



<b>Office Use Only</b> Application Number:
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**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

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

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

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

**1. Pre-Lodgement Meeting**

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

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

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

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

**3. Would you like to opt out of the Fast Track Process? Yes / No**

**4. Applicant Details:**

Name/s: \_\_\_\_\_

Electronic Address for Service (E-mail): \_\_\_\_\_

Phone Numbers: \_\_\_\_\_ Home: \_\_\_\_\_

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

Post Code: 0494

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

Name/s: Nina Pivac (Tohu Consulting Limited)

Electronic Address for Service (E-mail): nina@tohuconsulting.nz

Phone Numbers: Work: 0210614725 Home: \_\_\_\_\_

Postal Address: 50-64 Commerce Street Kaitaia 0410

(or alternative method of service under section 352 of the Act) \_\_\_\_\_

Post Code: \_\_\_\_\_

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

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

Name/s: Mangonui Property Partners Limited C/-Eddie Aickin and Wayne Brown

Property Address/  
Location: 23 North Park Drive, Kaitaia

**7. Application Site Details:**

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

Site Address/  
Location: 23 North Park Drive, Kaitaia

Legal Description: Lot 1 DP 581591 Val Number: \_\_\_\_\_

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

Site Visit Requirements:

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

Is there a dog on the property? Yes / No

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

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**8. Description of the Proposal:**

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

Controlled subdivision in Industrial Zone to create two additional allotments.

See AEE for full description of proposal.

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

**9. Would you like to request Public Notification**

Yes/No

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

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

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

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

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

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

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

**12. Assessment of Environmental Effects:**

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

**Please attach your AEE to this application.**

**13. Billing Details:**

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

Name/s: (please write all names in full) As per applicant details

Email: \_\_\_\_\_


Postal Address: \_\_\_\_\_

\_\_\_\_\_ Post Code: \_\_\_\_\_

Phone Numbers: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Fax: \_\_\_\_\_

**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 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

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

Name:  (please print)

Signature: \_\_\_\_\_ (signature of bill payer – **mandatory**) Date: 11 Mar 2024

## 14. Important Information:

### Note to applicant

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

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

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

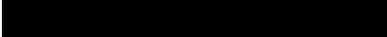
### Fast-track application

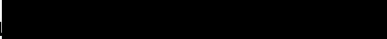
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track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

### Privacy Information:

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

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

Name:  (please print)

Signature:  (signature)

Date: 11 Mar 2024

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

### Checklist (please tick if information is provided)

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

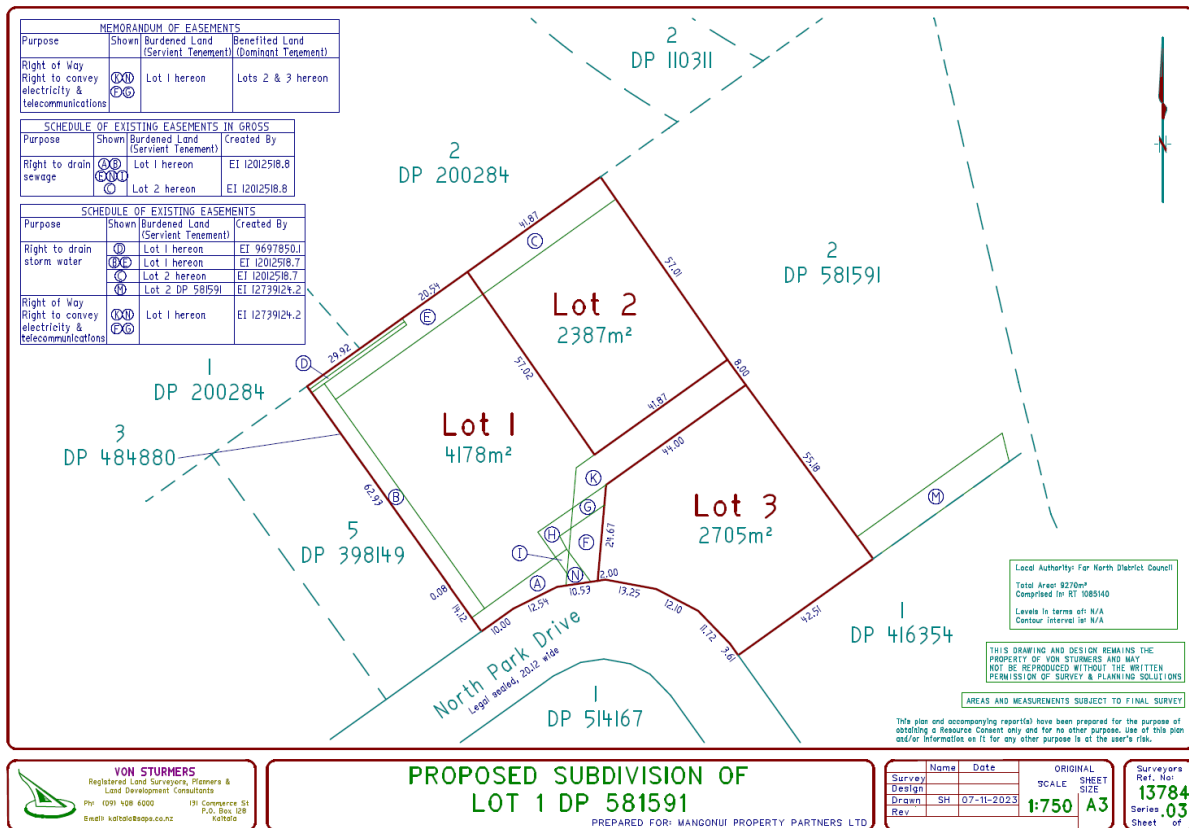
*Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.*

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

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**



# CONTROLLED SUBDIVISION APPLICATION

23 NORTH PARK DRIVE, KAITAIA  
 LOT 1 DP 581591

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:  
 MANGONUI PROPERTY PARTNERS LIMITED (MPP)

11 March 2024  
 REV A



## Table of Contents

1.0	THE APPLICANT AND PROPERTY DETAILS .....	2
2.0	PROPOSAL.....	3
3.0	SITE CONTEXT .....	3
4.0	DISTRICT PLAN RULES ASSESSMENT.....	4
5.0	ASSESSMENT OF ENVIRONMENTAL EFFECTS .....	6
6.0	STATUTORY CONSIDERATIONS.....	8
7.0	NOTIFICATION .....	10
8.0	OVERALL CONCLUSION .....	10

### Appendices:

Appendix A – Scheme Plan

Appendix B – Certificate of Title

Appendix C – Previous Council Approvals

## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>To:</b>	Far North District Council
<b>Site address:</b>	23 North Park Drive, Kaitaia
<b>Applicant's name:</b>	Mangonui Property Partners Limited (MPP) C/- Eddie Aickin (Director)
<b>Address for service:</b>	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
<b>Legal description:</b>	Lot 1 DP 581591
<b>Site area:</b>	9270m <sup>2</sup>
<b>Site owner:</b>	Mangonui Property Partners Limited (MPP)
<b>Operative District Plan zoning:</b>	Industrial Zone
<b>Operative District Plan overlays/resource areas:</b>	Partially flood susceptible
<b>Proposed District Plan zoning:</b>	Mixed Use
<b>Proposed District Plan overlays/resource areas:</b>	River Flood Hazard – 100 Year ARI River Flood Hazard – 10 Year ARI Treaty Settlement Area of Interest
<b>Brief description of proposal:</b>	A controlled subdivision to create two additional allotments in the Industrial Zone, resulting in the following lot areas:  Lot 1 – 4178m <sup>2</sup> (contains NZ Post building) Lot 2 – 2387m <sup>2</sup> (vacant) Lot 3 – 2705m <sup>2</sup> (vacant)
<b>Summary of reasons for consent:</b>	Overall, the proposal is a Controlled Activity

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

### **AUTHOR**



**Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

**Date: 11 March 2024**

## 2.0 PROPOSAL

The applicant, Mangonui Property Partners Limited (MPP), propose to undertake a controlled subdivision in the Industrial Zone. The proposed subdivision will result in the following lot areas:

- Lot 1 – 4178m<sup>2</sup> (contains NZ Post building)
- Lot 2 – 2387m<sup>2</sup> (vacant)
- Lot 3 – 2705m<sup>2</sup> (vacant)

Overall, the proposal is a Controlled Activity under the Operative District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

## 3.0 SITE CONTEXT

The subject site is situated at 23 North Park Drive, Kaitia and is legally described as Lot 1 DP 581591 (RT. 1085140). The site has a current land area of 9270m<sup>2</sup>. A copy of the relevant Certificate of Title (CT) and Consent Notices are attached as **Appendix B**.

Consent Notice 7849446.4 contains conditions relating to impermeable surfaces, stormwater disposal, transportation, earthworks, minimum floor levels (MFL), and the Body Corporate relevant to the site. Consent Notice 12739124.3 contains conditions relating to stormwater management, planting, MFL, and geotechnical requirements. As per the assessment of effects (AEE) below, the proposal is able to comply with all relevant consent notice conditions.



*Figure 1: Map showing subject site and surrounds (PDP Far North Maps)*



The subject site is zoned Industrial under the ODP, and is mapped as partially flood by NRC.

Under the PDP, the site is zoned Mixed-Use and is subject to the 100 year and 10 year ARI overlays.

In terms of existing built development, proposed Lot 1 contains the NZ Post which is currently under construction as per previous Council approvals.

Access to the site is currently gained via an existing ROW off North Park Drive. This ROW will continue to serve proposed Lots 1 to 3.

The immediate surrounding environment is largely industrial in character, comprising large warehouse buildings and trade supplier outlets. Office buildings are located approximately 100m to the south-east of the subject site.

Reticulated services are available to the site.

NZAA has not mapped any archaeological sites in the area.

The site does not contain any areas of significant indigenous vegetation or fauna.



Figure 2: View of the subject site and ROW from North Park Drive (Google Streetview)

## 4.0 DISTRICT PLAN RULES ASSESSMENT

### SUBDIVISION:

Industrial Zone	Relevant Standards	Compliance
<b>Rule 13.7.2.1(vii)</b> Subdivision in the Industrial Zone (minimum lot sizes)	Controlled: 3000m <sup>2</sup> (unsewered) and 500m <sup>2</sup> (sewered)  Discretionary: 2000m <sup>2</sup> (unsewered)	With a minimum lot size of 2387m <sup>2</sup> , the proposed subdivision is able to meet the controlled activity standards.  <b>Controlled</b>

## LANDUSE:

An assessment of all relevant landuse provisions has been undertaken where they relate to the NZ Post building which is currently being constructed on proposed Lot 1:

Industrial Zone	Relevant Standards	Compliance
7.8.5.1.1 Sunlight	Not applicable	Not applicable
7.8.5.1.2 Visual Amenity and Environmental Protection	a) not applicable b) At least 50% of that part of the site between the road boundary and a parallel line 6m therefrom, where it is not occupied by buildings, shall be landscaped. c) Any landscaping required shall remain on site for the duration of the activity and be maintained.	Landscaping will be undertaken on proposed Lot 1 as per previous Council approvals, and will not be affected by the proposed subdivision.  <b>Permitted</b>
7.8.5.1.3 Noise Mitigation for Residential Activities	Not applicable	Not applicable
7.8.5.1.4 Transportation	Refer Chapter 15 of ODP	Access and parking for NZ Post was addressed as part of previous Council approvals. The proposed subdivision will not affected existing arrangements.  <b>Permitted</b>
7.8.5.1.5 Keeping of Animals	Not applicable	Not applicable
7.8.5.1.6 Noise	Not applicable	Not applicable
7.8.5.1.7 Setback from Boundaries	2m from State Highways and arterial roads	The NZ Post building will remain compliant with minimum setback requirements.  <b>Permitted</b>
7.8.5.1.8 Building Height	Not applicable	Not applicable
7.8.5.1.9 Stormwater	The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces is permitted provided that the activity is within an existing consented urban stormwater management plan or discharge consent.	The subject site is located within an existing consented urban stormwater management plan.  <b>Permitted</b>
7.8.5.1.10 Helicopter Landing Area	Not applicable	Not applicable

Overall, the proposal requires resource consent as a **Controlled Activity** under the Far North District Plan.

## 5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

**Table 2 – Rule 13.7.3 Controlled (subdivision) activities: other matters to be taken into account**

<b>Criteria</b>	<b>Comment</b>
13.7.3.1 Property Access	Access to the site is currently gained directly off North Park Drive via a ROW. This ROW will continue to serve proposed Lots 1 to 3 and will be upgraded to the relevant engineering standards. Proposed Lots 1 and 3 also have direct frontage to North Park Drive which could be used as an alternative access point.
13.7.3.2 Natural and Other Hazards	<p>The subject site is shown to be susceptible to river flood hazards 10 year, 50 year and 100 year flood extents as mapped by NRC.</p> <p>The flood risk was assessed during the subdivision assessment which created the allotment and as a result a consent notice condition was imposed under CN7849446.4 which states that ‘no building shall be erected without the prior approval of the Council where the minimum floor level is below flood datum set for that building’s site (this floodability information was sought under Condition 3(c) of the Council’s subdivision consent and is indicated for each site on the attached Flood Datum Plan).’</p> <p>The subject site is not known to be susceptible to erosion, landslip, rockfall, alluvion, avulsion, unconsolidated fill, soil contamination, subsidence, fire hazard or sea level rise. It is therefore considered that there are no other items under Section 13.7.3.2 that are applicable, as there are no identified hazards which could adversely affect the ability to subdivide the subject site.</p>
13.7.3.3 Water Supply	The subject site is in an AoB for Council’s reticulated water supply. Proposed Lot 1 has an existing consented building (NZ Post) and Proposed Lots 2 and 3 are vacant.
13.7.3.4 Stormwater Disposal	The subject site is located within an area which benefits from Council’s reticulated stormwater systems. Proposed Lot 1 is

<b>Criteria</b>	<b>Comment</b>
	<p>already developed with an existing building, which will be connected to the reticulated system.</p> <p>As shown on the attached scheme plan, there are existing easements over overland flow paths for the right to drain stormwater. These typically run along the boundaries of the proposed allotments and will remain unchanged as part of the subdivision proposal.</p> <p>There are existing consent notice conditions contained within CN 7849446.4 which restrict increasing impermeable surfaces and planting over any of the secondary/overland flow paths which are contained within the existing stormwater easements, without obtaining Council approval. There is also a consent notice condition which requires <i>'all stormwater from buildings, overflows and paved areas on each site to be discharged to the stormwater system's connection point for that lot.'</i> This consent notice will be brought forward on to the new titles and will ensure that stormwater is adequately directed and controlled for any future building/s within the sites as well as ensuring that there are no obstructions created on secondary/overland flow paths.</p> <p>It is therefore considered that with the inclusion of the existing consent notice, there will be no effects created which are more than minor, in relation to stormwater disposal.</p>
13.7.3.5 Sanitary Sewage Disposal	The subject site is in an AoB for sewer.
13.7.3.6 Energy Supply	Top Energy was contacted as part of RC 2220533 where it was confirmed that connections are available to the site and that their requirements are nil, see Appendix C.
13.7.3.7 Telecommunications	Chorus was contacted as part of RC 2220533 where it was confirmed that connections are available to the site and that their requirements are nil, see Appendix C.
13.7.3.8 Easements for any purpose	As per the scheme plan, all necessary easements will be provided.
13.7.3.9 Preservation of heritage resources, vegetation, fauna and	Not applicable. The site does not contain any such features.

<b>Criteria</b>	<b>Comment</b>
landscape and land set aside for conservation purposes.	
13.7.3.10 Access to reserves and waterways	Public access to reserves and waterways will not be affected by the proposal.
13.7.3.11 Land use compatibility	<p>Surrounding properties are similarly zoned Industrial and range from 2000m<sup>2</sup> to 4000m<sup>2</sup> in area, with the exception of the land containing The Warehouse and Noel Leeming buildings, which are over 1.3 hectares in area.</p> <p>The proposal is not considered to set a precedent in terms of lot sizes as the surrounding area contains a similar sized allotments, which contain industrial/commercial activities.</p> <p>Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects and that the proposal does not result in degradation of the character of the surrounding industrial environment. It is considered that the proposal is not out of character within the locality of within the Industrial zone in general.</p>
13.7.3.12 Proximity to airports	Not applicable

## 6.0 STATUTORY CONSIDERATIONS

### NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NESCS. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records and historic aerial images, along with discussions with the applicants who have owned the property for generations, there is no evidence to suggest that a HAIL activity has been undertaken on the subject site. Therefore, no further assessment is required under the NES Contaminated Soils.

### NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

### **NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)**

As the site is zoned Industrial, the NPSHPL is not applicable in this instance.

### **NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)**

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.

### **NEW ZEALAND COASTAL POLICY STATEMENT**

The New Zealand Coastal Policy Statement is not relevant to this application.

### **OPERATIVE FAR NORTH DISTRICT PLAN**

Relevant ODP objectives and policies are those contained within the subdivision, transportation, Urban Environment and Industrial Zone chapters. As a controlled activity, the proposed activity is considered to be consistent with all relevant objectives and policies of the Far North District Plan.

### **PROPOSED FAR NORTH DISTRICT PLAN**

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and Rural Production Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- MUZ-01 to MUZ-05
- MUZ-P1 to MUZ-P8

## 7.0 NOTIFICATION

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.
- *Step 2* – Public notification precluded in certain circumstances. The proposal is a controlled activity. Public notification is therefore precluded.

Section 95b sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. The proposed boundary adjustment is a controlled activity. Limited notification is therefore precluded.

In respect of this application, an assessment of effects on the environment has concluded that in all potential effects it can be concluded that adverse effects are less than minor.

Section 95C relates to the public notification after a request for further information which does not apply to this application.

Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor. This assessment concludes that potential adverse effects arising from this proposal would not be more than minor.

## 8.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a controlled subdivision in the Industrial Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

Prior to the issue of any decision for this consent, it is respectfully requested that all draft conditions are forwarded to the agent for review and comment.

**AUTHOR**



**Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

**Date: 11 March 2024**

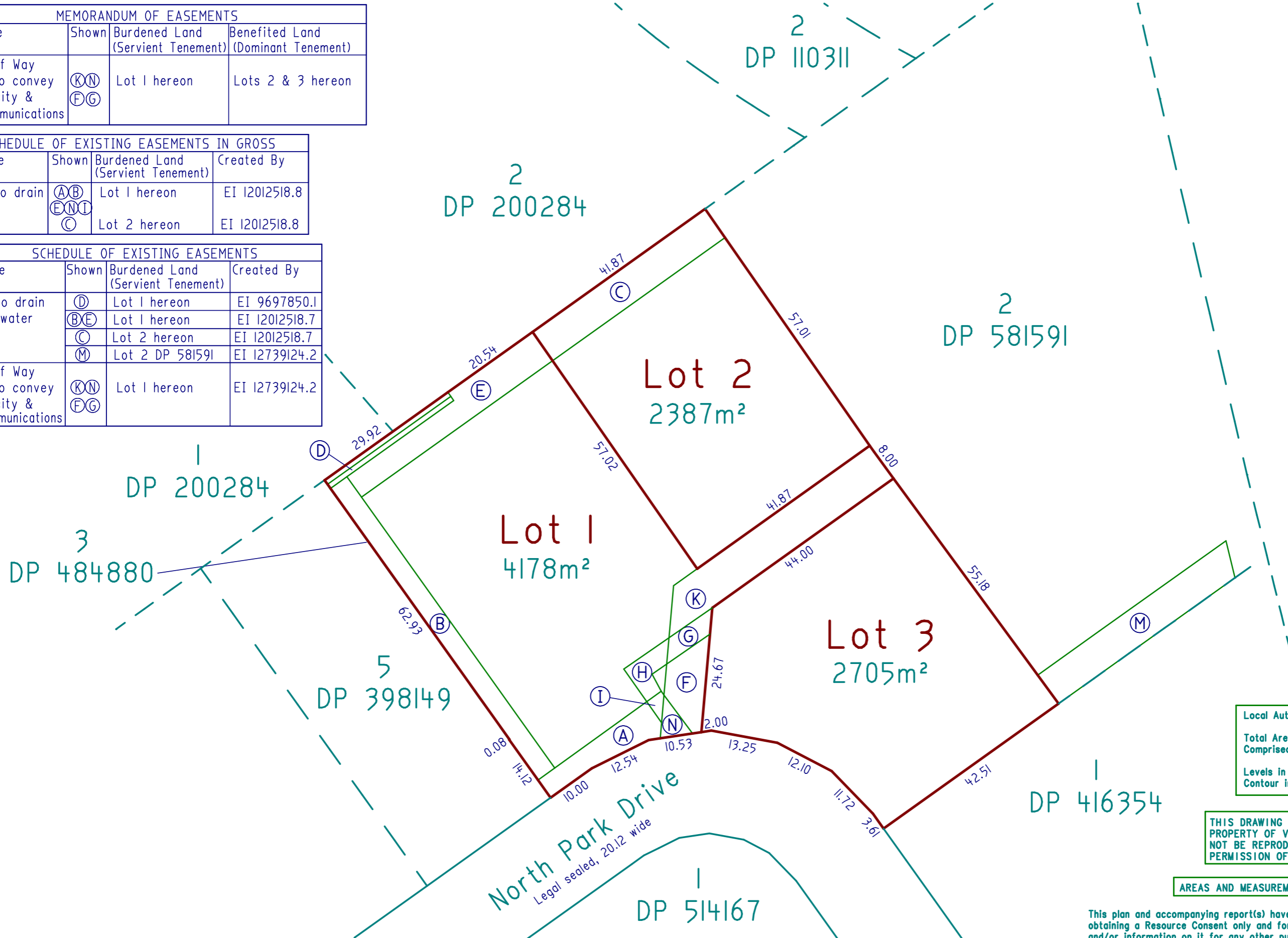


## Appendix A – Scheme Plan

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefited Land (Dominant Tenement)
Right of Way Right to convey electricity & telecommunications	(K)(N) (F)(G)	Lot 1 hereon	Lots 2 & 3 hereon

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
Purpose	Shown	Burdened Land (Servient Tenement)	Created By
Right to drain sewage	(A)(B)	Lot 1 hereon	EI 12012518.8
	(E)(N)(I)	Lot 2 hereon	EI 12012518.8
	(C)		

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land (Servient Tenement)	Created By
Right to drain storm water	(D)	Lot 1 hereon	EI 9697850.1
	(B)(E)	Lot 1 hereon	EI 12012518.7
	(C)	Lot 2 hereon	EI 12012518.7
	(M)	Lot 2 DP 581591	EI 12739124.2
Right of Way Right to convey electricity & telecommunications	(K)(N) (F)(G)	Lot 1 hereon	EI 12739124.2



Local Authority: Far North District Council  
 Total Area: 9270m<sup>2</sup>  
 Comprised in: RT 1085140  
 Levels in terms of: N/A  
 Contour interval is: N/A

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SURVEY & PLANNING SOLUTIONS

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

**VON STURMERS**  
 Registered Land Surveyors, Planners & Land Development Consultants  
 Ph: (09) 408 6000 131 Commerce St  
 Email: kaitaia@saps.co.nz P.O. Box 128 Kaitaia

**PROPOSED SUBDIVISION OF  
 LOT 1 DP 581591**

PREPARED FOR: MANGONUI PROPERTY PARTNERS LTD

	Name	Date	ORIGINAL
Survey			SCALE SHEET SIZE <b>1:750 A3</b>
Design			
Drawn	SH	07-11-2023	
Rev			

Surveyors Ref. No:  
**13784**  
 Series **.03**  
 Sheet of

## Appendix B – Certificate of Title



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

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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **1085140**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 June 2023

**Prior References**  
687941

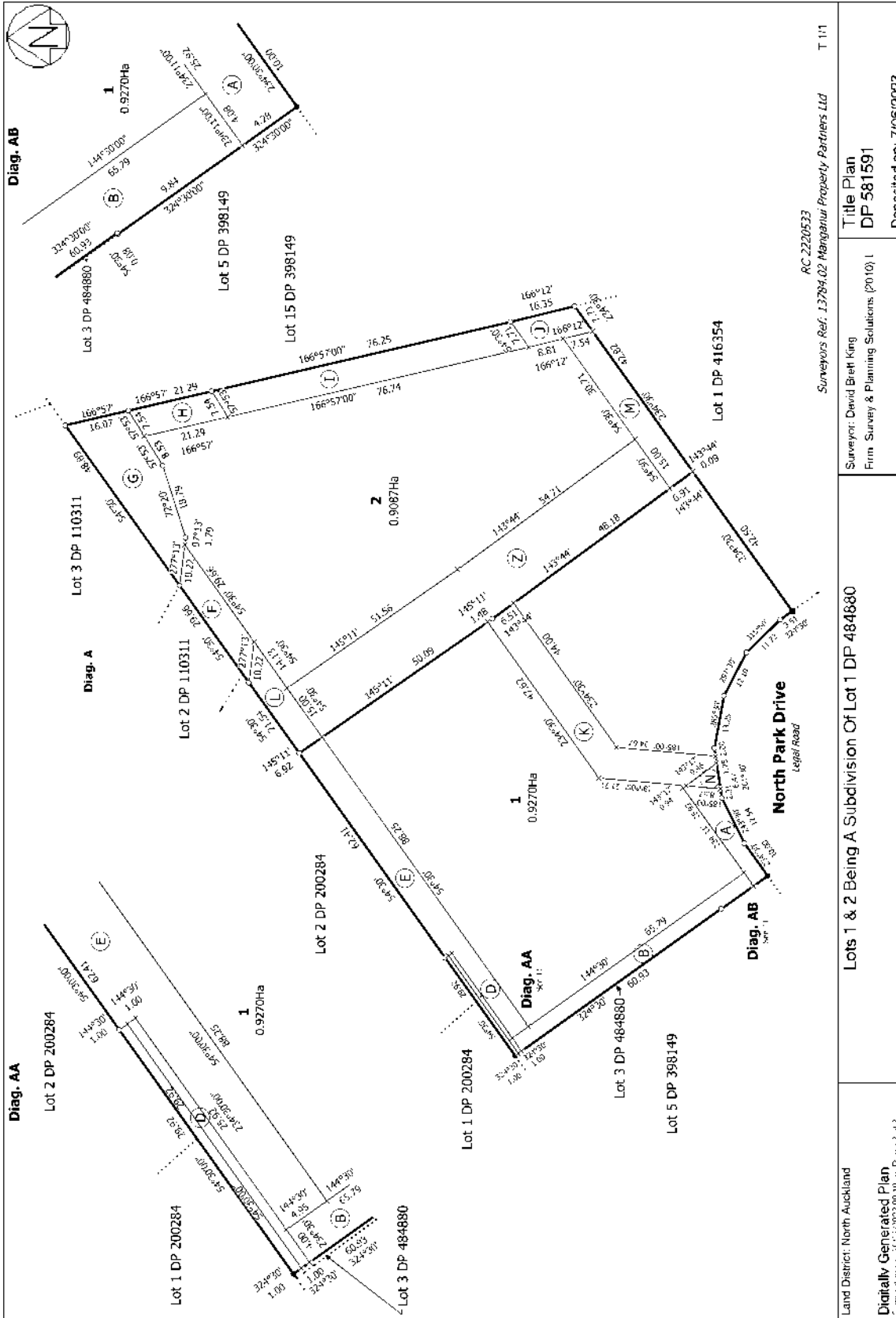
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**Estate** Fee Simple  
**Area** 9270 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 581591  
**Registered Owners**  
Mangonui Property Partners Limited

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**Interests**

7849446.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.6.2008 at 9:00 am  
Appurtenant hereto is a right to drain stormwater created by Easement Instrument 7849446.6 - 17.6.2008 at 9:00 am  
The easements created by Easement Instrument 7849446.6 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7849446.8 - 17.6.2008 at 9:00 am  
7849446.10 Variation of Covenant 7849446.8 - 17.6.2008 at 9:00 am  
Subject to a right to drain stormwater over part marked D on DP 581591 created by Easement Instrument 9697850.1 -  
28.4.2014 at 2:56 pm  
10463900.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a  
natural hazard - 14.6.2016 at 7:00 am (affects part formerly Lot 7 DP 398149)  
12012518.2 Surrender of the right to drain stormwater marked B and K on DP 398149 created by Easement Instrument  
7849446.6- 6.5.2021 at 9:41 am  
Subject to a right to drain storm water over part marked B & E on DP 581591 created by Easement Instrument 12012518.7  
- 6.5.2021 at 9:41 am  
The easements created by Easement Instrument 12012518.7 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right (in gross) to drain sewage over part marked A, B, E & N on DP 581591 in favour of Far North District  
Council created by Easement Instrument 12012518.8 - 6.5.2021 at 9:41 am  
The easements created by Easement Instrument 12012518.8 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way and a right to convey electricity and telecommunications over parts marked K & N on DP 581591  
created by Easement Instrument 12739124.2 - 7.6.2023 at 9:20 am  
Appurtenant hereto is a right to drain water created by Easement Instrument 12739124.2 - 7.6.2023 at 9:20 am  
Some of the easements created by Easement Instrument 12739124.2 are subject to Section 243 (a) Resource Management  
Act 1991 (See DP 581591)  
12739124.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.6.2023 at 9:20 am



Surveyors Ref: 1.3784-02 Manganui Property Partners Ltd  
RC 2220533  
T 1/1

Surveyor: David Brett King  
Firm: Survey & Planning Solutions (2010) L

Lots 1 & 2 Being A Subdivision Of Lot 1 DP 484880

Land District: North Auckland  
Digitally Generated Plan  
Consolidation of SLP 3053100 Plan Page 1 of 3

Title Plan  
DP 581591

Deposited on: 7/06/2023



Far North  
District Council

CONO 7849446.4 Consen

Copy - 01/01, Page - 006, 17/06/08, 08:26



DocID: 313134855

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: [ask.us@fndc.govt.nz](mailto:ask.us@fndc.govt.nz)

Website: [www.fndc.govt.nz](http://www.fndc.govt.nz)

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 : CONSENT NOTICE

Regarding the Subdivision of:  
Pt OLC 214 (Deeds Plan 747) and  
Section 1, Blk I Takahue SD  
North Auckland Registry

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

#### SCHEDULE

1. Without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary/overland (ARI<sub>100</sub>) flow path, shown as easements on the survey (title) plan, and on the attached Flood Datum plan. **[all lots]**
2. Without the prior approval of the Council, no building shall be erected, nor any other work (including planting) which decreases access to the reticulation under-taken, on an area which is within 2 metres either side of the centreline of any public (ie serving more than a single title) sewer or stormwater pipe within this subdivision [as shown on the attached as-built drawing mark-up]. **[all lots]**
3. A goods vehicle or omnibus (as defined in the Land Transport Rules) which exceeds a gross vehicle mass of 2.5 tonnes is not permitted to exit on to Donald Lane from the roundabout at the end of Peter Jones Drive. **[all lots]**
4. Any building consent application for a commercial or industrial activity is to be accompanied by a list of all the types and the approximate quantities of all hazardous substances intended to be used and/or stored in conjunction with that activity. **[Lots 1 – 14 and 16 – 20]**
5. All stormwater from buildings, overflows and paved areas on each site is to be discharged to the stormwater system's connection point for that lot. **[all lots]**
6. No building shall be erected, nor earthworks greater than 150 m<sup>3</sup> undertaken, without the prior approval of the Council to specific designs for foundations, or the proposed earthworks, prepared by a Chartered Professional Engineer with geotechnical competence.

An exception to this requirement will be where the building platform has been previously certified by an engineer to the Council's satisfaction as having the load capacity for the type of building proposed (this was sought under Condition (3)(e) of the subdivision consent). **[Lots 1 – 14 and 16 – 20]**

7. No building shall be erected without the prior approval of the Council where the minimum floor level is below flood datum set for that building's site (this floodability information was sought under Condition (3)(c) of the Council's subdivision consent and is indicated for each site on the attached Flood Datum plan). **[Lots 1 – 14 and 16 – 20]**
8. No site access, without the Council's approval, is to be formed within 15m of that portion of a corner site frontage which is on a radius curve or an inter-section splay. **[Lots 16 and 19]**
9. No site access is to be formed directly from the State Highway. **[Lots 1 and 20]**
10. The Body Corporate is to provide to the Council, within three months following the issue of the s224 (c) certificate, the minutes of its first meeting; and these are to indicate how the Body Corporate is to be set up and how it proposes to meet its responsibilities as set out in the rules and procedures document.  
Progress in meeting these objectives, following these procedures, any problems encountered and solutions acted upon are to be reported in writing to the Council every six months following the submittal of the first minutes; with a review of this process to be undertaken by the Council in consultation with the Body Corporate after three years.  
**[all lots]**

SIGNED:

  
by the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
RESOURCE CONSENTS MANAGER

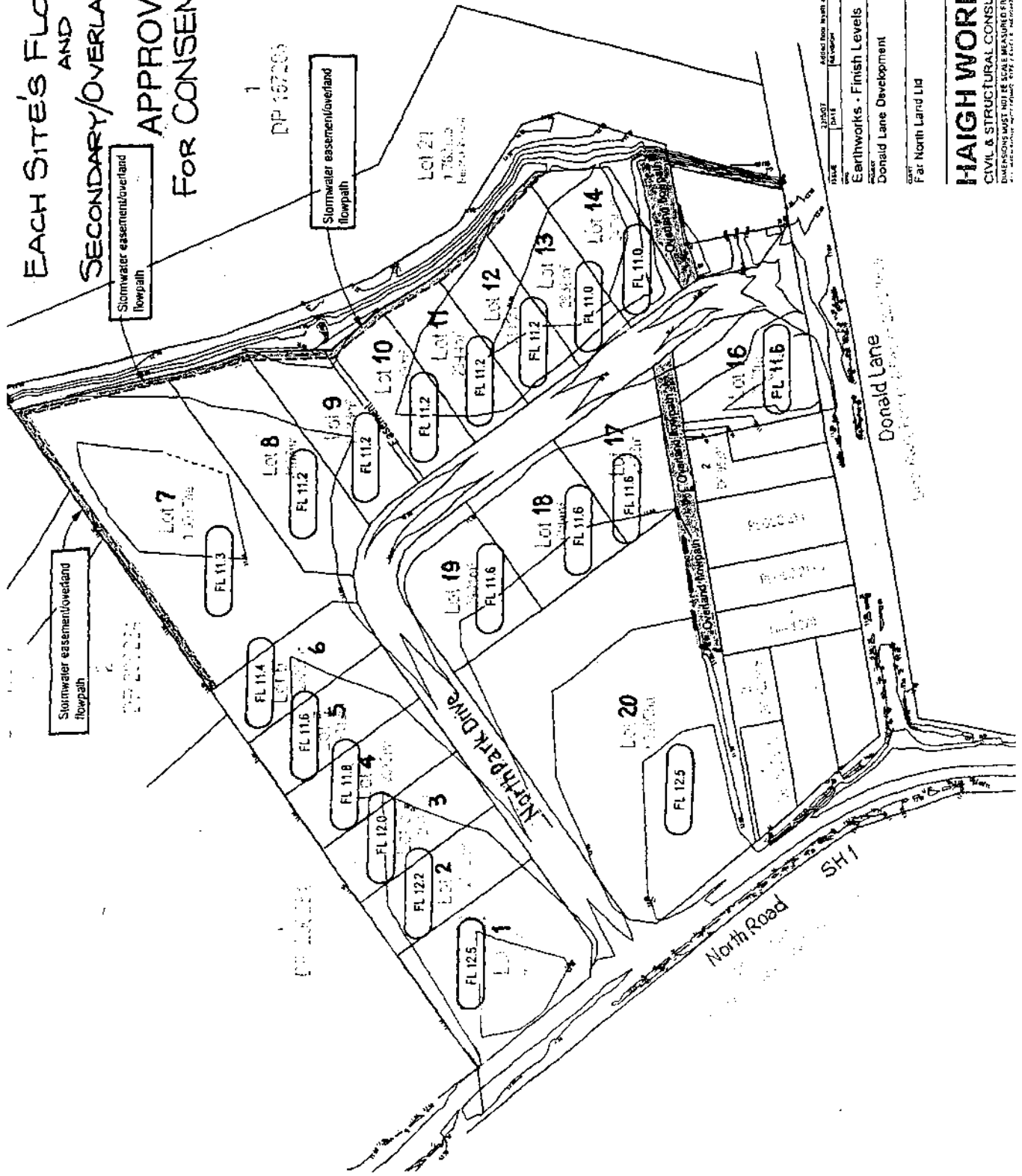
Pat Killalea

DATED at **KAIKOHE** this *6th* day of *June* 2008



# EACH SITE'S FLOOD DATUM AND SECONDARY/OVERLAND (AR<sub>100</sub>) FLOW PATHS APPROVED PLAN FOR CONSENT NOTICE

1  
DP 167266



DATE	23/07/2018	APPROVAL	AGRICULTURE NORTH AND EASTERN DISTRICTS
ISSUE	DATE	PROJECT	NAME
1	06/10/2018	Earthworks - Finish Levels	Donald Lane Development
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
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**HAIH WORKMAN**  
 CIVIL & STRUCTURAL CONSULTANTS LTD.  
 12 Blair Road  
 Hants BC  
 T. 604 881 8333  
 F. 604 881 8333  
 E. info@hworkman.com  
 www.hworkman.com  
 PLEASE NOTE: THESE DRAWINGS FROM THESE DRAWINGS ARE CONTRACTOR SHALL CHECK FOR ANY DISCREPANCIES WITH THE ORIGINAL DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY.



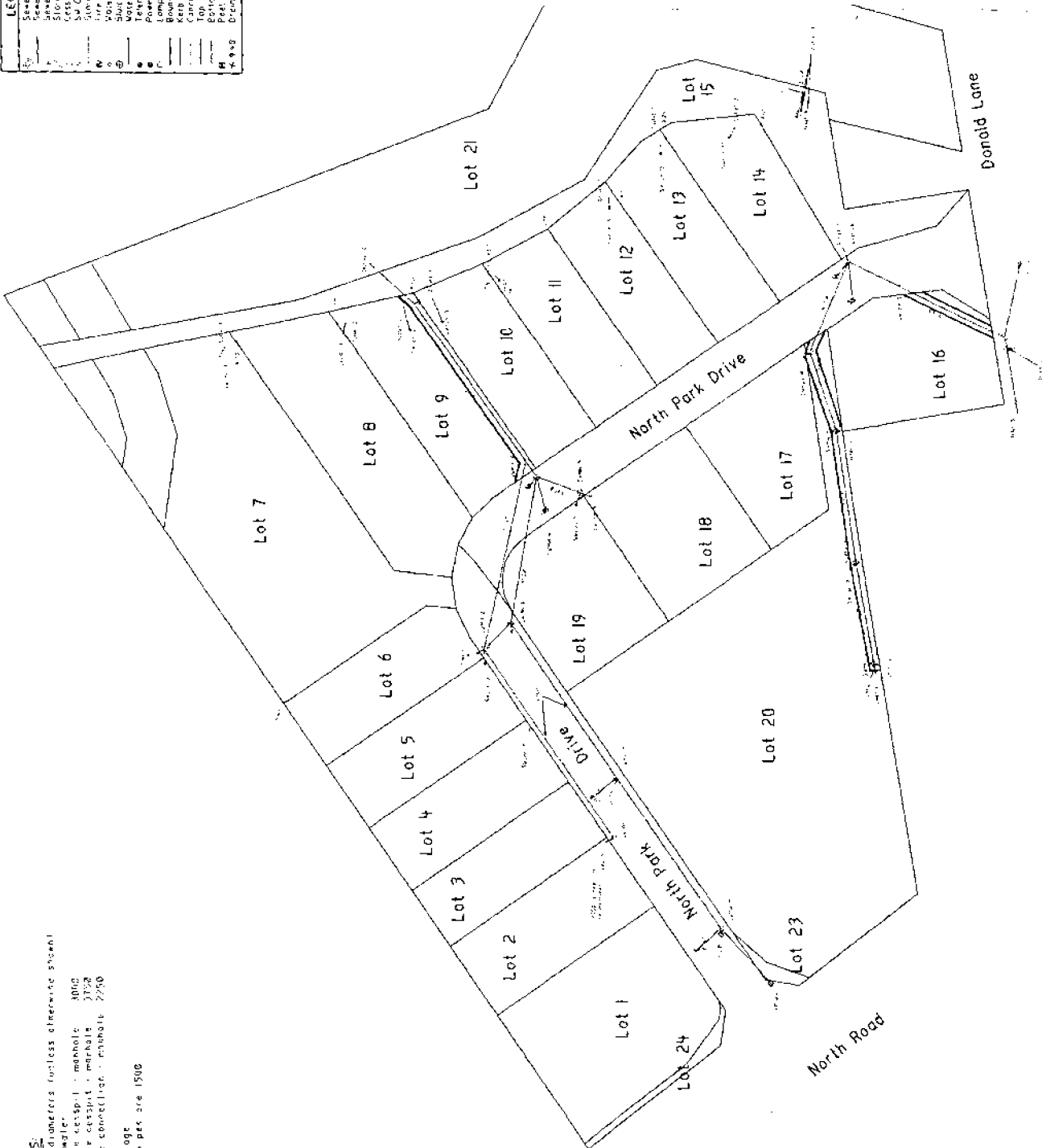
**NOTES:**

- P or diameters for less otherwise shown
- Stormwater
- single cesspit - manhole 3000
- double cesspit - manhole 3750
- house connection - manhole 2250

Sewerage  
At 5 pps are 1500

**LEGEND**

1	Sewerage manhole
2	Sewerage pipe
3	Stormwater connection
4	Stormwater manhole
5	Stormwater pipe
6	Stormwater connection
7	Stormwater pipe
8	Stormwater manhole
9	Stormwater pipe
10	Stormwater connection
11	Stormwater pipe
12	Stormwater manhole
13	Stormwater pipe
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44	Stormwater manhole
45	Stormwater pipe
46	Stormwater connection
47	Stormwater pipe
48	Stormwater manhole
49	Stormwater pipe
50	Stormwater connection



**GENERAL NOTES**

1. Construction items of 10/10
2. Levels to top of 1.5m
3. Levels to top of 1.5m
4. Levels to top of 1.5m
5. Levels to top of 1.5m
6. Levels to top of 1.5m
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50. Levels to top of 1.5m

**AMENDMENTS**

1. Revised 02 April 2006 - SH
2. Revised water line added 7 May 2008 - SH



# View Instrument Details



**Instrument No** 12739124.3  
**Status** Registered  
**Date & Time Lodged** 07 June 2023 09:20  
**Lodged By** Patterson, Mark Stephen  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



---

<b>Affected Records of Title</b>	<b>Land District</b>
1085140	North Auckland
1085141	North Auckland

---

**Annexure Schedule** Contains 2 Pages.

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## Signature

Signed by Mark Stephen Patterson as Territorial Authority Representative on 07/06/2023 09:20 AM

**\*\*\* End of Report \*\*\***



**HE ARA TĀMATA**  
**CREATING GREAT PLACES**  
*Supporting our people*

Private Bag 252, Kaipohā 0440, New Zealand

[ask.us@fnhc.govt.nz](mailto:ask.us@fnhc.govt.nz)

0800 920 029

[fnhc.govt.nz](http://fnhc.govt.nz)

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING RC-2220533

Being the Subdivision of Lot 1 DP 484880  
North Auckland Registry

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

### SCHEDULE

#### Lot 2 DP 581591

- (i). No building/structural development shall occur on area "Z" as shown on the survey plan.

#### Lots 1 & 2 DP 581591

- (ii). Provide, at the time of lodging a building consent application for any of the allotments on the subdivision plan, a specific design for stormwater management, prepared by a suitably qualified Chartered Professional Engineer, which addresses stormwater management measures being proposed in the application.
- (iii). Without the prior approval of Council, no building shall be erected nor any works which increase impermeable surfaces be undertaken, nor any structure or planting placed which may create a flow obstruction on any area of the site.
- (iv). No building to be erected without the prior approval of Council where the minimum floor level is below flood datum set for that building's site.
- (v). At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction.



**HE ARA TĀMATA  
CREATING GREAT PLACES**  
*Supporting our people*

Private Bag 752, Kākohe 0410, New Zealand

✉ [askus@fndc.govt.nz](mailto:askus@fndc.govt.nz)

☎ 0800 920 029

🌐 [fndc.govt.nz](http://fndc.govt.nz)

SIGNED: 

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 6<sup>th</sup> day of April 2023

## **Appendix C – Previous Council Approvals**

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE DISTRICT PLAN  
DECISION ON RESOURCE CONSENT APPLICATION (Subdivision)**

**Resource Consent Number: 2220533-RMASUB**

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

Mangonui Property Partners Limited

**The activity to which this decision relates: Subdivision to create one additional  
allotment in the industrial zone as a controlled activity.**

**Subject Site Details**

Address: 23 North Park Drive, Kaitaia 0410  
Legal Description: Lot 1 DP 484880  
Record of Title reference: CT-687941

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

1. The activity shall be carried out in accordance with the approved plans prepared by Von Sturmers, referenced Lots 1 & 2 Being a proposed Subdivision of Lot 1 DP 484880, dated 13-07-2021, and attached to this consent with the Council's "Approved Stamp" affixed to it
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
  - (a) All easements in the memorandum to be duly granted or reserved.
  - (b) The area shown as Z, to be subject to a no build covenant.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
  - (a) Evidence is to be provided that a separate connection for proposed Lot 1 to the Council sewer scheme has been provided.
  - (b) Evidence is to be provided that a separate metered connections for proposed Lot 1 to the Council water supply scheme has been provided.

- (c) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of the allotments.
- (d) Upgrade rights of way J and K to provide a 6m wide sealed or concreted carriageway with stormwater control.
- (e) Provide evidence that the footpath and existing vehicle crossing are to FNDC Engineering Standards Revised March 2009.
- (f) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
  - (i) No building/structural development shall occur on area "Z" as shown on the survey plan. **Lot 2**
  - (ii) Provide, at the time of lodging a building consent application for any of the allotments on the subdivision plan, a specific design for stormwater management, prepared by a suitably qualified Chartered Professional Engineer, which addresses stormwater management measures being proposed in the application. **Lots 1 & 2**
  - (iii) Without the prior approval of Council, no building shall be erected nor any works which increase impermeable surfaces be undertaken, nor any structure or planting placed which may create a flow obstruction on any area of the site. **Lots 1 & 2**
  - (iv) No building to be erected without the prior approval of Council where the minimum floor level is below flood datum set for that building's site. **Lots 1 & 2**
  - (v) At the time of lodging an application for building consent on any of the lots the building applicant is to provide a report from a Chartered Professional engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the programme of supervision of the foundation construction. **Lots 1 & 2**

### **Advice Notes**

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.



2. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.
3. A goods vehicle or omnibus which exceeds a gross vehicle mass of 2.5 tonnes is not permitted to exit on to Donald Lane from the roundabout at the end of North Park Drive.

**Reasons for the Decision**

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

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under Rules 13.7.3.1 to 13.7.3.12 (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

2. District Plan Rules Affected:

Rule # & Name	Non Compliance Aspect
Table 13.7.2.1(viii)  Industrial zone,	a subdivision has a Controlled Activity Status if the minimum lot sizes are 3,000m <sup>2</sup> (unsewered) and 250m <sup>2</sup> (sewered).  The site is zoned Industrial and has an area of 1.8355 hectares. Proposed Lot 1 is to be 9260m <sup>2</sup> and Proposed Lot 1 is to be 9095m <sup>2</sup> .

Adverse effects will be minor:

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

Objectives and policies of the District Plan:

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

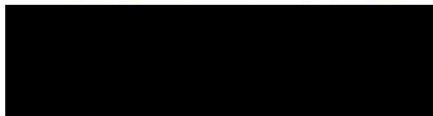
- a) Chapter 13 – Subdivision
- b) Chapter 7 – Urban Environment

The proposal is not contrary to the relevant objectives and policies of the District Plan. A subdivision by way of boundary adjustment was approved on 9<sup>th</sup> November 2017, under 2180218-RMASUB. This subdivision by way of boundary adjustment created the subject allotment by combining Lots 6 & 7 DP398149 and Lot 2 DP416354 into one allotment. The title for the subject allotment is dated 06 May 2021. Consent Notice 7849446.4 is registered against the record of title. It is anticipated that the existing consent notice conditions will be applied to the new title.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
  - a) The Northland Regional Policy Statement 2018
  - b) Northland Regional Plan 2019
  - c) National Environmental Standards (Air/ NESCS/ Forestry etc)
4. In accordance with an assessment under s104(1)(c) of the RMA. No other non – statutory documents were considered relevant in making this decision.
5. No other matters were considered in relevant in making this decision.
6. **Part 2 Matters**  
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

#### **Approval**

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



**Pat Killalea, Principal Planner**

**Date: 9<sup>th</sup> June 2022**

#### **Right of Objection**

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

#### **Lapsing of Consent**

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

The consent is given effect to; or

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

Schedule of Existing Easements	
Purpose	Shown Servient tenement (burdened land) Created by
Right to drain stormwater	G(I) Lot 2 hereon EI 7849446.6 N Lot 1 hereon EI 9697850.1 B(E) Lot 1 hereon DP 484880 H(E) Lot 2 hereon DP 484880
Right to drain sewage	L Lot 1 hereon DP 484880 A(B) Lot 2 hereon DP 484880

Memorandum of Easements		
Purpose	Shown Servient tenement (burdened land)	Dominant tenement (benefited land)
Right of way Right to convey power & telecommunications	J(K)	Lot 1 hereon Lot 2 hereon


Schedule of Easements		
Purpose	Shown Servient tenement (burdened land)	Dominant tenement (benefited land)
Right to drain stormwater	M	Lot 2 hereon Lot 1 hereon

AREA MARKED Z SUBJECT TO A NO BUILD COVENANT

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SURVEY & PLANNING SOLUTIONS

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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



**VON STURMERS**  
Registered Land Surveyors, Planners & Land Development Consultants  
Ph: (09) 408 8000  
Email: kaitiata@vss.co.nz  
131 Commerce St  
P.O. Box 128  
Kaitiaki

**Lots 1 & 2 Being a Proposed Subdivision of Lot 1 DP 484880**

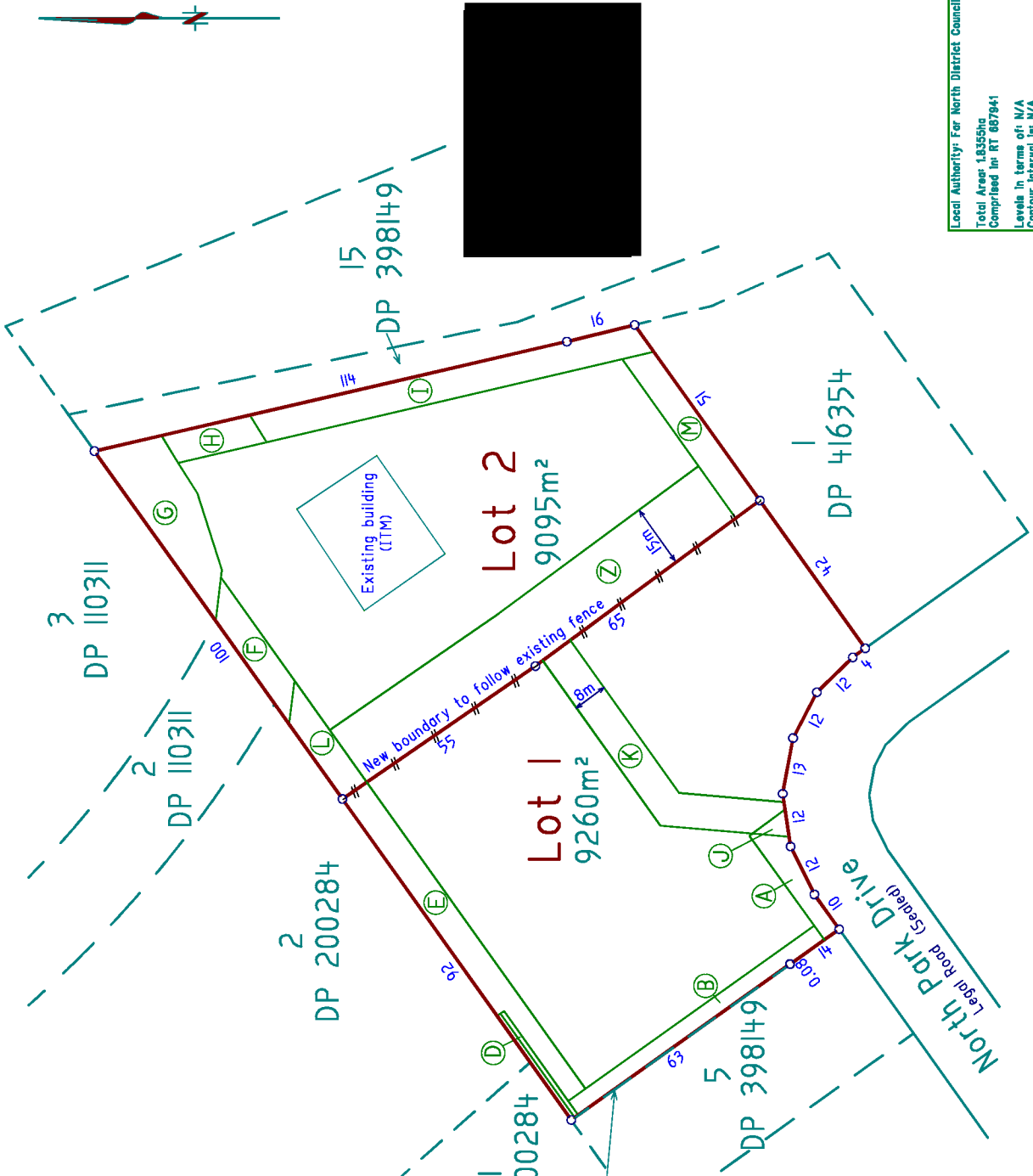
PREPARED FOR: Manganui Property Partners Ltd

Name	Date
Survey SH	DRAFT
Design SH	21-07-2020
Drawn SH	13-07-2021
Rev	

13784.02 MPP Ltd Scheme Plan 13-07-2021

Surveyors Ref. No: **13784**  
Series: **02**  
Sheet: **of**

Local Authority: For North District Council  
Total Area: 1,8355ha  
Comprised in RT 687941  
Levels in terms of: N/A  
Contour Interval in: N/A



## **Chorus New Zealand Limited**

P O Box 6640

Wellesley street

Auckland 1141

24/01/2022



### **Quote: New Property Development**

#### **2 connection points at 23 North Park Drive, Kaitaia 0410**

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

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

The total contribution we would require from you is \$0.00 (including GST). This fee is a contribution towards the overall cost that Chorus incurs to connect your development to our network. This quote is valid for 90 days from 14 January 2022. This quote is conditional on you signing a New Property Development Contract with us for the above development.

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

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

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

Kind Regards

Chorus New Property Development Team



*Top Energy Limited*

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

24 November 2021

Alex Billot  
Northland Planning & Development

Email: [info@northplanner.co.nz](mailto:info@northplanner.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION. Mangonui Property Partners, 23 North Park Drive, Kaitaia.  
Lot 1 DP 484880.**

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

Top Energy's requirements for this subdivision is nil.

Top Energy advises that proposed Lot 2 has an existing power supply and power (3 phase 60 amps) is available for Lot 1.

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

If you have any further queries, please do not hesitate to contact the writer.

Yours sincerely



**Aaron Birt**  
Planning and Design  
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