

Our Reference: 10614.s92 (FNDC)

25 May 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed subdivision around existing built development – Lake Road, Okaihau - Prestt

I am pleased to lodge application on behalf of J Prestt for a residential subdivision around existing serviced built development, at Lake Road, Okaihau.

The fee has been paid separately.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

8. Application site details

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

Name/s:	as per item 5 above		
Site address/ location:	69 & 71 Lake Road		
	OKAIHAU		
		Postcode	
Legal description:	Lots 2-3 DP 46925	Val Number:	
Certificate of title:	NA75C/732		

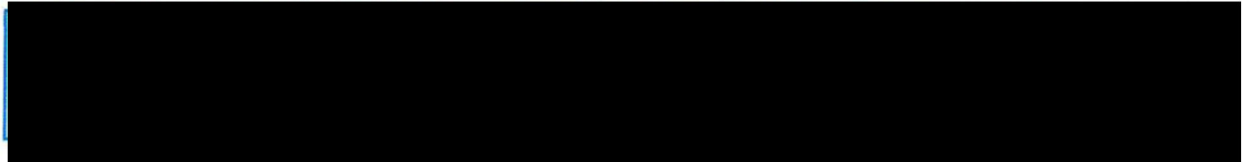
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

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

Is there a dog on the property? Yes No

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



9. Description of the proposal

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

Subdivision of land zoned Residential into two separate titles, each containing existing development.

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):

<input type="radio"/> Building Consent	Enter BC ref # here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Jay Carter prest

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Jay Cullen Pres#

Signature:

(signature of bill payer)

Date 12/5/26

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Jay Cullen Pres#

Signature

[Redacted Signature]

Date 12/5/26

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

J Prestt

PROPOSED SUBDIVISION

69 & 71 Lake Road, Okaihau

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd
Kerikeri

1.0 THE PROPOSAL

The applicant proposes to subdivide around two existing (and consented) residential dwellings on adjacent parcels currently in the same Title. The result will be two separate titles, each containing existing established residential housing with services. Access will remain as it is currently – shared driveway off Lake Road, Okaihau.

The current title consists of two parcels of land. Lot sizes being proposed match current parcel size, with proposed Lot 1 being 946m² and Lot 2 being 883m². The site, whilst supporting existing, consented and functioning on site wastewater treatment and disposal for each lot, is technically 'unsewered' by definition. This makes the subdivision a non complying activity in terms of activity category, under both the Operative District Plan (ODP) and Proposed District Plan (PDP).

The driveway is at the northwestern corner of the application sites, with existing dwellings located at the western (and higher) end of each lot. The proposal results in no additional demand for services.

A scheme plan is attached in Appendix 1.

The site is zoned Residential in the ODP, and Settlement in the PDP. The ODP's Residential Zone provides for up to 50% total site area to be in impermeable surface, and up to 45% of total site area to be in buildings. Impermeable surface coverage has been calculated at 45% for Lot 1 and 32% for Lot 2. Building coverage on both lots is less than 45%. In terms of the PDP, the Settlement Zone has a more stringent threshold for impermeable surface coverage, being 35% or 600m², whichever is the less. The 35% is the lesser, meaning that the impermeable surface coverage resulting from the creation of Lot 1 would breach the PDP's permitted activity threshold – defaulting to a restricted discretionary activity land use.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land around existing serviced development, as a non complying activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

2.0 PROPERTY DETAILS

Location:	69 & 71 Lake Road, Okaihau. Location map attached in Appendix 2.
Legal description:	Lots 2 & 3 46925
Records of Title:	NA75C/732. Copy of title attached in Appendix 3.

3.0 SITE DESCRIPTION

3.1 Physical & Mapped characteristics

The property is bounded by Lake Road at its western boundary and land zoned Rural Production at its eastern boundary. North and south boundaries are with land zoned and used for residential purposes. The site slopes up from Lake Road, with the western end of each proposed lot being the high point.

The buildings on each proposed lot are essentially the same, in age and design. They share a crossing off Lake Road before then separating to individual driveways for each dwelling. The balance of the property not in buildings or hardstand, is in lawn and shrubs.

Each dwelling has its own on-site wastewater treatment and disposal system and electricity supply. The site is connected to the Okaihau reticulated water supply.

The site is not mapped as being subject to any natural hazard, with residential dwellings already in existence in any event.

3.2 Legal Interests on Titles

The title has no legal interests listed.

3.3 Consent History

RC 2050651-RMALUC, issued in 2005 to re-locate two dwellings and construct carports at 69 and 71 Lake Road, Okaihau;

RC 2170076-RMADIS, issued in 2017 for an advanced secondary treatment system;

AUT.039225.01.01, also for an advanced secondary treatment system (the other house).

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 and 5 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 3 and 5 of this Planning Report for existing activities within the site.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan, and Proposed District Plan, should the application not be consented prior to the latter having legal effect.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Sections 5 & 7 of this Planning Report.

(3) An application must also include any of the following that apply:	
<p><i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i></p> <p><i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i></p> <p><i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i></p>	<p>Refer sections 3 and 5.</p> <p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>

Clause 4: Additional information required in application for subdivision consent

(4) An application for a subdivision consent must also include information that adequately defines the following:	
<p><i>(a) the position of all new boundaries:</i> <i>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</i> <i>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</i> <i>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</i> <i>(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:</i> <i>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):</i> <i>(g) the locations and areas of land to be set aside as new roads.</i></p>	<p>Refer to Scheme Plans in Appendix 1.</p>

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Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The subdivision does not involve any discharge of contaminant.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 6 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8 of this planning report.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of</i>	No protected customary right is affected.

<i>possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i>	
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Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 7. The proposed activity will have no adverse effects on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 7. The proposal will result in no adverse effects in regard to habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 7, and above comments
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The subdivision site is not subject to natural hazards and does not involve hazardous installations.

5.0 ACTIVITY STATUS

5.1 Weighting of Plans

The PDP was, at time of lodging the application, at the point of all hearings of submissions completed, but decisions on submissions not yet publicly notified. In other words the PDP does not have legal effect, apart from some specific rules, as at the date of this application.

Objectives and Policies of both District Plans are considered in this planning report and AEE, as is required. The property has a residential zoning under the ODP and a proposed Settlement Zone under the PDP. The key difference is that the ODP's zone is considered 'urban' and the PDP's zoning is considered 'rural'. Having said that, the Settlement Zone is

stated as applying to settlements of an urban nature in rural areas and where there is no Council reticulated wastewater system. Okaihau is used as an example in the PDP.

There were a limited number of submissions in regard the proposed Settlement Zone, the majority in support of such a zone. As a result of hearing submissions, officers' only recommended minor changes to wording of provisions.

The PDP proposes a minimum lot size of 3,000m², the same as the ODP's unsewered residential minimum lot size.

Whilst there was limited opposition to the zone's provisions, the rules do not yet have legal effect. It is my opinion that in terms of assessing objectives and policies, the ODP should still carry more weight than the PDP. Notwithstanding this, objectives and policies of both plans are considered in Sections 7.1 and 7.2 of this planning report.

5.2 Operative Far North District Plan

The site is zoned Residential, is an unsewered site, and has no resource features.

Subdivision Minimum Lot Sizes:

Table 13.7.2.1: Minimum Lot Sizes

(v) RESIDENTIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 600m ² (sewered).		The minimum lot sizes are 2,000m ² (unsewered) and 300m ² (sewered)

Both lots are unsewered and less than 2,000m² in area. The subdivision is therefore a **non complying** subdivision activity.

Land Use – Zone Rules:

There is existing development within both lots. All buildings can comply with the 1.2m internal boundary setback, and 3m road setback. There is no breach of the Sunlight plane. There is no breach of impermeable or building coverage rules.

I have not identified any zone rule breaches resulting from the proposed subdivision.

District Wide Rules:

The site is not subject to rules in Chapter 12.1 (outstanding landscapes and features). No indigenous vegetation clearance is proposed or necessary so Chapter 12.2 is not relevant. On site earthworks related to giving effect to the subdivision are minimal, if any, as access already exists to the proposed new lot boundary. Compliance with Chapter 12.3 is assured.

Chapter 12.4 addresses coastal hazard in specific coastal communities, none of which are relevant to the application site. It also contains a rule requiring a 20m buffer setback distance from any residential unit and the dripline of any area of bush or scrubland. Both lots have existing residential dwellings (existing use rights).

The site does not contain any resources to which Chapter 12.5 (Heritage) applies.

Rule in Chapter 12.7 do not apply as there is no nearby water body.

There is no change to access as a result of the proposal and no breach of access rules accordingly.

I have not identified any land use consent requirement.

5.3 Proposed Far North District Plan

The PDP zones the site Settlement. Should the PDP take legal effect prior to this application being granted, a brief compliance assessment against rules in the Settlement Zone follows.

Subdivision:

Minimum lot size for the Settlement Zone is 3,000m². Both proposed lots are less than that, and less than the discretionary minimum lot size as well. Should the PDP have legal effect prior to this application being granted, consent will also be required for a subdivision, as a non complying activity.

RSZ-R1 relates to new buildings or structures, of which there are none. However, the rule also requires compliance with certain standards which become relevant given a new boundary (between the buildings) is proposed:

RSZ-S2 Height to Boundary – both buildings comply in terms of the only new boundary proposed;

RSZ-S3 Setback from Boundaries – both buildings comply in terms of the only new boundary proposed.

RSZ-R2 sets an impermeable surface coverage threshold at 35%. The coverage on proposed Lot 1, with its new lot area, will be greater than that. Should the PDP have legal effect prior to this application being granted, consent will also be required for a breach of this rule – as a restricted discretionary land use activity.

In addition to the above, there are some rules that were given immediate legal effect at time of notification of the PDP.

In regard to district wide considerations in the PDP, the only rules in the Subdivision chapter that are marked as already having legal effect are those pertaining to Environmental Benefit Subdivisions (not applicable in this instance); Subdivision of a site within a heritage area overlay (again not applicable); Subdivision of a site that contains a scheduled heritage

resource (again not applicable); Subdivision of a site containing a scheduled site and area of significance to Maori (not applicable); and Subdivision of a site containing a scheduled SNA (not applicable).

There are two earthworks rules and associated standards in the PDP that have legal effect. However, no earthworks is required to give effect to this simple conversion from cross lease to fee simple.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Allotment Sizes and Dimensions

The property is zoned Residential and is an unsewered site. The square building envelope requirement in the zone is 14m x 14m. Both lots contain existing built development, but can provide for a 14m x 14m square building envelope in any event (a requirement under both the ODP and PDP).

6.2 Property Access

Access to the site is existing and via an existing concrete driveway off Lake Road. Once into the site, this splits to provide separate driveway access to each dwelling. The appropriate easements have been included on the scheme plan to reflect the existing situation. The proposal does not increase usage of the existing access.

6.3 Natural and Other Hazards

The site is not subject to any natural hazards and both proposed lots are already built on in any event.

6.4 Water Supply

The site is within a public water supply area (Okaihau supply) and connected.

6.5 Stormwater Disposal

The proposed development does not result in any breach of the ODP zone's permitted impermeable surface coverage (50% total site area). Stormwater management relating to each stand alone dwelling and their access will continue to operate as it does now. Should this consent not be issued prior to the PDP taking legal effect, the existing coverage on Lot 1 will exceed the proposed permitted threshold of 35% of new lot area, largely because of accommodating not only its own driveway, but also a portion of shared driveway and part of the other dwelling's driveway. Stormwater drainage has been included as a purpose of the easement showing on the scheme plan.

An On-site Wastewater System Assessment Report by Vision Engineering supports the application – refer to Appendix 4. This report, whilst focused on wastewater, also contains sections on stormwater assessment for both lots. This recommends that stormwater runoff be managed through site grading, raised driveway edging, and channel drains, to direct runoff

away from building footprints and wastewater disposal areas and to contain runoff within the site boundaries and prevent discharge onto neighbouring properties.

Roofwater from dwelling and garage is collected via gutters and downpipes to underground connection points.

6.6 Sanitary Sewage Disposal

The site is outside of any Area of Benefit and is reliant on both lots having on-site wastewater treatment and disposal in place. Both houses have existing, functioning systems. An On-site Wastewater System Assessment Report by Vision Engineering supports the application – refer to Appendix 4.

This report assesses both existing systems and makes recommendations in its section 4. Both systems were found to be operating in full compliance with their conditions of consent. All wastewater assets, including treatment plants, secondary tanks, UV units, and sub-surface disposal areas, are located entirely within proposed property boundaries.

Both properties feature advanced secondary treatment systems with UV sterilisation and filtration that align with the requirements of their consents. The sub-surface wetlands and disposal fields of both proposed lots appeared to be functioning effectively at the time of inspection.

The report makes some specific maintenance and repairs recommendations in its section 4.2.

6.7 Energy Supply & Telecommunications

The sites have existing power supply.

6.8 Easements for any purpose

A single easement A is proposed over shared driveway, also able to accommodate telecommunications, electricity and act as a drainage easement. Refer to Appendix 1.

6.9 Effects of Earthworks and Utilities

The proposal does not require any earthworks of significance. Utility connections are existing.

6.10 Building Locations

Buildings are existing on both proposed lots.

6.11 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes

The site is zoned Residential with no resource feature overlays. It contains no high or outstanding landscape or natural values, and no areas of significant indigenous vegetation or habitat. There is no land set aside for conservation purposes within the application site.

There are no listed or mapped Sites of Significance to Maori on the application site, nor any historic buildings, sites, notable trees or archaeological sites as mapped and/or listed in the District Plan or Far North Maps.

6.12 Soil

The site is residential with existing development. The proposal does not adversely impact on the life supporting capacity of soils.

6.13 Access to waterbodies

There are no qualifying water bodies to which access is required to be provided.

6.14 Land use compatibility (reverse sensitivity)

The site is zoned Residential and contains residential development, on a section of Lake Road that supports similar residential development. The proposal to separate the parcels into their own titles does not create any risk of reverse sensitivity over and above what might already exist noting adjacent Rural Production land. The situation is an existing one, that has been in place for many years.

6.15 Proximity to Airports

The site is outside of any identified buffer area associated with any airport.

6.16 Natural Character of the Coastal Environment

The site is not within the Coastal Environment.

6.17 Energy Efficiency and renewable Energy Development/Use

This was not a factor considered. The lots are both already developed.

6.18 National Grid Corridor

The National Grid does not run through the application site.

Summary

Despite its non complying activity status, this proposal has less than minor effects on the wider environment and on adjacent properties. This is because the proposed subdivision

does not create any new effects. Development is existing on the site, consisting of two separate dwellings, each with services. This proposal simply separates the dwellings onto their own titles.

7.0 STATUTORY ASSESSMENT

7.1 Far North District Plan Objectives and Policies

Objectives and policies relevant to this proposal are those listed in Chapters 13 (Subdivision); and 7.6 (Residential Zone) of the District Plan.

Subdivision Objectives & Policies

Objectives

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

This is an enabling objective. The Residential Zone is identified and located in areas where medium and high density residential living is and will be the predominant use. The site is fully developed and serviced. The proposal presents sustainable management and will continue to provide for small, affordable residences within walking distance of amenities. I believe the proposal to be consistent with Objective 13.3.1.

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

The proposed subdivision is appropriate for the site and actual or potential adverse effects can be avoided, remedied or mitigated. No reverse sensitivity effects will result from the subdivision and the site is not subject to any hazards.

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. By proposing development on land that is none of these things, the proposal is consistent with these objectives as the proposal will not create any adverse effects on the values and character outlined in the two objectives.

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

The lots are already developed and have connections to council reticulated water services.

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

Subdivision

And related Policy

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

The site is urban, already developed, and not known to contain any sites of cultural significance to Maori, or wahi tapu.

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

Power is already provided.

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

Given that the development is around existing development, the above policy is not overly relevant.

Policies

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

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

The values outlined above, along with existing uses, have been discussed earlier in this report.

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

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

Access to the site is already in place, being a concrete driveway coming off an existing public road (sealed).

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

The site is not subject to any hazards.

Subdivision

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

The lots already have connections to services.

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

The site is not known to contain any of the natural and physical resources listed in 13.4.6.

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

The lots have existing connections to a reticulated water supply.

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

(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;

(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

S6 matters (National Importance) are addressed later in this report.

In addition:

(a) The proposal is to subdivide around existing urban development, within an urban area with residential character.

(b) The proposal has no impact on natural character, indigenous vegetation, landforms, rivers, streams or wetlands.

(c) The site is not in the coastal environment.

(d) The site does not adjoin any stream or river. No public access is required.

(e) The proposal is not believed to negatively impact on the relationship of Maori with their culture.

Subdivision

-
- (f) There are no existing areas of significant habitat or areas of significant indigenous vegetation.
 - (g) There are no identified heritage values.
 - (h) The site is serviced and not subject to natural hazards.

I consider the proposal to be consistent with Policy 13.4.13.

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

The subdivision has had regard to the underlying zone's objectives and policies – see below.

In summary, I believe the proposal to be consistent with the above Objectives and Policies.

Residential Zone Objectives and Policies

Objectives:

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

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

The proposal is to subdivide around existing residential development that is consistent with the above two objectives.

And policies

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

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

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

All of the above policies are applicable to the Council when determining zoning, and not to the individual property owner when developing their site.

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

The proposal subdivides around two existing dwellings, providing for a type and size of accommodation needed in the town.

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

Subdivision

7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

The above two policies are not relevant as this is a subdivision application and not seeking any non residential use requiring land use consent.

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

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

7.6.4.9 That sites have adequate access to sunlight and daylight.

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

These matters have been addressed in the AEE. At least 50% of the new lots' areas is free of buildings and other impermeable coverage.

7.2 Far North Proposed District Plan Objectives and Policies

PDP Subdivision Objectives (Officer's Recommended Amendments showing, noting however that decisions on submissions have yet to be endorsed or finalised by Hearings Panels):

SUB-O1 Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, precinct, development area, overlays and the district wide provisions;
- b. contributes to the existing and planned local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and
- f. manages adverse effects on the environment.

The subdivision results in the efficient use of land, noting that the site already supports two existing and consented residential dwellings. The assessment of the proposal against the zone's objectives show the proposal achieves those objectives. No overlays apply and there are no relevant district wide provisions to consider. The proposal, noting existing development, avoids reverse sensitivity issues. The site is not subject to any hazard and there are no adverse effects on the environment.

SUB-O2 Subdivision provides for the:

- a. Protection of highly productive land; and
- b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, ~~Areas of High Natural Character, Outstanding Natural Character~~, wetland, lake and river margins, ~~Significant Natural Areas~~ areas of significant indigenous vegetation and significant habitats of indigenous fauna, Sites and Areas of Significance to Māori, and Historic Heritage.

N/A. The site does not feature any of the matters addressed in the above objective.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- where no existing connection is available infrastructure ~~should be~~ is planned and ~~consideration be given to connections made~~ with the wider infrastructure network.

The property is connected to Council water supply. There is no Council wastewater system to connect to and both dwellings have existing consented and functioning on-site systems in place.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment including by ~~and~~ providing for:

- Safe transport connections including active modes of public transport where practicable;
- new, and connection to existing public open spaces;
- esplanade where land adjoins the coastal marine area; and
- esplanade where land adjoins other qualifying water bodies.

Development is existing. There is no public transport network servicing the Okaihau township. There are no nearby public open spaces and no requirement for any esplanade.

SUB-OX

Subdivision protects the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming and forestry activities.

N/A noting the zoning and absence of highly productive land.

SUB-OY

Subdivision occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by additional infrastructure.

Not relevant given that the site supports existing development and the subdivision does not create any additional development rights.

SUB-P1 Enable boundary adjustments that:

Not relevant – application is not a boundary adjustment.

SUB-P2 Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3 Provide for subdivision where it results in allotments that:

- are consistent with the planned environment ~~purpose, characteristics and qualities~~ of the zone or precinct;
- comply with the minimum allotment sizes for each zone or precinct;
- have an adequate size and appropriate shape to contain a building platform; and
- have legal and physical access.

Subdivision

The lots cannot be consistent with all parts of this policy noting the size of the existing title. However, development is existing and consistent with the zone, and the lots have legal and physical access.

SUB-P4

~~Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan~~

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use, Medium Density Residential, Town Centre and Settlement zones to

provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, (including for emergency response) connectivity by creating walkways, cycleways and an interconnected transport network; and
- f. providing additional infrastructure where required.

There is an existing vehicle crossing. No cul-de-sac development is proposed. The lots already support development consistent with the character of the area, and within working distance of the Okaihau township and cycle trail. No additional infrastructure is required.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced (including telecommunications) and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided is in accordance with the planned environment ~~purpose, characteristics and qualities~~ of the zone.

The sites are serviced.

SUB-P7

Require the vesting of esplanade reserves or esplanade strips when subdividing to specific allotment sizes land adjoining the coast or other qualifying water bodies.

The site does not adjoin any waterbody.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

Site is not zoned Rural Production.

SUB-PX

Avoid subdivision that:

- a. Within the Horticulture Precinct, is not provided for in PREC1-P5;
- b. In all other parts of the Rural Production Zone:.....

Site is not zoned Rural Production, nor in the proposed Horticulture Precinct.

SUB-P9

~~Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Restrict rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.~~

The site is not zoned Rural Lifestyle.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not applicable. There are no minor residential units.

SUB-P11 Consider the following matters where relevant when assessing and managing the effects of subdivision:

~~Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:~~

- a. The potential for reverse sensitivity effects that would prevent or adversely affect activities already established on land from continuing to operate;
- b. consistency with the scale, density, design and character of the environment and purpose of the zone;
- c. the location, scale and design of buildings and structures;
- d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- e. managing natural hazards;
- f. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- g. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

No reverse sensitivity arise over and above any that already exist. The site is already developed in a manner that is consistent with the character of the area. The site is not subject to natural hazards. The site contains no historic heritage or cultural values, nor any natural features or landscapes, nor natural character or indigenous biodiversity values.

The PDP zones the site Settlement. That zone's objectives and policies, annotated with Officer's Recommended Amendments, follow (noting that decisions on submissions have yet to be endorsed or finalised by Hearings Panels)

RSZ-O1

Rural and coastal settlements are used predominantly for residential activities and are sustained by a range of compatible activities and services.

RSZ-O2

Land use and subdivision is of a scale and intensity that is in keeping with the rural or coastal character and amenity of each settlement.

RSZ-O3

Land use and subdivision in the Settlement zone is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

RSZ-O4

Land use and subdivision in the Settlement zone is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.

The site is residential in nature and part of the Okaihau rural settlement. The scale and intensity of development is in keeping with the character of the settlement. The sites are developed and serviced and no additional reverse sensitivity effects result from the proposal.

RSZ-P1

Enable residential and complementary non-residential activities that support the role and function of the Settlement zone.

The site is already fully developed for residential use.

RSZ-P2

Require land use and subdivision in the Settlement zone associated with non-residential activities to demonstrate the ability to provide for onsite infrastructure unless a reticulated service is available.

The site is already fully developed for residential use.

RSZ-P3

Enable non-residential activities in the Settlement zone that.....:

N/A.

RSZ-P4

Avoid land use and development in the Settlement zone that results in reverse sensitivity effects either within the zone or on activities adjacent zones.

Given that development is existing, no additional reverse sensitivity effects result from the proposal.

RSZ-P5

~~Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application~~
Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Settlement Zone:

- a. the scale, character and amenity of the settlement, in particular impacts on existing residential activities;
- b. siting and design;
- c. cultural and social well-being, including health and safety;
- d. potential reverse sensitivity effects both within the settlement and on adjacent zones;
- e. its location within or adjoining to the settlement; and
- f. the vitality and viability of nearby urban environments.
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. managing natural hazards;
- j. any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- k. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

The proposal results in continuing use and development of sites, at a scale and intensity consistent with the character and amenity of the Okaihau Settlement zone. It provides for separate ownership of dwellings on their own titles. The sites are part of the community, within easy walking distance of amenities such as shops and schools. The site has frontage to a council maintained sealed road. The site is not subject to hazards. The proposal has no adverse effects on matters listed in j or k above.

7.3 Part 2 Matters

5 Purpose

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

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development;*
- (g) *the protection of protected customary rights;*
- (h) *the management of significant risks from natural hazards.*

Subdivision

The site does not exhibit any s6 Matter of National Importance. The sites exist already and are already fully developed.

7 Other matters

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

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

Development is existing with two residential units already established on the site. Amenity values are maintained.

8 Treaty of Waitangi

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

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National and Regional Policy Statements & Environmental Standards

I have not identified any relevant National Policy Statement of National Environmental Standard that is relevant to the proposal.

The Regional Policy Statement for Northland contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

8.0 s104D GATEWAY TEST FOR NON COMPLYING ACTIVITIES

S104D of the Act requires a consent authority to be satisfied of one or other, or both, of the following thresholds to be met, before it can consider granting consent.

- (a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) *the application is for an activity that will not be contrary to the objectives and policies of—*
 - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
 - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

The application will not create adverse effects on the environment of a more than minor nature. The proposal is not contrary to the objectives and policies of the Operative District Plan or Proposed District Plans I consider the proposal to meet both gateway tests.

9.0 CONSULTATION & S95 ASSESSMENT

9.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances exist. Step 2 of s95A specifies the circumstances that preclude public notification. No such circumstance exists. Step 3 of s95A must therefore be considered. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

9.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No affected group of persons as listed in s95B exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. Neither circumstance exists and Step 3 of s95B must be considered. The application is not for a boundary activity. The s95E assessment below concludes that there are no affected persons to be notified.

9.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

9.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. No Written Approvals have been obtained from any adjacent property owner, and none are considered necessary given that this is basically a 'no change' situation. The proposal simply separates existing built development into two separate titles as opposed to having two dwellings on one title. There is no physical change, with no additional development.

10.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are less than minor. The proposal is considered consistent with the relevant objectives and policies of the Operative and Proposed District Plans, and relevant objectives and policies of the Regional Policy Statement, and consistent with Part 2 of the Resource Management. There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. I have not identified any affected persons.

It is requested that the Council give favourable consideration to this application and grant consent.



Signed
Lynley Newport,
Senior Planner
Thomson Survey Ltd

Dated 25 May 2026

11.0 LIST OF APPENDICES

- Appendix 1** Scheme Plan(s)
- Appendix 2** Location Plan
- Appendix 3** Record of Title & Relevant Instruments
- Appendix 4** On-Site Wastewater System Assessment Report

Appendix 1

Scheme Plan(s)

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY & DRAIN WATER	(A)	LOT 1 HEREON	LOT 2 HEREON



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



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Local Authority: Far North District Council
 Comprised in: NA75C/732
 Total Area: 1829m²
 Zoning: Residential
 Resource features: NIL

THOMSON SURVEY
 Limited
 Registered Land Surveyors, Planners & Land Development Consultants

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@thomsonsurvey.co.nz
 Ph: (09) 4077360
 www.thomsonsurvey.co.nz

**PROPOSED SUBDIVISION OF
 LOTS 2 & 3 DP 46925**
 69 & 71 LAKE ROAD, OKAIHAU

PREPARED FOR: J. PRESTT

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	KY	16.02.26	1:300	A3
Approved	KY	05.03.26		
Rev				

10887 Scheme 20260305

Surveyors Ref. No:
10887
 Sheet 1 of 1

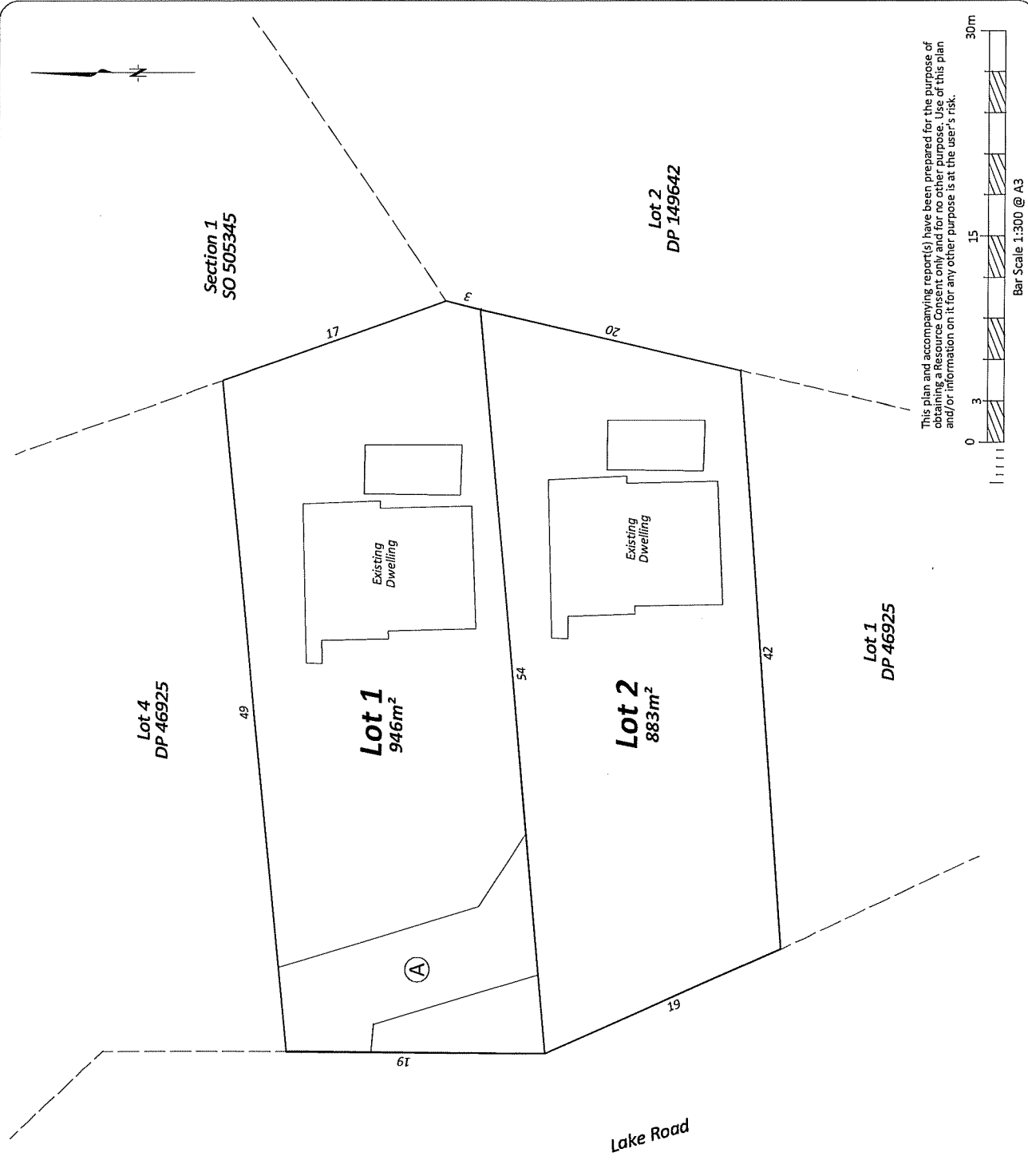
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY & DRAIN WATER	(A)	LOT 1 HEREOF	LOT 2 HEREOF

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THOMSON SURVEY
 Limited
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@thsurvey.co.nz
 Pk: (09) 4077360
 www.thsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants



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Survey	Name	Date	ORIGINAL SHEET SIZE
Design			SCALE
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Approved			A3
Rev	KY	05.03.26	
			10887 Scheme 20260305

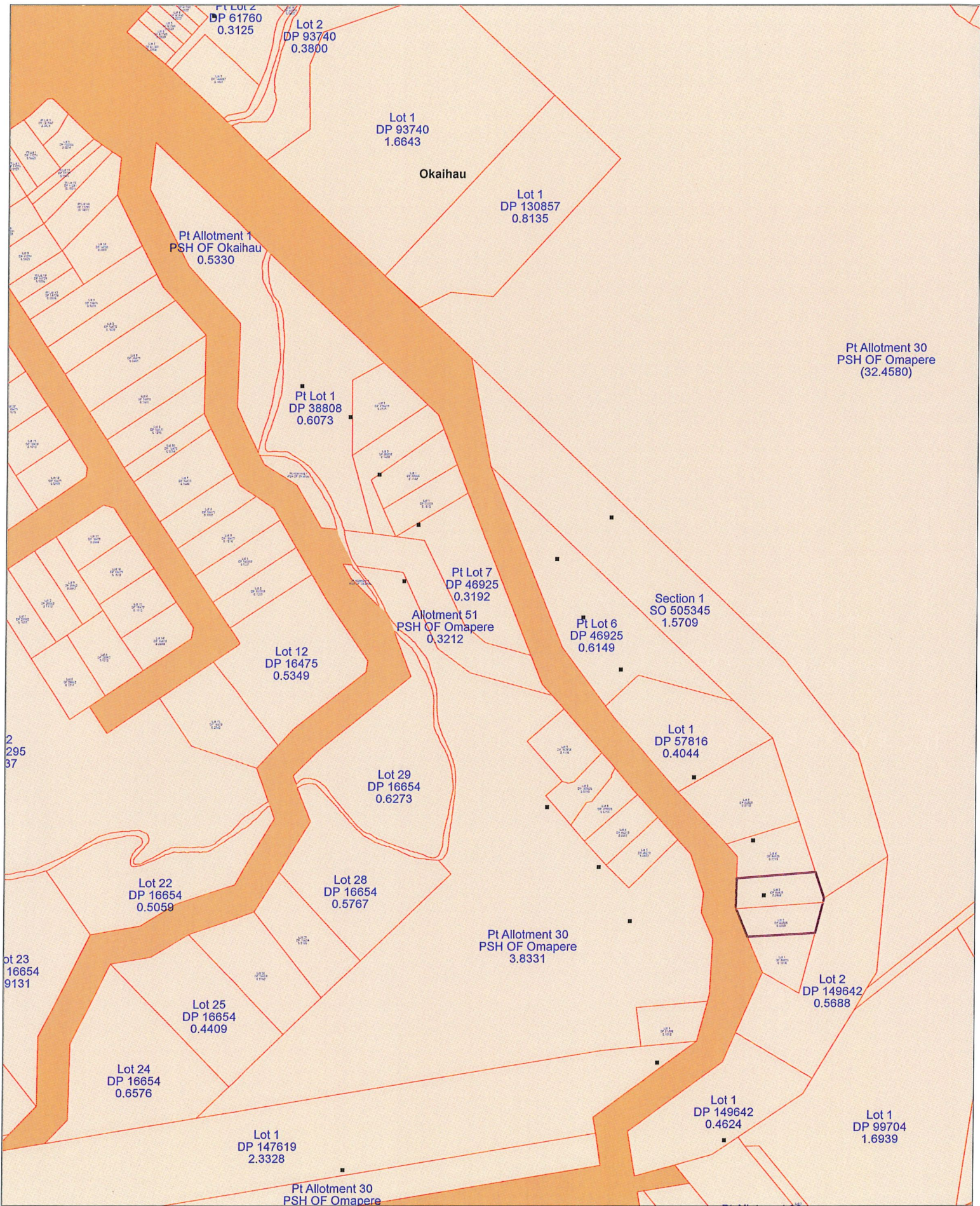
PROPOSED SUBDIVISION OF LOTS 2 & 3 DP 46925
 69 & 71 LAKE ROAD, OKAIHAU

PREPARED FOR: J. PRESTI

Supervisors Ref. No: 10887
 Sheet 1 of 1

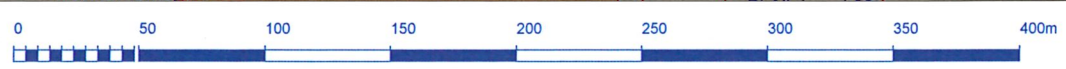
Appendix 2

Location Plan



2
295
37

ot 23
16654
9131



Any person wishing to rely on the information shown on this map must independently verify the information
 Scale 1:3000 Topographical and Cadastral map derived from LINZ data. Printed: 16-Apr-2026 02:01.

Appendix 3

Record of Title & Relevant Instruments



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



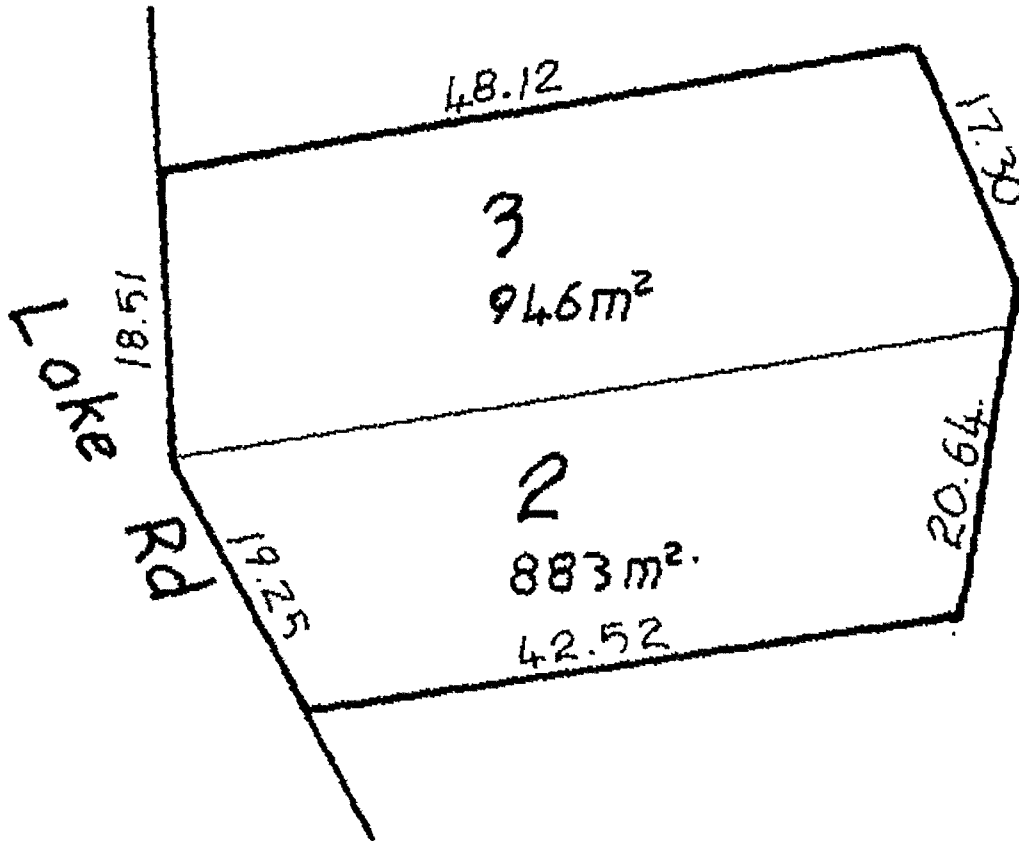

R. W. Muir
Registrar-General
of Land

Identifier NA75C/732
Land Registration District North Auckland
Date Issued 10 May 1990
Prior References
NA19C/35

Estate Fee Simple
Area 1829 square metres more or less
Legal Description Lot 2-3 Deposited Plan 46925
Registered Owners
Jay Cassar Prestt

Interests

Far North District



Appendix 4

On-Site Wastewater System Assessment Report



ON-SITE WASTEWATER SYSTEM ASSESSMENT REPORT

69-71 Lake Road, Okaihau

Prepared for

Jay Prestt


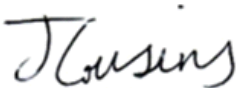
3/03/2026

Report Information Summary

Job no.	J16005
Report Author	Siddhesh Wagh
Report Reviewer	Ben Perry
Version No.	1
Status	Final
Date	3/03/2026

Version No.	Date	Description
1	3/03/2026	Final issued to client.

Document Acceptance

Action	Name	Signed	Date
Author	Siddhesh Wagh	 Graduate Engineer, M.Constr.(QS) (Dist.), BE(Hons) (Civil)	3/03/2026
Reviewer	Jonathan Cousins	 Meng (Civil) Senior Hydrological Engineer	3/03/2026

Limitations

This report has been prepared by Vision Consulting Engineers Limited (VISION) based on the scope of our engagement. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. VISION does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by VISION for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

Opinions given in this report are based on visual inspection. The nature and continuity of the subsurface material are inferred and it must be appreciated that actual conditions could vary from that described herein.



Vision Consulting Engineers Ltd
Level 1, 62 Kerikeri Road, Kerikeri 0230
P: 09 401 6287 E: info@vce.co.nz

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Appendices

Appendix A Proposed Subdivision Scheme Plan

Figures

Figure 1. Property Location

Figure 2. Proposed Subdivision scheme plan

Figure 3. Approved Wastewater Design Plan for 69 Lake Road, Okaihau

Figure 4. The UV unit and sequencing valve

Figure 5. Advanced Secondary Treatment Plant

Figure 6. Photograph looking at the existing sub-surface wetlands

Figure 7. Damaged Inspection Pipe

Figure 8. Driveway Stormwater Flow Direction

Figure 9. Approved Wastewater Design Plan for 71 Lake Road, Okaihau

Figure 10. The UV unit and Mesh filter

Figure 11. Advance Secondary Treatment Plant

Figure 12. Sequencing Valve Root Intrusion

Figure 13. Damaged Subsoil Drain Vent Cap

Figure 14. Photograph looking at the existing sub-surface wetland

Figure 15. Driveway Stormwater Flow Direction

Figure 16. Channel Drain and Driveway near garage grading

1 General

Vision Consulting Engineers Limited (VISION) has been engaged by Jay Prestt to conduct an onsite wastewater assessment for the existing infrastructure situated at 69-71 Lake Road, Okaihau. The subject property is legally described as Lots 2 and 3 DP 46925, currently held under a single Record of Title (NA75C/732). This assessment is required to support a Resource Consent application for a proposed subdivision intended to formalise the two existing dwellings into separate lots, (Proposed Lot 1, and Lot 2) and to verify that the current wastewater systems are operating in compliance with the conditions set out in resource consent RC 2170076-RMADIS.

Additionally, the assessment seeks to confirm that all physical assets of each system are fully contained within the proposed new boundaries defined in the Thomson Survey Ltd scheme (Ref: 10887, Dated: 16/02/2026).

1.1 Scope and Exclusions

- Obtain the Far North District Council (FNDC) property file and review of information relating to the existing onsite wastewater system.
- Familiarisation with the approved Resource Consent and conditions that relate to the discharge of onsite wastewater.
- A site visual inspection of the treatment plants and disposal fields to check for observable issues (like ponding or leaks) and confirm they are not being impacted by stormwater runoff.
- Documentation Review: Cross-referencing what we see on the ground against the existing as-built plans and any available maintenance records to confirm the systems appear to be functioning as intended.
- Boundary Mapping: Identifying where the infrastructure sits relative to proposed boundaries and advise on any necessary easements.
- Preparation of an onsite wastewater assessment report outlining the findings of our assessment.

2 Desktop Study

2.1 Site Description

The property is located at 69-71 Lake Road, Okaihau, being Lot 2-3 DP 46925 and covers an area of 1829 m². The property contains two dwellings (Unit 69 & Unit 72), with Unit 69 located in the northern portion of the property and Unit 72 located in the southern portion of the property. The property is bounded by Lake Road to the west, rural production lots to the east and residential lots in all other directions. The approximate location of the property is presented below in Figure 1.



Figure 1. Property Location

The property is highlighted red, north at top of page, boundary approximate only, image from LINZ.

2.2 Geology

The 1:250,000 geological map, Geology of Whangarei Area (Edbrooke and Brooke et al, 2009), indicates the property is underlain by the Kerikeri Volcanic Group, comprising Basalt lava, volcanic plugs, and minor tuff.

Landcare Research have mapped the property as being underlain by Wharekohe silt loam being soils of the rolling and hilly land, imperfectly to very poorly drained.

2.3 Council Hazard Mapping

The Northland Regional Council (NRC) and FNDC hazard layers have been reviewed. According to NRC and FNDC hazard layers the site is not located in an area susceptible to:

- Coastal Erosion
- Erosion
- Landslide
- FNDC Flooding
- NRC River Flooding

2.4 Proposed Subdivision

The subdivision scheme plan supplied to VISION (Thomson Survey Ltd, Ref: 10887, Dated: 16/02/2026) shows that a 2-lot subdivision is proposed. The subdivision scheme plan is included in Appendix A, and an extract is presented in Figure 2.

The proposed subdivision plan developed by Thomson Survey aims to create two separate certificates of title:



- **Proposed Lot 1:** 946 m² containing an existing dwelling.
- **Proposed Lot 2:** 883 m² containing an existing dwelling.

A Memorandum of Easements is proposed for Lot 1 to serve as the servient tenement, providing a right of way and services (telecommunications, electricity, and water supply) to Lot 2.



Figure 2. Proposed Subdivision scheme plan
Extract from Thomson Survey scheme plan, not to scale, north to top of page

2.5 Resource Consent Review

- **Proposed Lot 1 (69 Lake Road):**
 - **Resource Consent Number:** RC 2170076-RMADIS.
 - **Treatment Requirement:** Advanced secondary treatment with UV disinfection (Trevoli 12GPUV-55W or similar).
 - **Discharge Limit:** Maximum daily average of 1,600 litres.
 - **Occupancy Limit:** Maximum of 7 people on a permanent basis.
- **Proposed Lot 2 (71 Lake Road):**
 - **Resource Consent Number:** AUT.039225.01.01.
 - **Treatment Requirement:** Advanced secondary treatment with UV disinfection providing a minimum dose rate of 35 mW-sec/cm².
 - **Discharge Limit:** Maximum daily average of 1,800 litres.
 - **Occupancy Limit:** Discharge authorised from a three-bedroom dwelling (equivalent to standard design occupancy)



2.6 Wastewater System Maintenance Compliance

A review of the FNDC Land Information Memorandum (LIM) report identified a letter dated 18 September 2025 regarding maintenance for 69 Lake Road. According to Council records, two aerated systems are installed at the address which require annual professional servicing under FNDC bylaws. The letter indicates:

- **System OSD-23793:** Last serviced on 13 December 2024; next service is due by 13 December 2025.
- **System OSD-23794:** Last serviced on 24 July 2023; next service was due 24 July 2024.

Aside from this specific letter, no other wastewater system maintenance data was found within the LIM report provided by the Council.

3 Site Observations

The site was visited by VISION on Wednesday, 25 February 2026. The weather was sunny at the time of the visit. Observations at the site are referenced to Figure 3 and Figure 9, which present the FNDC approved wastewater system design drawings prepared in 2016 and 2017. The client confirmed that both properties were vacant at the time of the investigation. A visual stormwater assessment was also conducted during this visit.

3.1 69 Lake Road, Okaihau (Proposed Lot 1)

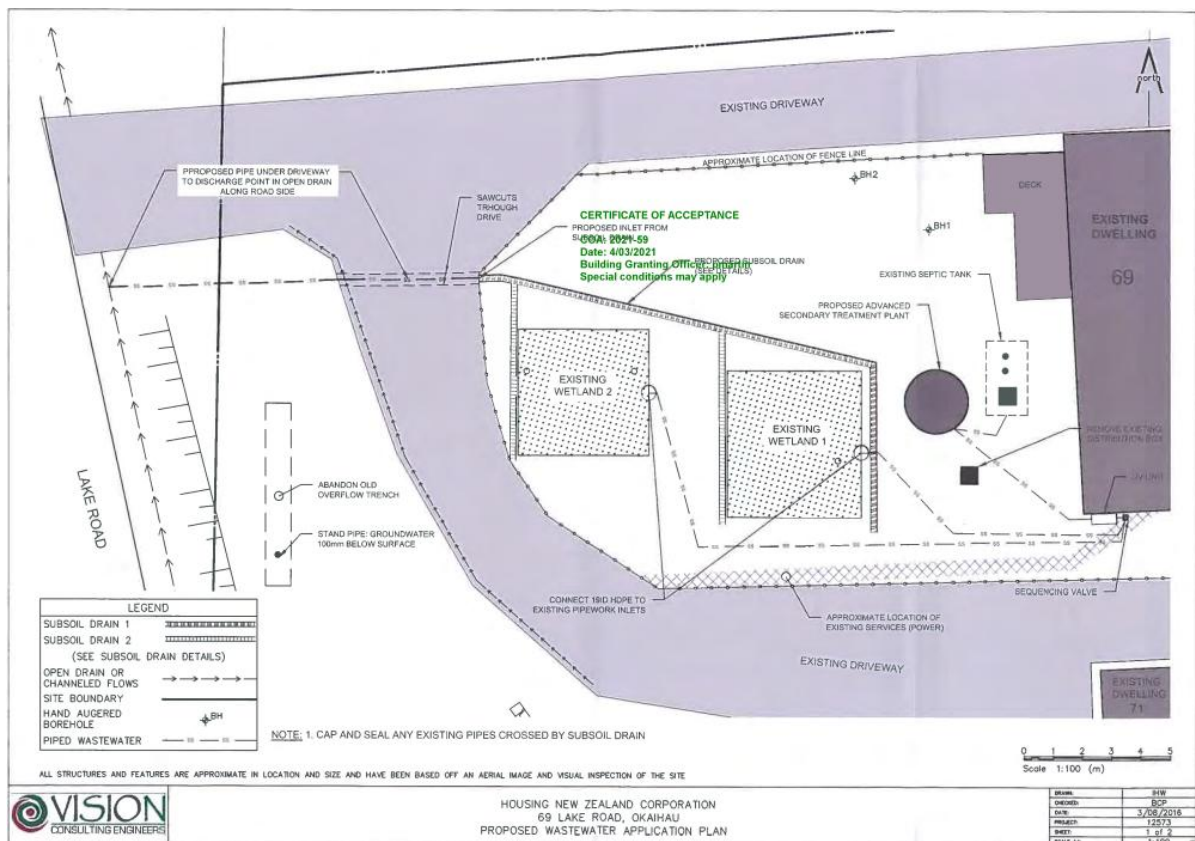


Figure 3. Approved Wastewater Design Plan for 69 Lake Road, Okaihau
 Proposed wastewater application plan (from LIM report) used to cross-reference on-site component locations and verify boundary compliance.



3.1.1 Wastewater Assessment

- The installation of the UV unit, sequencing valve, and mesh filter was confirmed on the south side of the dwelling, consistent with the approved wastewater application plan. No physical damage was observed to these external components during the site visit.



Figure 4. The UV unit and sequencing valve

- The presence of an advanced secondary treatment plant approximately 5m to the west of the existing dwelling, as shown in Figure 5, confirms the unit is in good physical condition with no observable damage. All lids and access points for the treatment plant are installed well above the finished ground level to effectively prevent clean surface water from entering the wastewater system.



Figure 5. Advanced Secondary Treatment Plant



- A visual assessment of the sub-surface wetlands/disposal area confirmed the system is operating effectively, with no observable surface water, ponding, leakages, or foul odours detected during the site visit.



Figure 6. Photograph looking at the existing sub-surface wetlands
Photograph taken from the south-west portion of proposed Lot 1. Photo taken by VISION

- One of the inspection pipes (100 mm uPVC) was found to be broken (Figure 7). This pipe requires immediate replacement to prevent the ingress of surface water into the sub-surface wastewater system.



Figure 7. Damaged Inspection Pipe



- The final discharge point into the open drain along the Lake Road could not be precisely located due to dense bush and vegetation along the open drain. No active discharge of effluent or foul smells was detected during the investigation.

3.1.2 69 Lake Road Stormwater Assessment

- Proposed Lot 1 encompasses a total land area of 946 m². The total impermeable surface area for the lot is 422 m², which equates to a site coverage of 44.6%.
- Rainwater from both the dwelling and garage roofs is collected via a system of gutters and downpipes. The exact point of connection for these downpipes is currently unknown, as no specific details or as-built plans regarding the underground stormwater network were available in the FNDC property files.
- All surface water and collected stormwater are directed away from the wastewater treatment plant and the wastewater disposal areas.
- To manage runoff toward the neighbouring property, the driveway is graded at approximately 3° toward the existing timber fence line on the southern side. (Figure 8, right image)
- A channel drain (Figure 8, left image) is installed along the eastern edge of the driveway near the garage to effectively intercept and capture surface water runoff originating from the elevated eastern portion of the property. The driveway area near the garage is sloped toward this channel drain to ensure water is diverted away from the building. During the site visit, the channel drain was observed to be partially blocked with debris and vegetation.



Figure 8. Driveway Stormwater Flow Direction
Blue arrows indicate surface water flow paths



3.2 71 Lake Road, Okaihau (Proposed Lot 2)

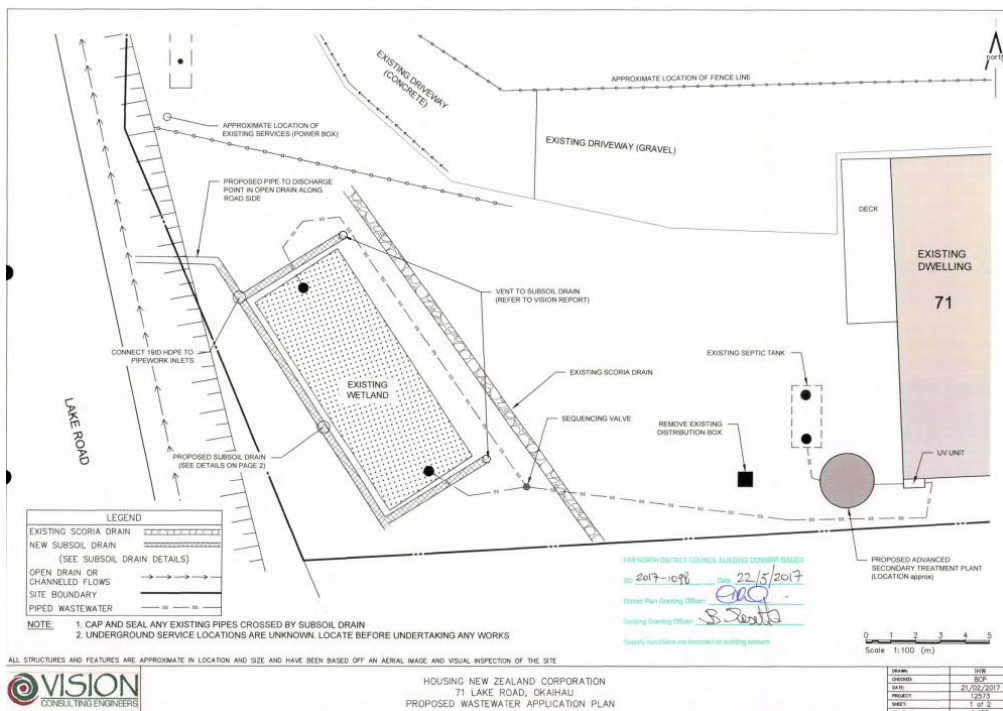


Figure 9. Approved Wastewater Design Plan for 71 Lake Road, Okaihau
 Proposed wastewater application plan (from LIM report) used to cross-reference on-site component locations and verify boundary compliance

3.2.1 Wastewater Assessment

- A UV sterilisation unit and mesh filter were confirmed on the south exterior of the dwelling, and no physical damage were observed at the time of the visit.



Figure 10. The UV unit and mesh filter



- An advanced secondary treatment plant and existing septic tank were confirmed approximately 3m west of the south-west corner of the dwelling; these components are situated well above ground level to provide protection from surface water ingress. No physical damage was observed during the inspection.



Figure 11. Advance Secondary Treatment Plant

- Inspection of the sequencing valve chamber found root ingress (Figure 12) which may impede the valve's mechanical operation and requires immediate clearing.



Figure 12. Sequencing Valve Root Intrusion



- Several vent pipes for the subsoil drain were located on-site, consistent with the provided engineering drawings. One of the caps for the subsoil drain vents was found to be broken (Figure 13), requiring replacement to ensure the system remains sealed.



Figure 13. Damaged Subsoil Drain Vent Cap

- Visual inspection of the sub-surface wetlands and land application area for Lot 2 indicated that the system is functioning as intended. No signs of hydraulic failure, such as effluent breakout, surface ponding, or significant odours, were observed during the investigation.



Figure 14. Photograph looking at the existing sub-surface wetland

Photo taken from the central portion of the proposed lot 2, looking west at the existing sub-surface wetland.

Photo taken by VISION.



- The final discharge pipe leading to the open drain along Lake Road could not be physically located due to the density of the bush and vegetation along the property boundary. The inspection of the accessible portions of the roadside drain was conducted, and no effluent discharge or foul odours were detected at the time of the investigation.

3.2.2 71 Lake Road Stormwater Assessment

- Proposed Lot 2 encompasses a total land area of 883 m². The site has a total impermeable surface area of 297 m², which equates to a site coverage of 33.6%.
- All surface water and collected stormwater are specifically directed away from the wastewater treatment plant and the designated wastewater disposal areas to prevent stormwater from entering the treatment system.
- All stormwater from the dwelling and garage roofing is collected via a system of gutters and downpipes. The specific sub-surface connection points for these downpipes could not be verified, as no additional details regarding the underground stormwater network were available in the provided files.
- The driveway has raised edges and is graded to the centreline (Figure 15, left image) to contain runoff within the property boundaries directing it away from the dwelling. The driveway ultimately drains towards the open drain along Lake Road.
- The right of way/ driveway (Figure 15, right image) serves both properties and has raised edging on the downslope side to contain runoff.



Figure 15. Driveway Stormwater Flow Direction
Blue arrows indicate surface water flow paths

- A channel drain (Figure 16) is installed along the eastern edge of the pavement to intercept surface water runoff originating from the eastern portion of the property, diverting runoff away from the dwelling and garage structures.





Figure 16. Channel Drain and Driveway near garage grading
Blue arrows indicate surface water flow paths

4 Summary and Recommendations

Based on the site inspections conducted at 69 Lake Road (Proposed Lot 1) and 71 Lake Road (Proposed Lot 2), the following findings and required actions are identified to satisfy the Resource Consent and subdivision requirements.

4.1 Summary of Findings

- **Resource Consent Compliance:** Visual inspections and on-site assessments confirm that the existing wastewater systems for both lots are operating in full compliance with their respective discharge consents: RC 2170076-RMADIS (Proposed Lot 1) and AUT.039225.01.01 (Proposed Lot 2).
- **Infrastructure Boundary & Design Verification:** Cross-referencing on-site components with approved engineering plans confirms that all wastewater assets, including treatment plants, secondary tanks, UV units, and sub-surface disposal areas, are located entirely within their respective proposed property boundaries.
- **Advanced Secondary Treatment:** Both properties feature advanced secondary treatment systems with UV sterilisation and filtration that align with the requirements of the existing resource and discharge consents. The unit is in good physical condition, and all lids and access points are installed well above the finished ground level to prevent surface water from entering the system.



- **Disposal Field Performance:** The sub-surface wetlands and disposal fields for both proposed lots appeared to be functioning effectively at the time of inspection, with no evidence of surfacing effluent, ponding, or foul odours at the time of inspection.
- **Stormwater Runoff Management:** Stormwater is managed through site grading, raised driveway edging, and channel drains to direct runoff away from building footprints and wastewater disposal areas and to contain runoff within the site boundaries and prevent discharge onto neighbouring properties.
- **Unconfirmed Stormwater Reticulation:** While roof water from dwelling and garage is collected via gutters and downpipes, the specific underground connection points and the final discharge destination for the stormwater pipes remain unconfirmed as no as-built data was available in the property files.
- **Permitted Site Coverage:** The impermeable surface coverage for Proposed Lot 1 (44.6%) and Proposed Lot 2 (33.6%) remains below the 50% threshold, maintaining Permitted Activity status under the FNDC Proposed District Plan.

4.2 Required Actions and Recommendations

To ensure the long-term operational integrity of the onsite wastewater system and to support the subdivision application, the following maintenance and planning actions are required:

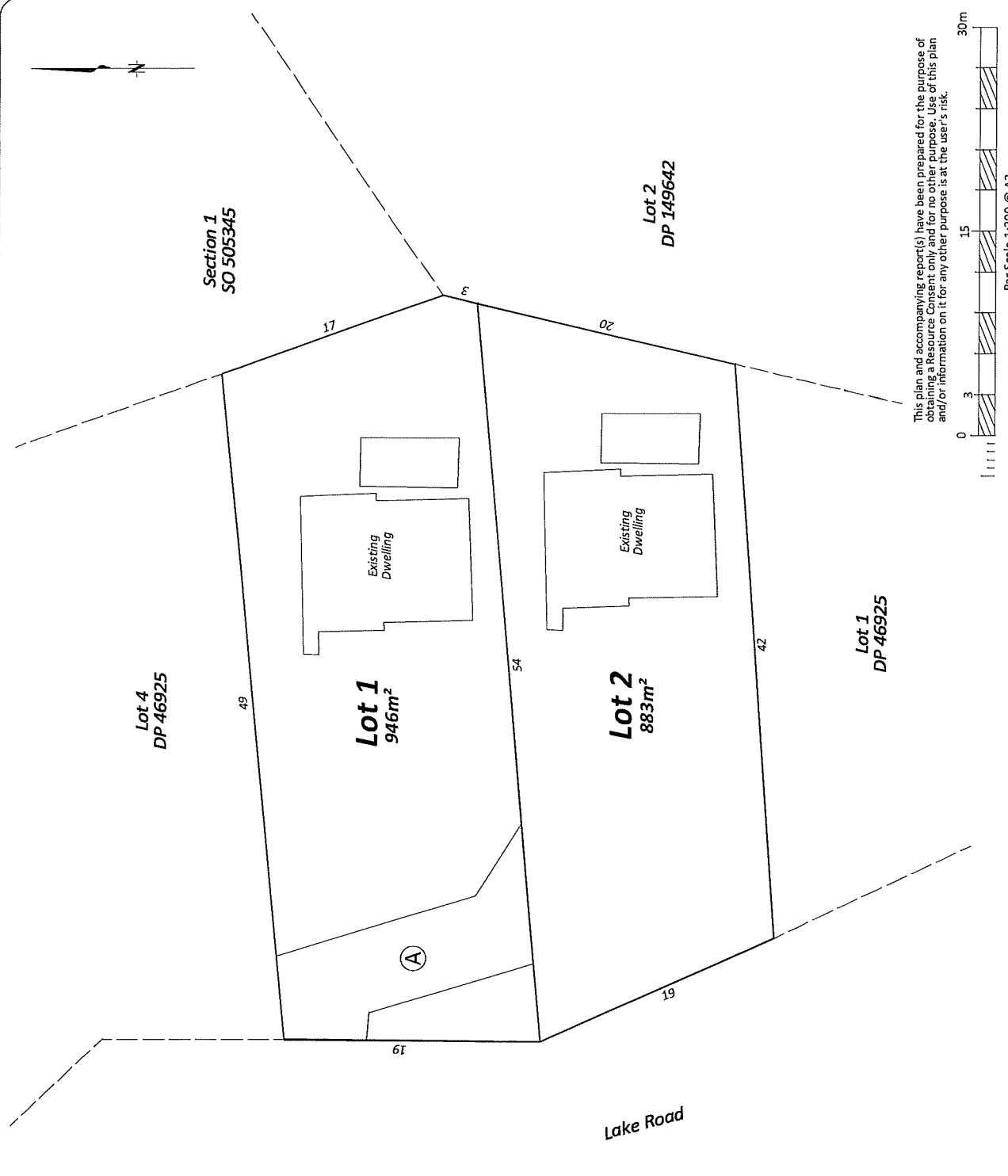
- **Planning and Legal Requirement:**
 - **Easement Modification:** The current scheme plan identifies easements for Right of Way, Telecommunications, Electricity, and Water Supply only.
 - **Action:** The subdivision planner (Thomson Survey) should include a "Right to Drain Water" (Stormwater) easement to legally provide for the conveyance of stormwater through the shared driveway and site grading toward the Lake Road open drain.
- **Maintenance and Repairs:**
 - **Repair Damaged Structures**
 - The broken 100 mm uPVC pipe on Proposed Lot 1 must be replaced to prevent surface water ingress.
 - The broken subsoil drain vent cap on Proposed Lot 2 requires replacement to maintain a sealed system.
 - **Vegetation and Debris Removal**
 - The sequencing valve chamber on Proposed Lot 2 should be cleared of roots.
 - The channel drains on both properties require clearing of sediment and vegetation to restore capacity.
 - **Vegetation Management:** Thin the dense bush along the roadside boundaries to allow for the physical location and future maintenance of the final discharge points into the Lake Road open drain.



Appendix A

Proposed Subdivision Scheme Plan

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HEREON	LOT 2 HEREON



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

Surveyors Ref. No: 10887
Sheet 1 of 1

Survey	Name	Date	ORIGINAL SHEET SIZE
Design			SCALE
Drawn	KY	16.02.26	1:300
Approved			A3
Rev			

10887 Scheme

PROPOSED SUBDIVISION OF LOTS 2 & 3 DP 46925
69 & 71 LAKE ROAD, OKAIHAU

PREPARED FOR: J. PRESTT

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

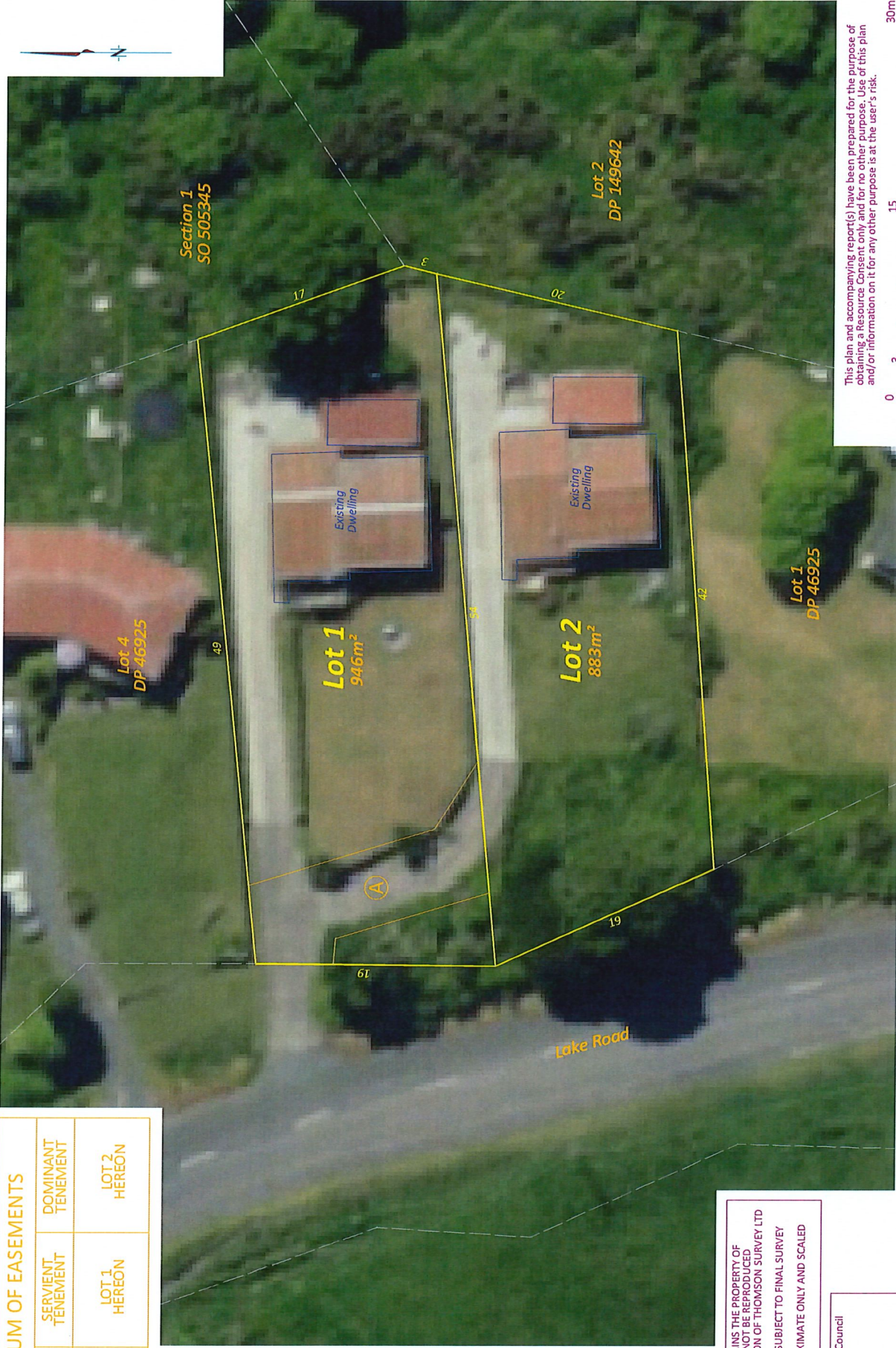
Local Authority: Far North District Council
Comprised in: NA75C/732
Total Area: 1829m²
Zoning: Residential
Resource features: NIL

THOMSON SURVEY
LIMITED

315 Kerikeri Rd
PO Box 37
Kerikeri
Email: karl@thomsonsurvey.co.nz
Ph: (09) 4077960
www.thomsonsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY	(A)	LOT 1 HERON	LOT 2 HERON



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

Bar Scale 1:300 @ A3

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Local Authority: Far North District Council
 Comprised in: NA75C/732
 Total Area: 1829m²
 Zoning: Residential
 Resource features: NIL

THOMSON SURVEY
 Limited
 Registered Land Surveyors, Planners & Land Development Consultants

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: info@thomsonsurvey.co.nz
 Ph: (09) 4077360
 www.thomsonsurvey.co.nz

PROPOSED SUBDIVISION OF LOTS 2 & 3 DP 46925
 69 & 71 LAKE ROAD, OKAIHAU

PREPARED FOR: J. PRESTT

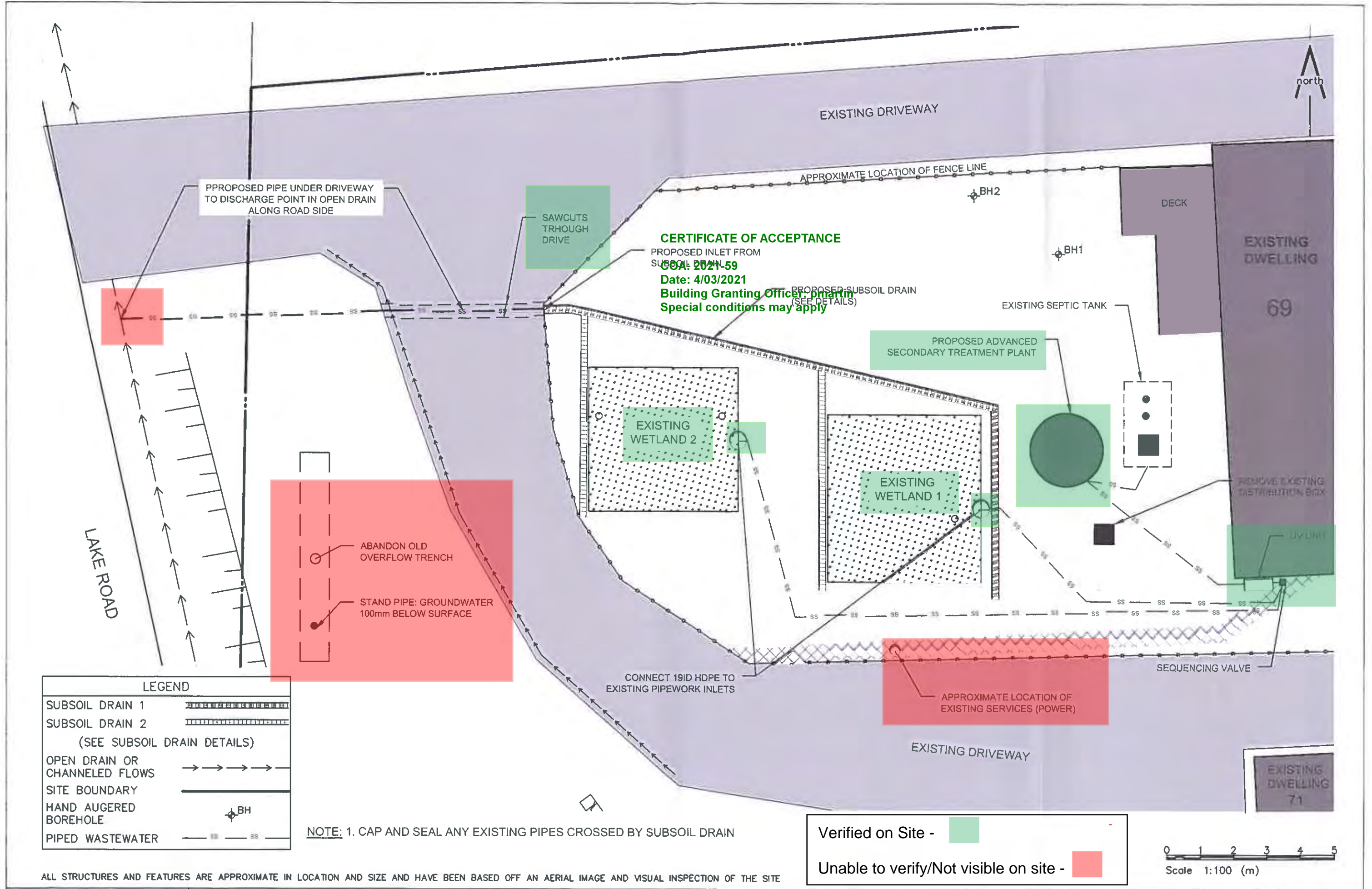
Survey	Name	Date	ORIGINAL SHEET SIZE
Design			SCALE
Drawn	KY	16.02.26	1:300
Approved			A3
Rev			

10887 Scheme

Supervisors Ref: No: 10887
 Sheet 1 of 1

Appendix B

Marked up Site Plan



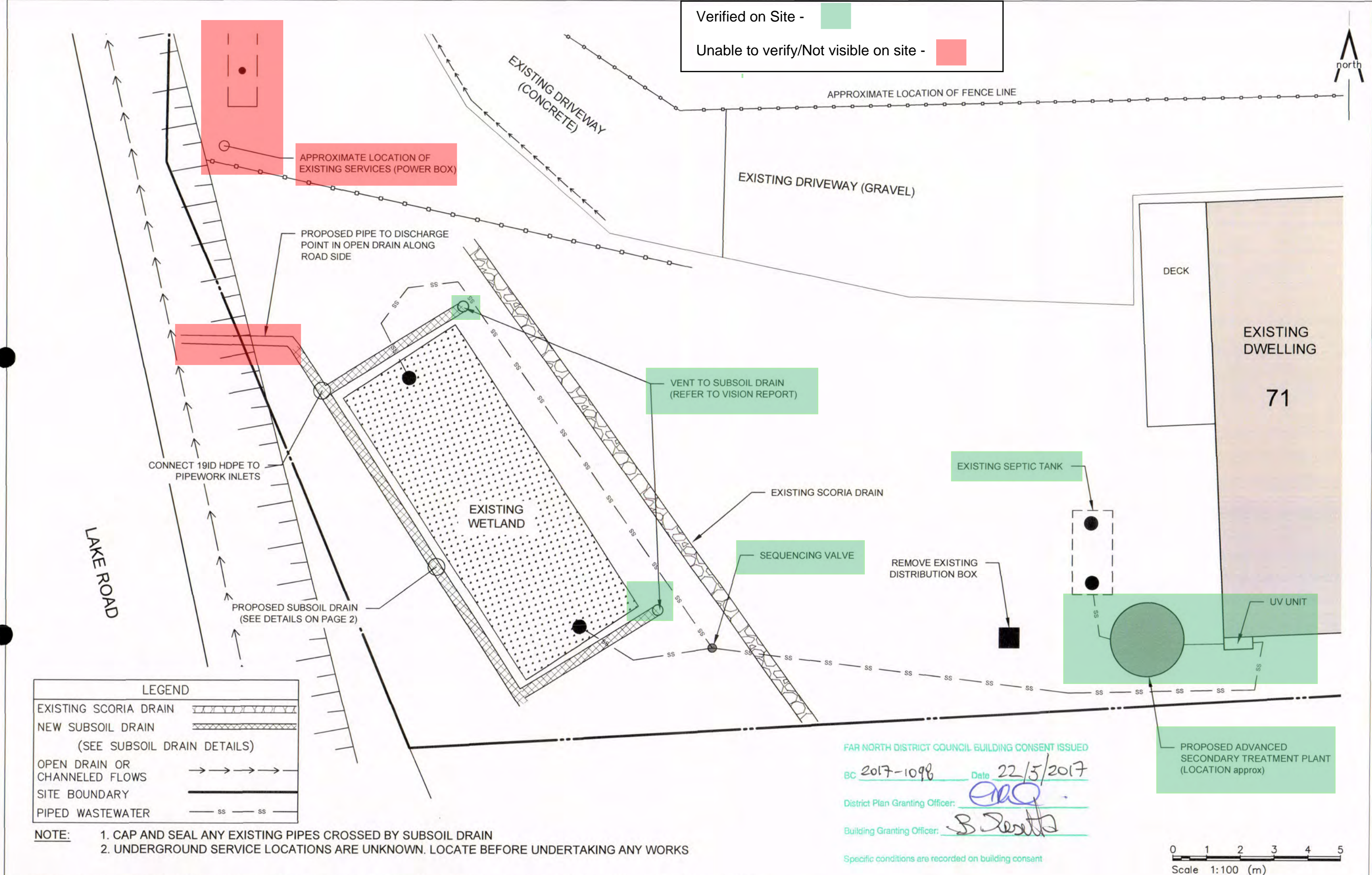
ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED OFF AN AERIAL IMAGE AND VISUAL INSPECTION OF THE SITE



HOUSING NEW ZEALAND CORPORATION
 69 LAKE ROAD, OKAIHAU
 PROPOSED WASTEWATER APPLICATION PLAN

DRAWN:	IHW
CHECKED:	BCP
DATE:	3/08/2016
PROJECT:	12573
SHEET:	1 of 2
SCALE A4:	1:100

Verified on Site - ■
 Unable to verify/Not visible on site - ■



LEGEND

EXISTING SCORIA DRAIN	
NEW SUBSOIL DRAIN (SEE SUBSOIL DRAIN DETAILS)	
OPEN DRAIN OR CHANNLED FLOWS	
SITE BOUNDARY	
PIPED WASTEWATER	

NOTE: 1. CAP AND SEAL ANY EXISTING PIPES CROSSED BY SUBSOIL DRAIN
 2. UNDERGROUND SERVICE LOCATIONS ARE UNKNOWN. LOCATE BEFORE UNDERTAKING ANY WORKS

FAR NORTH DISTRICT COUNCIL BUILDING CONSENT ISSUED
 BC 2017-1098 Date 22/5/2017
 District Plan Granting Officer:
 Building Granting Officer:
 Specific conditions are recorded on building consent

0 1 2 3 4 5
 Scale 1:100 (m)

ALL STRUCTURES AND FEATURES ARE APPROXIMATE IN LOCATION AND SIZE AND HAVE BEEN BASED OFF AN AERIAL IMAGE AND VISUAL INSPECTION OF THE SITE



HOUSING NEW ZEALAND CORPORATION
 71 LAKE ROAD, OKAIHAU
 PROPOSED WASTEWATER APPLICATION PLAN

DRAWN:	IHW
CHECKED:	BCP
DATE:	21/02/2017
PROJECT:	12573
SHEET:	1 of 2
SCALE A4:	1:100