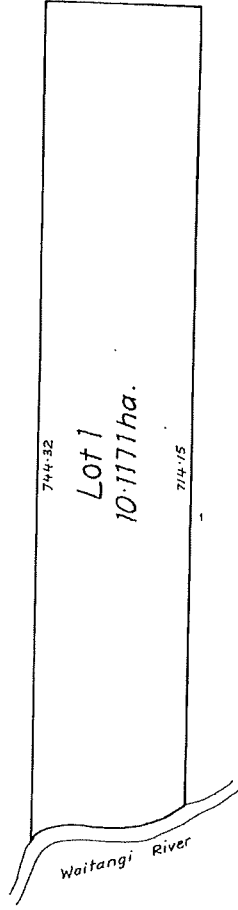
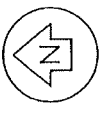
Estate	Fee Simple
Area	10.1171 hectares more or less
Legal Description	Lot 1 Deposited Plan 173506

Registered Owners

Interests

10899115.2 Mortgage to Bank of New Zealand - 16.11.2017 at 9:36 am

NEW C'ST ALLOCATED
Lot 1 - 1058/130



Limited as to parcels

PARCEL	FORMERLY	CT REF
Lot 1	Pi. Subdivision No. 3 Otago Claim (60.1159)	501/37

TOTAL AREA
10.1171 ha

APPROVED FOR CT DIAGRAM PURPOSES
[Signature]
Chief Surveyor

DEPOSITED FOR CT
DIAGRAM PURPOSES
14.11.1996
[Signature]
District Land Registrar

DP 173506

LOCAL AUTHORITY FAR NORTH DISTRICT
Prepared by
SCALE - Proportional
Date 25 MAR 1996

NORTH AUCKLAND LAND DISTRICT
SURVEY DISTRICT V KAWAKAWA
NZMS 281 SHEET No P05/52 & 53

Plan of Lot 1
for CT Diagram Purposes





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




R.W. Muir
Registrar-General
of Land

Identifier NA2D/481
Land Registration District North Auckland
Date Issued 28 January 1965

Prior References
NA16/114

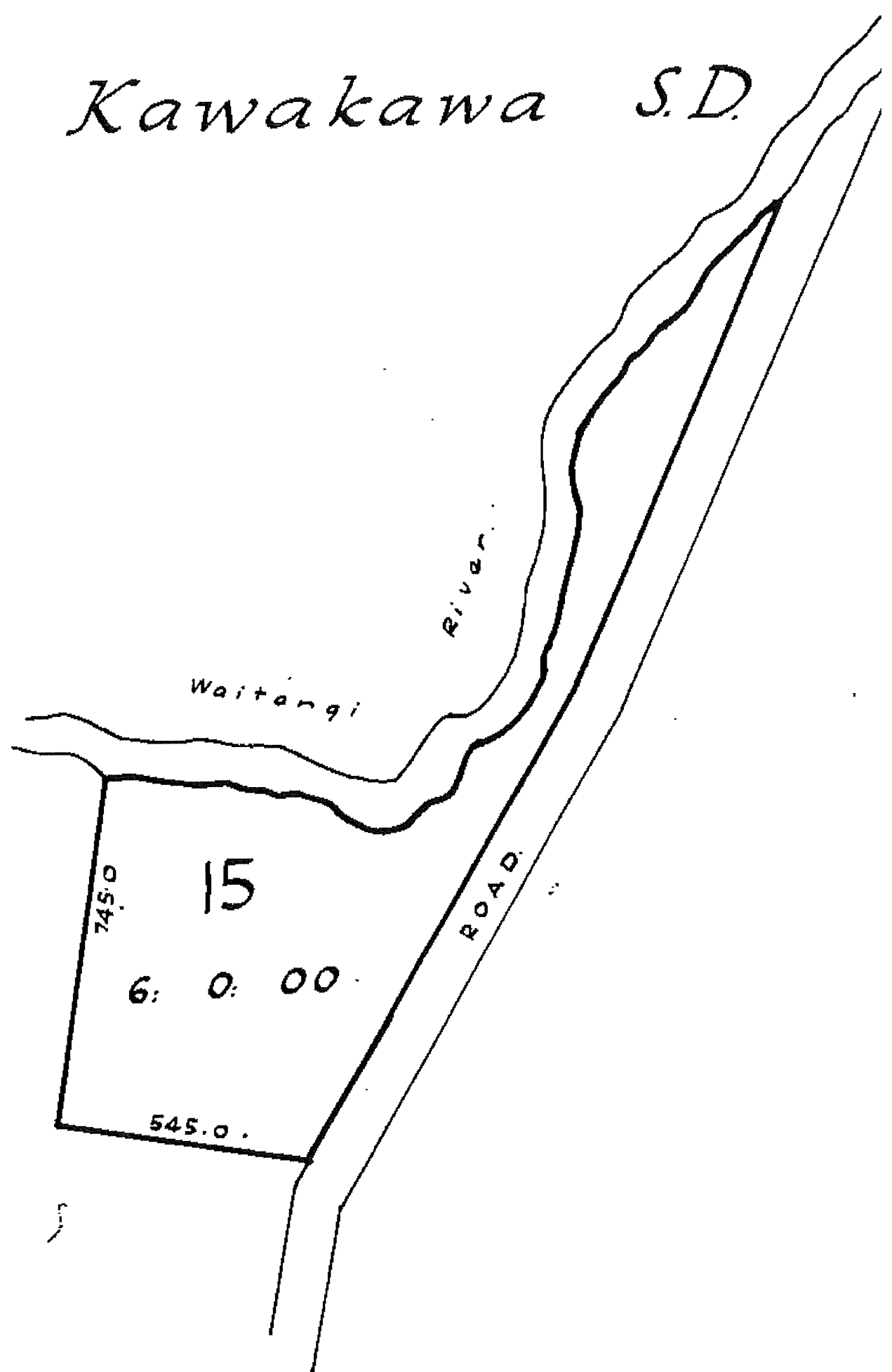
Estate Fee Simple
Area 2.4281 hectares more or less
Legal Description Allotment 15 Parish of Okokako

Registered Owners

Interests

10899115.2 Mortgage to Bank of New Zealand - 16.11.2017 at 9:36 am

Kawakawa S.D.



Waitangi

River

ROAD

745.0

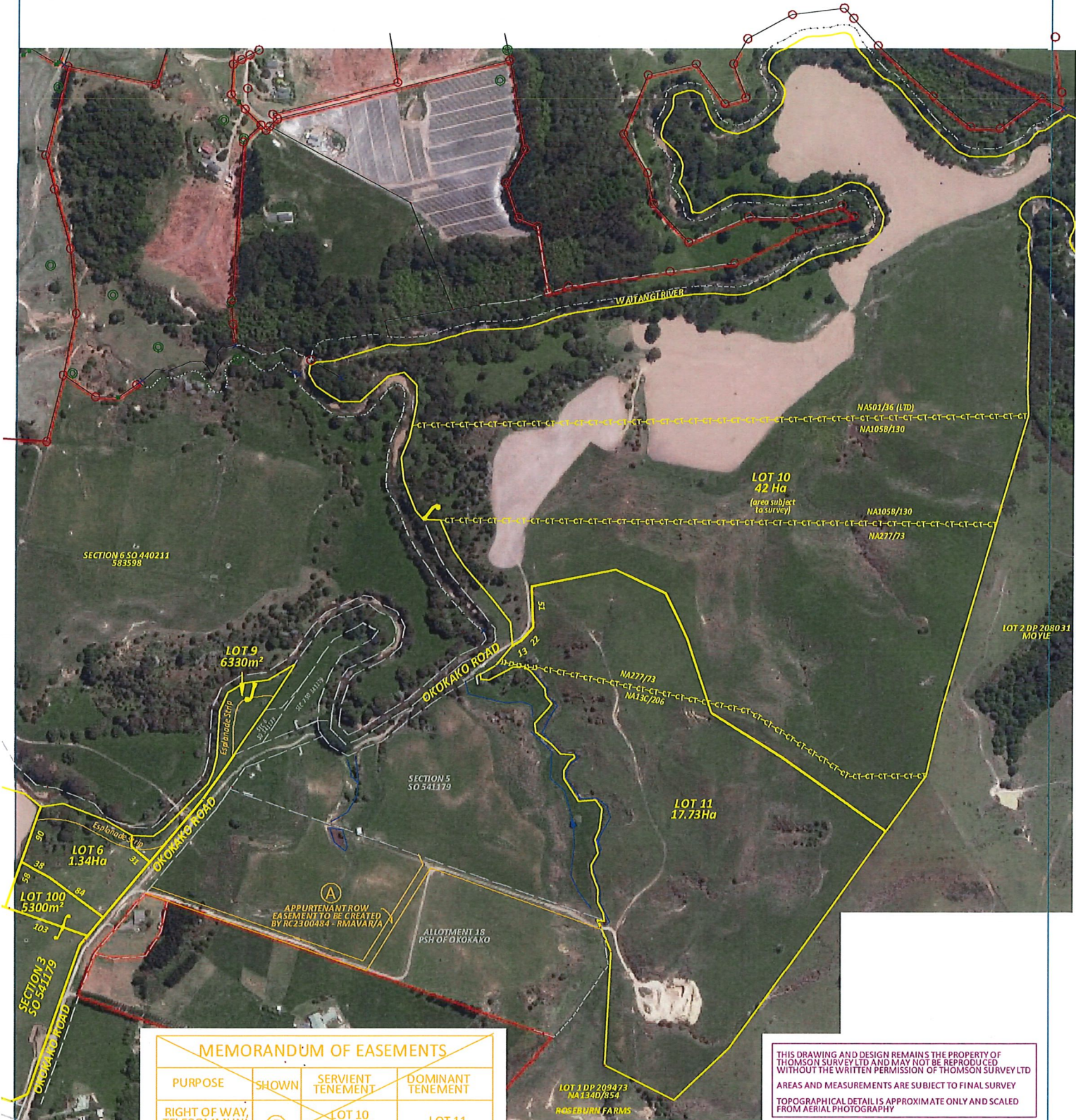
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545.0

Appendix 4
Updated Scheme Plans
(for inclusion in Variation C)

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MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(B)	LOT 10 HEREON	LOT 11 HEREON

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— AMALGAMATION CONDITION: —
 THAT LOTS 9 & 10 HEREON,
 BE HELD IN ONE TITLE
 AMALGAMATION CONDITION:
 THAT LOTS 9, 10 & 11 HEREON,
 BE HELD IN ONE TITLE

REFERENCED FURTHER VARIATION
 TO RC 2180526 STAGE 1
STAGE 1



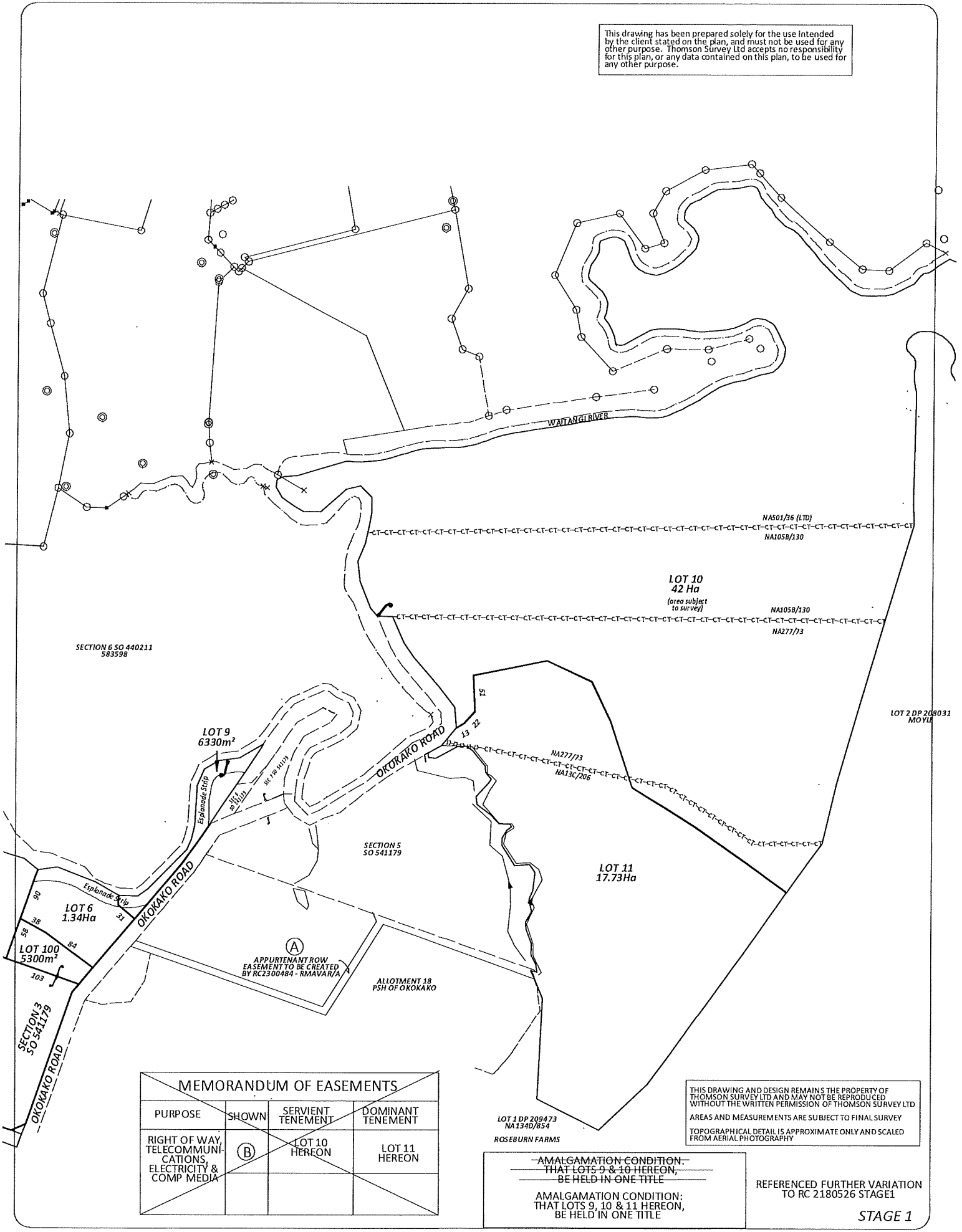
315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

REFERENCED FURTHER VARIATION TO RC 2180526
 STAGE 1 REVISED DATE NOV 2023
**PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLK V
 KAWAKAWA SD & SECTIONS OF
 PROPOSED ROAD SWAP
 PREPARED FOR: BILL**

Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
Drawn	SL	6.03.18	1:4500	A3
Approved				
Rev	KY	03.11.23		
9152 Stage 1 20231103				

Surveyors
 Ref. No:
9152
 Series
 Sheet of

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MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(B)	LOT 10 HEREOF	LOT 11 HEREOF

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~~AMALGAMATION CONDITION: THAT LOTS 9 & 10 HEREOF, BE HELD IN ONE TITLE~~
 AMALGAMATION CONDITION: THAT LOTS 9, 10 & 11 HEREOF, BE HELD IN ONE TITLE

REFERENCED FURTHER VARIATION TO RC 2180526 STAGE 1
STAGE 1

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

REFERENCED FURTHER VARIATION TO RC 2180526 STAGE 1 REVISED DATE NOV 2023
 PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLKV KAWAKAWA SD & SECTIONS OF PROPOSED ROAD SWAP
 PREPARED FOR: BILL

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:4500	A3
Drawn	SL	6.03.18		
Approved				
Rev	KY	03.11.23		

9152 Stage 1 20231103

Surveyors Ref. No:
9152
 Series
 Sheet of

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MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 3 HERON	LOTS 1, 3 & 5 HERON

STAGE 1 AMALGAMATION CONDITION TO BE CANCELLED AND REPLACED WITH:
 AMALGAMATION CONDITION:
 THAT LOTS 9 & 10 HERON,
 BE HELD IN ONE TITLE



THOMSON SURVEY LIMITED
 Registered Land Surveyors, Planners & Land Development Consultants
 315 Kerikeri Rd
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 Email: kerikeri@survey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322

REFERENCED FURTHER VARIATION TO RC 2180526 REVISED DATE NOV 2023
 PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLK V KAWAKAWA SD, LOT 1 DP 173506, Pt 3 OTAWARE OLC, ALLOTMENT 15 PSH OF OKOKAKO, & SECTIONS OF PROPOSED ROAD SWAP
 PREPARED FOR: BILL

Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
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Approved				
Rev	KY	03/11/23		
9152 Stage 2 20231103				

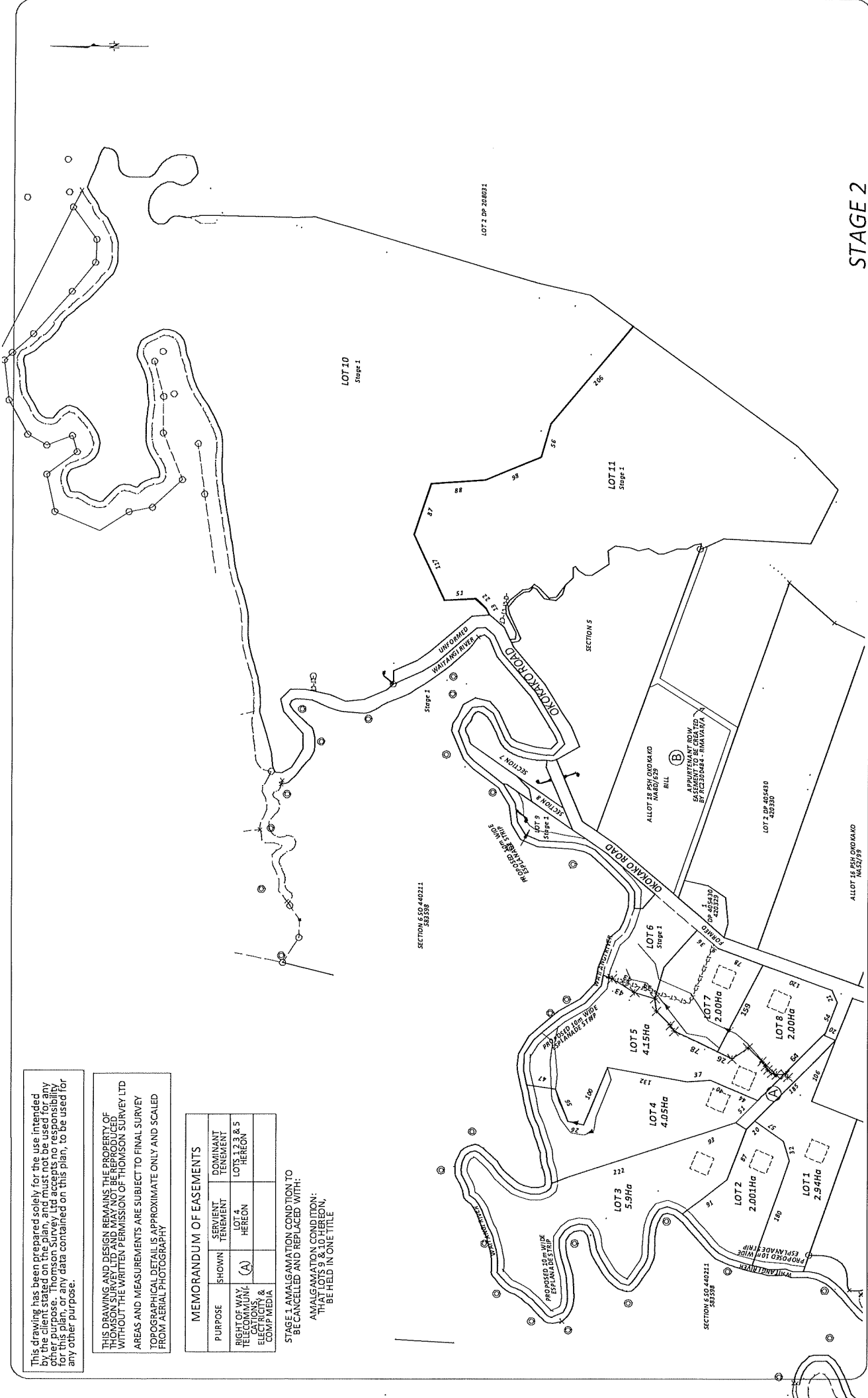
Surveyors Ref. No:
 9152

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MEMORANDUM OF EASEMENTS			
PURPOSE SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT	
RIGHTS OF WAY TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A) LOT 4 HEREON	LOTS 1, 2, 3 & 5 HEREON	

STAGE 1 AMALGAMATION CONDITION TO BE CANCELLED AND REPLACED WITH:
 AMALGAMATION CONDITION:
 TO BE HELD IN ONE TITLE.



STAGE 2

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	SL/TW	7.12.17	1:4000
Approved			A3
Rev	KY	10/11/23	
9152 Stage 2 2023.11.03			

REFERENCED FURTHER VARIATION TO RC 2180526 REVISED DATE NOV 2023
 PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLK YKAWAKAWA SD, LOT 1 DP 173506, Pt 3 OTAWERE
 OLC, ALLOTMENT 15 PSH OF OKOKAKO, & SECTIONS OF PROPOSED ROAD SWAP

THOMSON SURVEY
 LIMITED
 Registered Land Surveyors, Planners & Land Development Consultants
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@survey.co.nz
 PH: (09) 4077360 Fax (09) 4077322

PREPARED FOR: BILL

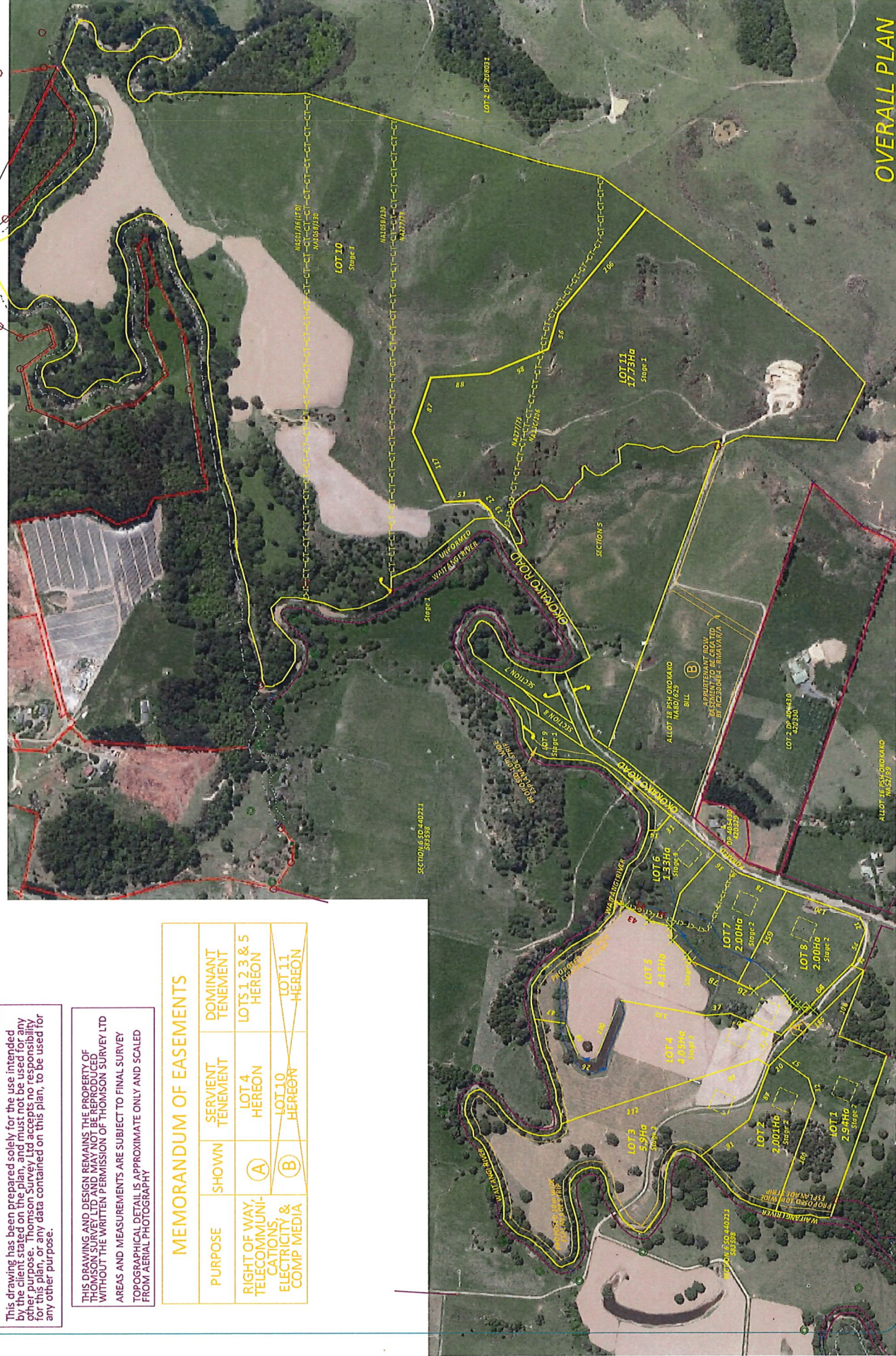
Surveyors Ref. No: 9152

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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 4 HEREON	LOTS 1, 3 & 5 HEREON
	(B)	LOT 10 HEREON	LOT 11 HEREON



OVERALL PLAN

Survey	Name	Date	ORIGINAL
Design	SL/TM	7.12.17	SCALE
Approved	KY	03/11/23	1:4000
Rev	9152 Overall 20231103		
SHEET SIZE A3			

REFERENCED FURTHER VARIATION TO RC 2180526 REVISED DATE NOV 2023
 PROPOSED SUBDIVISION OF SECTIONS 6 & 8 BLK V KAWAKAWA SD, LOT 1 DP 173506, Pt 3 OTAWERE OLC, ALLOTMENT 15 PSH OF OKOKAKO, & SECTIONS OF PROPOSED ROAD SWAP
 PREPARED FOR: BILL

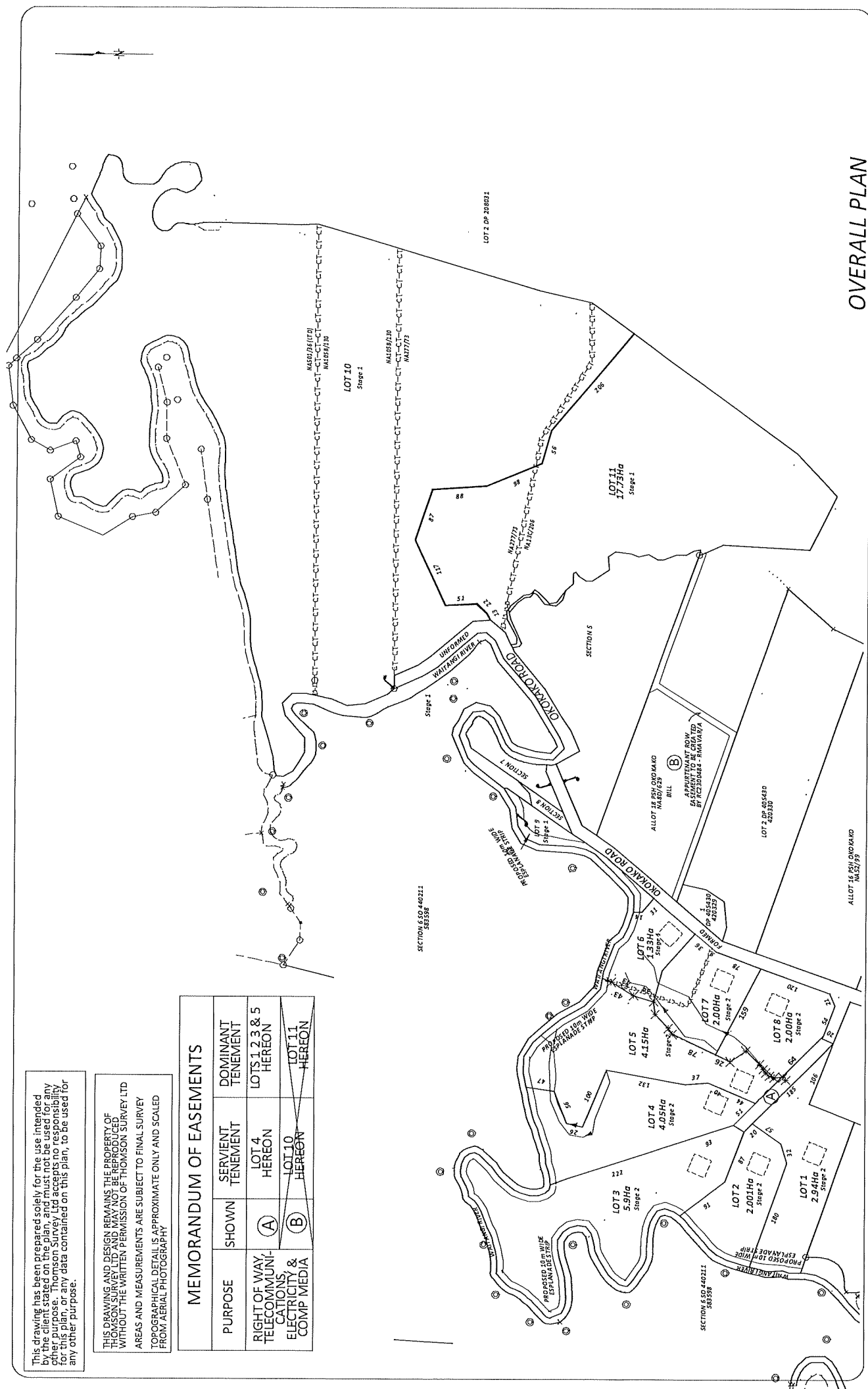
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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	LOT 4 HEREON	LOTS 1, 2, 3 & 5 HEREON
	(B)	LOT 10 HEREON	LOT 11 HEREON



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DESIGN			SCALE
DRAWN	SL/TW	7.12.17	SHEET SIZE
APPROVED			1:4000 A3
Rev	KY	03/11/23	
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Surveyors Ref. No:
9152