

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(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:

Harvey Garton c/o Okahu Developments Ltd

Email:

Phone number:

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Home

Postal address:

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

Postcode

0441

** 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:

Okahu Developments Limited

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:

Okahu Developments Limited

**Site Address/
Location:**

	Postcode

Legal Description:

Lot 3 DP597669 & Lot 4 DP600633

Val Number:

Certificate of title:

1157743

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.

Please contact applicant to arrange site visit.

9. Description of the Proposal:

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

Subdivision consent to create four additional allotments (five additional titles) in the Rural Living zone as a Controlled Activity. Cancellation of existing easements under s243(e) of Act. Cancel existing amalgamation condition under s241 (3) of the Act.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)	Strand Homes Ltd	
Email:	harvey@strandhomes.co.nz	
Phone number:	Work 0212219093	Home
Postal address: (or alternative method of service under section 352 of the act)	229 State Highway 1, Awanui	
	Postcode	

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)	Harvey Garton	
Signature: (signature of bill payer)		Date 10-Sep-2025

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)

Harvey Garton

Signature:

[Redacted Signature]

Date 10-Sep-2025

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.

Subdivision Resource Consent Proposal

Okahu Developments Limited

Okahu Downs Drive, Kaitaia

Date: 18 September 2025

Please find attached:

- an application form for a Subdivision Resource Consent in the **Rural Living Zone** to create four additional allotments (five additional titles) and;
- Cancellation of existing easement rights under s243(e) of the Act.
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

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

It is also requested to cancel the existing amalgamation condition which holds Lot 3 DP579669 and Lot 4 DP600633 together. This is requested to be completed under Section 241(3) of the Act and is requested to be included as a separate resolution within the decision document.

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

Regards,



Alex Billot

Resource Planner

Reviewed by:

Sheryl Hansford



Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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- 1. Far North District Council Application Form**
- 2. Certificate of Title– LINZ**
- 3. Consent Notice 12809949.6 - LINZ**
- 4. Consent Notice 13004971.3 – LINZ**
- 5. Easement Instrument 12809949.4 - LINZ**
- 6. Easement Instrument 13004971.2 - LINZ**
- 7. Easement Instrument 13330275.3 - LINZ**
- 8. Transfer 6056764.2 & Consent Notice 535015.5 - LINZ**
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- 10. Correspondence – *Top Energy***
- 11. Onsite Wastewater Site Suitability Report – *O’Brien Design Consulting***
- 12. LGA3000092 Approved Decision – *FNDC***
- 13. LGA3000092 Approved Plan – *FNDC***
- 14. Draft LT Plan for easement – *Strand Homes***



Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

- 1.1. The proposal is to undertake a subdivision of Lot 3 DP597669 and Lot 4 DP600633 to create four additional allotments (five additional titles). All proposed allotments will be vacant, with Lots 3-7 being accessed via a series of easements (right of ways) from Okahu Downs Drive. The balance lot, proposed Lot 8 will continue to be accessed via existing provisions from Pukepoto Road. The sites are zoned as Rural Living under the Operative District Plan (ODP).
- 1.2. The proposed lots are as follows:
 - Proposed Lot 3 – 4243m²
 - Proposed Lot 4 – 4026m²
 - Proposed Lot 5 – 7376m²
 - Proposed Lot 6 – 4028m²
 - Proposed Lot 7 – 4019m²
 - Proposed Lot 8 – 4.61 hectares.

Areas and measurements are subject to final survey.

- 1.3. The proposed subdivision can comply with the Controlled provisions under 13.7.2.1(iv) of the ODP as the proposed allotments will exceed 4000m² in area.
- 1.4. Top Energy and Chorus have been contacted as part of the pre-application process, as will be discussed further in this report. All correspondence is attached within the appendices of this application. An Onsite Wastewater Site Suitability Report has been completed by O'Brien Design Consulting which is also attached with this application.

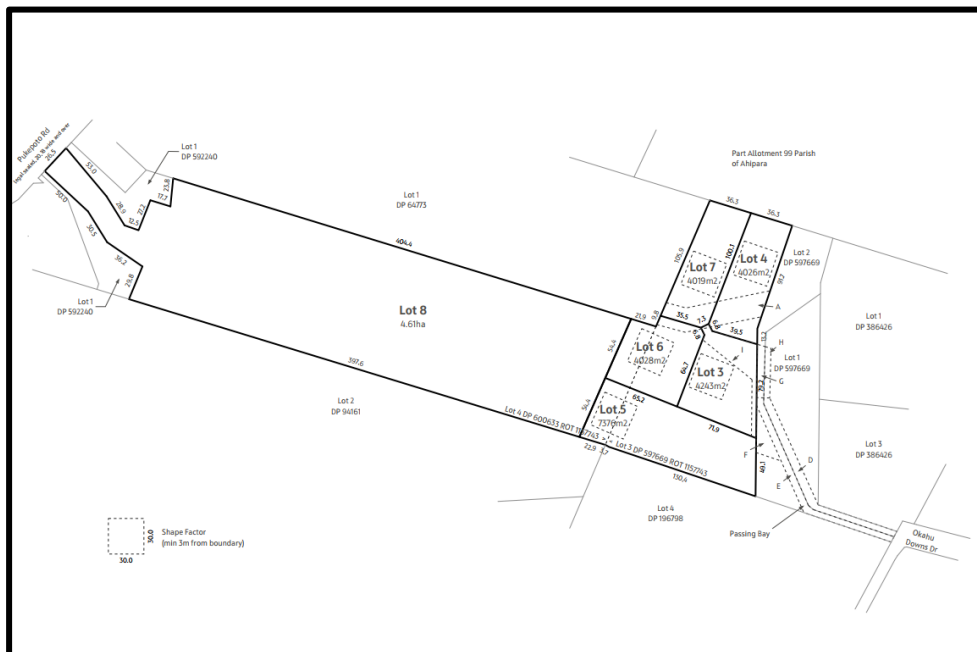


Figure 1: Proposed Scheme Plan.



Resolution under s241(3)

- 1.5. As a result of the proposal, the existing amalgamation condition under Section 241(2) is required to be cancelled which holds Lot 3 DP597669 and Lot 4 DP600633 together. This is requested to be completed under Section 241(3) of the RMA and is requested to be included as a separate resolution within the decision document.
- 1.6. The following resolution in regard to the cancellation of the amalgamation condition is requested below:

Pursuant to section 241(3) of the RMA 1991 Council grants its approval to the cancellation of an amalgamation condition as it applies to Lot 3 DP597669 and Lot 4 DP600633 which requires the lots to be held within the same Record of Title.

Cancellation of existing easement rights under s243(e)

- 1.7. A recently approved Right of Way Application (3000092-LGA348) provides rights to Lot 3 DP597669 and Lot 4 DP600633 over Easements D & E. As a result of this application, the amalgamation condition holding Lot 3 DP597669 and Lot 4 DP600633 will be cancelled (as detailed above). Lot 4 DP600633 will become Proposed Lot 8, which will have legal access from Pukepoto Road and will no longer have access to Easements D & E given the configuration of the proposed subdivision. As such, it is proposed to cancel the underlying rights to Lot 4 DP600633 over Easements D & E, as there is no need or practical access for this lot as a result of this subdivision proposal.
- 1.8. As part of the final process of registering the easements with LINZ, Easements G & H were also included which provides rights for the subject sites (Lot 3 DP597669 and Lot 4 DP600633). It is proposed Lot 4 DP600633 rights are also cancelled from Easements G & H. The easement lodgement document is contained within **Appendix 14**.
- 1.9. The cancellation of Lot 4 DP600633 rights within Easements D, E, G & H created as part of 3000092-LGA348, is applied for in accordance with s243(e) of the Act. It is noted that the easement documentation is currently sitting with LINZ awaiting final sign off. This is anticipated to happen any day and we will advise the Processing Planner once confirmed.

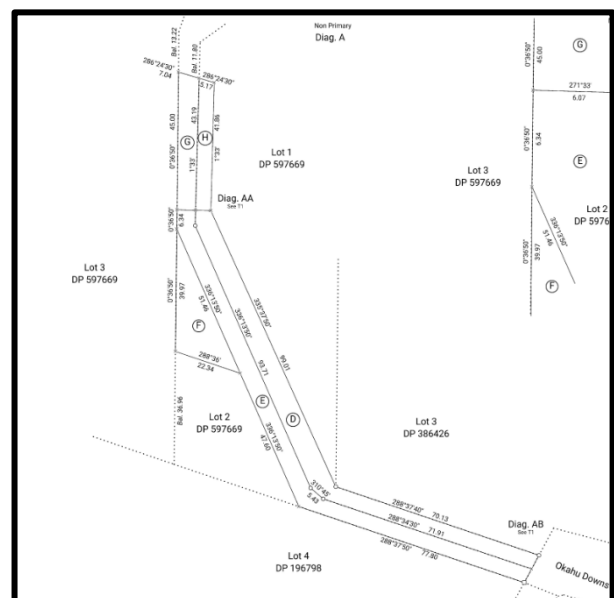


Figure 2: Easement Plan lodged with LINZ.



2. THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The subject site is zoned Rural Living under the Operative District Plan and Rural Residential within the Proposed District Plan.
- 2.2. The subject sites are currently vacant land utilized for grazing of livestock. The sites were recently created as a result of recent subdivision approvals, as will be discussed further in this report. Two of the adjoining allotments (Lots 1 & 2 DP597669) were created this year, with development on these sites recently undertaken.
- 2.3. There is an existing metalled driveway which provides access to Lot 3 DP597669 from Okahu Downs Drive. A Right of Way (ROW) application has recently been submitted and approved to legalise this access. It is proposed that this existing access as well as a series of proposed easements, provides access to the proposed allotments as part of this subdivision application.
- 2.4. The surrounding environment, particularly along Okahu Downs Drive, has seen many similar developments take place, given the prime location of the site being in close proximity to the township of Kaitaia as well as beachside towns like Ahipara.



Figure 3: Subject sites and surrounding environment.



Site Photos

2.5. A site visit was undertaken in June 2025, with a compilation of the photos taken below.



Figure 4: Existing crossing place which services the subject site and adjoining allotments.



Figure 5: Existing metalled driveway within right of way.

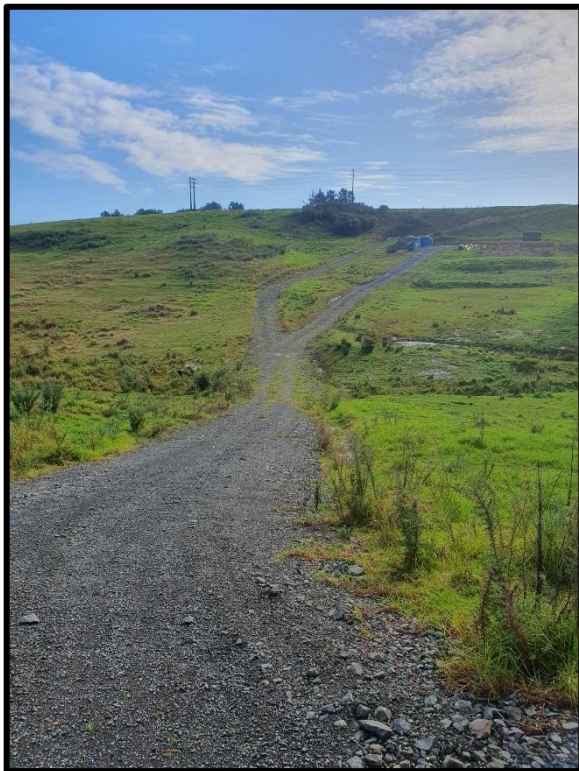


Figure 7: Image taken from corner of Easements D & E looking towards proposed lots and adjoining Lots 1 & 2 DP597669.



Figure 6: Southern boundary along Proposed Lot 5.

3. BACKGROUND

Site History

RMACOM-2230419

3.1. This combined landuse and subdivision application included an application to subdivide Lots 1 & 2 DP113787 to create four additional allotments over two stages. The combined application was assessed as a Discretionary Activity. Proposed Lot 4 of RC2230419 now forms Lot 4 DP600633 which is included as part of this application. Access to Lot 4 of RC2230419 was provided via Pukepoto Road which is to remain unchanged as part of this proposal. The decision document was approved on 22nd May 2023.

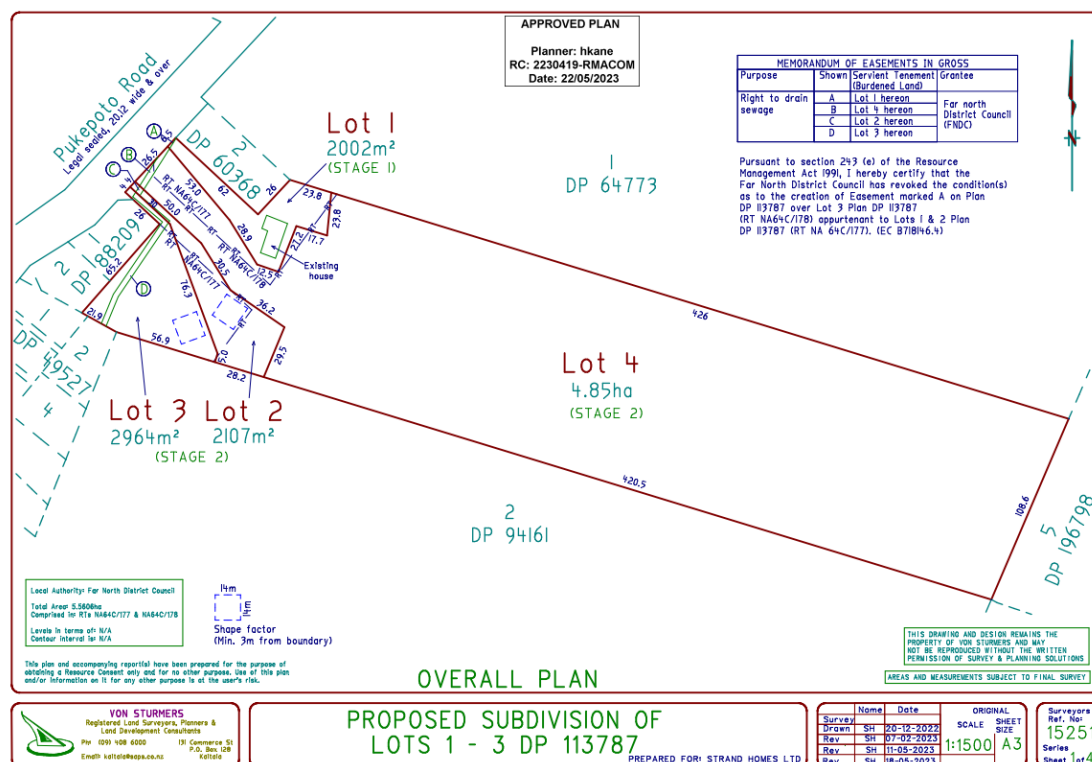


Figure 8: Approved Plan for RC2230419

RMASUB-2230578

3.2. RC2230578 included the subdivision of Lot 5 DP196798 to create two additional allotments, as well as an amalgamation condition to hold Lot 3 of RC2230578 and the balance of RC2230419 within the same Record of Title. Lot 3 of RC2230578 forms part of the subject application. Access to Proposed Lot 3 was provided via existing provisions to Lot 4 DP600633. Proposed Lots 1 & 2 were to be accessed via independent dog leg accesses, whilst utilising the same crossing place formed from Okahu Downs Drive. The crossing place which serviced the proposed lots was constructed and approved under VX-2024-26 and has been constructed to Council Engineering Standards Drawing FNDC/S/6 double width crossing, with concreted splays as well as a shallow swale being formed. The crossing passed the final inspection on 16th November 2023. The decision document was approved on 16th August 2023.



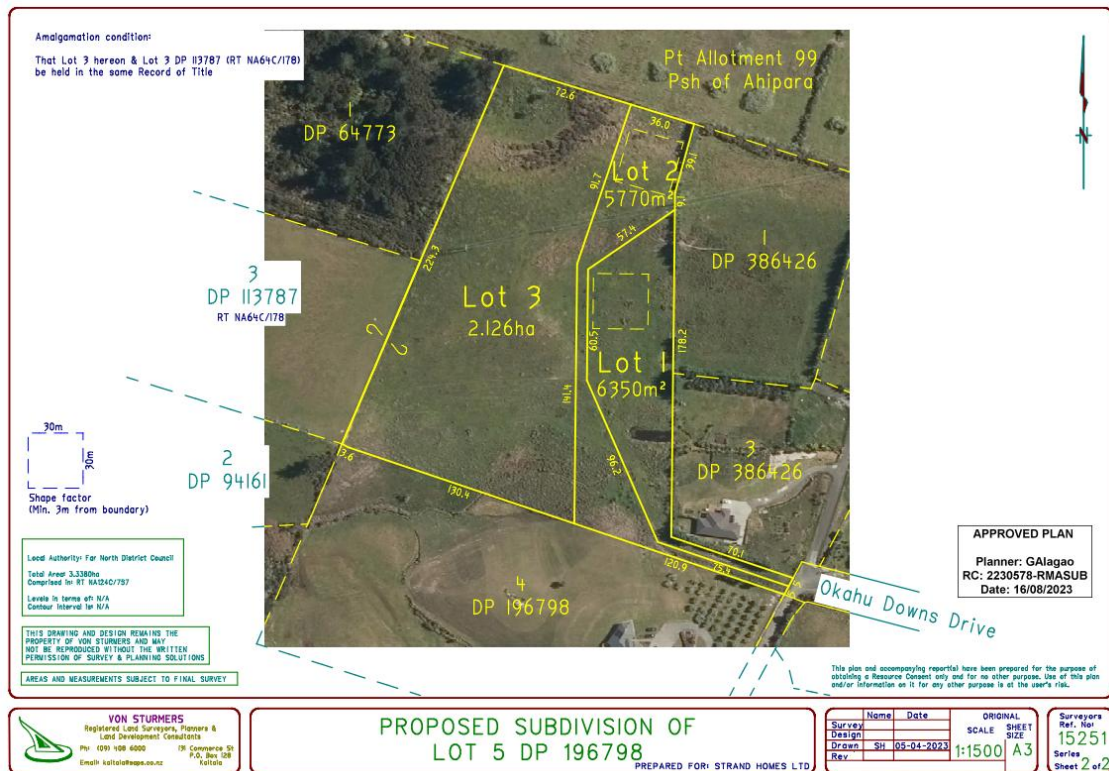


Figure 9: Approved Plan under RC2230578

3000092-LGA348

3.3. This ROW Application has recently been lodged and approved on 04/08/2025. This application included a right of way to secure rights of access to Lots 1, 2 & 3 DP597669 from Okahu Downs Drive, by creating right of way easements over the dog leg accesses to Lots 1 & 2 DP597669. As a result of this application, Easement D was created where Lot 1 DP597669 is the burdened land and Lots 2 & 3 DP597669 and Lot 4 DP600633 are the benefited land, and Easements E, F & G will be created where Lot 2 DP597669 is the burdened land and Lots 1 & 3 DP597669 and Lot 4 DP600633 are the benefited land. These easements follow the existing internal access legs to the relevant lots, such that no new internal accesses were required. The proposal resulted in a total of three users utilising the private accessway.

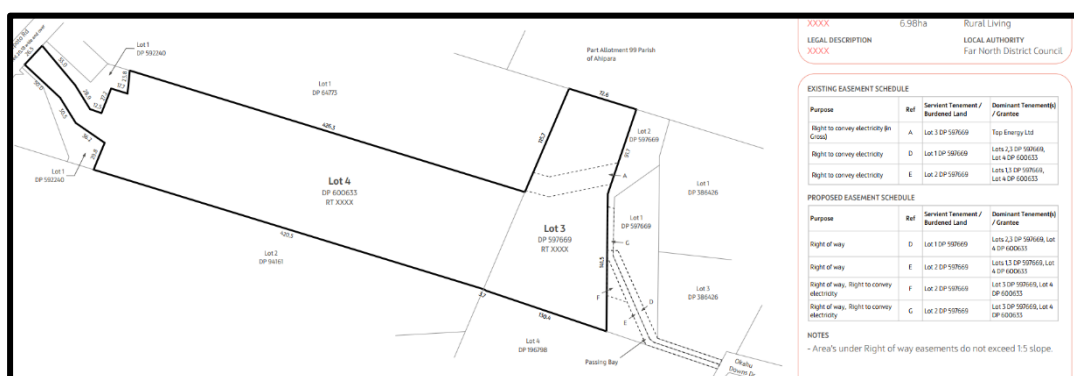


Figure 10: Approved Plan under LGA3000092



Title

- 3.4. The subject sites are legally described as Lot 3 DP597669 and Lot 4 DP600633 with a combined land area of 6.9794ha. The allotments are contained within Record of Title 115743 which is dated 4th July 2025. There is an array of interests registered on the title which will be detailed below. All of the following documents are included within the appendices.

Consent Notice D535015.5

- 3.5. This consent notice document was created in 1999 as a result of RC1980093. This consent notice document includes two conditions. The first condition advises that the Kaitaia Gun Club owns Lot 1 DP50677 and that firearms may be discharged. The second condition relates to maintaining the planting along the boundary of Lot 1 DP50677 for the duration of the Kaitaia Gun Club retaining ownership of Lot 1 DP50677.
- 3.6. Kaitaia Gun Club is still in ownership of Lot 1 DP50677, however the subject sites do not directly adjoin this allotment and are located over 300 metres to the west and separated by other rural lifestyle allotments. As such, the proposal is not considered to create any conflicts with this consent notice.

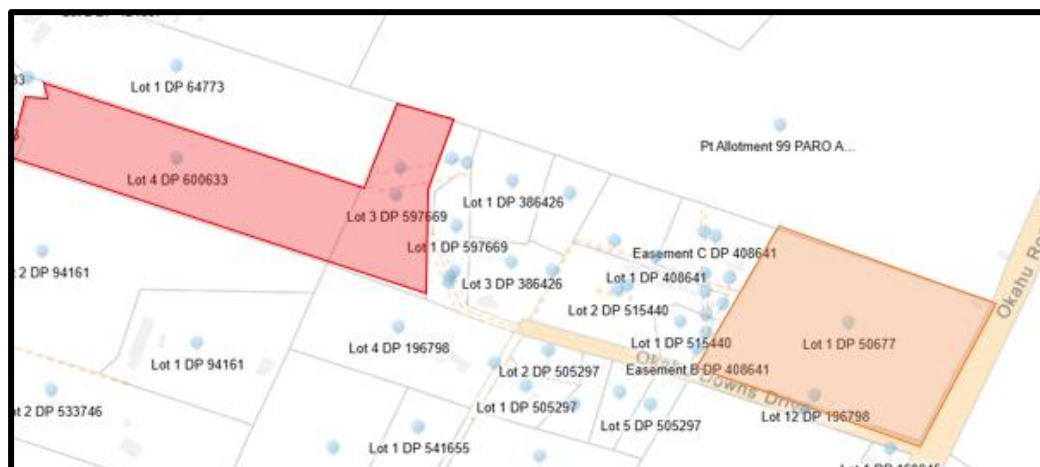


Figure 11: Subject site shown in red and Lot 1 DP50677 shown in orange.

Transfer 6056764.2

- 3.7. This Transfer document was created in 2004 and includes Land Covenant Conditions. As such, no assessment has been made.

Easement Instrument 13330275.3

- 3.8. This easement instrument was created in July 2025 as part of the subdivision approval which created the subject site (Lot 3 DP597669) and the two adjoining lots, Lot 1 & 2 DP597669. This easement instrument includes rights to convey electricity over easements D & E on DP597669. As mentioned, Lot 4 DP600633 underlying rights will be cancelled as part of this application.



Consent Notice 12809949.6

3.9. This consent notice was created in 2023 as a result of RC2230419 (Stage 1) which refers to Lot 5 DP592240 which subsequently became Lot 4 DP592240 as part of RC2230419 (Stage 2). Lot 4 DP592240 forms part of this application, given that it is held within the same Record of Title as Lot 3 DP597669.

3.10. This consent notice document includes three conditions which come into effect at the time of built development within the lot. The fourth condition relates to ensuring drains and flow paths shown on the Survey Plan, are to be kept clear. The proposal will not be in conflict with these conditions.

Consent Notice 13004971.3

3.11. This consent notice document was registered in 2024 and affects Lot 4 DP600633. Three consent notice conditions are a replicate of the conditions listed within CN 12809949.6, with the addition of a TP58 being required at the time of built development. The proposal will not be in conflict with these conditions.

Easement Instrument 12809949.4

3.12. This Instrument was created in 2023 as part of RC2230419 (Stage 1) which refers to Lot 5 DP592240 which subsequently became Lot 4 DP592240 as part of RC2230419 (Stage 2). This Instrument provides the right to drain sewage over Easements A & B on DP592240. This is not affected by the proposed subdivision as it is located in the westernmost portion of Lot 4 DP592240.

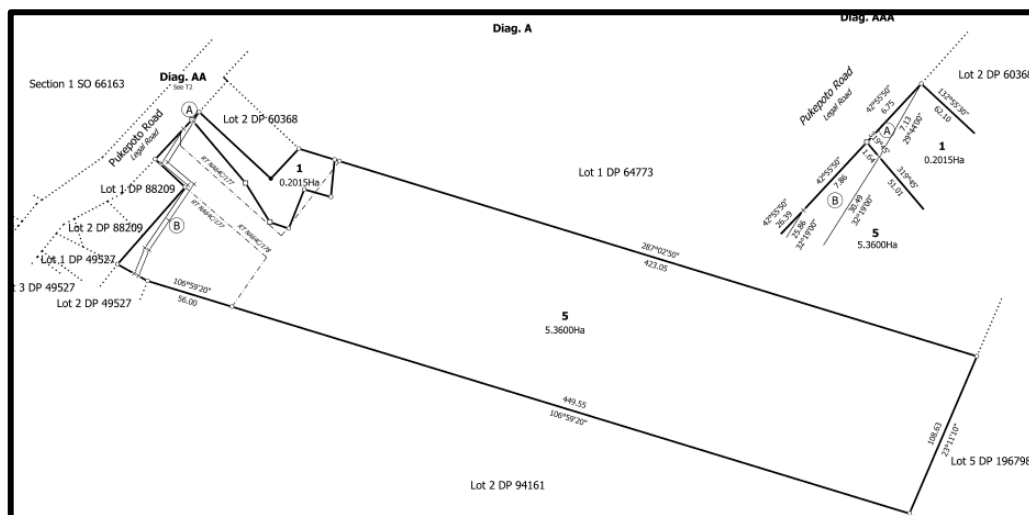


Figure 12: DP592240 showing location of Easements A & B.

Easement Instrument 13004971.2

3.13. This Easement Instrument was created in 2024 and includes the rights to drain water over Easements D, E & F shown on DP600633 and right to drain sewage over Easements C & D on DP600633. This affects the allotments shown in Figure 12 above and is not affected by the proposal.



Site Features

- 3.14. The sites are located within the Rural Living Zone under the Operative District Plan and zoned Rural Residential within the Proposed District Plan.
- 3.15. The sites are not located within the Coastal Environment and are not within any areas identified as Outstanding Natural Landscapes or Features under the Regional Policy Statement for Northland.
- 3.16. There is some localized flooding within the western portion of Proposed Lot 8 (Lot 4 DP600633), however the proposed smaller allotments will not be created within or near this area and as such, no adverse effects are anticipated.



Figure 13: NRC Flood susceptible maps.

- 3.17. Reticulated services are not available to the sites. O'Brien Design Consulting have completed a Wastewater Assessment for the proposal which is included within **Appendix 11** of this application.
- 3.18. The NZAA Maps do not indicate that the sites contain any known archaeological sites. MS05-67 is located to the north-west of the development area, which is considered to remain unaffected by the proposal.
- 3.19. The sites do not contain any areas of significant indigenous vegetation or fauna nor do they contain any reserves or PNA. The sites are not located within an area which is shown to have kiwi present.
- 3.20. The sites are shown to contain soils of LUC 6e14, with the western portion of Lot 4 DP600633 shown to have soils of LUC4s5, which are not classified as being highly versatile soils. As such, it is considered that consent under the National Policy Statement for Highly Productive Land (NPS for HPL) is not triggered and no further assessment will be undertaken within this report.
- 3.21. The site is not known to be located within a Statutory Acknowledgement Area.



4. WEIGHTING OF PLANS

- 4.1. The sites are zoned as Rural Residential under the Proposed District Plan and are not subject to any overlays. 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.
- 4.2. 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.

5. ACTIVITY STATUS OF THE PROPOSAL

Operative District Plan

- 5.1. The subject sites are located within the Rural Living Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.

Subdivision

Assessment of the applicable Subdivision Rules for the Rural Living Zone:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (iv)	MINIMUM LOT SIZES	Controlled The proposed lot sizes all exceed 4,000m ² and as such, the proposal can comply with the controlled provisions.
13.7.2.2	ALLOTMENT DIMENSIONS	Permitted The proposed lots are of adequate area and dimensions to contain a 30m by 30m building envelope which can meet the required setback distances from boundaries.
13.7.2.8	PROXIMITY TO TOP ENERGY TRANSMISSION LINES	Permitted. There are existing transmission lines which will run through Proposed Lots 4 & 7. Concept building envelopes within the affected lots have been shown and an existing easement is registered over these lines as a result of RC2230578. Top Energy have been consulted as part of the pre-application process with no concerns raised.
13.7.2.3 – 7 & 9	Not Applicable for this application.	



- 5.2. The proposal is able to meet the lot size provided for as a **Controlled Activity** as per Table 13.7.2.1 above.

Rural Living Zone Standards

- 5.3. All lots will be vacant as a result of the proposal. Proposed Lot 3 will contain a private accessway as a result of this application which is anticipated to be the only impermeable surfaces created. As such, an assessment of Section 10.8.5.1 of the Operative District Plan will be undertaken below.

Assessment of the permitted RURAL LIVING ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.7.5.1.1	RESIDENTIAL INTENSITY	Permitted. No new residential dwellings are proposed as part of this application.
8.7.5.1.2	SCALE OF ACTIVITIES	Permitted. No activities are proposed as part of this application.
8.7.5.1.3	BUILDING HEIGHT	Permitted. No new buildings are sought as part of this application.
8.7.5.1.4	SUNLIGHT	Permitted No new buildings are sought as part of this application.
8.7.5.1.5	STORMWATER MANAGEMENT	Permitted. As detailed on the scheme plan provided with this application, the proposed lots will have less than 12.5% of impermeable surfaces for the relevant site areas. Lot 3 will be the only proposed allotment to contain a private accessway with the impermeable surface coverage anticipated to be 239m ² or 5.6% of the total site area.
8.7.5.1.6	SETBACK FROM BOUNDARIES	Permitted No new buildings are sought as part of this application.
8.7.5.1.7	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Not applicable as no additional or new non-residential activities are proposed.
8.7.5.1.8	TRANSPORTATION	A full assessment has been completed in the table below.



8.7.5.1.9	HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES	Not applicable as no additional or new non-residential activities are proposed.
8.7.5.1.10	KEEPING OF ANIMALS	Not applicable as no commercial keeping of animals are proposed.
8.7.5.1.11	NOISE	Permitted The proposal complies with the permitted standard.
8.7.5.1.12	HELICOPTER LANDING AREA	Not applicable as no helicopter landing is required.
8.7.5.1.13	BUILDING COVERAGE	Permitted. No new buildings are proposed as part of this application.

District Wide Matters

<u>DISTRICT WIDE MATTERS</u>		
Chapter 12		
Rule	Plan Reference	Performance of Proposal
12.1	LANDSCAPES AND NATURAL FEATURES	Permitted. The site is not known to contain any outstanding landscapes or natural features
12.2	INDIGENEOUS FLORA AND FAUNA	Permitted. The site is not known to contain any areas of indigenous vegetation
12.3	SOILS AND MINERALS	Permitted. Some excavations will be required to construct the private accessway within Lot 3 and to Lot 5, however excavations are anticipated to be within the permitted threshold for the zone.
12.4	NATURAL HAZARDS	Permitted. The proposal is not known to be affected by coastal hazards nor fire risk to residential units.
12.5	HERITAGE	Not Applicable. The site is not within a Heritage Area.
12.6	AIR	Deleted Chapter.
12.7	LAKES, RIVER, WETLANDS AND THE COASTLINE	Permitted. The site is not in close proximity to lakes, rivers, wetlands or the coastline.



12.8	HAZARDOUS SUBSTANCES	Not Applicable.
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not Applicable.
Chapter 15		
Plan Reference	Rule	Performance of Proposal
15.1.6A	TRAFFIC	Permitted Activity No new activities will be created as part of this proposal. Each lot is capable of containing one residential dwelling which complies with the permitted TIF for the zone.
15.1.6B	PARKING	Permitted Activity Parking and manoeuvring will be designed at the time of built development within the lots.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted. (a) There is a series of existing and proposed easements which will service the proposed allotments. Below is a breakdown of these easements and the number of HE's that will be serviced. <u>Existing Easements D & E</u> These easements will service all of the proposed allotments (apart from Proposed Lot 8) as well as adjoining Lots 1 & 2 DP597669. This brings the total number of users to seven. Appendix 3B-1 requires that a private accessway within the Rural Living zone that services 5-8 HE's has a legal width of 7.5m and a carriageway width of 5m. The unsealed gradient must be 1:5. The existing carriageway within Easements D & E is considered to have a total combined existing carriageway width of 5 metres. The total legal width of both easements is 10 metres. <u>Existing Easement G & H</u> These easements will service Lot 2 DP597669 and Proposed Lots 3, 4, 6 & 7. This brings the total number of HE's to 5. The requirements are stated above for a total number of 5 users. This portion of private accessway is already constructed to a 5m carriageway width. The legal width is stated as 13.2m. It is noted that Proposed Lot 5 also has rights over Easement G but this is to enable rights for electricity supply given the location of the existing pillar. <u>Proposed Easement F</u> This easement will service Proposed Lots 3, 4, 5, 6 & 7, however only a private accessway to Proposed Lot 5 will be required. A private accessway with a carriageway width of 3 metres will be created to service Proposed Lot 5.



		<p>Proposed Easement I</p> <p>This easement will service Proposed Lots 3, 4, 6 & 7. This brings the total number of HE's to four. Appendix 3B-1 requires that a private accessway servicing 3-4 HE's has a legal width of 7.5m and a carriageway width of 3m with passing bays. Passing bay requirements will be detailed below.</p> <p>As with Easement G, Proposed Lot 5 also has rights to Easement I, but this is to ensure electricity supply can be taken to the existing pillar location.</p> <p>As detailed above, the private accessways will comply with the relevant standards.</p> <p>(b) The access widths and gradients comply with the relevant rules.</p> <p>(c) Permitted – the private accessway will service less than 8 HE.</p> <p>(d) Permitted – the subdivision does not service more than 9 sites.</p> <p>(e) Permitted – the sites are not accessed from a State Highway.</p>
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	<p>Permitted</p> <p>The private accessway within Easements D & E will be 5 metres wide. A passing bay will be provided on the bend of the private accessway to accommodate a passing bay.</p> <p>The private accessway with Easements G & H will be less than 100 metres long and therefore the requirement for a passing bay is not triggered.</p> <p>The private accessway within Easement I will be approximately 65 metres long such that requirement for a passing bay is not triggered. Furthermore, there will be ample area for passing located at the bend of Easements G & I such that no additional passing bays are considered necessary.</p> <p>The private accessway within Easement F will only service one allotment and therefore passing bay requirements are not triggered.</p>
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	<p>Permitted.</p> <p>(a) The vehicle crossing from Okahu Downs Drive was approved under VX-2024-26 with the final inspection being passed on 16th November 2023. The crossing is double width and is considered to be adequate to service the sites. The crossing to Proposed Lot 8 is existing and will remain unchanged.</p> <p>(b) As above.</p>



		(c) As above.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) There is ample area within each lot to provide for parking. (b) Passing bays will be provided for on any bends, such that this will accommodate HRV. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Permitted. (a) Okahu Downs Drive is considered to meet the legal road width standards. (b) Okahu Downs Drive is considered to be constructed to the required standards. (c) All sites (apart from Proposed Lot 8) will be accessed via a series of right of ways. (d) There are no known carriageway encroachments.
15.1.6C.1.9 – 11	Not applicable to this development.	

Operative District Plan Overall Status

Subdivision

- 5.6 The proposal can comply with the **Controlled** provisions for the Rural Living zone as the proposed lot sizes exceed 4000m² in area. The proposal does not result in any land use breaches as assessed in the tables above.
- 5.7 In accordance with 13.7.3 *Controlled Activities*, the subdivision will be assessed as a **Controlled Activity**. Assessment of Chapter 13.7.3 will be undertaken as part of this application.

Proposed Far North District Plan

- 5.8 Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, are detailed below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: 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 Rules HS-R5, HS-R6, HS-R9	Not applicable. The proposal does not include the establishment of a new significant hazardous facility or a significant hazardous facility within a scheduled site or area of significance to Māori, within



		a SNA or within a scheduled heritage resource.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10)	Not applicable. The site is not located within an area noted as being of Historic Heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect.	Not applicable. The site does not contain any scheduled sites and areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6 - Environmental Benefit Subdivision. SUB-R13 - Subdivision of a site within a heritage area overlay. SUB-R14 - Subdivision of a site that contains a scheduled heritage resource. SUB-R15 - Subdivision of a site containing a scheduled site and area of significance to Māori. SUB-R17 - Subdivision of a site containing a scheduled SNA	Permitted. The site is not an environmental benefit subdivision; the site does not contain any heritage overlays; scheduled heritage resources; a scheduled site and area of significance to Māori or; any SNA's.
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	<p>The following rules have immediate legal effect: EW-R12, EW-R13</p> <p>The following standards have immediate legal effect: EW-S3, EW-S5</p>	<p>Permitted.</p> <p>Any earthworks will comply with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).</p>
Signs	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p>Not applicable.</p> <p>No signs are proposed as part of this application.</p>
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<p>Not applicable.</p> <p>The site is not located in the Orongo Bay Zone.</p>

- 5.9 The assessment above indicates the proposal is able to comply with the Proposed District Plan rules that have immediate legal effect. Under the Proposed District Plan, this activity will be assessed as a Permitted Activity.

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- 5.10 A site visit and review of aerials as well as recent resource consent applications for the subject sites did not indicate that the sites were HAIL. No such assessment of the NESCS has therefore been undertaken as part of this application. The application has been considered **Permitted** in terms of this regulation.

Other National Environmental Standards

- 5.11 No other National Environmental Standards are considered applicable to this development. The site does not adjoin any freshwater bodies such as lakes, river or wetlands and as such the National Environmental Standard for Freshwater Management was not considered applicable to this development. The proposal is considered to be Permitted in terms of the NES documents.



6. STATUTORY ASSESSMENT

Section 104A of the Act

- 6.1. Section 104A governs the determination of applications for Controlled Activities. With respect to Controlled Activities, a consent authority may not refuse an application, unless s106 applies. Council may impose conditions under s108 only for those matters which control is reserved in a national environmental standard, an operative or proposed plan or other regulations.

Section 104(1) of the Act

- 6.2. 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 for 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 reasonable necessary to determine the application.’

- 6.3. 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). As will be discussed below, the proposal will have actual and potential effects that are acceptable. In addition, the proposal will also have positive effects on the environment as the proposal will create additional allotments which are consistent with what is anticipated in this zone.
- 6.4. 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 the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Rural Living zone and surrounding environment.
- 6.5. 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 below.



- 6.6. 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.

7. ENVIRONMENTAL EFFECTS ASSESSMENT

- 7.1. 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.
- 7.2. The proposal is a Controlled activity as per Rule 13.7.1. The criteria within 13.7.3 of the District Plan is therefore to be used for assessment of the subdivision, in conjunction with the matters set out under Sections 104, 104A, 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:

Subdivision

13.7.3.1 PROPERTY ACCESS

- 7.2.1. Proposed Lots 3-7 will be accessed via a series of right of way easements as detailed earlier in this report. The private accessways within Easements D, E, G & H are considered to be constructed to the required standard such that no upgrading of the carriageways within these easements are anticipated. The private accessways within Easements F & I are yet to be constructed and will be created in accordance with Appendix 3B-1, such that no infringements are created. The construction of the carriageways within Easements F & I are anticipated to be conditions of consent. Lots 3-7 will be accessed via the existing approved crossing place from Okahu Downs Drive. Given the recent construction of the crossing and compliance with a double width crossing FNDC/S/6, no upgrade to the crossing place is anticipated.
- 7.2.2. Proposed Lot 8 will be accessed via the existing crossing from Pukepoto Road, which provides access to the underlying title. The number of users on this crossing place will remain unchanged, such that no upgrading is anticipated. Rights to the series of easements from Okahu Downs Drive will be cancelled as part of this application, given that access to the lot from the easements will not be possible nor required.
- 7.2.3. The proposal is not considered to create any adverse effects in terms of Property Access, with compliance with Chapter 15 indicated earlier in this report.

13.7.3.2 NATURAL AND OTHER HAZARDS

- 7.2.4. The area where development of Lots 3-7 will occur is not shown to be susceptible to coastal or river flood hazards. No hazards have been identified on the site which are listed within (a) of this rule. There is some localized flooding within the western portion of Proposed Lot 8, however this will be contained within the balance lot, with the use of this portion of the site remaining unchanged.



- 7.2.5. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

13.7.3.3. WATER SUPPLY

- 7.2.6. Water supply is anticipated to be via rainwater harvesting to tanks on site, once the allotments are developed with a dwelling. In terms of firefighting water supply, it is anticipated that the standard consent notice condition will be imposed as a consent notice condition on the new titles.

13.7.3.4 STORMWATER DISPOSAL

- 7.2.7. The site is of varying topography, with a depression being located near the dividing boundary of Lots 3 & 5. The site increases in elevation from this area to the north, towards Lots 4 & 7.
- 7.2.8. The sites are of a sufficient size to be able to manage stormwater from additional impermeable surfaces on-site without having any adverse effects on the receiving environment. This is consistent with the rural living zone.
- 7.2.9. It is anticipated that to ensure consistency, the following consent notice condition will be applied to the new lots, similar to what was applied for Proposed Lots 1 & 2 of RC2230578:

At the time of lodging an application for building consent on any of the lots, the applicant is to provide a specific design for stormwater management, prepared by a suitably qualified Chartered Professional Engineer, to mitigate the effect of stormwater discharge from all new impermeable surfaces created during the development of the site. Where impermeable surfaces exceed 12.5% of the net site area then all post-development discharge will be attenuated for all events up to and including the 10% AEP rainfall event including allowance for climate change. [Lots 3, 4, 5, 6 & 7]

- 7.2.10. It is noted that there is an existing consent notice condition in regard to stormwater, imposed on the underlying title of Lot 4 DP600633, which will become Proposed Lot 8. The existing consent notice condition will be carried forward to the new title for Proposed Lot 8 is as shown:

In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified engineer for the approval from Council. The details of the on-site retention storage and flow attenuation shall be prepared by a suitably qualified engineer shall reference the recommendations made by Civil Site Suitability Report by Wilton Joubert (Ref. No.: 124397 Rev. A dt. 27/02/2023).



- 7.2.11. The existing and proposed consent notice conditions are considered adequate to ensure there are no adverse effects from stormwater as a result of the proposed subdivision.
- 7.2.12. In terms of impermeable surfaces created as part of the subdivision works, these are limited to the construction of the private accessways which will service the allotments. As detailed earlier in this report, the impermeable surfaces created as part of the subdivision works comply with the permitted standards, such that no adverse effects will be created. Stormwater management of the accessways will be created as part of the construction of the accessways.

13.7.3.5 SANITARY SEWAGE DISPOSAL

- 7.2.13. The site is not in an area where reticulated wastewater services are provided. O'Brien Design Consulting have completed a Wastewater Assessment to ensure Lots 3-7 are suitable for onsite disposal of wastewater for any future development. O'Brien's report determined that each lot is capable of disposing of wastewater onsite and have recommended suitable areas where any such system could be introduced. To ensure consistency with RC2230578, the following consent notice condition is anticipated to be imposed on the new titles for Lots 3-7:

In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area as detailed in the Onsite Wastewater Site Suitability Report prepared by O'Brien Design Consulting dated 9th September 2025 (ref: 2872b). The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary.

- 7.2.14. Proposed Lot 8 will remain in productive use, given the size. There is an existing consent notice condition registered on the underlying title for Lot 4 DP600633 which will be brought forward on to the new title for Proposed Lot 8, which states the following:

'In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area.

The consent holder shall enter into a maintenance contract with a suitably qualified and experienced person to maintain the wastewater treatment system so that it works effectively at all times. At a minimum, all maintenance shall be in accordance with the recommendations of the Operation and Maintenance Manual prepared by the system supplier.'



- 7.2.15. Given the above existing consent notice condition for Proposed Lot 8 as well as the offered consent notice condition for Proposed Lots 3-7 and the supporting Wastewater Assessment prepared by O'Brien Design Consulting, it is considered that the proposal will not create any adverse effects in terms of sanitary sewage disposal.

13.7.3.6 ENERGY SUPPLY

- 7.2.16. Top Energy were contacted as part of the pre-application process with their correspondence attached within **Appendix 10**. Top Energy's requirements were that power be made available to Lots 3, 4, 5, 6 & 7.
- 7.2.17. It is noted that there is an existing easement for the existing high voltage overhead line crossing through Proposed Lots 3, 4, 6 & 7. This easement will remain unchanged by the proposal and has been shown on the scheme plan and existing easement schedule. The applicant has advised that a pillar is to be installed which can service up to seven allotments - this will service Proposed Lots 3-7 as well as adjoining Lots 1 & 2 DP597669. Rights within the proposed and existing easements have been provided to convey electricity as per the scheme plan.

13.7.3.7 TELECOMMUNICATIONS

- 7.2.18. There is an existing copper network along Okahu Downs Drive. Consultation with Chorus has been completed where Chorus will only confirm that their fibre network is available to the subject site with an approximate cost to extend the fibre network under RC2230578 being \$290,000 + GST.
- 7.2.19. Although Chorus have an existing copper network nearby, Chorus have asked for a substantial contribution from the client, to install fibre along the whole of Okahu Downs Drive which is not fair and reasonable.
- 7.2.20. Due to Chorus not offering the option to extend the copper network and fibre not being feasible the applicants propose alternative telecommunication facilities to the proposed lots.
- 7.2.21. There are now modern alternative methods for telecommunications, eg: Star-link & Uber Group. Recently, many more options for telecommunications have become available for both rural and residential areas, that do not involve a copper connection. Connection can be achieved through satellite connection such as star-link & Uber Group which are becoming more common. Therefore, telecommunication connectivity can still be provided to the site. We do not consider this to result in an adverse effect on the functionality of the site as long as any future owners are made aware that there is no copper connection, which can be done by way of a consent notice condition.
- 7.2.22. Previously council have pushed back on this rule, due to medical alarms needing to connect to a land line. However, medical alarms now have a feature to enable anyone in New Zealand, to connect medical alarms to a cellular network. As shown in Figure 14 below, the site has



good 4G coverage, which enables people to use medical alarms via the cellular network. Therefore, medical alarms will not be impacted by the use of satellite communication.

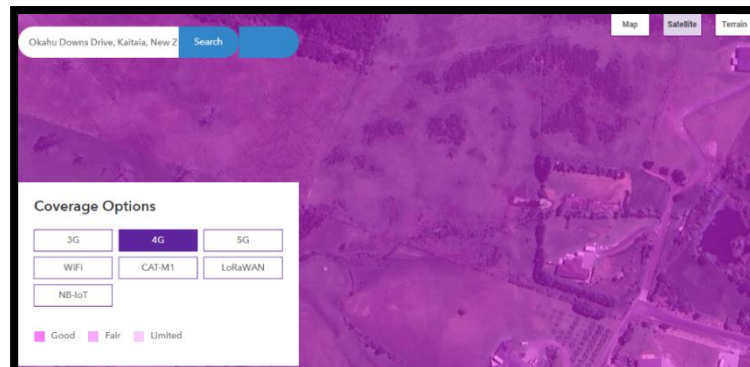


Figure 14: 4G coverage map.

7.2.23. The same approach was taken within RC2230578, which was accepted and two consent notice conditions were imposed for Proposed Lots 1 & 2 which are shown below for clarity. It is anticipated that these two consent notice conditions or similar, will be imposed on the new titles for Proposed Lots 3-7. Proposed Lot 8 has existing connection via the parent title, as RC2230419 which created Lot 4 DP600633 required connection of the lot to power and telecommunication services. This was completed as part of RC2230419.

'No provision has been made for telecommunication services to the site. The responsibility for providing telecommunication services will remain the responsibility of the property owner.'

'At time of development, in conjunction with the construction of any dwelling, the lot owner must ensure that the property has access to an appropriate telecommunication system, or alternative means such as a satellite connection.' [Lots 3, 4, 5, 6 & 7]

13.7.3.8 EASEMENTS FOR ANY PURPOSE

7.2.24. Easement A is existing and covers the existing 33kV power lines which run through the site. This provides rights to Top Energy Ltd to convey electricity and includes a 20m buffer over the power lines to ensure there is no unauthorised built development or excavations within the easement boundaries. This will remain and be brought forward to the new respective lots.

7.2.25. Easements D & E are existing which provide right of way and rights to convey electricity over Lots 1 & 2 DP597669 to the parent title Lot 3 DP597669. This will be brought forward to the new titles such that these rights will apply to Proposed Lots 3-7.

7.2.26. Easement F is a proposed easement which will enable access and rights to convey electricity over Lot 2 DP597669 to Proposed Lot 5. Rights have also been provided for Lots 3, 4, 6 & 7 which will ensure that these lots can utilise this area.



- 7.2.27. Easement G & H are an existing easement which will provide rights of way and to convey electricity over Lot 2 DP597669 to Lots 3, 4, 6 & 7. This will contain a portion of private accessway to service these allotments.
- 7.2.28. Easement I is a proposed easement which will provide rights of access and conveyance of electricity to Lots 4, 6 & 7 over Proposed Lot 3. This easement has been designed as such to cater for any future widening of the access for additional development.
- 7.2.29. All existing easements will be brought forward onto the relevant new titles.
- 7.2.30. It is proposed that the existing rights over Easements D, E, G & H for Lot 4 DP600633 are cancelled as part of this application, as the parent lot, Lot 4 DP600633 will become an independent title held within Proposed Lot 8, such that it will now not require rights over these easements. Access to Proposed Lot 8 will be via existing provisions via Pukepoto Road.

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

- 7.2.31. The site does not contain any areas of indigenous flora or fauna. The site is not shown to be within an area of Outstanding Natural Landscape or features. The site is not shown to have kiwi present, nor does it contain any known areas which would benefit from enhancement of biodiversity values (such as wetlands). The site is not shown to contain any historic sites or areas of cultural significance. The proposal does not include any of the features listed within this rule and therefore, no parties have been considered to be affected by the proposal.

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

- 7.2.32. The site does not adjoin the CMA or any rivers or lakes.

13.7.3.11 LAND USE COMPATIBILITY

- 7.2.33. The proposed subdivision will create allotments in excess of the Controlled Activity allotment size for the zone so the lot sizes being created are anticipated by the plan. The proposed subdivision is consistent with what is existing in the surrounding environment. Allotments within the vicinity tend to be between 4000m² and 8ha in area along Okahu Downs Drive. The proposed allotment sizes are not considered to be out of character with what is currently existing. It is considered that the intention of the Rural Living zone is to provide a smooth transition between more intense residential development and the larger rural productive lots. The proposed subdivision will provide allotment sizes that are anticipated within the zone for the purpose of lifestyle living. This is consistent with the intention of the zone and the existing character of the surrounding environment.
- 7.2.34. Given the above, it is considered that the proposal will not create any incompatible land use or reverse sensitivity effects, as development of this nature is anticipated due to the proximity of the lot to the Kaitia township as well as the zoning and proposed zoning of the site. The proposal will create allotments which are of a size that can cater for residential development as well as ample area for small scale lifestyle use such as gardens and outdoor recreation area.



The proposal is of low density, compared to the higher developed residential areas directly within the surrounding environment.

13.7.3.12 PROXIMITY TO AIRPORTS

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

8. POLICY DOCUMENTS

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

National Environmental Standards

8.2. As discussed in the sections above, the proposal is permitted in terms of the relevant National Environmental Standard documents.

National Policy Statements

8.3. 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 on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

8.4. The sites are not located within the Coastal Environment nor do the sites contain highly versatile soils. As such there are no NPS applicable to this development.

Regional Policy Statement

8.5. The role of The Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources.

8.6. The proposal is consistent with sites in the surrounding environment and will not alter the character and amenity of the surrounding environment. The proposal is considered compatible with the intent of the RPS

Far North Operative District Plan

8.7. In terms of the objectives and policies for the Rural Environment and Rural Living zone, the proposal does not result in infringements of the permitted rule standards for the underlying zone and is therefore considered to be anticipated by the plan and consistent with



development in the area and zone in general. Given the subdivision activity is assessed as a Controlled Activity, it is also considered that the proposal is anticipated by the plan and therefore does not result in adverse effects. The proposal will not alter the character or amenity of the sites or surrounding environment.

- 8.8. As assessed above, it is considered that the proposed subdivision will generate no more than minor effects on the receiving environment, including the adjacent sites. The proposal is considered consistent with the relevant objectives and policies of the ODP.

Proposed District Plan

- 8.9. Under the Proposed District Plan, the site is zoned Rural Residential. The proposal is considered to create no more than minor effects on these environments and is consistent with the 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.

Summary

- 8.10. 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.

9. SECTION 125 – LAPSING OF CONSENT

- 9.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard provisions be applied in this instance.

10. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

- 10.1. 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.

- 10.1.1. 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]

- 10.1.2. The application is for a Controlled Activity, therefore Step 3 does not apply and Step 4 must be considered.

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.

- 10.1.3. Does not apply.

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.

- 10.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision where the proposed allotments are in excess of the controlled lot size provisions for the zone. There are many allotments in the immediate vicinity which are of similar size or smaller to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.

Public Notification Summary

- 10.2. 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

10.3. 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.

11.2.1 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).

10.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, 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).

10.3.2. There is no rule in the plan or national environmental standard that precludes notification. The application is for a controlled activity but is a subdivision activity. Therefore Step 2 does not apply and 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.

10.3.3. The proposal is not for a boundary activity.

10.3.4. 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.

10.3.5. 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.

10.3.6. 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 7 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment provided within this report is also relied on and the following comments made:

- The size of the proposed allotments is consistent with the character of the allotments in the locality and can comply with the controlled provisions for lot size within the zone. 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 ODP or PDP.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

10.3.7. Therefore, no persons will be affected to a minor or more than minor degree.

10.3.8. Overall, the adverse effects on any persons are considered to be less than minor. 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),

10.3.9. The proposal is to subdivide the site to create four additional allotments (five additional titles) as a controlled activity. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

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



Notification Assessment Conclusion

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

11. PART 2 ASSESSMENT

- 11.1. 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.
- 11.2. 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.
- 11.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. The subject site is not located within the coastal environment under the RPSN. There are no outstanding natural features or landscapes which are considered to be affected, nor any areas of significant indigenous vegetation or habitats of fauna. Public access is not considered relevant in this case. The site does not contain any areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights are not anticipated to be affected by the proposal. The proposal is not anticipated to exacerbate natural hazards. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.
- 11.4. 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 the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 11.5. 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 proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 11.6. 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 Sections 5-8 of the Act.



12. CONCLUSION

- 12.1. The proposal is to undertake a subdivision where the lot sizes are able to comply with the Controlled activity provisions for the zone.
- 12.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and the proposal does not result in degradation of the character of the surrounding environment.
- 12.3. In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor.
- 12.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 12.5. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 12.6. As a Controlled activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. It is considered that the proposal results in no more than minor effects on the environment and the proposal is generally consistent with the relevant Objectives and Policies set out under the District Plan and the Regional Policy Statement. The development is considered appropriate for consent to be granted on a non-notified basis.

13. LIMITATIONS

- 13.1. 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.
- 13.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 13.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.



- 13.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1157743**
Land Registration District **North Auckland**
Date Issued 04 July 2025

Prior References

1181147 NA124C/757

Estate Fee Simple
Area 6.9794 hectares more or less
Legal Description Lot 3 Deposited Plan 597669 and Lot 4
 Deposited Plan 600633

Registered Owners

Okahu Developments Limited

Interests

Appurtenant to Lot 4 DP 600633 herein is a drainage right created by Transfer 710056 - 23.10.1963 at 11:23 am
The easements created by Transfer 710056 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Appurtenant to Lot 4 DP 600633 herein is a drainage right created by Transfer A263984 - 13.12.1967 at 11:45 am
The easements created by Transfer A263984 are subject to Section 37 (1) (a) Counties Amendment Act 1961
D535015.5 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 23.8.2000 at 3.55 pm (affects Lot 3 DP 597669)
Land Covenant in Transfer 6056764.2 - 25.6.2004 at 9:00 am (affects Lot 3 DP 597669)
12624526.2 Mortgage of part Lot 4 DP 600633 formerly Lots 1 and 2 DP 113787 to ANZ Bank New Zealand Limited - 23.1.2023 at 12:16 pm
12624526.3 Mortgage of part Lot 4 DP 600633 formerly Lot 3 DP 113787 to ANZ Bank New Zealand Limited - 23.1.2023 at 12:16 pm
Subject to a right to drain sewage (in gross) over part Lot 4 DP 600633 marked A on DP 600633 in favour of the Far North District Council created by Easement Instrument 12809949.4 - 15.9.2023 at 9:18 am
The easements created by Easement Instrument 12809949.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 12809949.5 - 15.9.2023 at 9:18 am (affects Lot 4 DP 600633)
12809949.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.9.2023 at 9:18 am (affects Lot 4 DP 600633)
Appurtenant to Lot 4 DP 600633 herein is a right to drain water and sewage created by Easement Instrument 13004971.2 - 3.7.2024 at 11:07 am
The easements created by Easement Instrument 13004971.2 are subject to Section 243 (a) Resource Management Act 1991
13004971.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.7.2024 at 11:07 am (affects Lot 4 DP 600633)
Land Covenant in Covenant Instrument 13004971.4 - 3.7.2024 at 11:07 am (affects Lot 4 DP 600633)
Subject to Section 241(2) Resource Management Act 1991 (affects DP 597669)

Appurtenant to Lot 3 DP 597669 herein is a right to convey electricity created by Easement Instrument 13330275.3 - 4.7.2025 at 1:59 pm

Land Covenant in Covenant Instrument 13330275.4 - 4.7.2025 at 1:59 pm (Limited as to duration)(affects Lot 3 DP 597669)

View Instrument Details



Instrument No	12809949.6
Status	Registered
Date & Time Lodged	15 September 2023 09:18
Lodged By	Patterson, Mark Stephen
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1136601	North Auckland
1136602	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Mark Stephen Patterson as Territorial Authority Representative on 15/09/2023 09:18 AM

*** End of Report ***



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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2230419-RMACOM Stage 1

Being the Subdivision of LOTS 1-3 DP 113787
North Auckland Registry

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

SCHEDULE

Lot 5 DP 592240

- a. At the time of lodging an application for building consent on Lot 5, the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which sets out the specific design of the building's foundations.
- b. In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified engineer for the approval from Council. The details of the on-site retention storage and flow attenuation shall be prepared by a suitably qualified engineer shall reference the recommendations made by Civil Site Suitability Report by Wilton Joubert (Ref. No.: 124397 Rev. A dt. 27/02/2023).
- c. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.



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Lots 1 and 5 DP 592240

- d. Drain / flow paths within drainage easements (as shown on the Survey Plan) are to be maintained, remain operational, clear of debris and no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction without the prior approval of council.

SIGNED:

A handwritten signature in black ink, appearing to be 'SM', written over a horizontal line.

Mr Simeon Alistair McLean - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

TEAM LEADER – RESOURCE CONSENTS

DATED at KERIKERI this 4th day of August 2023

View Instrument Details



Instrument No	13004971.3
Status	Registered
Date & Time Lodged	03 July 2024 11:07
Lodged By	Patterson, Mark Stephen
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1181145	North Auckland
1181146	North Auckland
1181147	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Mark Stephen Patterson as Territorial Authority Representative on 03/07/2024 11:06 AM

*** End of Report ***



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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2230419-RMACOM – Stage 2

Being the Subdivision of Lot 1-2 DP 113787

North Auckland Registry

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

SCHEDULE

Lots 2 to 4 DP 600633

- a. At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which sets out the specific design of the building's foundations.
- b. In conjunction with the construction of any buildings and other impermeable surfaces, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change, with overland/secondary flow paths able to accommodate a 1% AEP event. The details of the on-site detention storage and flow attenuation shall be prepared by a suitably qualified engineer for the approval from Council. The details of the on-site retention storage and flow attenuation shall be prepared by a suitably qualified engineer shall reference the recommendations made by Civil Site Suitability Report by Wilton Joubert (Ref. No.: 124397 Rev. A dt. 27/02/2023).
- c. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.



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Lot 4 DP 600633

- d. In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area.

The consent holder shall enter into a maintenance contract with a suitably qualified and experienced person to maintain the wastewater treatment system so that it works effectively at all times. At a minimum, all maintenance shall be in accordance with the recommendations of the Operation and Maintenance Manual prepared by the system supplier.

SIGNED:

Ms Patricia (Trish) Routley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
MANAGER – RESOURCE CONSENTS

DATED at KERIKERI this 16th day of April 2024.

View Instrument Details



Instrument No 12809949.4
Status Registered
Date & Time Lodged 15 September 2023 09:18
Lodged By Patterson, Mark Stephen
Instrument Type Easement Instrument



Affected Records of Title	Land District
1136601	North Auckland
1136602	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 12624526.2 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 12624526.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Mark Stephen Patterson as Grantor Representative on 15/09/2023 09:18 AM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Mark Stephen Patterson as Grantee Representative on 15/09/2023 09:18 AM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Okahu Developments Limited

Grantee

Far North District Council

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain sewage	"A" DP 592240	Lot 1 DP 592240 RT 1136601	In Gross
	"B" DP 592240	Lot 5 DP 592240 RT 1136602	In Gross

This approved format may be used for lodgement as an electronic Instrument under the Land Transfer Act 2017

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule ____]~~

View Instrument Details



Instrument No 13004971.2
Status Registered
Date & Time Lodged 03 July 2024 11:07
Lodged By Patterson, Mark Stephen
Instrument Type Easement Instrument



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
1181145	North Auckland
1181146	North Auckland
1181147	North Auckland

Annexure Schedule Contains 2 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Mortgagee under Mortgage 12624526.2 has consented to this transaction and I hold that consent ☒
- I certify that the Mortgagee under Mortgage 12624526.3 has consented to this transaction and I hold that consent ☒

Signature

Signed by Mark Stephen Patterson as Grantor Representative on 03/07/2024 11:06 AM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Mark Stephen Patterson as Grantee Representative on 03/07/2024 11:06 AM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

OKAHU DEVELOPMENTS LIMITED

Grantee

OKAHU DEVELOPMENTS LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain water	"D" & "E" DP 600633	1181145	1181146 & 1181147
	"F" DP 600633	1181146	1181145 & 1181147
Right to drain sewage	"C" DP 600633	1181146	1181145 & 1181147
	"D" DP 600633	1181145	1181147

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]

[the provisions set out in Annexure Schedule—]

View Instrument Details

Instrument No	13330275.3
Status	Registered
Lodged By	Davis, Loryn Anne
Date & Time Lodged	04 Jul 2025 13:59
Instrument Type	Easement Instrument

Affected Records of Title	Land District
1157741	North Auckland
1157742	North Auckland
1157743	North Auckland

Annexure Schedule	Contains 2 Pages
--------------------------	------------------

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Mortgage 12624526.2 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

Mortgage 12624526.3 does not affect the burdened land, therefore the consent of the Mortgagee is not required ☒

Signature

Signed by Mark Stephen Patterson as Grantor Representative on 04/07/2025 12:36 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Mark Stephen Patterson as Grantee Representative on 04/07/2025 12:36 PM

*** End of Report ***

Form 22

Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

Grantor

Okahu Developments Limited

Grantee

Okahu Developments Limited

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to convey electricity	"D" DP 597669	1157741	1157742 & 1157743
Right to convey electricity	"E" DP 597669	1157742	1157741 & 1157743

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule _____]~~

Approved by Registrar-General of Land under No. 2002/1026

Transfer instrument

Section 90, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND

Unique identifier(s)

or C/T(s)

All/part

Area/description of part or stratum

NA124C/757

All



T 6056764.2 Transfer

Cpy - 01/01, Pgs - 004, 25/06/04, 09:58



DocID: 311480120

Transferor

Surname(s) must be underlined or in CAPITALS.

Brian Kevin HOLLEY and Pamela Jane HOLLEY

Transferee

Surname(s) must be underlined or in CAPITALS.

Christopher Mark LYNCH and Jacqueline Karen LYNCH

Estate or interest to be transferred, or easement(s) or *profit(s) à prendre* to be created

State if fencing covenant imposed.

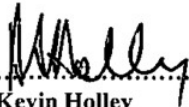
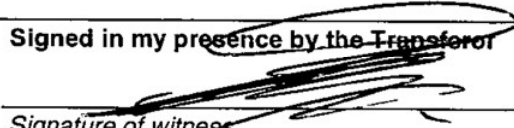
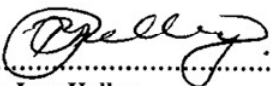
Fee simple subject to Land Covenants (pages 2,3 & 4 Annexure Schedule). The transferee shall also be bound by a fencing covenant as defined in S.2 Fencing Act 1978 in favour of the **transferor**

Operative clause

The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 1st day of June 2004

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 Brian Kevin Holley	Signed in my presence by the Transferor  Signature of witness
 Pamela Jane Holley	Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>RH MANNING</u>
Signature [common seal] of Transferor	Occupation <u>SOLICITOR</u>
	Address <u>KAITIAA.</u>

Certified correct for the purposes of the Land Transfer Act 1952.



[Solicitor for] the Transferee

Annexure Schedule



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

TRANSFER

Dated

24 June 2004

Page

2

of

4

pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Estate or Interest or Easement to be Created":

WHEREAS the Transferor when registered proprietor of the land formerly contained in certificate of title 93C/566 subdivided the land into rural residential lots as a rural lifestyle subdivision in the manner shown and defined on Deposited Plan 196798

AND WHEREAS it is the intention of the Transferor to create for the benefit of the land in the certificates of title set out in Schedule A (hereinafter referred to as "the Dominant Lots") the land covenants set out in Schedule B over the land in certificate of title NA124C/757 (hereinafter referred to as "the Servient Lot") **TO THE INTENT** that the Servient Lot shall be bound by the stipulations and restrictions set out in Schedule B hereto and that the owners and occupiers for the time being of the Dominant Lots or any of them may enforce the observance of such stipulations and restrictions against the owner or owners for the time being of the Servient Lot

AND AS INCIDENTAL to the transfer of the fee simple of the Servient Lot so as to bind the Servient Lot and for the benefit of the Dominant Lots and each of them, the Transferee **HEREBY COVENANTS AND AGREES** as set out in Schedule B hereto so that the covenants run with the Servient Lot for the benefit of the Dominant Lots (and each of them) as described in Schedule A hereto

SCHEDULE A

Certificate of Title Nos.

NA124C/753
NA124C/754
NA124C/755
NA124C/756
NA124C/758
NA124C/759
NA124C/760
NA124C/761
NA124C/762

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc



TRANSFER

Dated 1st June 2004 Page 3 of 4 pages

(Continue in additional Annexure Schedule, if required.)

SCHEDULE B

1. Not to erect on the Servient Lot any building other than a new residential dwellinghouse and accessory buildings hereinafter mentioned.
2. Not to permit or allow the removal on to the Servient Lot of any existing or pre-built dwellinghouse which has previously been lived in.
3. Not to construct or erect on the Servient Lot or to permit or allow the removal on to the Servient Lot any dwellinghouse having a floor area of less than 120 square metres (exclusive of carport or garage, decking, roof overhang or accessory buildings) unless the plans and specifications for same have first been approved in writing by the Transferor prior to commencement of construction and the dwellinghouse is constructed in accordance with those approved plans and specifications. The Transferor shall have sole and absolute discretion as to the approval of plans and specifications submitted to them pursuant to this clause.
4. Not to erect on the Servient Lot any accessory building or outbuilding other than a new accessory building or outbuilding of a nature normally associated with a dwellinghouse or with a rural lifestyle subdivision.
5. Not to erect or allow to be erected on the Servient Lot or on any boundary of the Servient Lot any fence constructed of corrugated iron.
6. Not to conduct or allow to be conducted on the Servient Lot any commercial pig farming or poultry farming or associated activities.
7. Not to allow any buildings on the Servient Lot to have unpainted roof surfaces for longer than eighteen (18) months from the date of commencement of construction of the building.
8. Not to allow the exterior finishing and painting of any building erected on, removed on to or otherwise placed on the Servient Lot to extend beyond eighteen (18) months from the date of commencement of construction of that building or from the date the building is moved on to the land if it has not been constructed on the land.
9. Not to allow or permit the Servient Lot to be occupied or used for residential purposes (except during the course of construction or erection of a dwellinghouse on the land for a period not exceeding eighteen (18) months) until a dwellinghouse has been substantially completed in compliance with the foregoing covenants and in compliance with the requirements of the relevant local authority.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Annexure Schedule

Insert type of instrument
 "Mortgage", "Transfer", "Lease" etc

**TRANSFER**

Dated

1st June, 2004

Page

4

of

4


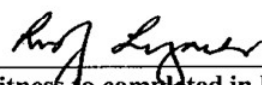
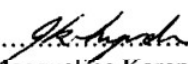
pages

(Continue in additional Annexure Schedule, if required.)


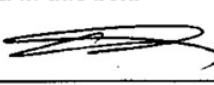




Continuation of Land Covenants in Schedule B

10. Not to bring on to or allow to remain on the Servient Lot once a dwellinghouse has been substantially completed to the stage where it can be occupied as a dwellinghouse in accordance with paragraph 9 hereof, any temporary dwelling or accommodation (as may have been erected or placed on the Servient Lot during construction of the principal dwellinghouse) or any caravan, trade vehicle or other equipment or materials unless garaged or screened so as to preserve the amenities of the neighbourhood.
11. Not to permit or allow any advertisement, sign or hoarding of a commercial nature to be erected or placed on any part of the Servient Lot without the prior consent in writing of the Transferor.

Continuation of "Attestation"

 Christopher Mark Lynch	Signed in my presence by the Transferor
	Signature of Witness
	 Witness to completed in BLOCK letters (unless typewritten or legibly stamped)
	Witness name MURRAY LYNCH Occupation WOOL BUYER Address 115 KITEONE RD PARUA BAY WHANGAREI
 Jacqueline Karen Lynch	
Signature of Transferor	

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

SOLU-~~FOR~~
KAZIYAN

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

(Deposited Plan 196798
North Auckland Registry)

124C/753 - 762 incl.

⑥ CONO (dup) 783-

all



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
for REGISTRAR-GENERAL OF LAND

3.55 23.AUG00 D 535015

5

FOUNTAIN MANNING & CO
SOLICITORS
KAITIAIA





GENERAL NOTES & DISCLAIMERS
This plan has been prepared solely for the purpose of obtaining Resource Consent and is not to be used for any other purpose. Areas and dimensions are approximate and subject to final survey. Topographical and boundary information has been sourced from aerial imagery and public data and is indicative only. Do not scale from this drawing. Services must not be positioned based on this plan. This document is the intellectual property of the producer and is protected by copyright. It may not be copied, reproduced, or altered without the prior written consent of the producer.

RECORD OF TITLE 1157743	TOTAL AREA 6.98ha	ZONING Rural Living
LEGAL DESCRIPTION Lot 3 Deposited Plan 597669 and Lot 4 Deposited Plan 600633		LOCAL AUTHORITY Far North District Council

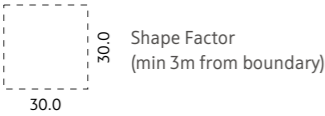
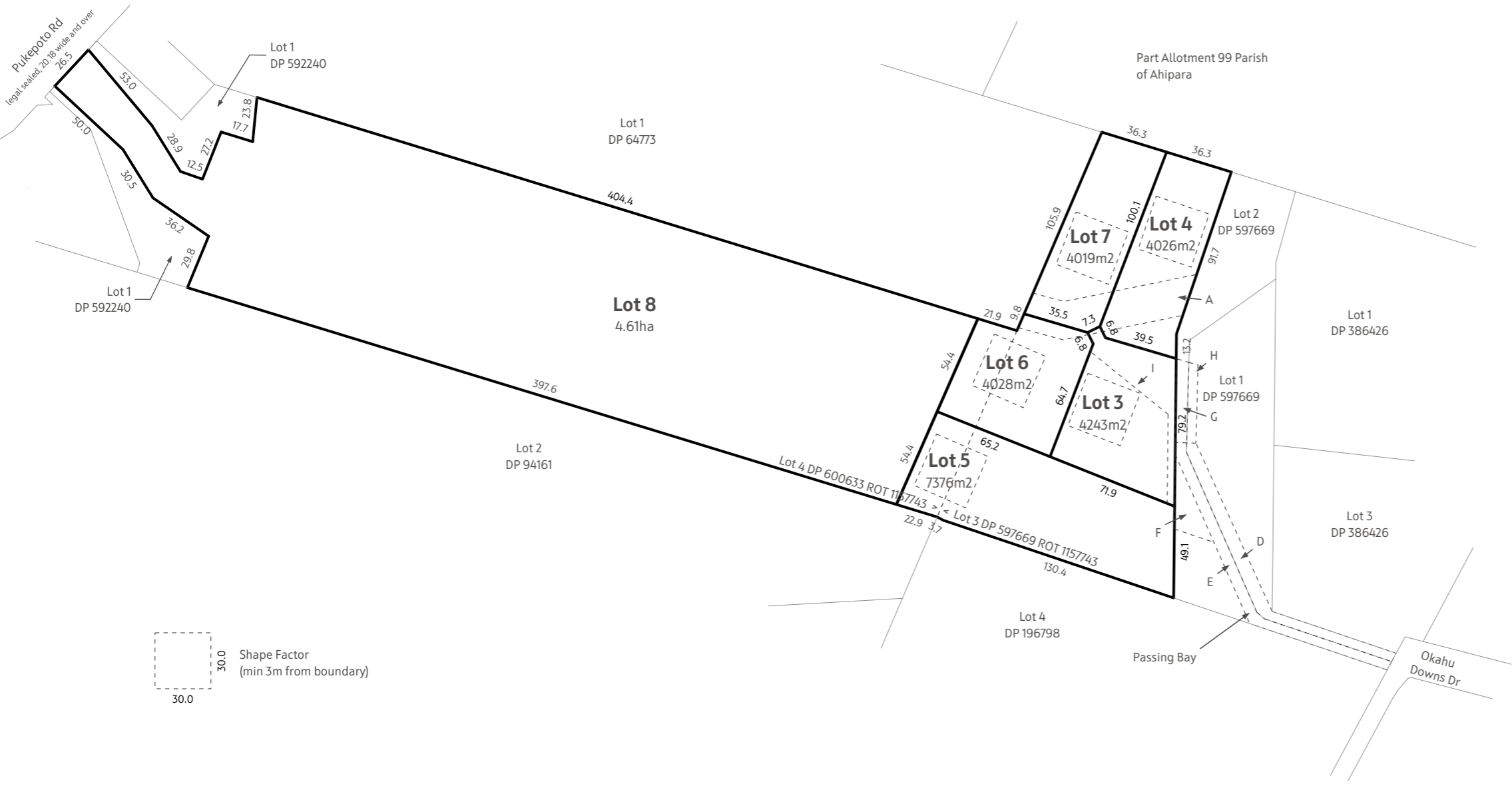
EXISTING EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right to convey electricity (in Gross)	A	Lot 3 DP 597669	Top Energy Ltd
Right of way, Right to convey electricity	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	H	Lot 1 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633

PROPOSED EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right of way, Right to convey electricity	D	Lot 1 DP 597669	Lot 2 DP 597669, Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	E	Lot 2 DP 597669	Lot 1 DP 597669, Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	H	Lot 1 DP 597669	Lots 3,4,6,7 Hereon
Right of way, Right to convey electricity	I	Lot 3 Hereon	Lots 3,4,5,6,7 Hereon

NOTES
- Area's under Right of way easements do not exceed 1:5 slope.
- The amalgamation condition requiring Lots 3 DP 597669 and 4 DP 600633 to be held in a single record of title is to be cancelled by the Far North District Council under section 241(3) of the Resource Management Act 1991 as part of this subdivision consent.



STRAND HOMES LTD
0800 NZSTRAND (697872)
WWW.STRANDHOMES.CO.NZ
229 STATE HIGHWAY 1, AWANUI 0486

TITLE
Overall Scheme Plan
PREPARED FOR
Okahu Developments Ltd

DESCRIPTION
Proposed subdivision of Lot 3 DP 597669 and Lot 4 DP 600633 (ROT 1157743)

VERSION DATE
Sep 10, 2025
Project No.
245

VERSION
A
DRAWING SCALE
1:2700 @ A3

PRODUCED BY
Strand Homes Ltd
DRAWN BY
HG

SHEET
1 / 4



GENERAL NOTES & DISCLAIMERS
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RECORD OF TITLE 1157743	TOTAL AREA 6.98ha	ZONING Rural Living
LEGAL DESCRIPTION Lot 3 Deposited Plan 597669 and Lot 4 Deposited Plan 600633	LOCAL AUTHORITY Far North District Council	

EXISTING EASEMENT SCHEDULE			
Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right to convey electricity (in Gross)	A	Lot 3 DP 597669	Top Energy Ltd
Right of way, Right to convey electricity	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	H	Lot 1 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633

PROPOSED EASEMENT SCHEDULE			
Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right of way, Right to convey electricity	D	Lot 1 DP 597669	Lot 2 DP 597669, Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	E	Lot 2 DP 597669	Lot 1 DP 597669, Lots 3,4,5,6,7 Hereon
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Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	H	Lot 1 DP 597669	Lots 3,4,6,7 Hereon
Right of way, Right to convey electricity	I	Lot 3 Hereon	Lots 3,4,5,6,7 Hereon

NOTES
- Area's under Right of way easements do not exceed 1:5 slope.
- The amalgamation condition requiring Lots 3 DP 597669 and 4 DP 600633 to be held in a single record of title is to be cancelled by the Far North District Council under section 241(3) of the Resource Management Act 1991 as part of this subdivision consent.



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RECORD OF TITLE	TOTAL AREA	ZONING
1157743	6.98ha	Rural Living
LEGAL DESCRIPTION	LOCAL AUTHORITY	
Lot 3 Deposited Plan 597669 and Lot 4 Deposited Plan 600633	Far North District Council	

EXISTING EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right to convey electricity (in Gross)	A	Lot 3 DP 597669	Top Energy Ltd
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Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	H	Lot 1 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633

PROPOSED EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
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Right of way, Right to convey electricity	E	Lot 2 DP 597669	Lot 1 DP 597669, Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lots 3,4,5,6,7 Hereon
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Right of way, Right to convey electricity	H	Lot 1 DP 597669	Lots 3,4,6,7 Hereon
Right of way, Right to convey electricity	I	Lot 3 Hereon	Lots 3,4,5,6,7 Hereon

NOTES

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- The amalgamation condition requiring Lots 3 DP 597669 and 4 DP 600633 to be held in a single record of title is to be cancelled by the Far North District Council under section 241(3) of the Resource Management Act 1991 as part of this subdivision consent.



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WWW.STRANDHOMES.CO.NZ
229 STATE HIGHWAY 1, AWANUI 0486

TITLE
Aerial + Contours
PREPARED FOR
Okahu Developments Ltd

DESCRIPTION
Proposed subdivision of Lot 3 DP 597669 and Lot 4 DP 600633 (ROT 1157743)

VERSION DATE
Sep 10, 2025
Project No.
245

VERSION
A
DRAWING SCALE
1:2700 @ A3

PRODUCED BY
Strand Homes Ltd
DRAWN BY
HG

SHEET
3 / 4



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

21 August 2025

Sheryl Hansford
Northland Planning & Development 2020 Ltd

Email: info@northplanner.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Okahu Developments Ltd - Okahu Downs Drive, Kaitaia. Lot 3 DP 597669 & Lot 4 DP 600633.

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

Top Energy's requirement for this subdivision is that power be made available for lots 3, 4, 5, 6 & 7. Design and costs to provide a power supply would be provided after application and an on-site survey have been completed.

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

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

Yours sincerely

Aaron Birt

Planning and Design

T: 09 407 0685

E: aaron.birt@topenergy.co.nz

Onsite Wastewater Site Suitability Report

Okahu Developments Limited
Okahu Downs Drive
Kaitaia
Far North District

Subdivision of Lot 3 DP 597669 & Lot 4 DP 600633

Investigation of proposed lots 3-7

Written by: Nicola O'Brien
Approved by: Martin O'Brien

Rev: A
Date: 9th September 2025
Job No: 2872b

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Executive Summary

Lot 3 DP 597669 and Lot 4 DP 600633 are to be subdivided into 6 separate lots currently identified as proposed lots 3-8. This report investigates the suitability of lots 3-7 for onsite wastewater. Proposed Lot 8 is not investigated as it is to become 4.61 ha.

Following subdivision proposed lots 3-7 will become residential sections ranging in size from 4,019m² (Lot 7) to 7,376m² (Lot 5). The land is currently slight to steeply sloping with grassed pasture. Lot 4 and 7 have areas of scrub to the north.

Secondary treatment, for example an aeration treatment system with dripper lines, is recommended for lots 3-7, due to soil type (slow to poorly draining) and steep topography at certain locations over the subdivision. The installation of wastewater on slopes less than 25 degrees is a permitted activity.

There is ample available area on each proposed lot for wastewater disposal and reserve. However, site planning is recommended due to steep slopes and a pan in certain locations. Where a pan is present surface laid lines with a reduced loading rate is preferable. This will increase the size of the field. A 10m planted buffer zone downslope of the wastewater field is required for surface laid, planted fields on slopes greater than 10 degrees. Again, this will increase the area required.

The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b).

The system, land application method and exact design of the wastewater disposal field are to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application.

1.0 Scope

This report focuses on ensuring that an area on proposed lots 3-7 is suitable for the onsite disposal of effluent within the proposed lot boundaries. An onsite wastewater treatment system and land application method are recommended based on site characteristics including soil type, topography, and surface water setbacks. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b).

2.0 Site Visit

The site investigation was undertaken on 26th August 2025 and comprised of a walk over and visual assessment of proposed lots 3-7. Areas suitable for wastewater disposal and reserve were identified and are shown on the Site Plan, Section 15.

4 x 50mm wide, boreholes to a maximum depth of 1200mm were taken with a handheld steel auger. The bores were taken to ascertain soil category and to establish groundwater depth. USDA feel method was used to determine soil texture, soil structure and soil category.

3.0 Desk Study

A desk study of available information and site characteristics was undertaken. The following sources were reviewed, TP58 (2004), Regional Plan for Northland (2019), Section C.6.1.3, Far North District Plan, Section 12.7.6.1.4(b), Far North and Northland Regional Council Maps.

O'Brien Design Consulting wrote the Onsite Wastewater Site Suitability Report for the subdivision of Lot 5 DP 196798 into 2 separate lots, the property to the east. This report was reviewed.

4.0 Site Description

Proposed lots 1-7 are currently grassed pasture used for grazing, scrub is located to the north. The land is zoned Rural Living in the Far North District Plan. The topography ranges from slight to steep (approximately 0-27 degrees). No surface water bodies were noted over the subdivision. A pond is located on Lot 1 DP 597669 to the east. A flow path downslope of the pond directs stormwater intermittently to the southwest. This flow path traverses through the southeast corner of proposed Lot 5. Easement A, powerlines to convey electricity, runs through proposed Lot 4, 6 and 7. Easement H, right of way, to convey electricity, runs through the top part of proposed Lot 3. Refer to the Scheme Plan, Section 5 and the Site Plan, Section 15 showing proposed lots 3-7.

Photograph 1 shows a view to the north over part of the subdivision. The photograph shows part of Lot 5 in the photograph foreground. Proposed lots 3 and 6 are located on the side of the hillside whilst lots 4 and 7 are located near the top of the hill and the other side of it.

Following subdivision proposed Lot 3 will become a 4,243m², residential section. Lot 3 is currently moderate to steeply sloping grassed pasture. The lot slopes to the southeast and has a small ridge running through it.

Proposed Lot 4 will become a 4,026m², residential section. The southern part of the lot slopes steeply to the southeast. A flat to slightly sloping area is located near the powerlines, at the top of the hill. The property then slopes steeply to the north towards scrub. The topography ranges from slight to steep.

Following subdivision proposed Lot 5 will become a 7,376m² section located to the south of the subdivision. Lot 5 slopes generally to the south towards an overland flow path. A 5m minimum setback is required from the overland flow path as per the Regional Plan for Northland (2019), Section C.6.1.3, Table 9.

Proposed Lot 6 will become a 4,028m², residential section. A small ridge runs through the lot. The topography slopes to the southwest and southeast. The topography ranges from slight to steep.

Following subdivision proposed Lot 7 will become a 4,019m², residential section. The southern part of the lot is located near the top of a hill where the topography ranges from slight to moderate. Land to the north slopes steeply then moderately to the northwest. This area is covered by scrub.

The Regional Plan for Northland, 2019, Section C.6.1.3 states that installing wastewater on slopes less than 25 degrees is a permitted activity. Surface laid, planted dripper lines on slopes greater than 10 degrees require a 10m planted buffer zone.

The Northland Regional Council (NRC) Biodiversity maps do not show mapped wetlands on or within 30m of proposed subdivision. No mapped flooding is shown on NRC Hazard Maps.

Section 10 of this report lists general setback requirements as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b). The Site Plan, Section 15 shows areas suitable for wastewater disposal and reserve on each proposed lot.



Photograph 1: View to the north showing part of the subdivision. Part of proposed Lot 5 is shown at the base of the hillside. Proposed Lot 3 and 6 are located on the side of the hill. Proposed Lot 4 and 7 are located near the top of the hill and the other side of it.



GENERAL NOTES & DISCLAIMERS

This plan has been prepared solely for the purpose of obtaining Resource Consent and is not to be used for any other purpose. Areas and dimensions are approximate and subject to final survey. Topographical and boundary information has been sourced from aerial imagery and public data and is indicative only. Do not scale from this drawing. Services must not be positioned based on this plan. This document is the intellectual property of the producer and is protected by copyright. It may not be copied, reproduced, or altered without the prior written consent of the producer.

RECORD OF TITLE	TOTAL AREA	ZONING
1157743	6.98ha	Rural Living
LEGAL DESCRIPTION	LOCAL AUTHORITY	
Lot 3 Deposited Plan 597669 and Lot 4 Deposited Plan 600633	Far North District Council	

EXISTING EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right to convey electricity (in Gross)	A	Lot 3 DP 597669	Top Energy Ltd
Right of way, Right to convey electricity	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633

PROPOSED EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right of way	D	Lot 1 DP 597669	Lot 2 DP 597669, Lots 3,4,5,6,7 Hereon
Right of way	E	Lot 2 DP 597669	Lot 1 DP 597669, Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lots 3,4,5,6,7 Hereon
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lots 3,4,6,7 Hereon
Right of way, Right to convey electricity	H	Lot 3 Hereon	Lots 3,4,6,7 Hereon

NOTES

- Area's under Right of way easements do not exceed 1:5 slope.
- The amalgamation condition requiring Lots 3 DP 597669 and 4 DP 600633 to be held in a single record of title is to be cancelled by the Far North District Council under section 241(3) of the Resource Management Act 1991 as part of this subdivision consent.



STRAND HOMES LTD
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229 STATE HIGHWAY 1, AWANUI 0486

TITLE
Aerial + Contours
PREPARED FOR
Okahu Developments Ltd

DESCRIPTION
Proposed subdivision of Lot 3 DP 597669 and Lot 4 DP 600633 (ROT 1157743)

VERSION DATE
August 19, 2025
Project No.
245
VERSION
A
DRAWING SCALE
1:2700 @ A3
PRODUCED BY
Strand Homes Ltd
DRAWN BY
HG

SHEET
3 / 4

6.0 Soil Profile

NRC Managing Northland Soils describes the soils over the subdivision as moderately to poorly drained Tangitiki sandy loam and sand (TTH).

4 x 50mm wide deep borehole logs were taken over the subdivision. Borehole logs 1-3 showed soils to be sandy but slow to poorly draining. A pan was present at 500mm depth on proposed Lot 3 and 7. Borehole 4 on proposed Lot 5 showed slow draining, clayey silt. Over the subdivision soils can be considered as category 6-7, slow to poorly draining. Refer to the Borehole Logs, Section 14.

7.0 Groundwater

TP58 (2004), Table 5.2 states groundwater separation must be greater than 900mm for secondary treated effluent in category 6 soils and 600mm in category 7. The Regional Plan for Northland, Section C.6.1.3, Table 9 requires 600mm. Groundwater was not encountered during the 4 bore logs.

A borehole establishing that the wastewater disposal field is the required distance from groundwater should be undertaken in the elected location of the field at the time of building consent application.

No active bores are mapped on or in the near vicinity of the subdivision (Far North Atlas Map). There are no sheds or buildings in the near vicinity which may house a bore. The owner is not aware of any freshwater bores on the subdivision or within 20m of it.

8.0 Onsite Wastewater Disposal Design

System Requirements

Secondary treatment, for example an aeration treatment system with dripper lines is recommended due to slow to poorly draining soils. Surface laid planted dripper lines are preferable over buried where a pan is present. A 10m planted buffer zone is required downslope of surface laid, planted lines when the slope is greater than 10 degrees.

An aeration treatment system with dripper lines is an example of a suitable wastewater system and land disposal option. Alternative designs with secondary treatment may be available and can be considered provided wastewater regulations outlined in Section 10 are achieved.

Secondary treated effluent should be disposed of via a robust secondary treatment system which complies with the New Zealand Building Code. The system is to have a high output quality of: BOD5 equal to or less than 20g/m³ and TSS equal or less than 30g/m³, in line with NZS1546.3:2008 and the New Zealand Building Code. The system is to have emergency storage and be fitted with an alarm to protect against system failure.

The owner is to obtain a maintenance agreement from the manufacturer on purchase of the system. Secondary treatment systems should have an annual maintenance agreement with the supplier as stated in the Far North District Council bylaw 2805.2. This ensures the system operates efficiently and is serviced regularly.

Cost of approximately \$18,000 - \$30,000 will depend on factors including the size and design of the field, choice of system and cost of installation.

Wastewater Disposal Design

The wastewater design is based on category 7 soils with a pan, TP58 (2004), Table 9.2 with 180 litres of wastewater produced per person for roof water tank supply, TP58, Table 6.2.

Potential occupancy of a 3-bedroom dwelling x litres per person per day / loading rate = area of wastewater field

$$5 \times 180 / 2 = 450\text{m}^2$$

The exact dimensions of the field may differ in the site-specific Onsite Wastewater Disposal Report (TP58), for example the number of bedrooms may change altering system volumes and the size of the field.

The wastewater disposal field should not be grazed by heavy stock, be driven on or built over. These activities can result in failure of the effluent field.

The system, land application method and design of the field is to be specified in a site-specific Onsite Wastewater Report (TP58) at the time of building consent application.

9.0 Reserve Area

A minimum 30% reserve is required for secondary treated effluent as outlined in the Regional Plan for Northland (2019) Section C.6.1.3 (9b). A conservative 100% reserve area is recommended for subdivision.

The purpose of a reserve is to provide additional area for wastewater disposal, for example in the event of failure of the original field or future expansion of the proposed development. The reserve field must be protected from development that would prevent its use in the future. A reserve area must always be available. The Site Plan, Section 15 shows land suitable for wastewater disposal and reserve.

10.0 Setback Requirements

General setback requirements for wastewater are outlined in the Regional Plan for Northland (2019), Section C.6.1.3, TP58 (2004), Table 5.2 and the Far North District Plan, Section 12.7.6.1.4(b) provided below. These setback distances are to be adhered to in any site-specific onsite wastewater report (TP58).

Regional Plan for Northland (2019), Section C.6.1.3

The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:

- 1) The on-site system is designed and constructed in accordance with the *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*, (TP58, 2004 also used) and
- 2) the volume of wastewater discharged does not exceed two cubic metres per day, and
- 3) the discharge is not via a spray irrigation system or deep soakage system, and
- 4) the slope of the disposal area is not greater than 25 degrees, and
- 5) the wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of *Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012)*; or is via an irrigation line system that is:
 - a) dose loaded, and
 - b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
- 6) for the discharge of wastewater onto the surface of slopes greater than 10 degrees:
 - a) the wastewater, excluding greywater, has received at least secondary treatment, and
 - b) the irrigation lines are firmly attached to the disposal area, and
 - c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
 - d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
 - e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
 - f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
- 7) the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in *Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems*, and

- 8) for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
- 9) the following reserve disposal areas are available at all times:
 - a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
 - b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
- 10) the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
- 11) the discharge does not contaminate any groundwater water supply or surface water, and
- 12) there is no surface runoff or ponding of wastewater, and
- 13) there is no offensive or objectionable odour beyond the property boundary.

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

Feature	Secondary and tertiary treated domestic type wastewater	Greywater
<i>Exclusion areas</i>		
<i>Floodplain</i>	<i>5 percent annual exceedance probability</i>	<i>5 percent annual exceedance probability</i>
<i>Horizontal setback distances</i>		
<i>Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is downslope of the disposal area)</i>	<i>5 metres</i>	<i>5 metres</i>
<i>River, lake, stream, pond, dam or natural wetland</i>	<i>15 metres</i>	<i>15 metres</i>
<i>Coastal marine area</i>	<i>15 metres</i>	<i>15 metres</i>
<i>Existing water supply bore</i>	<i>20 metres</i>	<i>20 metres</i>
<i>Property boundary</i>	<i>1.5 metres</i>	<i>1.5 metres</i>
<i>Vertical setback distances</i>		
<i>Winter groundwater table</i>	<i>0.6 metres</i>	<i>0.6 metres</i>

TP58 (2004), Table 5.2

Separation distances outlined in TP58 (2004), Table 5.2 for category 6-7 soils are the same as those stated in the Regional Plan for Northland (2019), Section C.6.1.3. However, TP58 (2004) recommends a more conservative separation distance from groundwater in category 6 soils, 900mm vs 600mm.

Far North District Plan, Section 12.7.6.1.4(b)

Specific to the Far North District is a more conservative separation distance from a river, lake, wetland, or the boundary of the coastal marine area. The Far North District Plan, Section 12.7.6.1.4(b) requires a 30m setback, greater than the 15m required by the Regional Plan for Northland (2019), Section C.6.1.3 and TP58 (2004), Table 5.2.

11.0 Stormwater Management

The property is identified as being in the Rural Living zone as per the Far North District Plan. To be a permitted activity under the Stormwater Management section of the plan the property must have maximum 12.5% impermeable surfaces per lot. The lots are currently bare, grassed pasture except for power lines over Lot 4 and 7. The proposed lots meet permitted requirements.

12.0 Site Planning for Onsite Wastewater



Prior to development of the site, site planning should be undertaken to ensure a suitable area for wastewater and reserve is available. This is because certain factors may limit the area available for wastewater disposal e.g. impermeable surfaces such as buildings and driveways, setback distances from surface water and intermittent flow paths, and slopes greater than 25 degrees reduce area available. Whilst other factors may increase the area required for wastewater disposal and reserve. For example, a dwelling with numerous potential bedrooms with sleepouts and cabins will require a larger field. A pan decreasing the loading rate will require a larger field. Surface laid, planted dripper lines on a slope greater than 10 degrees requires a 10m planted buffer zone below it.



13.0 Summary







There is suitable available area on proposed lots 3-7 for onsite wastewater disposal and reserve. Secondary treatment is recommended due to slow to poorly draining soils.

This report is for Resource Consent for subdivision only. The precise design will require a site-specific Onsite Wastewater Report (TP58) at the time of Building Consent application. The field and reserve must meet requirements for onsite wastewater disposal as outlined in TP58 (2004), the Regional Plan for Northland (2019), Section C.6.1.3 and the Far North District Plan, Section 12.7.6.1.4(b). Site constraints identified such as a pan at certain locations and slopes greater than 10 degrees which may require a 10 m buffer zone should be considered when designing the field and reserve.

14.0 Borehole Logs

		<h3>BOREHOLE LOG 1</h3>			
Client	Okahu Developments Ltd	Job No.	2872b		
Project	Subdivision	Date Drilled	26/08/2025		
Site Address	Okahu Downs Drive, Kaitaia	Drilled By	Martin O'Brien		
Location of Bore	Proposed Lot 7	Drill Method	50mm hand auger		


Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Tangitiki sandy loam & sand (TTH)	 	Slightly moist dark brown SANDY topsoil	4
200				Slightly moist light brown SAND	
300				Slightly moist light brownish white SAND	
400					
500				EOB	
600					
700					
800					
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend					
					
Fill	Topsoil	Gravel	Sand	Clay	Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

BOREHOLE LOG 2

Client	Okahu Developments Ltd	Job No.	2872b
Project	Subdivision	Date Drilled	26/08/2025
Site Address	Okahu Downs Drive, Kaitaia	Drilled By	Martin O'Brien
Location of Bore	Proposed Lot 6	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Tangitiki sandy loam & sand (TTH)		Slightly moist dark brown SANDY topsoil	6
200					
300					
400					
500					
600					
700					
800					
900					
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand



Clay




Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

BOREHOLE LOG 3

Client	Okahu Developments Ltd	Job No.	2872b
Project	Subdivision	Date Drilled	26/08/2025
Site Address	Okahu Downs Drive, Kaitaia	Drilled By	Martin O'Brien
Location of Bore	Proposed Lot 3	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Tangitiki sandy loam & sand (TTH)		Slightly moist dark brown SANDY topsoil	4
200				Slightly moist light brown SAND	
300				Moist brown SAND	
400				Moist red SAND	
500				Impermeable PAN	7
600				EOB	
700					
800					
900					
1000					
1100					
1200					
1300					
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand



Clay





Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.

BOREHOLE LOG 4

Client	Okahu Developments Ltd	Job No.	2872b
Project	Subdivision	Date Drilled	26/08/2025
Site Address	Okahu Downs Drive, Kaitaia	Drilled By	Martin O'Brien
Location of Bore	Proposed Lot 5	Drill Method	50mm hand auger

Depth mm	GWL	Soil Map Reference	Graphic Log	Field Description	Soil Category
100	Groundwater not intercepted	Tangitiki sandy loam & sand (TTH)		Slightly moist dark greyish brown topsoil	5
200					
300				Slightly moist dark light brown clayey SILT	6
400					
500				Slightly moist red clayey SILT	
600					
700					
800					
900				Slightly moist orange clayey SILT	
1000					
1100					
1200					
1300				EOB	
1400					
1500					
1600					
1700					
1800					
1900					
2000					
2100					

Graphic Log Legend



Fill



Topsoil



Gravel



Sand



Clay



Silt

The subsurface data described above has been determined at this specific borehole location and will not identify any variations away from this location. The data is for the determination of soil type for wastewater disposal applications only and is not to be used for geotechnical purposes.



Wastewater Disposal Field Setbacks:

In order to meet permitted activity status, the wastewater disposal field & reserve shall confirm to the setback requirements outlined in the Regional Plan for Northland, Section C.6.1.3, the Far North District Plan, Section 12.7.6.1.4(b) & TP58 (2004).

Contours sourced from LIDAR NRC Maps.

Setback distances to include:

- 1.5m from boundaries
- 1.5m from buildings
- 5m from any existing or future intermittent stormwater flow path such as an overland flow path or open drain
- 15m - 30m from stream
- Field to be laid on slopes less than 25 degrees
- 600mm minimum from groundwater with secondary treatment, 1200mm with primary treatment
- A 10m planted buffer zone is required downslope of a surface laid planted disposal field on slope greater than 10°
- Refer to Setback Requirement section of the report for further details

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.



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Project Title

Harvey Garton
Okahu Road
Kaitaia
Lot 3 DP 597669 &
Lot 4 DP 600633

Sheet Title

Wastewater Site Plan

Drawn

8 September 2025

Project No

2872

Rev

A

Sheet

A01

Scale (A3 Original) 1: 1000



16.0 Limitations

1. Our responsibility for this report is limited to the property owner named on the front page of this document. We disclaim all responsibility and will accept no liability to any other person unless that party has obtained the written consent of O'Brien Design Consulting Ltd. O'Brien Design Consulting Ltd reserves the right to qualify or amend any opinion expressed in this report in dealing with any other party. It is not to be relied upon for any other purpose without reference to O'Brien Design Consulting Ltd.
2. Recommendations and opinions in this report are based on data obtained from the investigations and site observations as detailed in this report. The nature and continuity of subsoil conditions at locations other than the investigation bores and tests are inferred and it should be appreciated that actual conditions could vary over the site.
3. It is the property owner's responsibility to ensure careful site planning is undertaken to ensure onsite wastewater and a reserve is available at the time of development.
4. Opinions and judgements expressed are based on our interpretation and understanding of current regulatory standards and should not be construed as legal opinions. Where opinions or judgments are to be relied on they should be independently verified with appropriate legal advice.



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FAR NORTH DISTRICT COUNCIL

DECISION ON RIGHT OF WAY APPLICATION (S348 OF THE LOCAL GOVERNMENT ACT 1974)

Consent Number: 3000092-LGA348

Pursuant to section 348 of the Local Government Act 1974 (the Act), the Far North District Council hereby grants permission to:

Okahu Developments Ltd

The activity to which this decision relates:

The proposed activity involves the creation of the following right of way:

- Right of Way Easement D over Lot 1 DP 597669 in favour of Lots 2 & 3 DP 597669 and Lot 4 DP 600033.
- Right of Way Easement E over Lot 2 DP 597669 in favour of Lots 1 & 3 DP 597669 and Lot 4 DP 600033.
- Right of Way Easements F & G over Lot 2 DP 597669 in favour of Lot 3 DP 597669 and Lot 4 DP 600033.

Subject Site Details

Address: 56 Okahu Downs Drive, Kaitaia 0410

**Legal Description and
Certificate of Title references:**

Burdened Land:

- Lot 1 DP 597669 (RT 1157741)
- Lot 2 DP 597669 (RT 1157742)

Benefitted Land:

- Lot 1 DP 597669 (RT 1157741)
- Lot 2 DP 597669 (RT 1157742)
- Lot 3 DP 597669 (RT 1157743)
- Lot 4 DP 600633 (RT 1157743)

Decision

THAT pursuant to Section 348 of the Local Government Act 1974, Council grants its permission to the application being 3000092-LGA348 to form the following right of way:

- Right of Way Easement D over Lot 1 DP 597669 in favour of Lots 2 & 3 DP 597669 and Lot 4 DP 600033.
- Right of Way Easement E over Lot 2 DP 597669 in favour of Lots 1 & 3 DP 597669 and Lot 4 DP 600033.
- Right of Way Easements F & G over Lot 2 DP 597669 in favour of Lot 3 DP 597669 and Lot 4 DP 600033.

As shown on the approved right of way plan prepared by *Strand Homes Ltd*, dated *June 27, 2025* and attached to this consent with the Council's "Approved Plan" stamp affixed to them.

Approval

This permission has been prepared by *Eden Nathan, Intermediate Resource Planner* and is granted under delegated authority from the Far North District Council by:



Name: Nick Williamson

Title: Team Leader – Resource Consents

Date: 4 August 2025

Lapsing Of Consent

Pursuant to section 348(3) of the Local Government Act 1974, this permission will lapse 3 years after the granting of this decision; but may from time to time be extended by the Council for a period or periods not exceeding one year at any time.

Application No: 3000092-LGA348

4 August 2025

Okahu Developments Limited
C/- Strand Homes Ltd
PO Box 363
Kaitaia 0441

Tēnā koe Okahu Developments Limited,

Re: RIGHT OF WAY EASEMENT, SECTION 348 LOCAL GOVERNMENT ACT 1974

I am pleased to inform you that your application to create a new private way and its right of way easement has been granted permission by the Council. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Environmental Management Department of the Far North District Council, pursuant to the Council's delegations under the Local Government Act 1974.

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

Nāku noa, nā



Eden Nathan
Intermediate Resource Planner





GENERAL NOTES & DISCLAIMERS
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RECORD OF TITLE	TOTAL AREA	ZONING
XXXX	6.98ha	Rural Living
LEGAL DESCRIPTION	LOCAL AUTHORITY	
XXXX	Far North District Council	

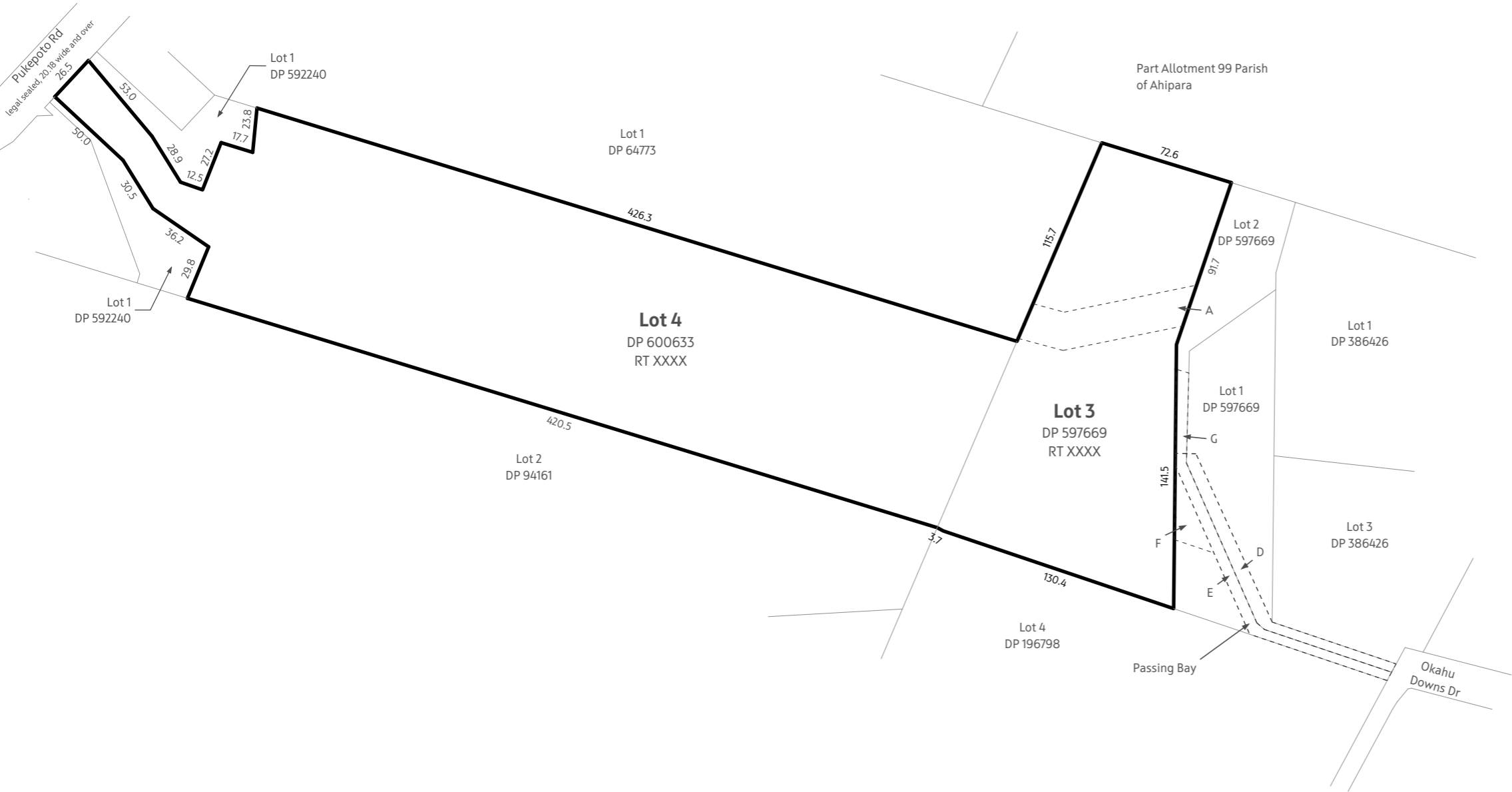
EXISTING EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right to convey electricity (in Gross)	A	Lot 3 DP 597669	Top Energy Ltd
Right to convey electricity	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right to convey electricity	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633

PROPOSED EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right of way	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right of way	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633

NOTES
- Area's under Right of way easements do not exceed 1:5 slope.



STRAND HOMES LTD
0800 NZSTRAND (697872)
WWW.STRANDHOMES.CO.NZ
229 STATE HIGHWAY 1, AWANUI 0486

TITLE
ROW Application
PREPARED FOR
Okahu Developments Ltd

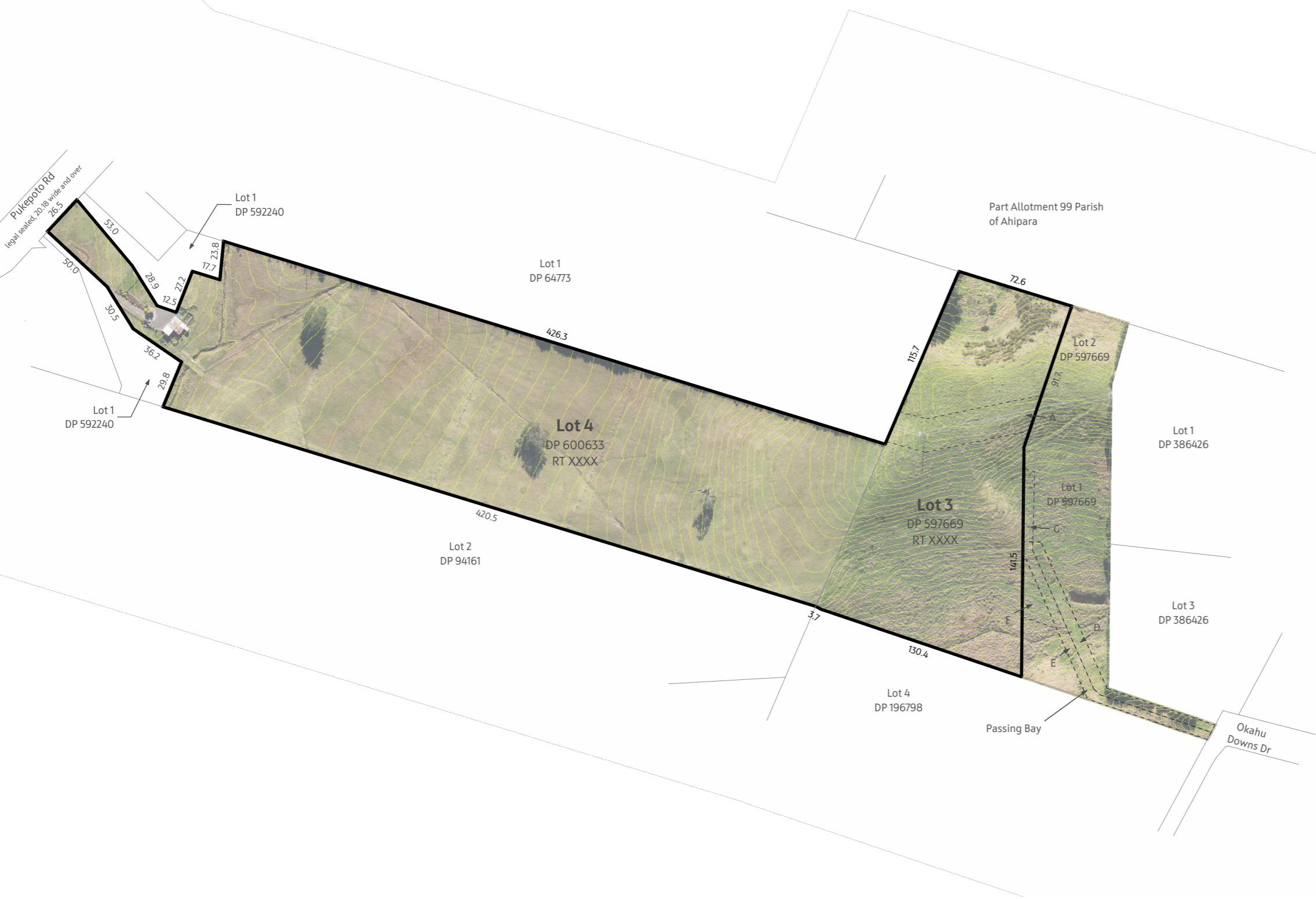
DESCRIPTION
Right of way easements over Lots 1 & 2 DP 597669 in favour of Lot 3 DP 597669 and Lot 4 DP 600633 (ROT XXX)

VERSION DATE
June 27, 2025
Project No.
245

VERSION
A
DRAWING SCALE
1:2700 @ A3

PRODUCED BY
Strand Homes Ltd
DRAWN BY
HG

SHEET
3 / 4



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RECORD OF TITLE XXXX	TOTAL AREA 6.98ha	ZONING Rural Living
LEGAL DESCRIPTION XXXX	LOCAL AUTHORITY Far North District Council	

EXISTING EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right to convey electricity (in Gross)	A	Lot 3 DP 597669	Top Energy Ltd
Right to convey electricity	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right to convey electricity	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633

PROPOSED EASEMENT SCHEDULE

Purpose	Ref	Servient Tenement / Burdened Land	Dominant Tenement(s) / Grantee
Right of way	D	Lot 1 DP 597669	Lots 2,3 DP 597669, Lot 4 DP 600633
Right of way	E	Lot 2 DP 597669	Lots 1,3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	F	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633
Right of way, Right to convey electricity	G	Lot 2 DP 597669	Lot 3 DP 597669, Lot 4 DP 600633

NOTES

- Area's under Right of way easements do not exceed 1:5 slope.



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229 STATE HIGHWAY 1, AWANUI 0486

TITLE
ROW Application - Aerial
PREPARED FOR
Okahu Developments Ltd

DESCRIPTION
Right of way easements over Lots 1 & 2 DP 597669 in favour of Lot 3 DP 597669 and Lot 4 DP 600633 (ROT XXX)

VERSION DATE
June 27, 2025
Project No.
245

VERSION
A
DRAWING SCALE
1:2700 @ A3

PRODUCED BY
Strand Homes Ltd
DRAWN BY
HG

SHEET
4 / 4



Title Plan - LT 620992

Survey Number	LT 620992
Surveyor Reference	15566 Strand Homes Ltd
Surveyor	Kurt Eric Watson
Survey Firm	Survey & Planning Solutions (2010) Limited
Surveyor Declaration	

Survey Details

Dataset Description	Easements Over Lots 1 & 2 DP 597669		
Status	Initiated		
Land District	North Auckland	Survey Class	Class B
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

RT 1157741
RT 1157742
RT 1157743

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area D Deposited Plan 620992	Easement		
Area E Deposited Plan 620992	Easement		
Area F Deposited Plan 620992	Easement		
Area G Deposited Plan 620992	Easement		
Area H Deposited Plan 620992	Easement		
Total Area		0.0000 Ha	

LT 620992 Schedule/Memorandum

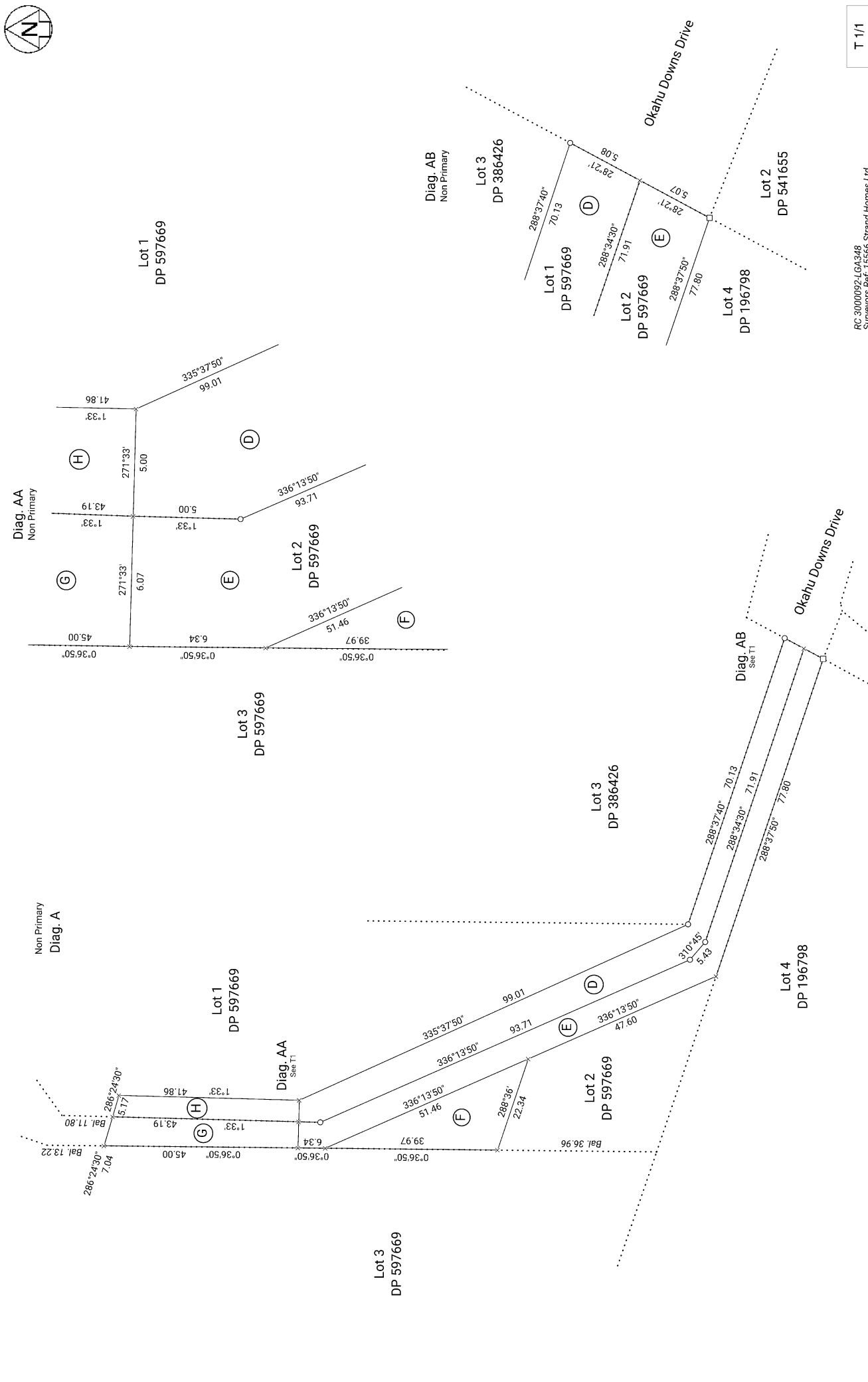
Land registration district
North Auckland

Territorial authority
Far North District

Memorandum of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way	D, H	Lot 1 DP 597669	Lot 4 DP 600633, Lot 2 DP 597669, Lot 3 DP 597669
" "	E	Lot 2 DP 597669	Lot 4 DP 600633, Lot 1 DP 597669, Lot 3 DP 597669
Right of way Right to convey electricity	F	Lot 2 DP 597669	Lot 4 DP 600633, Lot 3 DP 597669
" "	G	Lot 2 DP 597669	Lot 4 DP 600633, Lot 3 DP 597669



T 1/1

RC 3000092-LGA348
Surveyors Ref: 15566 Strand Homes Ltd

Title Plan
LT 620992
DRAFT

Surveyor: Kurt Eric Watson
Firm: Survey & Planning Solutions (2010) L

Easements Over Lots 1 & 2 DP 597669

Land District: North Auckland
Dataset Type: Parcels without Survey Information
Digitally Generated Plan
Generated on: 28/08/2025 10:55am Page 3 of 3