

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Ben Jeffries

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

** 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:

Benn Findlay Jeffries

**Property Address/
Location:**

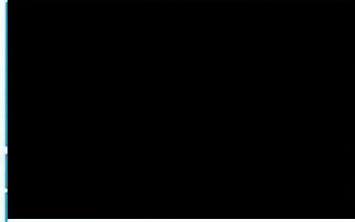
8. Application Site Details

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

Name/s:

Benn Jeffries

Site Address/
Location:



Postcode

Legal Description:

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.

Site is vacant.

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.

Subdivision proposal to create one additional lot in the Residential zone as a Discretionary Activity under the ODP.

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Ben Jeffries

Email:

Phone number:

Postal address:

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

Fees Information

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

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)

Signature:

(signature of bill payer)

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

BEN TERRY

Signature:

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

Checklist (please tick if information is provided)

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

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



**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 **NA17C/680**
Land Registration District **North Auckland**
Date Issued 22 April 1969

Prior References
NA2035/10

Estate Fee Simple
Area 1176 square metres more or less
Legal Description Lot 8 Deposited Plan 60617
Registered Owners
Benn Findlay Jeffries

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

Subject to a right of way over part coloured yellow on DP 60617 specified in Easement Certificate A384541 - 22.4.1969 at 9.30 am

Appurtenant hereto are rights of way specified in Easement Certificate A384541 - 22.4.1969 at 9.30 am

Appurtenant hereto is a right of way specified in Easement Certificate A384542 - 22.4.1969 at 9.30 am

The easements specified in Easement Certificate A384541 are subject to Section 37 (1) (a) Counties Amendment Act 1961

The easements specified in Easement Certificate A384542 are subject to Section 37 (1) (a) Counties Amendment Act 1961

Assistant Lan

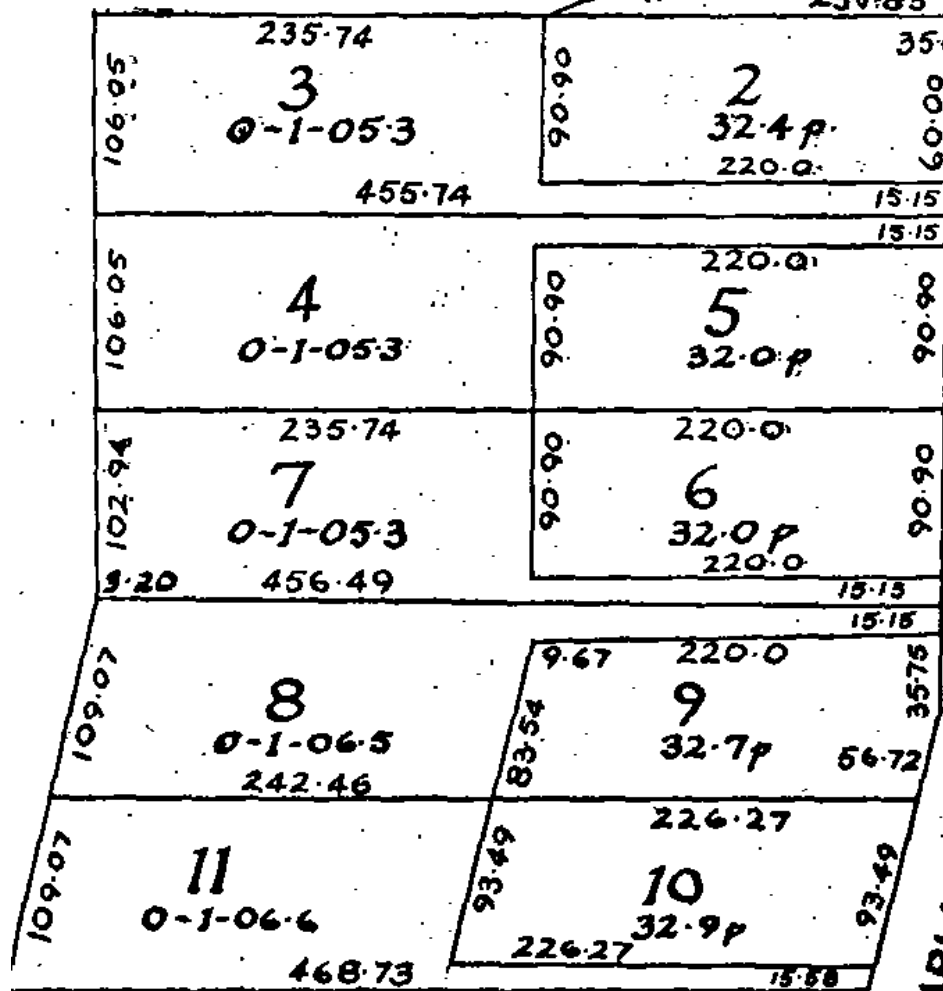
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AREA IS 1176M²1176 m²

Conversion Factors:

1 = 4046 m²1 h = 25.29 m²

1 = .2012 metres



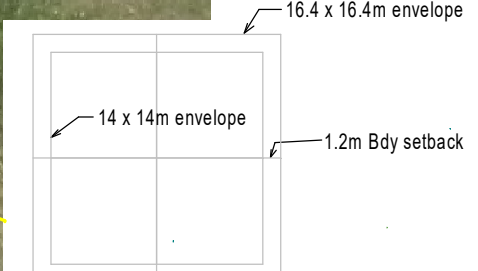
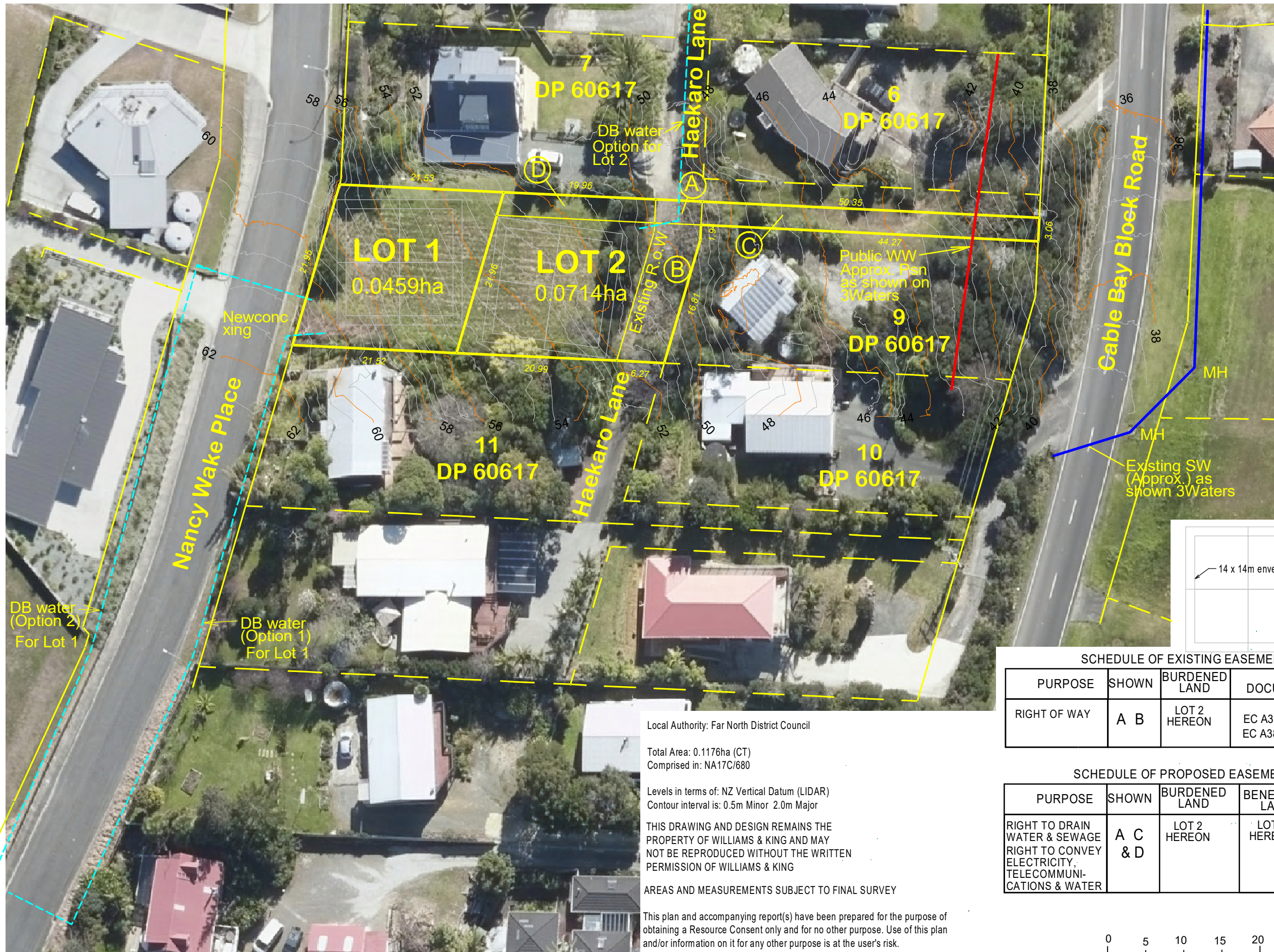
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Local Authority: Far North District Council

Total Area: 0.1176ha (CT)
Comprised in: NA17C/680

Levels in terms of: NZ Vertical Datum (LIDAR)
Contour interval is: 0.5m Minor 2.0m Major

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

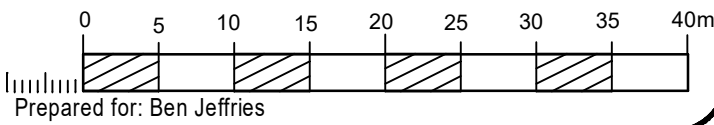
This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT OF WAY	A B	LOT 2 HEREON	EC A384541 EC A384542

SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO DRAIN WATER & SEWAGE RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	A C & D	LOT 2 HEREON	LOT 1 HEREON



Engineering Assessment Report for
Proposed Subdivision at
12 Nancy Wake Place, Cable Bay
Lot 8 DP 60617
for
Ben Jeffries

*Supporting report for RC Applications to Far North District Council
Haigh Workman reference 25 007*

30 May 2025



Revision History

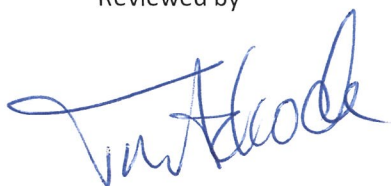
Revision N ^o	Issued By	Description	Date
A	Joshua Cuming	For Resource Consent	10 March 2025
B	Joshua Cuming	For Resource Consent – Adjusted activity status.	30 May 2025

Prepared by



Joshua Cuming
Environmental Geologist
BSc (Geol, Env Stu.) CEnvP

Reviewed by



Tom Adcock
Senior Civil Engineer
BEng (Civil), MEngNZ

Approved by



John Papesch
Senior Civil Engineer
BE (Civil Engineering),
CPEng, CMEngNZ

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1 Executive Summary

Haigh Workman Ltd (Haigh Workman) was commissioned by Ben Jeffries (the client) to undertake an engineering assessment for the proposed subdivision of land at 12 Nancy Wake Place, Cable Bay (the site). It is proposed to subdivide Lot 8 DP 60617 (1173m²) into two lots with areas of 459m² and 714m².

This report assesses earthworks, access, stormwater and wastewater with specific regard to Council subdivision rules. A proposed subdivision plan prepared by Williams and King; ref. 24488 and a geotechnical assessment by Hawthorne Geddes was made available to us at the time of writing this report. The Hawthorne Geddes geotechnical assessment should be updated for this application.

The site is zoned 'Residential' under the Far North District Council District Plan.

Natural Hazards

The nominated building site does not contain any natural hazards that would warrant action under Section 71(1) of the Building Act 2004. There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

Access

Proposed lot 1 will access site from the existing vehicle crossing from Nancy Wake Place.

The balance lot (Lot 2) will access the site via the existing right of way, Haekaro Lane. This subdivision will not create any additional lots that use Haekaro Lane.

Earthworks

No excavation as defined under the district plan is required to complete the subdivision.

Proposed Stormwater Management

It is recommended that a stormwater neutrality report for the 10% AEP rainwater event is completed at building consent stage, this may be formed as a consent notice.

As part of subdivisional works a 225mm pipe should be installed from the boundary of proposed lot 1 along easements D, A and C to convey stormwater from both lots to the roadside drain on Cable Bay Block Road. The roadside drain on Cable Bay Block Road is a rural type water table with culverts under vehicle crossings. 50m north of the proposed outfall, water enters the piped FNDC stormwater network that drains into the Otanenui Stream.

Wastewater

An FNDC sewer line runs through the east of proposed lot 2. As part of the subdivision works it is proposed that a 150mm wastewater pipe is installed in easements A, C and D to connect Lot 1 to the sewer line. An application to connect to the sewer is required to be submitted to FNDC, along with an engineering plan approval.

Water Supply

Doubtless Bay Water Company is able to provide potable water to this property. A Doubtless Bay Water Company water pipe is present on Nancy Wake Place. It is proposed that a connection is provided to Lot 1 as part of the subdivisional works.

Council Engineering Standards require a water supply that is adequate for firefighting purposes. The potable water supplied by the Doubtless Bay Water Company is not sufficient to be utilised for on-site fire fighting supply. We

recommend a consent notice on the title alerting an owner to the requirement to provide fire-fighting water supply at time of building consent.

2 Introduction

2.1 Project brief and scope

Haigh Workman Ltd (Haigh Workman) was commissioned by Ben Jeffries (the client) to undertake an engineering assessment of land at 12 Nancy Wake Place, Cable Bay (the site). It is proposed to subdivide Lot 8 DP 60617 (1173m²) into two lots with areas of 459m² and 714m².

This report assesses earthworks, access, stormwater and wastewater with specific regard to Council subdivision rules. A proposed subdivision plan prepared by Williams and King; ref. 24488 was made available to us at the time of writing this report.

The site is zoned 'Residential' under the Far North District Council District Plan.

2.2 Limitations

This report has been prepared for our client Ben Jeffries with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

It has been assumed in the production of this report that the site is to be subdivided and subsequently redeveloped for low-rise residential end-use. At the time of writing there was no information available for proposed future developments following subdivision. If any of these assumptions are incorrect, then amendments to the recommendations made in this report may be required.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

3 Site Description and Proposed Development

3.1 Site identification

Site Address: 12 Nancy Wake Place, Cable Bay

Legal Description: Lot 8 Deposited Plan 60617

Area: 1173 m²

Figure 1 below indicates the location of the site.



Figure 1 – Location Plan (Source: NRC GIS)

3.2 Site description

The legal description of the site is Lot 8 DP 60617. The site is accessed from both Nancy Wake Place and Haekaro Lane.

The site is currently vacant and covered in grass and other vegetation. The site slopes to the northeast 9-20°. The site is burdened with an existing right of way easement in favour of the lots to the south along Haekaro Lane.

3.3 Proposed subdivision

The proposed subdivision comprises of 2 lots as follows:

Table 1 - Proposed Lots

Lots	Proposed Area (m ²)	End-use
Lot 1	459	Residential end use
Lot 2	714	Residential end use
Total	1173	

The proposed subdivision plan is included in Appendix A.

3.4 District plan zoning

The site is zoned as '*Residential*'.

It is our understanding that the proposed subdivision is a discretionary activity.

As per rule 13.7.2.2 for Allotment Dimensions for residential zone, the required minimum dimensions are 14m x 14m. This can be achieved within both lots.

4 Environmental Setting

4.1 Published geology

Sources of Information:

- Institute of Geological & Nuclear Sciences 1:250,000 Geological Map.
- NZMS 290 Sheet O 04/05, 1: 100,000 scale, 1980: "*Kaitaia - Rawene*" Soil.

The published geology shows the site to be underlain by the Tangihua Complex which are Basaltic pillow lava and pillow breccia, with sills and dikes of basalt and dolerite.

An extract of the geological map is shown in 2, with geological units presented below.

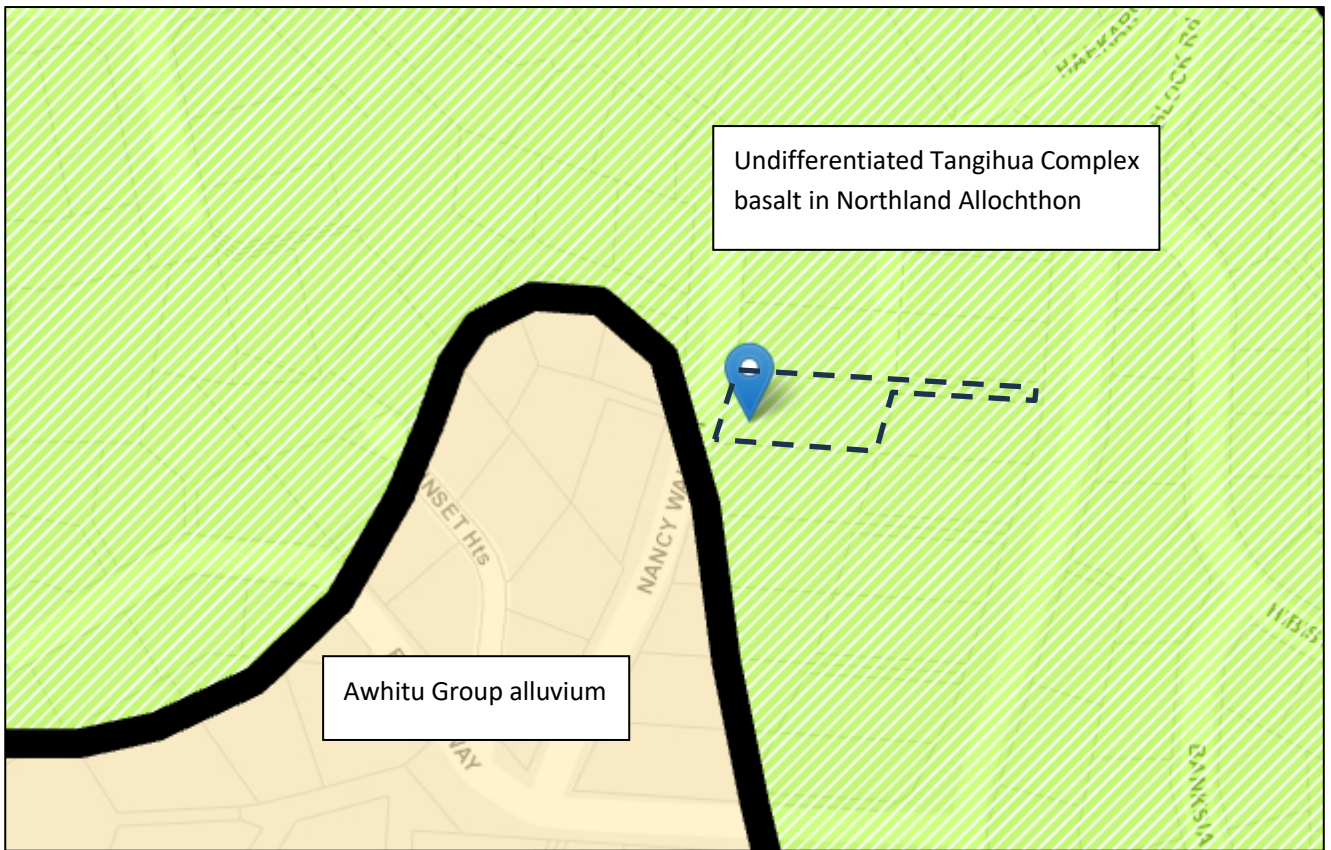


Figure 2 - Geological Map, GNS.

Reference to the NZMS *soils* map indicates the site is underlain by Rangiuru clay and Te Kopuru Sand. The soils are typically described as *'well to moderately well drained'* and *'excessively to somewhat excessively drained'* respectively.

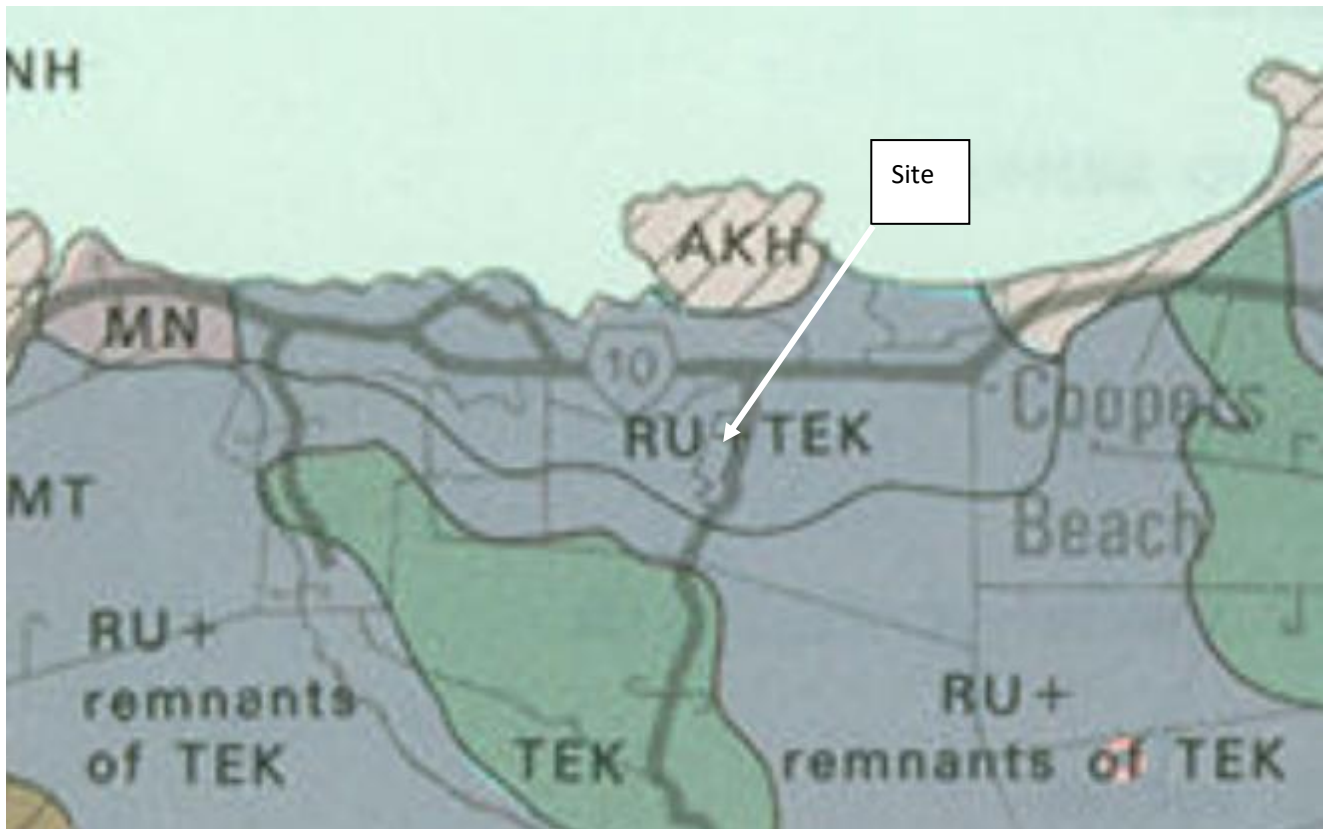


Figure 3 – NZMS 290 Sheet O 04/05 of Soils Map

4.2 Surface water features and flooding

An examination of published environmental data relating to the site from Far North District Council (FNDC) and Northland Regional Council (NRC) online GIS databases is presented below.

The site does not lie within any mapped flood hazards.

4.3 Natural hazards

Under Section 2 of the Resource management Act 1991, natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural hazards listed in Section 71(3) of the Building Act 2004 include: erosion, falling debris, subsidence, inundation or slippage. We assess the susceptibility of the proposed Lot 1 and Lot 2 building platforms to these potential hazards as;

Table 2 - Natural Hazards

Natural Hazard	Notes
Erosion (including coastal erosion, bank erosion, and sheet erosion)	No, bare earthworks to be stabilised / revegetated. Adhere to erosion control advice and best practise.
Falling debris (including soil, rock, snow, and ice)	No.
Subsidence (vertical settlement)	No, based on Hawthorn Geddes Geotechnical Report.
Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)	No, based on council GIS.
Slippage	No, based on Hawthorn Geddes Geotechnical Report.

The Hawthorn Geddes report provided by the client is a prepurchase report on the subject site dated 2021. The author should be contacted to confirm the validity of the findings for this proposed subdivision.

The nominated building sited do not contain any natural hazards that would warrant action under Section 71(1) of the Building Act 2004. There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.

5 Access

Proposed lot 1 will access site from the existing vehicle crossing from Nancy Wake Place.

The balance lot (Lot 2) will access the site via the existing right of way, Haekaro Lane.

5.1 Vehicle crossings

5.1.1 Lot 1

An approved vehicle crossing is present from Nancy Wake Place. The crossing passed its final inspection in 2021. The approval number for this crossing is VX-2021-1445.



Figure 4 - Lot 1 vehicle crossing

5.1.2 Lot 2

Lot 2 gains access off Haekaro Lane via an existing vehicle crossing off Cable Bay Block Road. As this subdivision will not create any additional lots that use Haekaro Lane, we have not assessed it.



Figure 5 - Vehicle crossing from Cable Bay Block Road to Haekaro Lane

5.2 Parking and manoeuvring

Sufficient area is available onsite for parking and manoeuvring provided that thought is given to site layout at time of building consent.

6 Earthworks

6.1 Proposed earthworks

As per District Plan Rule 12.3.6.1.3 excavation and/or filling in the Residential Zone is permitted, provided it does not exceed 200 m³ in any 12-month period per site; and does not involve a continuous cut or filled face exceeding an average of 1.5 m in height over the length of the face i.e. the maximum permitted average cut and fill height may be 3m.

Under the District Plan earthworks definition for excavation or filling, trenching for drains is excluded. As a result no excavation or fill (as defined) are required to complete the subdivision.

7 Stormwater Management

7.1 Regulatory framework

7.1.1 Far North District Plan Provisions

The Site is zoned as Residential. The relevant permitted activity rule for impermeable surfaces is as follows:

7.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

Subdivision Rule relating to stormwater disposal is 13.7.3.4. The pertinent sections relating to this site are:

13.7.3.4 STORMWATER DISPOSAL

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

(c) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in “Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual” Auckland Regional Council (2003).

7.2 Regional Plan for Northland

Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability.

7.3 Impermeable surfaces coverage

To comply with the permitted criteria impermeable surfaces on site will require surface coverage in order of the following:

Table 3 - Proposed impermeable surface coverage

Lots	Proposed Lot Area (m ²)	Estimated Roof Area (m ²)	Estimated Impermeable yarding (m ²)	ROW (m ²)	Cover (%)	Activity
Lot 1	459	150	79.5	NA	50%	Permitted
Lot 2	714	150	150	57	50%	Permitted

7.4 Existing site drainage

The site naturally drains to the east where it meets the drain on the on the western side of the right of way. Stormwater then flows to the north along the drain before entering the council stormwater system on Cable Bay Block Road.

Downstream from site an area adjacent to the Otanenui Stream are mapped as being with the 10, 50 and 100 year flood zones. Although dwellings are located within the mapped flood hazard, floor levels are elevated from the ground level therefore it is not considered that future development will increase the risk of flooding to buildings downstream.

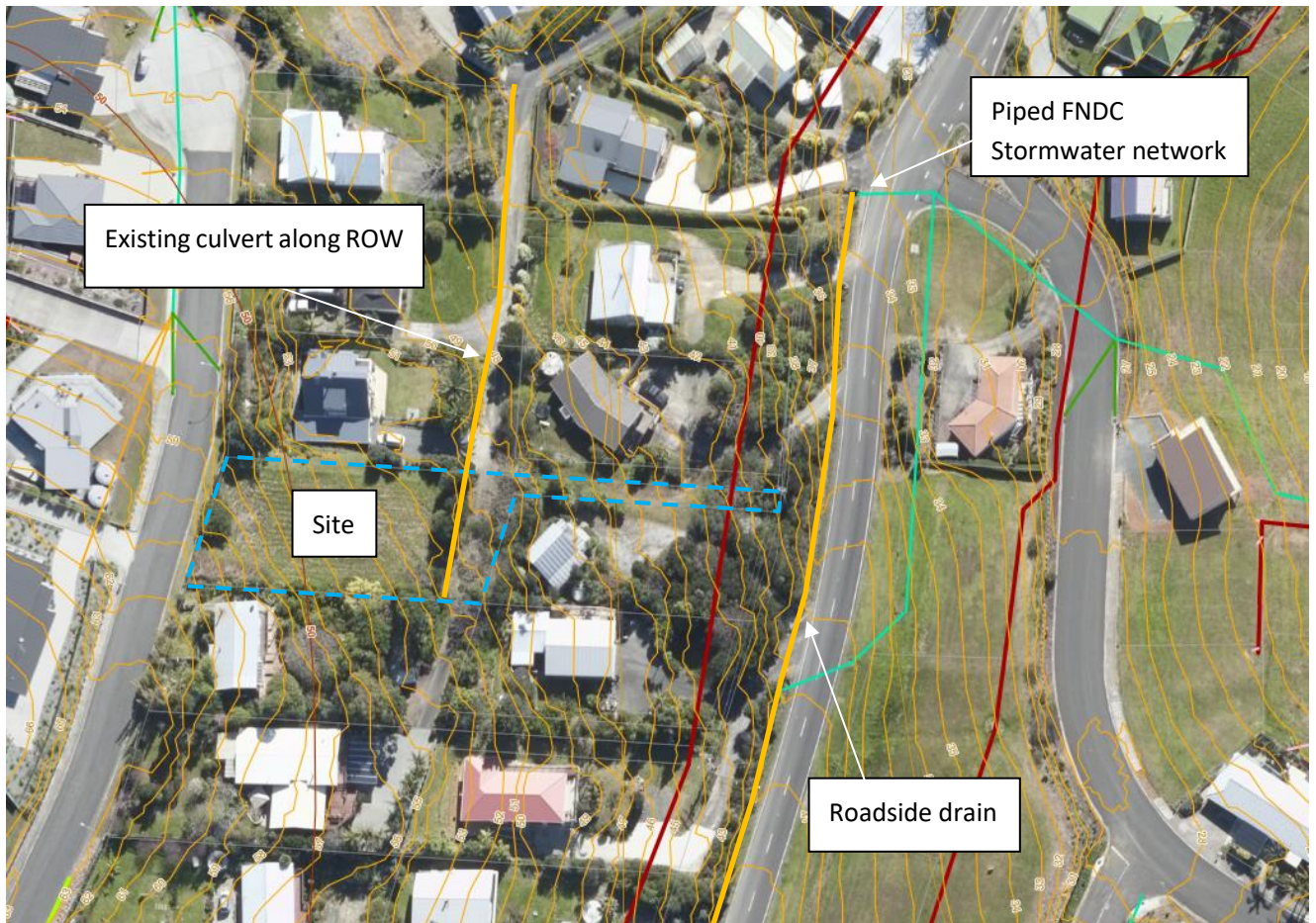


Figure 6 - Existing site drainage



Figure 7 - Roadside drain on Cable Bay Block Road

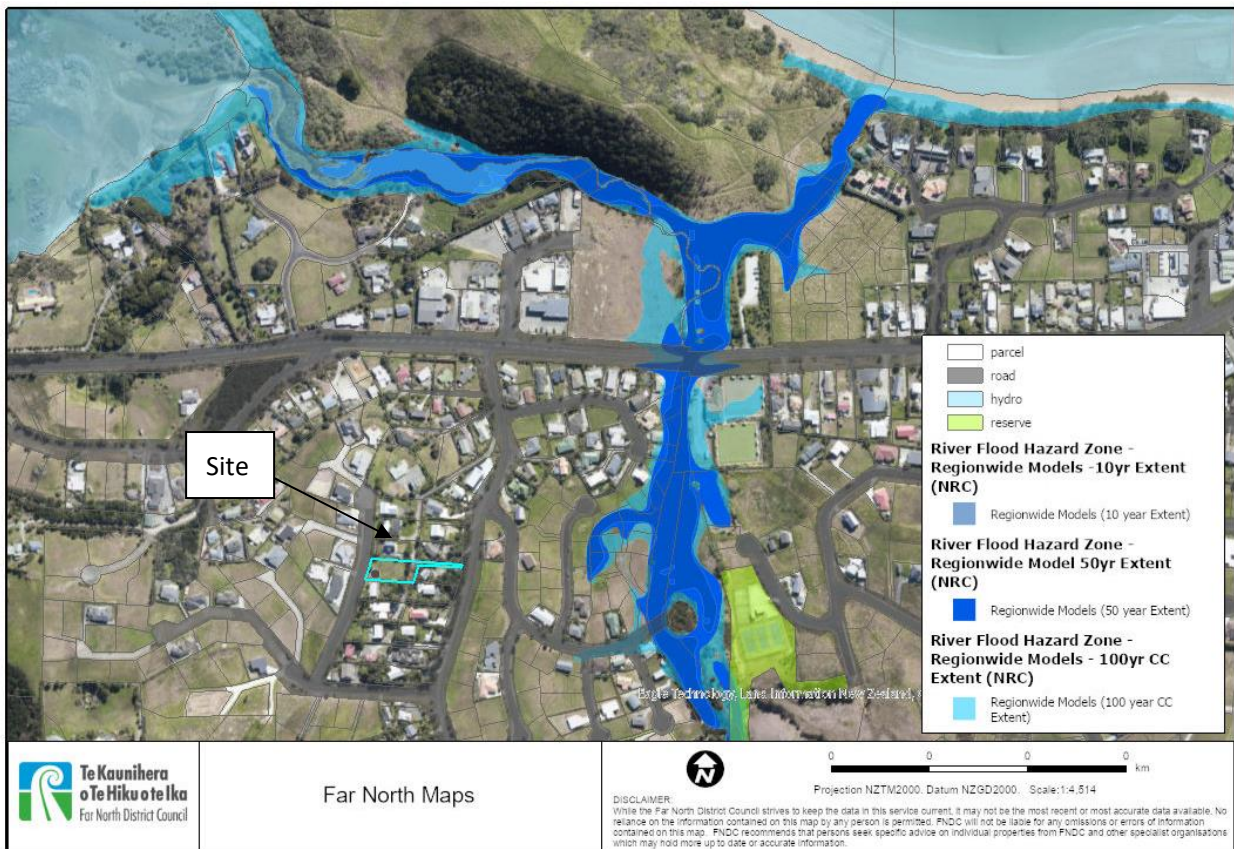


Figure 8 - Mapped flood hazards downstream from site

7.5 Proposed stormwater management

As part of subdivisional works a 225mm pipe should be installed from the boundary of proposed lot 1 along easements D, A and C to convey stormwater from both lots to the roadside drain on Cable Bay Block Road the design of this pipe will be confirmed during engineering plan approval. The roadside drain on Cable Bay Block Road is a rural type water table with culverts under vehicle crossings. 50m north of the proposed outfall, water enters the piped FNDC stormwater network that drains into the Otanenui Stream. A drawing showing this is included in Appendix A.

It is recommended that a stormwater neutrality report for the 10% AEP rainwater event is completed at building consent stage, this may be formed as a consent notice.

7.5.1 Assessment Criteria

Table 4 - Far North District Plan clause 13.10.4

Subdivision Stormwater Disposal Assessment Criteria	Comment
(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.	The application complies. It is recommended that a stormwater neutrality report is completed at building consent stage.
(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).	The application complies. It is recommended that a stormwater neutrality report is completed at building consent stage.
(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.	The application complies. It is recommended that a stormwater neutrality report is completed at building consent stage.
(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.	This will be addressed in the stormwater management plan at building consent stage. Possible approaches may be onsite attenuation and permeable pavements.
(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.	The proposed pipe is sufficient to carry stormwater runoff from the property.
(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.	NA
(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.	No open natural waterways are present onsite.

(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.	This will be addressed in the stormwater management plan at building consent stage.
(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.	NA
(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.	There is insufficient area onsite for a retention basin. Detention tanks may be considered at building consent stage.
(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.	No adverse effects are anticipated at time of subdivision. Mitigation measures from future development will be covered at building consent stage.
(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipelines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.	Stormwater will be disposed of by way of gravity.
(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.	No fill is proposed at time of subdivision.
(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.	Proposed easements are included in the appended scheme plan.
(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.	Proposed easements are not defined as a line.

(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.	It is proposed that stormwater will outfall into the roadside drain on Cable Bay Block Road. Easements are not required for outfalls onto the road reserve.
(q) The need for and extent of any financial contributions to achieve the above matters.	NA
(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.	NA

8 Water Supply

8.1 Potable water supply

Doubtless Bay Water Company have confirmed they are able to provide potable water to the created lots. Correspondence is included in Appendix B. A Doubtless Bay Water Company water pipe is present on Nancy Wake Place. It is proposed that a connection is provided to Lot 1 as part of the subdivisional works.

8.2 Fire Fighting

Council Engineering Standards require a water supply that is adequate for firefighting purposes. The potable water supplied by the Doubtless Bay Water Company is not sufficient to be utilised for on-site fire fighting supply.

For a single-family home without a sprinkler system in a non-reticulated supply area, the New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 recommends a firefighting supply a minimum water storage capacity of 45 m³ within 90 m of the dwelling, fitted with an adequate means for extracting the water from the tank.

NZFS maybe willing to agree a lesser storage volume on a case-by-case basis and we recommend a consent notice to advise that firefighting will need to be addressed at building consent stage.

9 Wastewater

An FNDC sewer line runs through the east of proposed lot 2. As part of the subdivision works, it is proposed that a 150mm wastewater pipe as per the FNDC engineering standards for two or more dwellings is installed in easements A, C and D to connect Lot 1 to the sewer line and provide a more convenient connection for Lot 2. An application to connect to the sewer is required to be submitted to FNDC, along with an engineering plan approval.

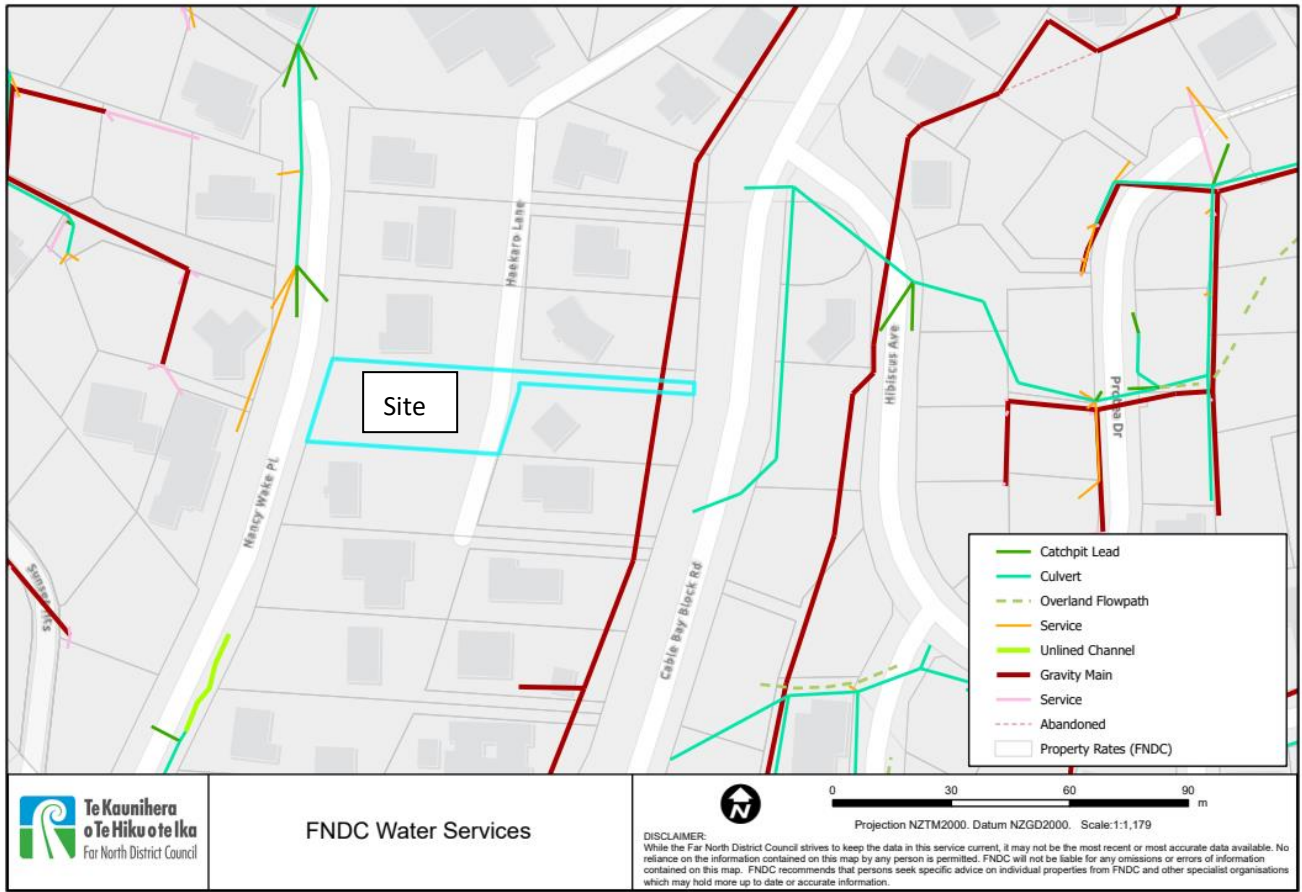
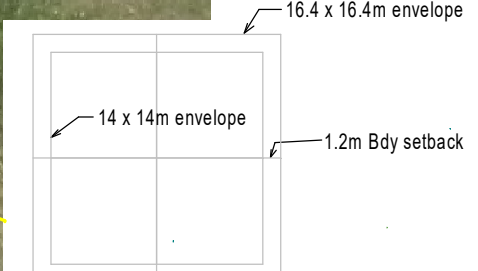
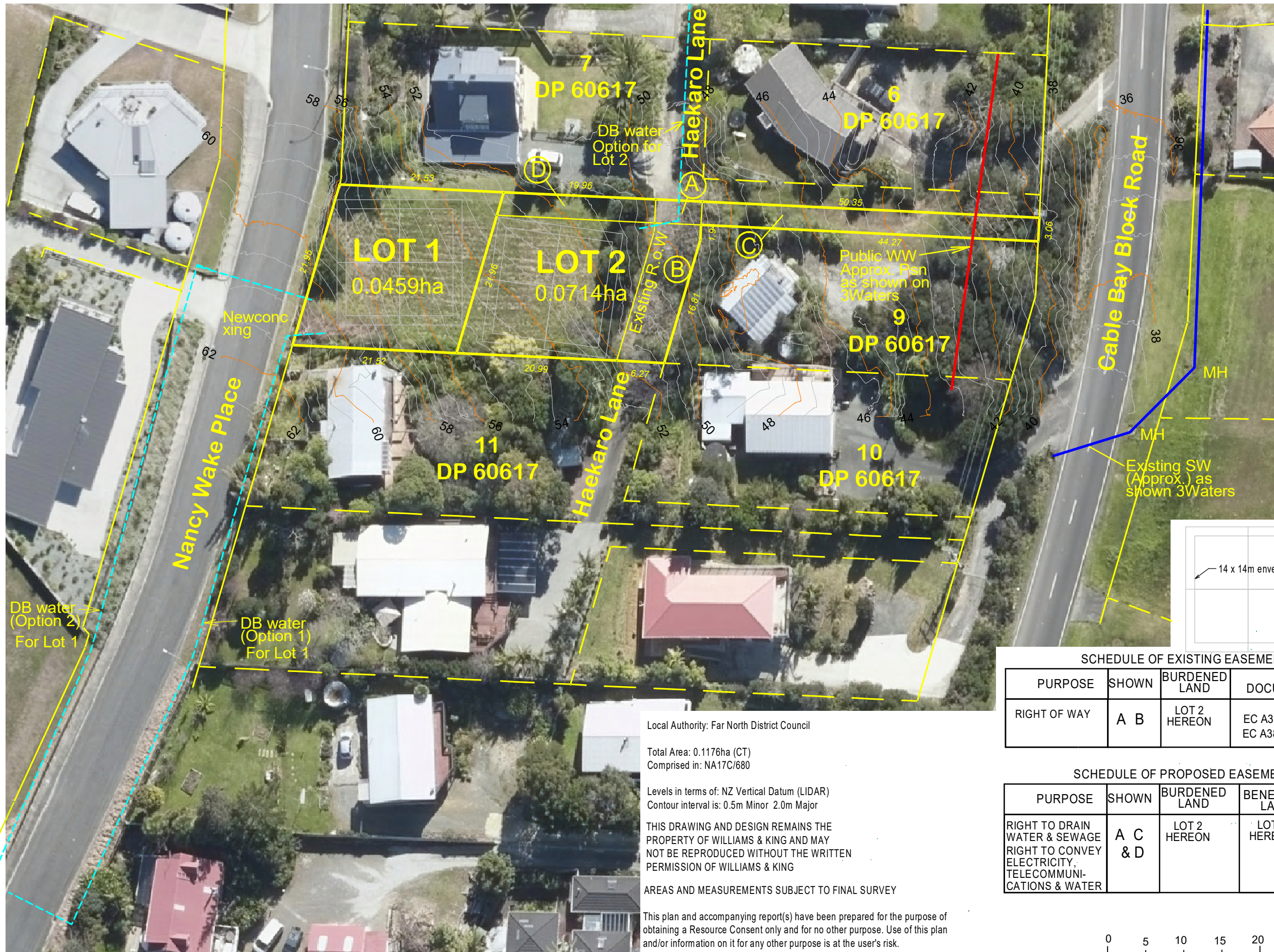


Figure 9 - FNDC Water Services

A drawing showing the proposed location of the wastewater connection for Lot 1 is included in Appendix A.

Appendix A – Drawings

Drawing No.	Title	Scale
24488	Proposed Subdivision Plan, Williams and King.	1:500 @ A3
1	Proposed Wastewater / Stormwater Plan, Haigh Workman.	1:500 @ A3



SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT OF WAY	A B	LOT 2 HEREON	EC A384541 EC A384542

SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO DRAIN WATER & SEWAGE RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	A C & D	LOT 2 HEREON	LOT 1 HEREON

Local Authority: Far North District Council

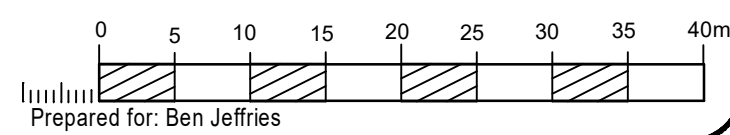
Total Area: 0.1176ha (CT)
Comprised in: NA17C/680

Levels in terms of: NZ Vertical Datum (LIDAR)
Contour interval is: 0.5m Minor 2.0m Major

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.





Legend

- Proposed Boundaries (Approximate locations)
- Proposed Wastewater Connection for Lot 1 to FNDC Sewer (150mm)
- Proposed 225mm stormwater pipe to roadside watertable
- Public Wastewater (Approximate Location)

0 5 m 10 m

LINZ CC BY 4.0 © Imagery Basemap contributors



Produced by **Datanest.earth**

Title: Proposed Wastewater / Stormwater Plan

Client: Ben Jeffries		Size: A3
Project: 12 Nancy Wake Place	Drawn: JCum	Drawing No.: 1
Date: 03-03-2025	Checked: JP	
Proj No: 25 007	Scale: 1:500	Version: REV1

Appendix B – Doubtless Bay Water Correspondence



157 Cable Bay Block Road, Coopers Beach 0420
Postal: PO Box 165, Mangonui 0442
Ph: +64 9 406 0520 Mobile: 021 820 850
Email: office@doubtlessbaywater.com
www.doubtlessbaywater.com

21 November 2024

Far North District Council
Private Bag 752
Kaikohe 0440

To whom it may concern

Subdivision 10 Haekaro Lane

Ben Jefferies has approached us regarding two connections to our reticulated water supply for his proposed subdivision.

We have an existing waterline in Haekaro Lane so the 10 Haekaro Lane subdivided property will be able to connect to the supply (subject to payment of our costs).

The western half/rear of the property, which will be accessed from a driveway on Nancy Wake Place, will be able to connect to our Nancy Wake Place waterline (subject to payment of our costs).

If you have any further enquiries please do not hesitate to contact us directly.

Your sincerely

Max Powers
Managing Director



10 July 2024

Ben Jeffries

Email: benjnz2021@gmail.com

Top Energy Limited

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

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Ben Jeffries – 12 Nancy Wake Place, Cable Bay. Lot 8 DP 60617.

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

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that proposed Lot 1 has an existing power supply. Costs to make power available to proposed Lot 2 would be provided after application and an on-site survey have been completed.

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

Top Energy advises that the power supply to proposed Lot 1 will cross over proposed Lot 2 and recommends that a reciprocal easement be put in place to secure the power supply to proposed Lot 1.

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

Yours sincerely

Aaron Birt

Planning and Design

T: 09 407 0685

E: aaron.birt@topenergy.co.nz

Chorus New Zealand Limited

21 November 2024

Chorus reference: 11060393

Attention: Sheryl Hansford

Quote: New Property Development

2 connections at Lot: 8, Deposited Plan: 60617, North Auckland

Your project reference: Jefferies - Nancy Wake Place

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
---------------	--------

The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 21 November 2024. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team





157 Cable Bay Block Road, Coopers Beach 0420
Postal: PO Box 165, Mangonui 0442
Ph: +64 9 406 0520 Mobile: 021 820 850
Email: office@doubtlessbaywater.com
www.doubtlessbaywater.com

21 November 2024

Far North District Council
Private Bag 752
Kaikohe 0440

To whom it may concern

Subdivision 10 Haekaro Lane

Ben Jefferies has approached us regarding two connections to our reticulated water supply for his proposed subdivision.

We have an existing waterline in Haekaro Lane so the 10 Haekaro Lane subdivided property will be able to connect to the supply (subject to payment of our costs).

The western half/rear of the property, which will be accessed from a driveway on Nancy Wake Place, will be able to connect to our Nancy Wake Place waterline (subject to payment of our costs).

If you have any further enquiries please do not hesitate to contact us directly.

Your sincerely

A handwritten signature in blue ink, appearing to be "Max Powers", written over a faint, circular, light blue watermark or background mark.

Max Powers
Managing Director

Northland Planning Development

From: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>
Sent: Monday, 20 January 2025 11:26 am
To: Northland Planning Development
Subject: RE: Proposed subdivision - 12 Nancy Wake Place, Cable Bay

Hi Alex,

The site is within the Council wastewater area of benefit so the additional Lot can connect to the reticulated sewer system subject to engineering conditions.

Cheers



Sujeet Tikaram

Senior Resource Consents Engineer - Resource Consents - Engineering

M 027 566 1191 | P 6494015376 | Sujeet.Tikaram@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



TE PAE O UTA
Te Ao Māori Framework

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TU KOTAHĪ



WHANAKE TAHI



KŌKIRI TAHI

From: Northland Planning Development <info@northplanner.co.nz>

Sent: Monday, 20 January 2025 11:20 am

To: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>

Subject: Proposed subdivision - 12 Nancy Wake Place, Cable Bay

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Sujeet,

I hope you had a good break over the Christmas/new year period.

We are preparing a subdivision resource consent proposal for a subdivision at 12 Nancy Wake Place, Cable Bay. The proposal is to create one additional allotment.

Can you please advise if the additional allotment is able to connect to the reticulated sewer system?

Let me know if you need any further information.

Thanks.

Kind regards,



Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020 Limited

*My office hours are Monday, Thursday &
Friday 9am – 2pm*

Land Transfer Office
Received 60617
Title Reference 2035/10 (Surface only)
Minerals vested in Crown.
Referred to L.T. Surveyor.

60617

LAND & DEEDS
Nature: Deed
Firm: W. Kimbrell
1-OCT-1968
Time: 11.10.
Page: 860
Abstract No. 10346

Conditional Consent.

Memorandum of Easements				
Easement	over Plot	Coloured	Dominant Tenement	Servient Tenement
Right of Way	P18c15	Yellow	Lots 3, 4, 7, 8, 11 & 12	P18c15 Blk IV Mangonui S.D.
Right of Way	Lot 3	Blue	Lots 4, 7, 8, 11 & 12	Lot 3.
Right of Way	4	Yellow	Lots 7, 8, 11 & 12	Lot 4.
Right of Way	7	Blue	Lots 8, 11 & 12	Lot 7.
Right of Way	8	Yellow	Lots 11 & 12	Lot 8.
Right of Way	11	Blue	Lot 12	Lot 11.
Right of Way	12	Yellow	Lot 16	Lot 12.
Right of Way	15	Blue	Lot 15	Lot 15.
Right of Way	16	Yellow	Lot 26	Lot 16.
Right of Way	25	Blue	Lot 25	Lot 25.



Deposited this 22nd day
of April 1969
District Land Registrar.

60617

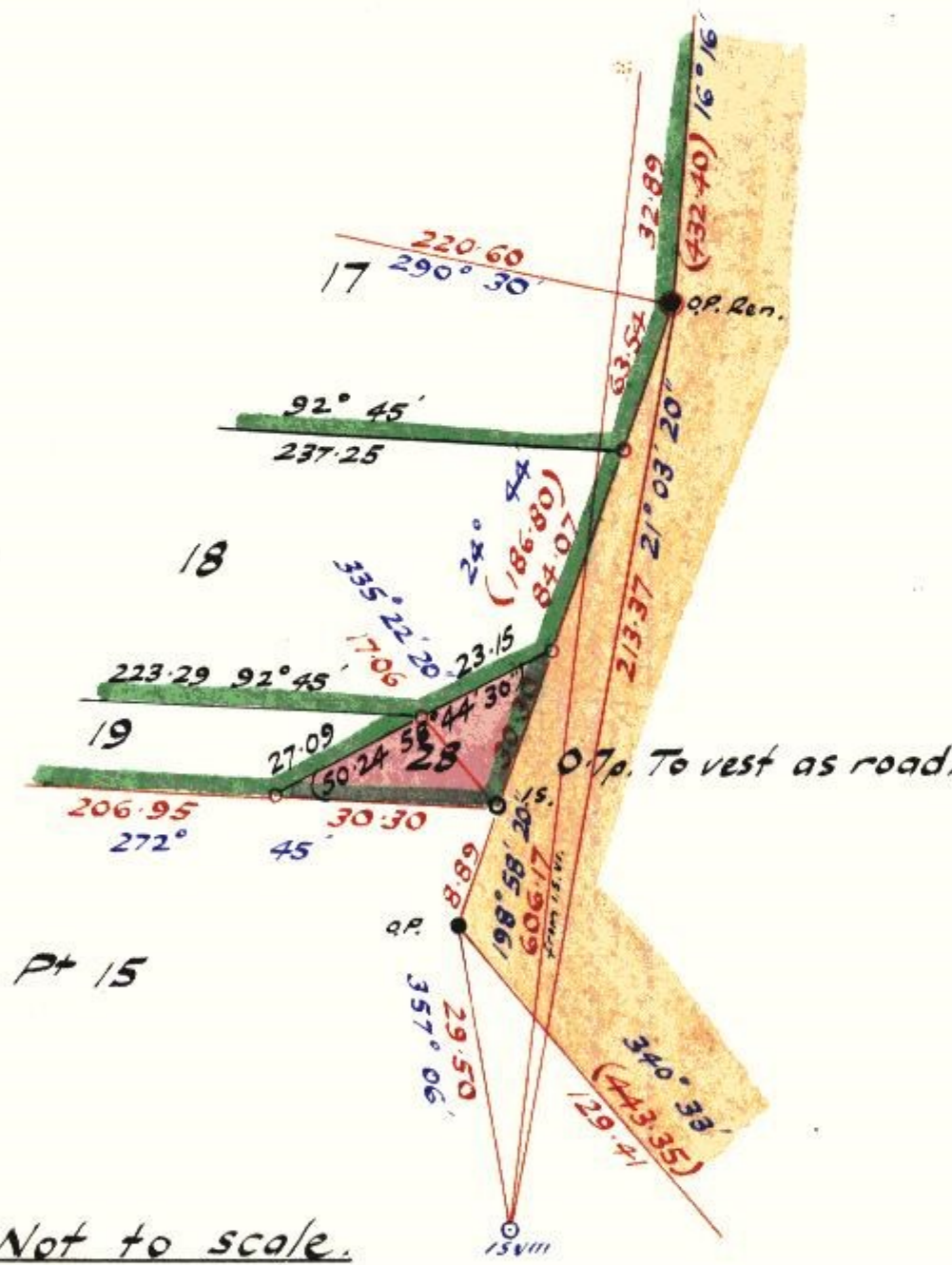


Diagram. Not to scale.

P15
C.T. 2035/10 (Surface only)
S.O. 27403

Schedule	
Lots 1 - 27 (incl.)	6-2-20-0
Lot 28 To vest as road.	0-0-00-7 Vested
Total Area.	6-2-20-7

Crossed Refer

Approved as to survey
D. B. von Sturmer
L.T. Surveyor
18/12/68

Received
Reference Plans S.O. 27403,
38517

Field Book 476 p. 148-150
Traverse Book 5
Examined by W. Kimbrell

Recorded R2489
Corrected 10/12/68
L.T. Surveyor

60617



Pursuant to a resolution of the Mangonui County Council dated 21/8/1968 approving under Section 34 of the Counties Amendment Act 1961, this survey plan of subdivision, conditional on the granting of the easements shown in the Memorandum of Easements endorsed hereto, and under Section 40 the Rights of Way, the Common Seal of the Body Corporate called the Mangonui County Council, and Inhabitants of the County of Mangonui was hereunto affixed in the presence of:-

M. Hughes Chairman
Francis M. Leuninger Councillor
A. H. H. H. H. County Clerk

Note:- Boundaries are not fenced.
All old marks are from S.O. 27403 unless stated otherwise.

Plan of Subdr of Sec 15, Blk. IV, Mangonui S.D.
Comprised in C.T. 2035/10 (Surface only)

Blk IV Mangonui S.D. Mangonui County.
Nth. Auckland Land Dist. Scale: One chain to an inch.
Surveyed by D. B. von Sturmer, Date: February 1967.

I, Donald Barrington von Sturmer of Kaipara, Registered Surveyor and holder of an annual practicing certificate do solemnly and sincerely declare that this plan has been made from surveys executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1918. And I make this solemn declaration, conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Kaipara this 16th day of Sept. 1968 before me:-

Approved
D. B. von Sturmer
OWNER

60617

Approval to Construct a Vehicle Crossing

Approval no: VX-2021-1445

Issue date: 7.07.2021

This approval to construct a Vehicle Crossing is given under clause 2603.1 of the Control of Vehicle Crossings bylaw of the Far North District Council.

Approval is given to **Benn Jeffries** for the construction of a vehicle crossing from **Nancy Wake Place, Cable Bay** to the property known as in the Legal Description **Lot 8 DP 60617**

The approval is given subject to the construction complying with Council's Engineering Standards for Vehicle Crossings and the following conditions:

1. Construction as per plans submitted (approved copy **attached**).
2. Construction to Council Engineering Standards Drawing FNDC/S/2 Residential Single Width Crossing. Break-over angles to comply with NZS4404:2004 figure 3.9 attached.
3. Construction to be inspected by Council Officer on completion.

Prior to any excavation starting, the applicant must obtain a corridor access permit (CAR) and submit the traffic management plan (TMP) for approval to Alan Wheatley (alan.wheatley@fndc.govt.nz).

Note:

This approval is valid for six months from the date of issue. In the event of failure to complete within the six months, the permit will be deemed to have expired.

A further application will need to be submitted for re-approval before the work can be commenced or completed. In the event of an application being cancelled by the applicant, a portion of the fee will be refunded, however a fee will be withheld for administration costs.



Michael Winch, Haigh Workman (processing engineer)



Louise Wilson, Team Leader Monitoring, Far North District Council



Vehicle Crossing Permit Application Form

1. Applicant Details

Applicant's Name/s:	BENN FINDLAY JEFFRIES
---------------------	-----------------------

The applicant must be the owner of the land, or the leaseholder, or a person who has agreed either conditionally or unconditionally to purchase the land or any leasehold.

Mailing Address:	104a Koropewa Rd, Waipapa
Phone Number/s:	021 024 028 13
Email Address:	benjnz2021@gmail.com
Site Location Address:	10 Haekaro Lane, Cable Bay NORTHLAND 0420
Legal Description:	LOT 8 DP 60617
Valuation Number:	00083-48300
District Plan Zone:	
Agent's Name & Contact Details if applicable:	N/A
Name & Contact Details of Person/Contractor constructing the vehicle crossing:	To be confirmed

2. Vehicle Crossing Information Required

Road Name:	Nancy Wake Place, Cable Bay	
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural	Legal Speed Limit: 50kph
<input checked="" type="checkbox"/> Sealed with kerb & Channel	<input type="checkbox"/> Sealed with no kerb & Channel	<input type="checkbox"/> Metalled (only applicable to unsealed roads)
Existing Footpath on same side of road?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe surface (e.g. concrete / chip seal / metal):	

Intended Vehicle Crossing Use:

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Farm	<input type="checkbox"/> Commercial
<input type="checkbox"/> Other (Please specify)		
Number of properties served by crossing: If more than one, provide legal descriptions of other properties.	<i>one property only</i>	
Include a site plan showing location of proposed vehicle crossing in relation to property, legal boundaries, and easements (if any) and any adjacent vehicle crossings or road intersections. Show stormwater drainage paths along the road and to or from the property at the proposed vehicle crossing.		
Is there already an existing crossing provided for the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, then clearly identify the existing crossing on the site plan and advise whether it is to be removed or retained.		

Type of Crossing Proposed (see attached)

FNDC/S/2 Residential & Commercial (kerbed roads)	Single	<input checked="" type="checkbox"/>	Double	<input type="checkbox"/>
FNDC/S/6 Residential vehicle crossings (unkerbed roads)	Single	<input type="checkbox"/>	Double	<input type="checkbox"/>
FNDC/S/6B Domestic Crossing Layout (rural or unkerbed road)	Single	<input type="checkbox"/>	Double	<input type="checkbox"/>
FNDC/S/6D Farm/Commercial crossing layout	Single	<input type="checkbox"/>	Double	<input type="checkbox"/>
Is a temporary crossing required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please clearly identify the location of the temporary crossing on the site map and include proposal for reinstatement.			

Other Considerations:

Will all vehicle movements comply with District Plan Rule 15.1.6A.3.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, has a resource consent been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No RC Number:
Does the property have a RAPID or street number?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No RAPID #:
If not, is an application for RAPID or street number included with Vehicle Crossing application?	<input type="checkbox"/> Yes (additional RAPID fee to be charged – refer to fee schedule below)
Is it necessary to construct the crossing over an adjacent property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, then written approval from the affected landowner(s) is required.
Is this Vehicle Crossing application linked to a resource consent? (If the vehicle crossing is a condition of the Resource Consent and does not specify making an application for a vehicle crossing, then this form is not required.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Resource consent number: (attach copy)


3. Checklist (please tick the box if information is provided)

Does the application include all details and drawings requested above?	<input checked="" type="checkbox"/> Yes (must be included)
Does the application include the appropriate fee? Fee schedule shown below	<input checked="" type="checkbox"/> Yes (must be included)
Current Record of Title including Title Plan (Less than 6 months old)	<input checked="" type="checkbox"/> Yes (must be included)

Vehicle Crossing Fee Schedule 202-21:

Vehicle crossing application and vehicle crossing inspection fees <i>(includes one site visit fee, and final inspection fee – if further visits are required, each visit will be charged to your final account)</i>	\$392.00
Vehicle crossing inspection fee	\$167.00
Re-application fee for expired permits	\$70.00
Application for RAPID number	\$27.00
Replacement RAPID signs	\$11.00

4. Applicants Payment/Signature

Method of payment:	<input type="checkbox"/> Bank Deposit <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Eftpos <i>(Office to fill in below)</i> Reference if Bank Deposit:
Amount Paid:	\$392.00
Date Paid:	25/6/2021
Name (please print): <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent	BENN FINDLAY JEFFRIES
Signature:	
Date:	25/6/2021
Send correspondence to:	<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent

Office Use Only

Receipt Number:	
Date:	
Application Number:	



parcel

road

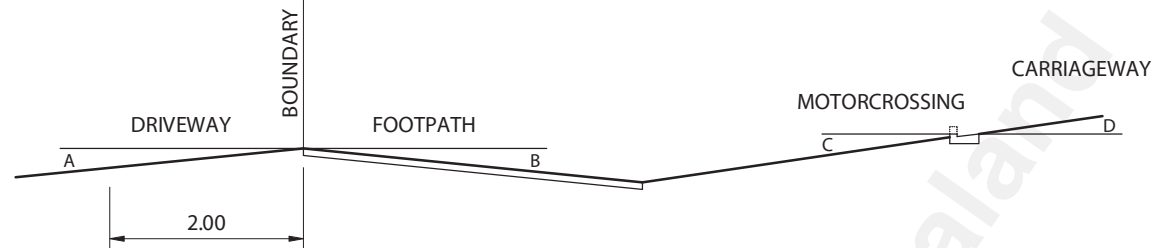
Far North district



Projection NZTM2000. Datum NZGD2000. Scale 1:529

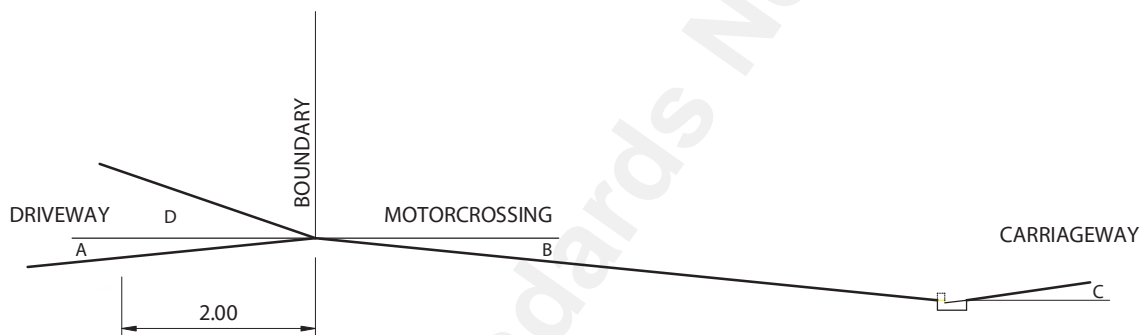
DISCLAIMER
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information. Users of this map are advised to seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Caution: Superseded document



MAXIMUM CHANGE OF GRADE: $A + B \leq 10\%$ (or 5.7°)
 $C - D \leq 10\%$ (or 5.7°)
 $B + C \leq 17\%$ (or 9.6°)

LOW LEVEL FOOTPATH



MAXIMUM CHANGE OF GRADE: $A + B \leq 10\%$ (or 5.7°)
 $D - B \leq 17\%$ (or 9.6°)
 $B + C \leq 17\%$ (or 9.6°)

STANDARD FOOTPATH

NOTE –

1. A, B, C, & D refer to the gradients expressed either as a percentage or in degrees.
2. Low slung cars with ground effect features may not meet the criteria assumed in this design guide.
3. LTSA document *Light Vehicle Sizes and Dimensions: Street Survey Results and Parking Space Requirements – Road and Traffic Standards Information No. 35* (June 1994) contains more information about the 90th and 99th percentile vehicles.
4. Buses are permitted lower clearance value of (A+B) of 6 % or 3.4° .

BASED ON 90th PERCENTILE CAR AS AT 1990.

GUIDE FOR MAXIMUM BREAKOVER ANGLES FOR VEHICLE CROSSINGS

Figure 3.9 – Maximum breakover angles for vehicular access to property

Subdivision Resource Consent Proposal

Ben Jeffries

12 Nancy Wake Place & Haekaro Lane, Cable Bay

29 August 2025

Please find attached:

- an application form for a Subdivision Resource Consent in the Residential Zone to create one additional allotment and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposals on the environment.

The proposed subdivision application has been assessed as a **Discretionary Activity** under the Far North Operative District Plan. The proposal has been assessed as a **Permitted Activity** under the Far North Proposed District Plan.

If you require further information, please do not hesitate to contact us.

Regards,

Alex Billot



Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Attachments

1. **FNDC Application Signed**
2. **Certificate of Title – LINZ**
3. **Subdivision Plan – Williams & King**
4. **Engineering Assessment – Haigh Workman**
5. **Correspondence – Top Energy**
6. **Correspondence - Chorus**
7. **Correspondence – Doubtless Bay Water Supply**
8. **Correspondence – FNDC Infrastructure**
9. **DP60617 – LINZ**
10. **VX-2021-1445 - FNDC**



1.0 Description of the Proposed Activity

1.1 The proposal is to subdivide the subject site to create one additional allotment in the Residential Zone.

1.2 The site is currently vacant land with existing access points from both Nancy Wake Place and Haekaro Lane.

1.3 The proposed lot sizes are as follows:

- Lot 1 = 459m²
- Lot 2 = 714m²

Areas and measurements are subject to final survey.

1.4 The site is located in an area which is serviced by reticulated wastewater. The proposed lot sizes cannot comply with the Controlled threshold of a minimum lot size of 600m² however can comply with the Discretionary threshold of a minimum lot size of 300m². Therefore, the proposed subdivision will be assessed as a **Discretionary Activity**.



2.0 Site Description

- 2.1 The site is located at 12 Nancy Wake Place & Cable Bay Block Road, Cable Bay which is legally described as Lot 8 DP 60617 with an area of 1176m².
- 2.2 The site is accessed from existing vehicle crossing places on Nancy Wake Place and Haekaro Lane which is a right of way from Cable Bay Block Road.
- 2.3 The site is currently a vacant site with some scattered trees located on the boundaries with the topography of the land sloping downwards from Nancy Wake Place.
- 2.4 The site currently has two easements which are shown on the scheme plan as 'A', and 'B' with proposed easements being 'A' 'C' & 'D'. These will be discussed further in this report.
- 2.5 The surrounding environment consists of residential allotments with the immediate environment being urban in character, scale and intensity.



Figure 2: Aerial Image of the site and surrounding environment.

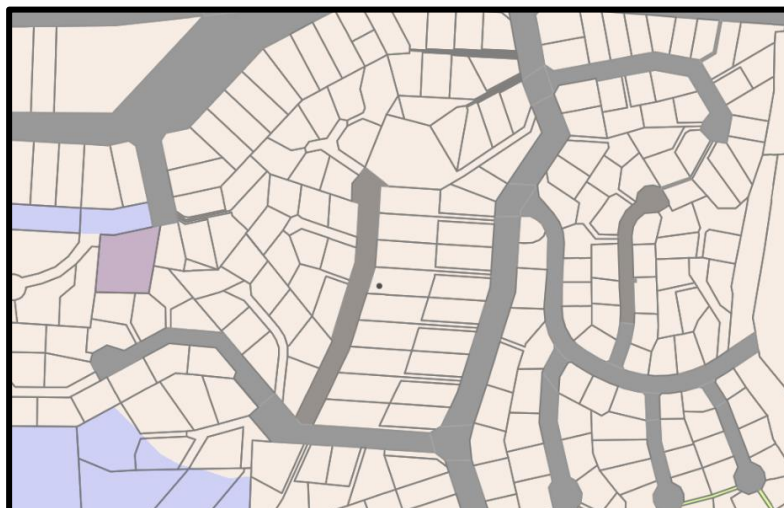


Figure 3: FNDC Zoning for the site and surrounds.

Site Visit

2.6 A site visit was undertaken in December 2024, with a compilation of the photos taken shown below.



Figure 4: Existing approved vehicle crossing from Nancy Wake Place.



Figure 6: Image taken from eastern portion of the site (Lot 2) looking west towards Lot 1 & Nancy Wake Place.



Figure 5: Image of Haekaro Lane, taken from Proposed Lot 2.

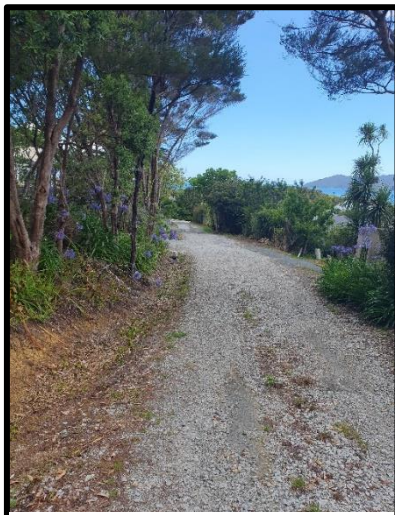


Figure 8: Haekaro Lane looking north.



Figure 7: Image taken from Haekaro Lane, looking towards Lots 1 & 2.

Title

- 2.7 The subject site is held within Record of Title NA17C/680 which is dated 22 April 1969. The total land area is 1176m² and the lot is legally described as Lot 8 DP60617. There are no consent notices registered on the title, however there are multiple easements registered on the title which will be discussed further in this report.

Site Features

- 2.8 The site is located within the Residential zone under the Operative District Plan (ODP) and is not subject to any Outstanding Landscapes or other resource features. The surrounding sites are also zoned as Residential. The site is zoned General Residential under the Proposed District Plan (PDP).
- 2.9 Reticulated wastewater and stormwater services are available to the site. FNDC's Engineering Team has confirmed that the additional lot is able to connect to the reticulated wastewater services. Water supply to the site is available from Doubtless Bay Water Supply (DBWS). DBWS have confirmed that two connections to the reticulated water supply is possible, as detailed in the correspondence attached with this application.



Figure 9: FNDC 3 Waters Maps which show the location of existing services.

- 2.10 The site has not been identified as HAIL on the FNDC Mapping system and there are no known historic activities which would indicate that the site is HAIL.
- 2.11 The site is not shown to contain any historic sites, nor are there any identified historic sites within the surrounding environment.
- 2.12 The site does not contain nor is it located near any reserves or protected areas. The site is a cleared vacant section with no known indigenous flora or fauna or wetland areas.
- 2.13 The site is not shown to be located within an area which has kiwi present.
- 2.14 The site is not shown to be located within the Coastal Environment under the Regional Policy Statement (RPS) and is not shown to be of high or outstanding natural character.



- 2.15 The NRC Hazards Maps do not indicate that the site is susceptible to coastal or river flood hazards. The site is also shown to be located within a Tsunami safe zone.



Figure 10: NRC Hazard Maps.

- 2.16 The site is not shown to be located within or near a Statutory Acknowledgement area. The site is within the rohe of Ngati Kahu.

3.0 Activity Status of the proposal

Weighting of Plans

- 3.1 Under the Proposed District Plan, the site is zoned as General Residential and is not subject to any overlays.
- 3.2 The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 3.3 District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

Operative District Plan

- 3.4 The subject site is located within the Residential Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.



Subdivision

- 3.5 The proposal will result in one additional allotment. An assessment of Chapter 13 has been undertaken below.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Performance of Proposal
13.7.2.1	MINIMUM LOT SIZES	<p>Discretionary.</p> <p>The controlled activity status lot size is 3,000m² for unsewered sites and 600m² for sewerer sites, with the discretionary activity status lot size being 2000m² for unsewered sites and 300m² for sewerer sites. As it has been confirmed with the FNDC Engineer that the additional lot can connect to the reticulated sewer system, the proposed lots are considered to be sewerer.</p> <p>The proposed lot sizes are 459m² and 714m² and therefore can comply with the Discretionary provisions.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Permitted.</p> <p>The minimum dimension for the zone is 14m x 14m taking into account the 1.2 metre setback.</p> <p>The proposed lot dimensions are of adequate size to accommodate the concept building envelope as well as allowance for the permitted setback from boundary distances for the zone.</p>
13.7.2.3 – 9	Not Applicable for this application.	

- 3.6 The subdivision is therefore assessed as a **Discretionary** Activity.

Residential Zone

- 3.7 The subject site is vacant land. There is a small area of concrete drive, which will be located within Proposed Lot 1. An assessment of Chapter 7.6.5.1 has been undertaken below.

ASSESSMENT OF THE PERMITTED RESIDENTIAL ZONE RULES:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Performance of Proposal
7.6.5.1.1	Relocated Buildings	<p>Not applicable.</p> <p>No relocated buildings are proposed.</p>



7.6.5.1.2	Residential Intensity	Permitted. The proposal does not include the any residential dwellings as the site is vacant. However, it is anticipated that the lots will be developed with a residential dwelling in the future. It is noted that there is an exemption for a single residential unit on an existing site so long as all other standards are complied with.
7.6.5.1.3	Scale of Activities	Not applicable. The sites are anticipated to be utilised for residential use. No non-residential activities are proposed as part of this application.
7.6.5.1.4	Building Height	Not applicable. No buildings are proposed as part of this application.
7.6.5.1.5	Sunlight	Not applicable. No buildings are proposed as part of this proposal.
7.6.5.1.6	Stormwater Management	Permitted. Proposed Lot 1 contains a small, concreted drive, which will be well within the permitted thresholds for the zone. Lot 2 is vacant.
7.6.5.1.7	Setback from Boundaries	Not applicable. No buildings are proposed as part of this proposal.
7.6.5.1.8	Screening for Neighbours – Non-Residential Activities	Not applicable.
7.6.5.1.9	Outdoor Activities	Permitted.
7.6.5.1.10	Visual Amenity	Not applicable. The site is not located within Coopers Beachfront Estate, nor on Cobham Road, Kerikeri or Kerikeri Inlet Road.
7.6.5.1.11	Transportation	A full assessment has been undertaken in the table below.
7.6.5.1.12	Site Intensity – Non-Residential Activities	Not applicable.
7.6.5.1.13	Hours of Operation – Non-Residential Activities	Not applicable.
7.6.5.1.14	Keeping of Animals	Not applicable
7.6.5.1.15	Noise	Permitted.
7.6.5.1.16	Helicopter Landing Area	Not applicable
7.6.5.1.17	Building Coverage	Not applicable. No buildings are sought as part of this proposal.

3.8 As indicated above, the proposal is able to comply with the permitted provisions set out under Chapter 7.6.5.1 of the District Plan.



District Wide Matters

3.9 An assessment of the relevant District Wide Matters is outlined below:

ASSESSMENT OF THE APPLICABLE PERMITTED DISTRICT WIDE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
12.3.6.1.3	EXCAVATION AND/OR FILLING	Permitted Activity Some earthworks may be required for the trenching of services for the subdivision (for stormwater and wastewater pipes), however these are exempt from the definition of excavation within the ODP and will only require minimal earthwork volumes which will be well within the permitted threshold for the zone.
15.1.6A	TRAFFIC	Permitted Activity The proposed lots will be vacant.
15.1.6B	PARKING	Permitted Activity There is adequate area within the proposed lots for any future parking areas, which will be at the discretion of any developers.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted. The subdivision will not result in any additional users along Haekaro Lane. Currently, the site has rights over Haekaro Lane for access, as detailed in DP60617, which is attached with this application. Lot 1 will utilise the existing crossing place from Nancy Wake Place, with Lot 2 utilising the existing access from Haekaro Lane. As the proposal will not increase the number of users of Haekaro Lane, it is considered that the proposal is permitted in terms of this rule.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Permitted. The proposal will not alter the number of users and therefore, it is considered that the proposal is permitted insofar as this rule.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Permitted Activity



		The proposal will not alter the number of users of Haekaro Lane and therefore, it is considered that the proposal is permitted in terms of this rule.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable. The site does not have frontage to a footpath.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Not applicable.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Permitted Activity There is an existing concreted crossing place from Nancy Wake Place, which will service Lot 1, which is consented under VX-2021-1445. The crossing to Lot 2 from Haekaro Lane has not yet been formed. It is requested that the construction of the crossing place to Lot 2 from Haekaro Lane is constructed at the time of built development of the lot, so that the crossing place location can be decided to suit any future house design and parking and manoeuvring areas. The vehicle crossings will not service two or more properties.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted Activity (a) There will be adequate turning on each site. (b) The private accessway is existing with no additional users proposed. (c) The areas which legal width exceeds formation requirements are grassed. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Permitted Activity (a) Nancy Wake Place is considered to meet the legal road width. (b) Nancy Wake Place is considered to be constructed to the appropriate standards. (c) Lot 2 will have frontage to a ROW and will be serviced from the ROW. Lot 1 has an existing crossing place from Nancy Wake Place and will not have frontage to a ROW and therefore this rule is not applicable to Lot 1. (d) The legal road carriageway does not encroach upon the subject property.
15.1.6C.1.9 – II	Not applicable to this development.	

3.10 As indicated above, the proposal can comply with the relevant provisions of the District Wide Matters.



Overall status of the proposal under the Operative District Plan

3.11 The proposal cannot comply with the controlled lot sizes for the zone, however, can comply with the Discretionary provisions. As such, the subdivision application will be assessed as a **Discretionary Activity**.

3.12 Therefore, the relevant sections of Chapter 13.10 will be assessed as part of the application.

Proposed District Plan

3.13 The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned General Residential. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Overlay Area.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site is not known to contain any historic heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Maori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any known sites or areas of significance to Māori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable.</p>



		The site does not contain any known ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Permitted. SUB-R6 relates to environmental benefit subdivisions which the proposal is not applying for. SUB-R13 relates to subdivision of a site within a heritage area overlay, which does not relate to the subject site. SUB-R14 relates to subdivision of a site that contains a scheduled heritage resource, which the site does not contain. SUB-R15 relates to a subdivision of a site containing a scheduled site and area of significance to Māori, which the site does not contain. SUB-R17 relates to a site containing a scheduled SNA, which the site does not include.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Permitted. Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

3.14 Overall, the proposal is assessed as being Permitted in terms of the PDP.



National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS)

- 3.15 A site visit, review of aerials and past applications and discussions with the landowner did not indicate that the site is HAIL. The subject site is residential in nature and has been for many years. No such assessment of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health has therefore been undertaken. The application has been considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

- 3.16 There are no wetland areas on the site which would require assessment of the NES-F. The proposal is considered **Permitted** in terms of this regulation.

Other National Environmental Standards

- 3.17 No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.

Control of Earthworks Bylaw

- 3.18 As per the assessment above, no District or Regional consents are required for earthworks, and as such an assessment under the control of earthworks bylaw is considered necessary.
- 3.19 The earthworks required for this application generally meet the exemptions under the definition of excavation being:
(b) digging of post holes or trenches for drainage
- 3.20 For completeness the earthworks triggers have been assessed below.

ASSESSMENT OF THE APPLICABLE CONTROL OF EARTHWORKS RULES:		
<u>PERFORMANCE STANDARDS</u>		
Bylaw Reference	Rule	Performance of Proposal
7.1	(a)	Complies While the trenches for the stormwater and wastewater pipes will be undertaken within 3m of the site boundaries these works meet the exemptions within the definition of excavation in the bylaw, as the trench will be dug to accommodate the stormwater pipe which is considered to meet the provision 'trenches for drainage'.
	(b)	Complies No works are anticipated to be undertaken beyond three metres of a boundary.



	(c)	Complies The site is not located within the Rural Production Zone.
	(d)	Complies The site is outside of any resource features.
	(e)	Complies Stormwater runoff will not adversely impact upon any adjoining properties.

3.21 As per the assessment above, no earthworks permit is required.

4.0 Statutory Assessment

Section 104B of the Act

4.1 Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to both Discretionary and Non-Complying Activities, a consent authority may grant or refuse an application and impose conditions under section 108.

Section 104(1) of the Act

4.2 Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

4.3 Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (As described in section 3 of the act). Positive effects arising from this subdivision is that an additional allotment will be created within this area which will provide



land for future housing which is currently under pressure. The proposal will provide allotments which can adequately provide buildable platforms as well as connect to reticulated services in a residential area. Access can be provided for via existing provisions.

- 4.4 Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity'. It is considered that the proposal does not create any adverse effects which would require offsetting or compensation, given the proposal will create residential sized allotments in an area zoned Residential.
- 4.5 Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.0 below.
- 4.6 Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

5.0 Environmental Effects Assessment

- 5.1 Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 5.2 The subdivision proposal is a Discretionary activity as per rule 13.9. The criteria within 13.10 of the District Plan is therefore to be used for assessment of the subdivision, in conjunction with the matters set out under Sections 104, 104B and 106 of the Resource Management Act 1991. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:
- 5.3 An assessment has been undertaken in accordance with Section 13.10 Assessment Criteria of the District Plan below.

ALLOTMENT SIZES AND DIMENSIONS

- 5.3.1 The subdivision will create one additional allotment which will result in 2 allotments of 459m² and 714m². The area is urban in character with residential allotments ranging from 600m² to 1200m². Subdivision patterns within the immediate area are quite dated, with no new subdivision development occurring within the immediate area recently. The Residential lots are of varying sizes and predominantly contain a residential dwelling.



- 5.3.2 Currently, the subject site is 1176m² in area. It is considered that the intention of the Residential zone is to provide new residential areas at similar densities to those prevailing at present with the provision to provide for a range of housing types and forms of accommodation. It is considered that the proposal fulfils this, by providing lots which can be developed within a reticulated area. The proposed lot sizes are considered to be of ample area to provide for the intended purpose or land use and are easily able to accommodate a building and associated infrastructure without triggering land use consent. Operational and maintenance requirements can be sufficiently completed within the proposed lot boundaries.
- 5.3.3 In terms of visual and character cumulative effects, the proposal is considered to result in less than minor effects. The site is obscured by existing buildings and vegetation so that any future development within the lots will blend into the hillside that is already developed with residential dwellings. Given the location of the site and residential zone as well as the proximity to townships and amenities, we have concluded that the development is not out of character for this area.
- 5.3.4 Access to the site is existing, with access being provided for from Nancy Wake Place and Haekaro Lane. For this reason, the proposal will not alter the number of users on Haekaro Lane. There is an existing crossing place from Nancy Wake Place which will service Lot 1.
- 5.3.5 Overall, the proposal is not considered out of character within the surrounding environment. The site is not located within the rural or coastal environments. The proposal will enable the best utilization of the land while still maintaining the urban character. The proposal is not considered to be objectionable with the surrounding environment or the Residential zone in general. It is considered that the proposal fulfils the intended purpose of the site, being zoned Residential. The proposal will provide one additional allotment which can be utilized for residential use which is in demand.

NATURAL AND OTHER HAZARDS

- 5.3.6 The NRC Hazard Maps do not indicate that the site is susceptible to coastal and river flood hazards, which is due to the location and topography of the site. The site is also noted as being within the safe zone for Tsunami.
- 5.3.7 The site is not known to be susceptible to any of the items listed within 13.10.2 of the ODP.
- 5.3.8 As determined within the Engineering Assessment prepared by Haigh Workman, in regard to s106 of The Act, it is considered that there is no significant risk from natural hazard. Due to the above, the proposal is not considered to accelerate, worsen or result in material damage and as such, it is considered that there are no circumstances applicable under s106 which would require FNDC to refuse the subdivision consent.

WATER SUPPLY

- 5.3.9 The site is located within an area serviced by Doubtless Bay Water Supply (DBWS). Comments were sought and obtained from DBWS, who advised that they have an existing water line



within Haekaro Lane, which can service Lot 2, and also an existing service line within Nancy Wake Place, which can service Lot 1.

- 5.3.10 As the potable water supply by DBWS is not sufficient to be utilised for on-site fire-fighting supply, it is recommended that a consent notice condition is imposed on the new titles advising that water supply for the purpose of fire fighting be addressed at the time the lots are developed with a residential dwelling.

STORMWATER DISPOSAL

- 5.3.11 The subject site is currently vacant, with only a small area of concreted drive within Lot 1. The site is located within an area which is shown to be serviced by reticulated stormwater services.

- 5.3.12 Haigh Workman have completed an assessment of Stormwater for the proposed subdivision. The Engineering Assessment is attached within **Appendix 4** of this application. It is stated within the Engineering Assessment that:

'The site naturally drains to the east where it meets the drain on the western side of the right of way. Stormwater then flows to the north along the drain before entering the council stormwater system on Cable Bay Block Road.

Downstream from site an area adjacent to the Otanenui Stream are mapped as being with the 10, 50 and 100 year flood zones. Although dwellings are located within the mapped flood hazard, floor levels are elevated from the ground level therefore it is not considered that future development will increase the risk of flooding to buildings downstream.

As part of subdivisional works a 225mm pipe should be installed from the boundary of proposed lot 1 along easements D, A and C to convey stormwater from both lots to the roadside drain on Cable Bay Block Road the design of this pipe will be confirmed during engineering plan approval. The roadside drain on Cable Bay Block Road is a rural type water table with culverts under vehicle crossings. 50m north of the proposed outfall, water enters the piped FNDC stormwater network that drains into the Otanenui Stream. A drawing showing this is included in Appendix A.

It is recommended that a stormwater neutrality report for the 10% AEP rainwater event is completed at building consent stage, this may be formed as a consent notice.'

- 5.3.13 As such, it is anticipated that a condition of consent will be imposed on the decision document requiring the installation of a 225mm pipe to convey stormwater from Proposed Lot 1 to the roadside drain on Cable Bay Block Road. It is also anticipated that a consent notice condition will be imposed for both lots requiring a stormwater neutrality report at the time of a construction of a dwelling on the relevant lot.
- 5.3.14 Given the assessment made within Haigh Workman's report as well as the inclusion of the above provisions on the decision document, it is considered that the proposal will not create any adverse effects in relation to stormwater runoff.





Figure 11: Haigh Workman Proposed Wastewater and Stormwater Plan

SANITARY SEWAGE DISPOSAL

5.3.15 It has been confirmed with the FNDC Engineer that the additional lot can connect to the sewer scheme as the site is within the wastewater area of benefit. The reticulated sewer line runs near the frontage of Cable Bay Block Road. The subject site has a dog leg configuration which allows a connection point to the existing sewer line. This will be contained within Lot 2, with rights provided to Lot 1 over Lot 2. Refer to **Figure 11** above for visual location of proposed and existing wastewater lines.

5.3.16 Haigh Workman have completed an assessment of wastewater within their Engineering Assessment and recommended *'As part of the subdivision works, it is proposed that a 150mm wastewater pipe as per the FNDC engineering standards for two or more dwellings is installed in easements A, C and D to connect Lot 1 to the sewer line and provide a more convenient connection for Lot 2. An application to connect to the sewer is required to be submitted to FNDC, along with an engineering plan approval.'*

5.3.17 It is anticipated the above will be imposed as a condition of consent on the decision document. It is therefore considered that connection to the reticulated wastewater system can be provided to both allotments with less than minor effects being created.

ENERGY SUPPLY, TOP ENERGY TRANSMISSION LINES, & TELECOMMUNICATIONS

5.3.18 Top Energy have been contacted as part of the application process, with their comments included with this application. Top Energy advised that Lot 1 has an existing power supply, which runs through the boundaries of Lot 2. Easements have been shown (Easements A, C & D) on the scheme plan which provide for the provision of right to convey electricity over Lot 2 to service Lot 1. Top Energy has advised that connection is to be made available to the additional lot (Lot 2), which is anticipated to be a condition of consent.



5.3.19 Chorus have also been contacted as part of this application and advised that reticulation can be provided for to the development. Their letter is also attached with this application.

EASEMENTS FOR ANY PURPOSE

5.3.20 The scheme plan from Williams & King shows two tables – the Schedule of Existing Easements and the Schedule of Proposed Easements.

5.3.21 The Schedule of Existing Easements include A & B, which are contained within Documents ECA384541 and ECA384542. These include rights to access over the existing right of way.

5.3.22 The Schedule of Proposed Easements includes Easements A, C & D, which provide rights to Lot 1 over Lot 2 for rights to drain water and sewage, rights to convey electricity and telecommunications and water.

5.3.23 All easements will be provided for with the standard consent condition requiring all easements to be shown pursuant to s223 of the Act being anticipated.

PROVISION OF ACCESS

5.3.24 Access to Lot 2 will be via existing right of way provisions along Haekaro Lane. Access to Lot 1 will be via the existing crossing place from Nancy Wake Place. As assessed earlier in this report, the proposal does not result in any breaches of the permitted standards within Chapter 15 for traffic, parking or access. The proposal will not create any additional users or rights along Haekaro Lane, as only one allotment will be provided provision for access.

5.3.25 As mentioned earlier in this report, there is an approved vehicle crossing present from Nancy Wake Place which was constructed under VX-2021-1445.

5.3.26 It is considered that given the residential nature of the area, the proposed additional traffic movements will be easily absorbed into the existing roading network such that no adverse effects are anticipated to arise.



Figure 12: Existing approved crossing from Nancy Wake Place.



Figure 13: Haekaro Lane frontage to Lot 2.

EFFECT OF EARTHWORKS AND UTILITIES

5.3.27 As stated earlier in this report, some trenching will be required for the stormwater and wastewater pipes, however these are excluded from the definition of excavation under the ODP. No additional excavations are anticipated.

BUILDING LOCATIONS

5.3.28 Haigh Workman have completed an Engineering Assessment for the site which determined that *'The nominated building sited do not contain any natural hazards that would warrant action under Section 71(1) of the Building Act 2004. There is no significant risk from natural hazards that would cause Section 106 of the Resource Management Act to apply.'* As such, it is considered that based on these findings, the proposed lots are suitable for future built development and no restrictions apply. Detailed design at the time of building consent for any buildings on the lots, can provide further investigation in terms of foundations and any other structural documents required for compliance.

5.3.29 The site is not shown to be subject to inundation and therefore minimum floor heights have not been established.

5.3.30 The design of any future buildings will be at the discretion of future owners, however as the lots are north facing, there is ample opportunity to take advantage of passive solar gain.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

5.3.31 The subject site is not known to contain any habitats of indigenous fauna, heritage resources or landscape features that are of sufficient values in terms of the objectives and policies in Chapter 12 of the Plan.

5.3.32 The subject site is not shown to be located with an area of kiwi high density under the FNDC Maps. The subject site is not known to contain any archaeological or cultural significance to Māori.

5.3.33 There are no reserves to be set aside or vested in Council as this is not applicable to the proposal.

5.3.34 As such, it is considered that there are no items applicable under this section which relate to the proposal.

SOIL

5.3.35 The site is zoned Residential and is in a location which is heavily developed with residential dwellings on similar sized allotments as those proposed. Connections to the reticulated wastewater and stormwater networks are proposed, such that no effects on life supporting capacity are anticipated.



ACCESS TO RESERVES AND WATERWAYS

5.3.36 The site is not in close proximity, nor does it contain any reserves or waterways to which this rule would be applicable.

LAND USE INCOMPATIBILITY

5.3.37 The subject site and wider surrounding environment are zoned Residential. The proposal will create allotments which are consistent with lot sizes in the surrounding area and are also capable of containing future residential development, as determined within the Engineering Assessment prepared by Haigh Workman. The intended use of the sites are for residential use, which is considered to be consistent with surrounding development in the area and therefore, will not create incompatible land uses, or reverse sensitivity effects.

5.3.38 The proposal has taken into account reverse sensitivity effects and effects from incompatible land use activities, and it has been determined that the proposed allotments are not out of character within the immediate and larger area, such that no reverse sensitivity effects or incompatible land use activities are created.

PROXIMITY TO AIRPORTS

5.3.39 Not applicable as the subject site is not located in close proximity to an airport.

NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

5.3.40 The subject site is not located within the Coastal Environment under the Regional Policy Statement (RPS). The proposal is not considered to have any adverse effects on the natural character of the coastal environment.

ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

5.3.41 No energy efficient or renewable energy development are sought as part of this proposal.

NATIONAL GRID CORRIDOR

5.3.42 The site is not within a national grid corridor.



6.0 Policy Documents

- 6.1 In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

- 6.2 As discussed in detail in Section 3 above the proposal is permitted in terms of the relevant National Environmental Standard documents.

National Policy Statements

- 6.3 There are currently 8 National Policy Statements in place. These are as follows:
- National Policy Statement on Urban Development.
 - National Policy Statement for Freshwater Management.
 - National Policy Statement for Renewable Electricity Generation.
 - National Policy Statement on Electricity Transmission.
 - National Policy Statement for Highly Productive Land
 - New Zealand Coastal Policy Statement.
 - National Policy Statement for Indigenous Biodiversity
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat.
- 6.4 There are no National Policy Statement that are directly relevant to the consideration of the proposed activity.

Regional Policy Statement

- 6.5 It is considered that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects and can provide a suitable building platform within the new allotments. The proposed lot sizes are not uncommon in residential zones and will provide infill development where it is highly sought after. Future development will be connected to reticulated wastewater and stormwater systems, which will ensure the coastal water quality is not affected.

Far North District Plan

Relevant objectives and policies

- 6.6 The relevant objectives and policies of the Plan are those related to the Urban Environment and Residential Zone. The proposal is considered to create no more than minor adverse effects on the residential environment. The proposal is considered to have negligible effects on the residential amenity value of the area, as the proposal will see residential development in an intensely developed area. The overall proposal is consistent with the objectives and policies of the Operative Plan.



Assessment of the objectives and policies within the Urban Environment

- 6.7 The following assessment is based upon the objectives and policies contained within section 7.3 and 7.4 of the District Plan.

Objectives

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.3.5 To achieve the development of community services as an integral and complementary component of urban development.

7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

- 6.7.1 The proposal is not considered to create adverse environmental effects on the natural and physical resources of the district. The site and surrounding environment are zoned residential, with many similar sized lots created within the surrounding environment. The proposal will enable the use of buildings and infrastructure by providing one additional lot which can accommodate future residential development. Connections to Council's wastewater and stormwater networks will be utilised. No adverse effects on amenity values are anticipated as the proposal will provide allotments which are not objectionable in the surrounding environment. The proposal is considered to be of low density. No community services are proposed. Water storage to the lots is possible as well as connection to the private water system in the area, with tank supply for fire fighting purposes offered as a consent notice condition.

Policies

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.

7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.

7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.

7.4.5 That new urban development avoid:

(a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;



- (b) adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;*
- (c) adversely affecting outstanding natural features, landscapes and heritage resources;*
- (d) adversely affecting the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- (e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;*
- (f) areas containing finite resources which can reasonably be expected to be valuable for future generations, where urban development would adversely affect their availability;*
- (g) adversely affecting the safety and efficiency of the roading network;*
- (h) the loss or permanent removal of highly productive and versatile soils from primary production due to subdivision and development for urban purposes.*

7.4.6 That the natural and historic heritage of urban settlements in the District be protected (refer to Chapter 12).

7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.

7.4.8 That infrastructure for urban areas be designed and operated in a way which:

- (a) avoids remedies or mitigates adverse effects on the environment;*
- (b) provides adequately for the reasonably foreseeable needs of future generations; and*
- (c) safeguards the life-supporting capacity of air, water, soil and ecosystems.*

7.4.9 That the need for community services in urban areas is recognised and provided for.

- 6.7.2 The amenity values of the area will be maintained as the lot sizes created reflect those already in existence in the surrounding environment. The level of effects created are considered appropriate for the site. The lots will connect to the existing reticulated stormwater network. Natural character of the coastal environment is not considered to be affected. There are no areas of significant vegetation or fauna, Outstanding Natural Features, Landscapes or heritage resources which affect the site. The relationship of Māori and their culture and traditions is not anticipated to be affected. Natural hazards will not be exacerbated. The site is not known to contain finite resources. The safety and efficiency of the roading network has been adequately addressed within this report. The site does not contain any highly productive or versatile soils and furthermore is zoned as Residential. The site is not known to be located within a historic heritage settlement. The site and surrounding environment are residential in nature and the proposal will create lots which are consistent with this. The proposed lots will connect to the existing wastewater and stormwater reticulated systems. Water supply can be provided for via the private reticulated network. The proposal does not result in any community services; however these are provided for already within the wider environment.



Assessment of the objectives and policies within the Residential Zone

- 6.8 The following assessment is based upon the objectives and policies contained within section 7.6.3 and 7.6.4 of the District Plan.

Objectives

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity

7.6.3.3 To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive

- 6.8.1 The development is located within an existing residential area where the proposed lot sizes are similar to those in the surrounding environment. The proposal will create residential allotments which are capable of urban development. The site is not considered to be located on the urban fringe and is rather within the urban centre, due to the intense residential development in the area.

Policies

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.



- 6.8.2 Policies 7.6.4.1 – 3 cover zone changes. The proposal will result in one additional allotment which is anticipated to be utilised for residential use. The proposed lot sizes have more than sufficient area for outdoor space, parking and manoeuvring. The sites have adequate access to sunlight and daylight. It is considered that privacy of any future inhabitants can be adequately provided for.

Assessment of the objectives and policies for Subdivision Activities

- 6.9 The following assessment is based upon the objectives and policies contained within section 13.3 and 13.4 of the District Plan.

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).



13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

- 6.9.1 The subdivision will be consistent with the purpose of the residential zone which is to *enable development of residential areas where the effects of activities permitted in the zone are compatible with sustainable development and with the existing character and amenity, which is typically medium density residential living*. The subdivision of this residential zoned site is considered appropriate as it will not result in any adverse effects on the surrounding environment. Reverse sensitivity effects are not anticipated. The proposal is not considered to be affected by natural hazards as discussed within this report. The proposal is not considered to have any adverse effects on Outstanding Landscapes or Natural Features in the Coastal Environment. The site does not contain any heritage resources, nor is it located in close proximity to any such features. Stormwater will be directed to the reticulated network, with provision for water supply also included as part of this subdivision. Superior outcomes are achieved by creating infill development on an allotment which is not susceptible to natural hazards as well as having the provision to be connected to reticulated water, wastewater and stormwater services. The relationship between Māori and their ancestral land, water, sites, wahi tapu and other taonga are not considered to be affected. Electricity supply will be provided for as per the requirements from Top Energy. Energy efficient design can be provided for at the time of built development within the lots. It is considered there is ample opportunity to take advantage of passive solar gain. Efficient provision of infrastructure has been provided for by utilising the existing stormwater and wastewater networks. The site is not located within the National Grid.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;***
- (b) ecological values;***
- (c) landscape values;***
- (d) amenity values;***
- (e) cultural values;***
- (f) heritage values; and***
- (g) existing land uses.***

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.



13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or***
- (b) result in increased demand for esplanade areas; or***
- (c) involve adverse effects on riparian areas; or***
- (d) depend on the assimilative capacity of the environment external to the site.***

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;***
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;***



- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);*
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*
- (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.*

13.4.14 *That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.*

13.4.15 *That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:*

- (a) development of energy efficient buildings and structures;*
- (b) reduced travel distances and private car usage;*
- (c) encouragement of pedestrian and cycle use;*
- (d) access to alternative transport facilities;*
- (e) domestic or community renewable electricity generation and renewable energy use.*

13.4.16 *When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:*

- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*
- (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*
- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

- 6.9.2** As has been discussed within this report, the proposal is not considered to create any adverse effects on the natural character of the Coastal Environment, nor any other items listed in 13.4.1. Vehicular access will be provided via existing provisions, not increasing the number of users on either existing access. The site is not considered to be affected by natural hazards. Connection to utility services will be underground, such that visual effects are not anticipated. The proposal has provided for maintenance and enhancement of the coastal environment by creating a low-density subdivision, where the lot sizes are consistent with the surrounding environment. Financial contribution is not considered necessary for this proposal. Water storage can be provided for at the time of built development on the lots as per the offered



consent notice condition. Bonus development donor and recipient areas are not a consideration of this proposal. The site is not located within the Conservation zone. The proposal is not anticipated to affect Māori and their relationship with culture and tradition. The proposal is not considered to be of intensive development and a management plan is not considered necessary in this instance. In regard to 13.4.13, the proposal will result in infill development such that it is considered to be a good use of the site and no effects on natural features are anticipated. No vegetation clearance and minimal earthworks are required. Legal access to foreshore or esplanade areas are not a consideration of this proposal. The proposal is not considered to affect the relationship of Māori and their culture and traditions. No planting of indigenous vegetation is proposed and is not considered required in this residential environment. The site is not considered to adversely affect areas of historic heritage. Future building platforms will be sited such that natural hazards will not be exacerbated. The objectives and policies of the urban and residential environments have been undertaken and the proposal was found to be consistent with these. The lots are of sufficient size and dimension to take advantage of passive solar gain. The site is not located within the National Grid.

Proposed District Plan

- 6.10 Under the Proposed District Plan, the site is zoned General Residential and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the residential environment and is consistent with the residential intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Assessment of the objectives and policies within the General Residential Zone

Objectives

GRZ-01 - The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- (a) housing needs and demand;***
- (b) the adequacy and capacity of available or programmed development infrastructure;***
- (c) the amenity and character of the receiving residential environment; and***
- (d) historic heritage.***

GRZ-02 - The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

GRZ-03 - Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.

GRZ-04 - Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-05 - Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.



GRZ-O6 - Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

- 6.11 The proposal will provide one additional allotment which has sufficient area for future built development and services. These types of sections are in high demand due to the shortfall of housing and vacant allotments in the area. The proposed lots will connect into the existing wastewater infrastructure, with some additional infrastructure being required to connect. The proposal is considered to be consistent with the amenity and character of the surrounding environment, with lots of this size not being out of the ordinary in the surrounding environment. The proposal is not considered to impact any areas of historic heritage. The proposal will be an infill development and is not considered to contribute to urban sprawl. No non-residential activities are proposed. The lots are intended for residential development. It is considered there is adequacy and capacity of infrastructure to adequately cater for the additional lot, as has been discussed with FNDC Development Engineer. The proposal will provide functional and high amenity living environment by providing development which can be utilised for built development, which is of high demand. The proposal is not considered to alter the resilience of the community to climate change.

Policies

GRZ-P1 - Enable land use and subdivision in the General Residential zone where:

- (a) there is adequacy and capacity of available or programmed development infrastructure to support it; and***
- (b) it is consistent with the scale, character and amenity anticipated in the residential environment.***

GRZ-P2 - Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:

- (a) telecommunications:***
 - i. fibre where it is available; or***
 - ii. copper where fibre is not available;***
- (b) local electricity distribution network;***
- (c) wastewater; and***
- (d) potable water and stormwater where it is available.***

GRZ-P3 - Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-P4 - Enable non-residential activities that:

- (a) do not detract from the vitality and viability of the Mixed Use zone;***
- (b) support the social and economic well-being of the community;***
- (c) are of a residential scale; and***
- (d) are consistent with the scale, character and amenity of the General Residential zone.***

GRZ-P5 - Provide for retirement villages where they:

- (a) compliment the character and amenity values of the surrounding area;***
- (b) contribute to the diverse needs of the community;***
- (c) do not adversely affect road safety or the efficiency of the transport network; and***



(d) can be serviced by adequate development infrastructure.

GRZ-P6 - Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.

GRZ-P7 - Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

GRZ-P8 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

(a) consistency with the scale, design, amenity and character of the residential environment;

(b) the location, scale and design of buildings or structures, potential for shadowing and visual dominance;

(c) for residential activities:

i. provision for outdoor living space;

ii. privacy for adjoining sites;

iii. access to sunlight;

(d) for non-residential activities:

i. scale and compatibility with residential activities

ii. hours of operation

(e) at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;

(f) the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:

i. opportunities for low impact design principles

ii. ability of the site to address stormwater and soakage;

(g) managing natural hazards; and

(h) any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6

- 6.12 As mentioned throughout this report it is considered that there is adequate infrastructure available to service the proposed lots. The proposal is considered consistent with the scale, character and amenity of the surrounding environment. Connection to electrical supply will be provided for as per the letter from Top Energy. Connection to the reticulated wastewater system is proposed. Water supply can also be provided to the site via DBWS. No multi-unit developments are proposed. No non-residential activities or retirement villages are proposed. Water storage has been accounted for as discussed within this report. Energy efficient design and renewable energy options will be at the discretion of new owners. The proposal is considered consistent with the scale, design and amenity and character of the surrounding environment. The proposed boundaries provide adequate distance to ensure no over-shadowing or visual dominance. There is ample area within each site for outdoor living space, privacy and access to sunlight. No new non-residential activities are proposed and there are no known zone interfaces. Stormwater management has been addressed for the sites in accordance with the report from Haigh. The site is not known to be susceptible to natural hazards. The site is not known to have any impacts on any historical, spiritual or cultural association held by tangata whenua.



Summary

- 6.13 The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.

7.0 Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

- 7.1 Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

- (2) Determine whether the application meets any of the criteria set out in subsection (3) and, —*
(a) if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 2.
(3) The criteria for step 1 are as follows:
(a) the applicant has requested that the application be publicly notified;
(b) public notification is required under section 95C;
(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 7.1.1 It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

- (4) Determine whether the application meets either of the criteria set out in subsection (5) and, —*
(a) if the answer is yes, go to step 4 (step 3 does not apply); and
(b) if the answer is no, go to step 3.
(5) The criteria for step 2 are as follows:
(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;
(b) the application is for a resource consent for 1 or more of the following, but no other, activities:
(i) a controlled activity;
(ii) [Repealed]
(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.
(iv) [Repealed]
(6) [Repealed]

- 7.1.2 The application is a Discretionary activity. No preclusions apply in this instance.

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

- (7) Determine whether the application meets either of the criteria set out in subsection (8) and, —*
(a) if the answer is yes, publicly notify the application; and
(b) if the answer is no, go to step 4.
(8) The criteria for step 3 are as follows:
(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:



(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 7.1.3 No applicable rules require public notification of the application. The activity will not have a more than minor effect on the environment.

Step 4: Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 7.1.4 There are no special circumstances that exist to justify public notification of the application. The proposal will provide one additional allotment in a residential zone, where both lots are considered capable of containing future built development as well as having connection to reticulated services. Hence the proposal is not considered to be exceptional or unusual.

Public Notification Summary

- 7.1.5 From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 7.2 If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

Step 1: Certain affected groups and affected persons must be notified

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 7.2.1 There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:



(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 7.2.2 There is no rule in the plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 3 must be considered.

Step 3: Certain other affected persons must be notified.

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.
(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.
(9) Notify each affected person identified under subsections (7) and (8) of the application.
The proposal is not for a boundary activity nor is it a prescribed activity.

- 7.2.3 The proposal is not for a boundary activity.

- 7.2.4 In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section, —

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

- 7.2.5 A council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

- 7.2.6 With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 5 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 4, 5 & 6 are also relied on and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The development is not considered to be contrary to the objectives and policies under the District Plan.
- The proposed lots will connect to the reticulated wastewater and stormwater systems, reducing cumulative impacts.
- Stormwater management can be easily accommodated within the lot boundaries.



- The proposal will not increase the number of users of Haekaro Lane or the existing approved vehicle crossing, as each lot will utilise an existing access point.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

7.2.7 It is therefore considered no persons will be affected to a minor or more than minor degree.

7.2.8 Due to the size of allotments in the area, the development is considered consistent with other developments in the area and as such no other sites are considered to be adversely affected.

7.2.9 As a result of the above and with respect to section 95B(8) and section 95E, the proposal is considered to have a no more than minor effect on all owners and occupiers of adjacent properties. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

7.2.10 The proposal is to subdivide the site to create one additional allotment. The site is zoned Residential and the proposal is not considered to be objectionable with the surrounding environment. It is considered that no special circumstances exist in relation to the application.

7.2.11 Due to the nature of the surrounding environment and the measures proposed within this report, no reverse sensitivity effects are anticipated to be created.

7.2.12 It is therefore considered that there are no special circumstances that exist to warrant notification of the application to any other persons.

Limited Notification Assessment Summary

7.3 Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

7.4 Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

8.0 Part 2 Assessment

8.1 The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

8.2 The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It



is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.

- 8.3 Section 6 of the Act sets out a number of matters of national importance. It is considered that the proposal will not adversely affect any of these matters, as has been explained throughout this report.
- 8.4 Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values. This development will result in an efficient use of the site as the site can be effectively used for residential purposes. Amenity values will be maintained as the character of the area is already urban in nature.
- 8.5 Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori nor does the site indicate any historic archaeology is present. As such it is considered that the proposal has taken into account the principals of the Treaty of Waitangi; and is not considered to be contrary to these principals.
- 8.6 Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by section 5 of the Act.

9.0 Conclusion

- 9.1 The proposal is to undertake a subdivision to create one additional allotment within the Residential zone. An Engineering Assessment has been provided by Haigh Workman which supports the proposed subdivision.
- 9.2 Due to the proposal existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding environment.
- 9.3 In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be no more than minor.
- 9.4 It is also considered that the proposal will have no more than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 9.5 As Discretionary activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B and 106 of the



Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

10.0 LIMITATIONS

- 10.1 This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
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