

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Leah and Sean Frieling

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Bay of Island Planning Limited

Email:

Phone number:

Postal address:

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

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

7. Details of Property Owner/s and Occupier/s

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

Name/s:

Leah and Sean Frieling

**Property Address/
Location:**

345 SH1

Kaitaia

Postcode

0482

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

 Postcode

Legal Description:

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.

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.

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

10. Would you like to request Public Notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Leah & Sean Frieling

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Leah Frieling

Signature:

(signature of bill payer)

Date

26/8

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

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

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

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House

Suite 3, 88 Kerikeri Road

Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

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1 September 2025

Far North District Council

John Butler Centre

Kerikeri

Application seeking consent for a three-lot subdivision on Lot 2 DP 394720 in the Rural Production zone at 52 Rotokawau Road, Waipapakauri.

Leah Frieling seeks consent to subdivide a 41ha site creating three lots as a Discretionary activity in the Rural Production zone within the operative Far North District Plan (**ODP**). The property is also zoned Rural Production under the Proposed Far North District Plan (**PDP**)

There are no land use consent breaches identified for the application. Three dwellings with attached garages and three on-site wastewater systems have been granted building consent and are near completion (EBC-2023-409/0).

The proposed subdivision will create the following lots:

Lot 1 – 4.13ha

Lot 2 – 4.05ha

Lot 3 – 33.28ha

The application is supported by the following information –

Planning Report, including Assessment of Environmental Effects;

Appendix A - Certificates of Title

Appendix B - Scheme Plan prepared by Von Sturmers

Regards



Andrew McPhee

Consultant Planner

1.0 APPLICANT & PROPOETYR DETAILS

| | |
|---|--|
| Applicant | Leah Frieling |
| Address for Service | Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331 |
| Legal Description | Lot 2 DP 394720 |
| Certificate Of Title | 378745 |
| Physical Address | 52 Rotokawau Road, Waipapakauri |
| Site Area | 41ha |
| Owner of the Site | Sean Frieling and Leah Maree Frieling |
| Operative District Plan Zone / Features | Rural Production zone |
| Proposed District Plan | Rural Production zone |
| Archaeology | Nil |
| NRC Overlays | Known wetland |
| Soils | The site is predominantly Class 6. 2 small 1.5ha areas of Class 3. |
| Protected Natural Area | While some distance to the north of the dwellings, Lake Rotokawau PNA site is on the northern boundary. |
| HAIL | Nil |
| Other | Statutory Acknowledgements – Lake Ngatu and Lake Rotokawau |

Schedule 1

2.0 SUMMARY OF PROPOSAL

| | |
|------------------------------|---|
| Proposal | A three-lot subdivision in the Rural Production zone at 52 Rotokawau Road, Waipapakauri. |
| Reason for Application | <p>The lot sizes proposed are provided for within the ODP as a Discretionary activity.</p> <p>Land use to implement the three dwellings with attached garages and three on-site wastewater systems have been granted building consent through EBC-2023-409/0. As such, no land use consent was required as the density to implement the dwellings and associated infrastructure was a permitted activity in the ODP.</p> <p>There are no subsequent land use breaches that apply to this application.</p> |
| Appendices | <p>Planning Report, including Assessment of Environmental Effects;</p> <p>Appendix A - Certificates of Title</p> <p>Appendix B - Scheme Plan prepared by Von Sturmers</p> |
| Consultation | Nil |
| Pre Application Consultation | Nil |

3.0 INTRODUCTION

The applicant seeks resource consent to undertake a three-lot subdivision in the Rural Production Zone at 52 Rotokawau Road, Waipapakauri. The site is legally described as Lot 2 DP 394720. The title is provided in **Appendix A**.

4.0 DESCRIPTION OF THE SITES AND SURROUNDS

The site is situated on the western and northern side of West Coast Road and the eastern side of Rotokawau Road, approximately 800m west of the intersection of State Highway 1. The site and surrounding area are zoned Rural Production in the ODP and is adjacent to Lake Rotokawau to the north and Lake Ngatu to the south.



Figure 1: Site Aerial (Source: Proposed District Plan Maps)

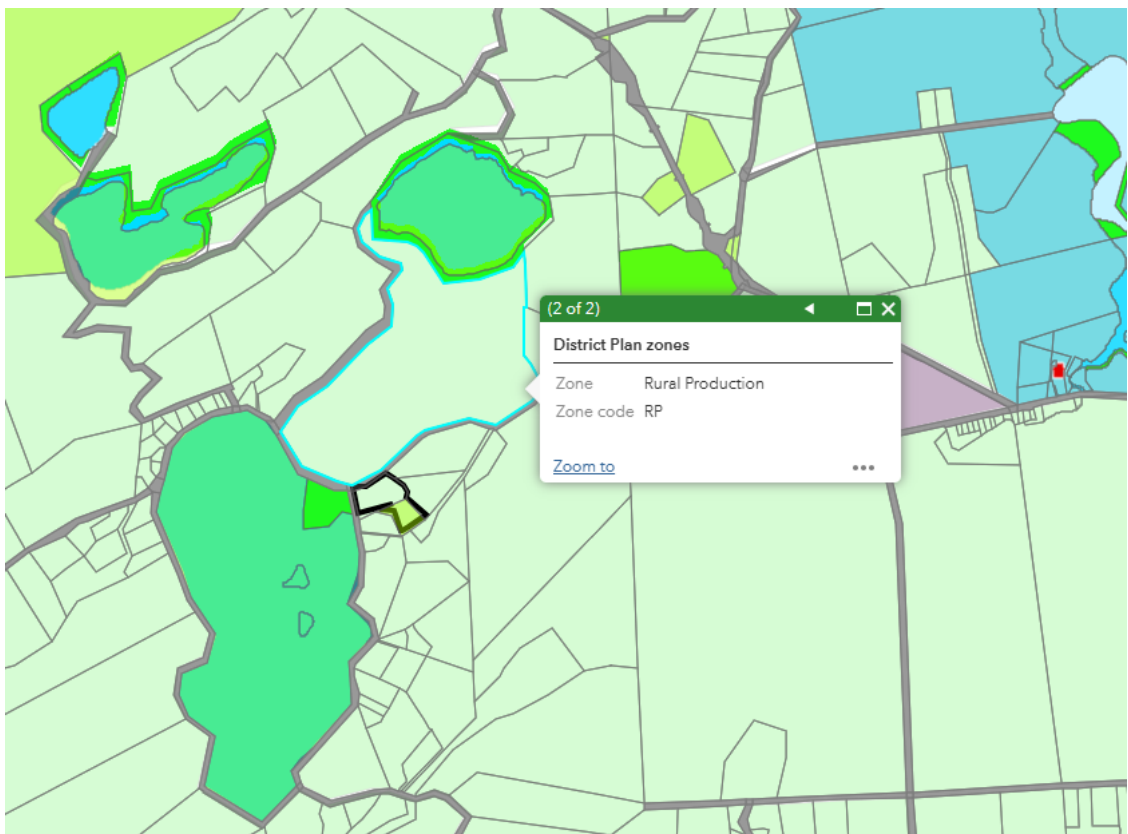


Figure 2: ODP Zoning (Source: Far North Maps)

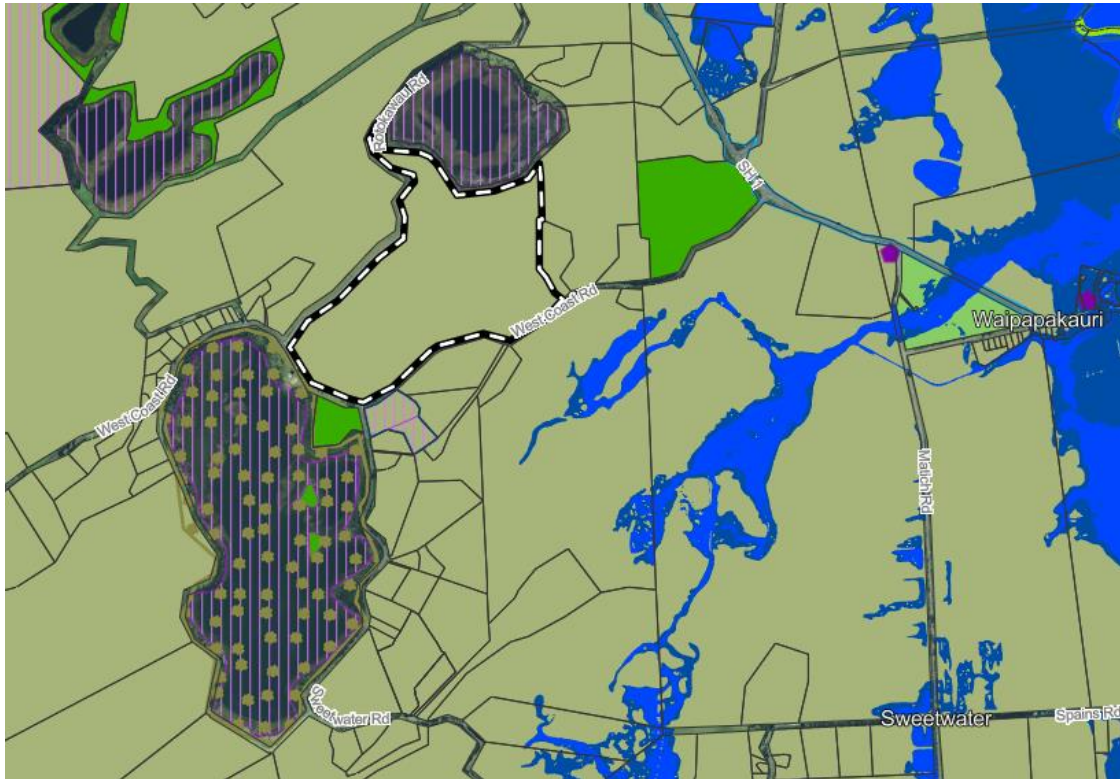


Figure 3: PDP Zoning (Source: Far North Maps)

The landholding has historically been a forestry block and is identified in Councils land cover and land use database as Grassland – with woody biomass (Refer Figure 4).

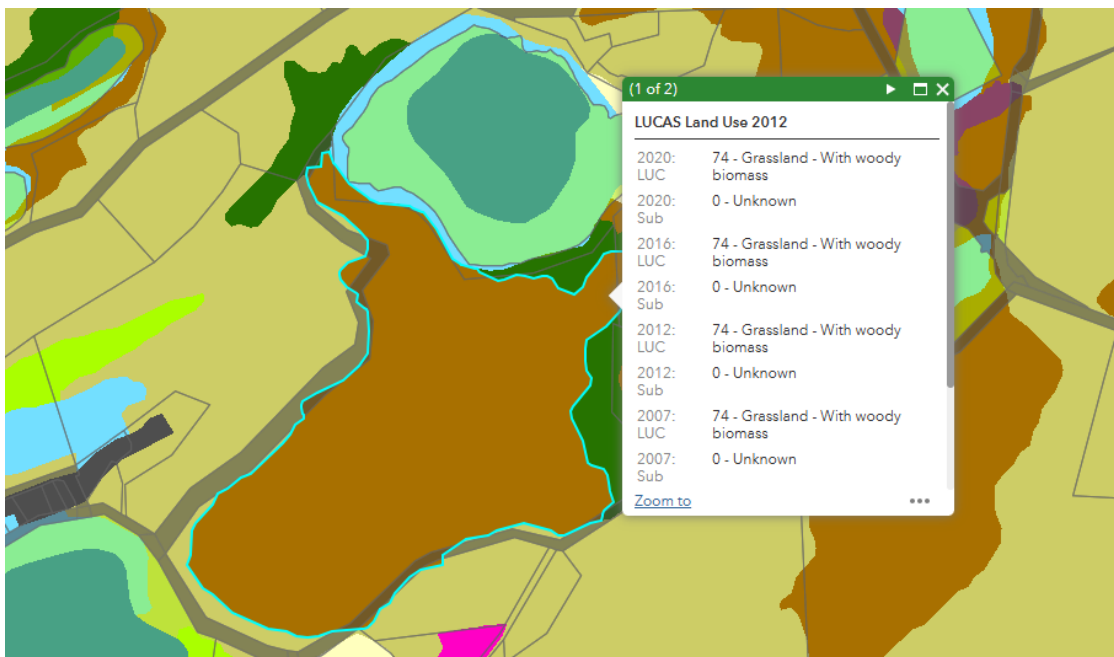
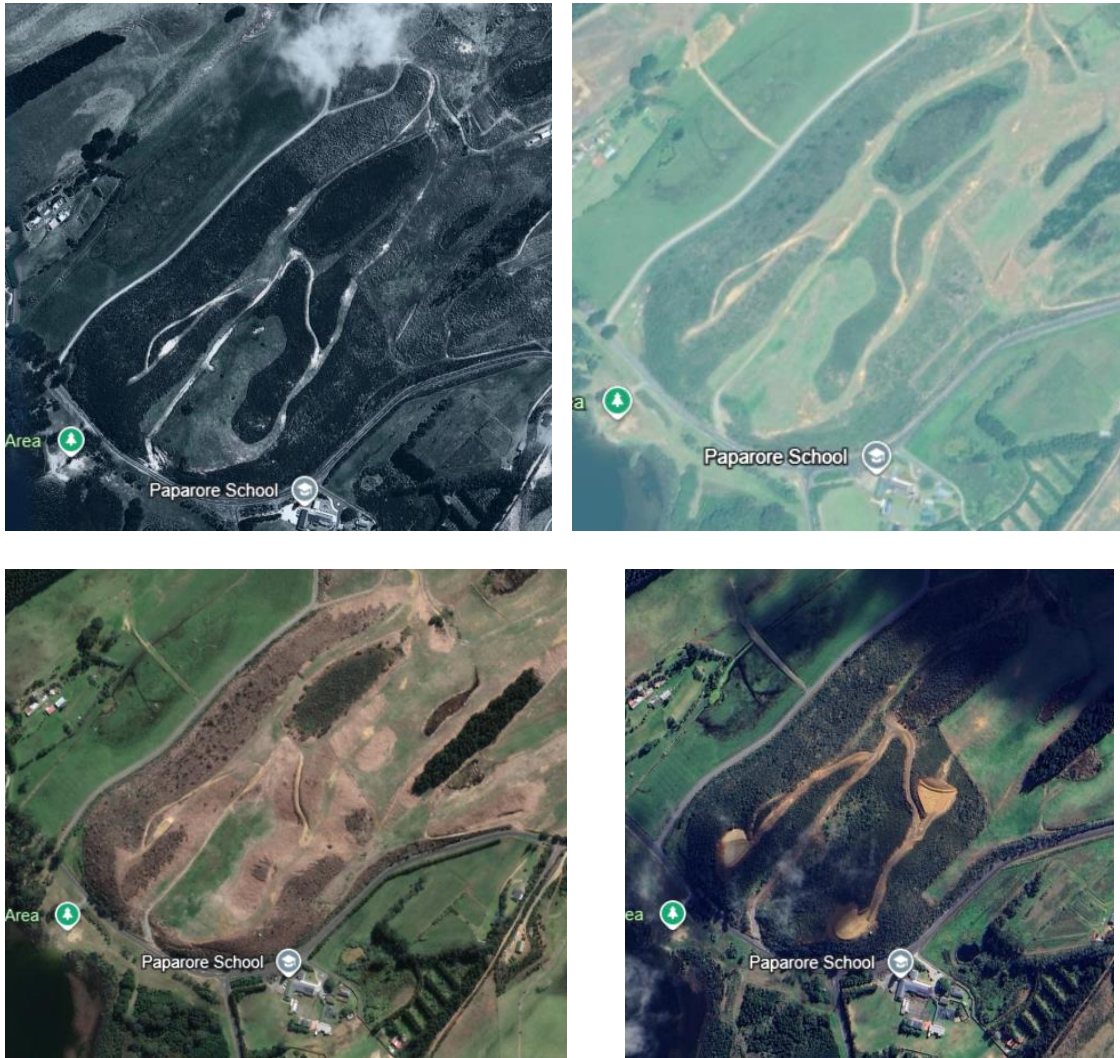


Figure 4: Land cover and land use (Source: Far North Maps)

The site has for some time been prepared for development as is evident from the historical aerial photography below.



Figures 5, 6, 7 and 8: Historic aerals of the site – years 2011, 2015, 2019 and 2022 (Source: Google Earth)

The site is currently accessed in two locations, via Rotokawau Road and West Coast Road. Access to the three dwelling is via West Coast Road.



Figure 9: Site access at Rotokawau Road (Source: Google Earth)



Figure 10: Site access at West Coast Road (Source: Google Earth)

The landholding is not subject to and known hazards.

The site is not located within a Kiwi Distribution Area.

The site is elevated from the road and can be best described as rolling hill slopes.

The site contains areas of replanted vegetation and is grazed with a limited quantum of stock.



Figure 11: Central view from the site facing south

Despite the rural location and Rural Production zoning, the surrounding rural environment is highly fragmented, particularly to the south surrounding Lake Ngatu, and is more akin to a rural lifestyle environment.

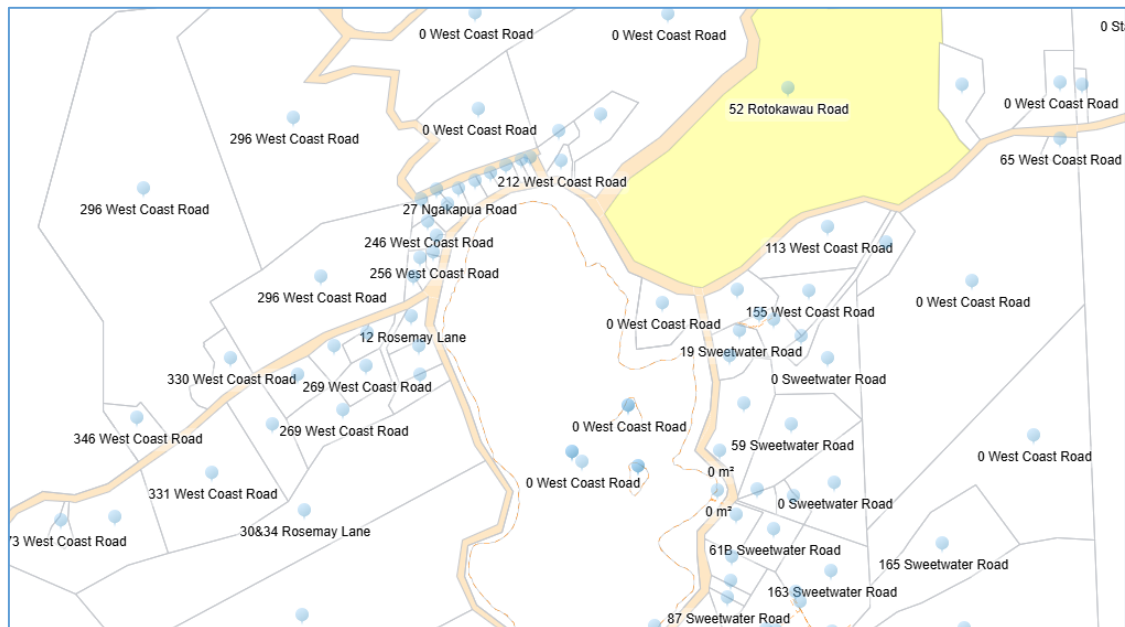


Figure 12: Land fragmentation (Source: Prover)

The landholding is predominantly Class 6 soils. The small portions of Class 3 Soils on the southern boundary are not used in any productive capacity, they are for the most part vegetated and steep in places. A quick measurement identifies that ~3ha of the 41ha is classified as Class 3 (~7.3%).

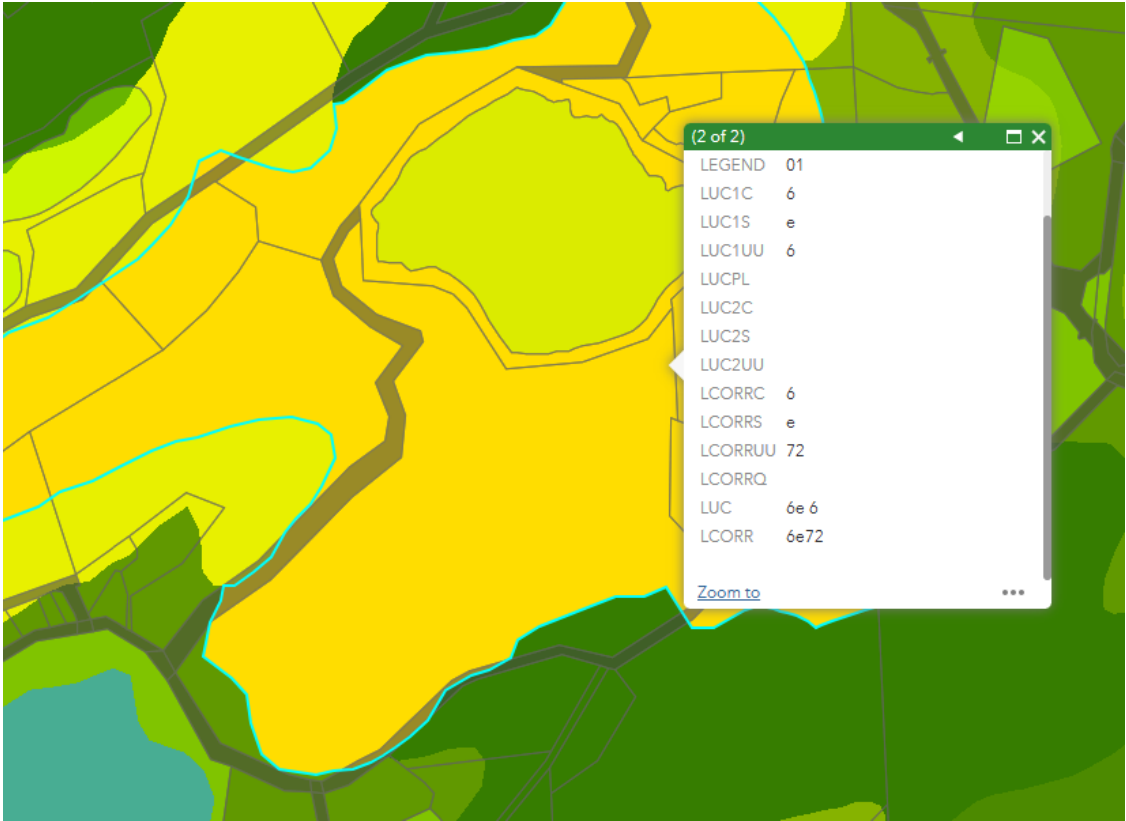


Figure 13: Land Use Classification (Source: Far North Maps)

Figure 14 below provides a drone photo of the site and provides some guidance of where the Class 3 soils are relative to the site. The Class 3 soils are largely located along West Coast Road in steeper areas.



Figure 14: Drone Shot of Site

5.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are no consent notices that apply to the site.

6.0 DESCRIPTION OF PROPOSAL

The proposal seeks to subdivide a 41ha site creating three lots as a discretionary activity in the Rural Production zone within the ODP.

The proposed subdivision will create the following lots:

- Lot 1 – 4.13ha
- Lot 2 – 4.05ha
- Lot 3 – 33.28ha

The proposal will be in accordance with the scheme plan provided in **Appendix B**.

Access, electricity and communications are currently provided to all proposed sites by way of an easements (refer scheme plan **Appendix B**).

Wastewater services have been approved through the building consent for the three dwellings (refer EBC-2023-409/0). Potable water supply will be provided to the dwellings by way of water tanks.

This application for resource consent rationalises the three dwellings currently constructed on the property (EBC-2023-409/0), which did not require any resource consent, for the three properties. The assessment of environmental effects provided below concludes than any potential adverse effects arising from the subdivision would be less than minor.

7.0 DISTRICT PLAN ASSESSMENT [OPERATIVE AND PROPOSED]

The Far North District Council (**FNDC**) zones the sites Rural Production in the ODP and Rural Production in the PDP (refer Figures 2 and 3 above). There are no other identified Resource Features.

The subdivision is subject to performance standards as set out in Table 1 below:

Table 1 - Subdivision Performance Standards

| Subdivision Performance Standard | Comment |
|--|---|
| Rule 13.6.1 Definition of Subdivision of Land | The application meets the definition of subdivision as defined in the RMA. |
| Rule 13.6.2 Relevant Sections of Act | These are applied to the application. |
| Rule 13.6.3 Relevant Sections of the District Plan | These are applied to the application. |
| Rule 13.6.4 Other Legislation | There are no other pieces of legislation which are triggered by the proposal. |
| Rule 13.6.5 Legal Road Frontage | The site is currently accessed via Rotokawau Road and West Coast Road. |
| Rule 13.6.6 Bonds | Not applicable |
| Rule 13.6.7 Consent Notices | No consent notices apply to the site. |
| Rule 13.6.8 Subdivision consent before work commences | Minimal physical works will be required to complete the subdivision (if any). |
| Rule 13.6.9 Assessing Resource Consents | The application is discretionary so Council may impose conditions to address effects of the proposal. |

| Subdivision Performance Standard | Comment |
|---|--|
| Rule 13.6.10 Joint Applications | Not applicable |
| Rule 13.6.11 Joint Hearings | Not applicable |
| Rule 13.6.12 Suitability for Proposed Land Use | The application does not create significant risk from natural hazards and has made sufficient provision for legal and physical access to each of the allotments proposed. |
| Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards | |
| Performance Standard | Comment |
| Rule 13.7.2.1 – Minimum Lot Sizes | <p>The proposed three-lot subdivision creates lots that are all a minimum 4ha in size.</p> <p>Minimum lot size for a discretionary activity is 4ha.</p> <p>Discretionary Activity</p> |
| Rule 13.7.2.2 – Allotment dimensions | Building consent (EBC-2023-409/0) has been issued for three dwellings and attached garages and on-site wastewater systems. The demonstration of a 30m x 30m building platform/allotment dimension is therefore redundant. However, a 30m x 30m has been demonstrated on the scheme plan in the location of the dwellings (refer Appendix B). |
| Rule 13.7.2.3 – Amalgamation of land in a rural zone with land in an urban or coastal zone | Not applicable. |
| Rule 13.7.2.4 – Lots divided by zone boundaries | Not applicable. |
| Rule 13.7.2.5 – Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature | Not applicable |
| Rule 13.7.2.6 – Activities, Utilities, Roads and Reserves | Not applicable |
| Rule 13.7.2.7 – Savings as to previous approvals | Not applicable |

| Subdivision Performance Standard | Comment |
|--|----------------|
| Rule 13.7.2.8 – Proximity to Top Energy transmission lines | Not applicable |
| Rule 13.7.2.9 – Proximity to National Grid | Not applicable |

Table 2 - Natural and Physical Resources - Performance Standards

| Chapter 12 – Natural and Physical Resources | |
|---|--|
| 12.1 Landscapes and Natural Features | Not applicable |
| 12.2 Indigenous Flora and Fauna | No vegetation clearance is proposed. |
| 12.3 Soils and Minerals | No earthworks are required as part of the subdivision. |
| 12.4 Natural Hazards | The sites are not affected by natural hazards. |
| 12.5 Heritage | Not applicable |
| 12.6 Air | Not applicable |
| 12.7 Lakes, Rivers Wetlands and the Coastline | No further physical development is proposed through this application, as the dwellings and infrastructure are already consented. |
| 12.8 Hazardous Substances | Not applicable |
| 12.9 Renewable Energy and Energy Efficiency | Not applicable |

Table 3 - Transportation Performance Standards

| Chapter 15 - Transportation | |
|-----------------------------|---|
| 15.1.6A.2 Traffic Intensity | <p>Considered as part of the buildings consent for the three dwellings (EBC-2023-409/0).</p> <p>60 one way traffic movements are permitted in the Rural Production zone.</p> <p>Complies</p> |
| 15.1.6B.1 Parking | <p>Considered as part of the buildings consent for the three dwellings (EBC-2023-409/0).</p> <p>The proposed sites are of sufficient size to provide parking and manoeuvring for two vehicles.</p> <p>Complies</p> |
| 15.1.6C Access | <p>Considered as part of the buildings consent for the three dwellings (EBC-2023-409/0).</p> |

| | |
|---|---|
| | Access is from West Coast Road (refer to the scheme plan in Appendix B). Complies |
| 15.1.6C.1.8 Frontage to Existing Roads | The sites are all accessed via West Coast Road. Complies |

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to existing built development:

Table 4 – Land-Use Performance Standards

| Rural Production Zone | |
|--|--|
| Rule 8.6.5.1.1 Residential Intensity | There will be one dwelling per proposed site. Complies |
| Rule 8.6.5.1.2 Sunlight | The dwellings on each proposed lot are located sufficiently from boundaries to comply with this rule. Complies |
| Rule 8.6.5.1.3 Stormwater Management | 15% is permitted on each site. While site calculations have not been undertaken ~6,000m ² is permitted on the smallest of the lots (proposed Lot 2). Proposed lot 2 has the most impermeable surface as it contains the access ROW for all three proposed lots. A conservative estimate of impermeable surface for proposed lot to is as follows: <ul style="list-style-type: none"> • 900m² (estimate for a 30m x 30m building platform) • 600m² (200m driveway of 3m wide) Proposed lot 3 has an estimated impermeable surface of 1,500m ² . Complies |
| Rule 8.6.5.1.4 Setback from Boundaries | All building platforms are well in excess of 10m from the site boundary. Complies |
| Rule 8.6.5.1.5 Transportation | Refer to Chapter 15 – Transportation for Traffic, Parking and Access above. |
| Rule 8.6.5.1.8 Building Height | Considered as part of the buildings consent for the three dwellings (EBC-2023-409/0). |

| Rural Production Zone | |
|-------------------------------------|---|
| | Complies |
| Rule 8.6.5.1.10 Building Coverage | One dwelling with an attached garage is located on each site. The building coverage on each of the proposed lots is significantly below 12.5%. Complies |
| Rule 8.6.5.1.11 Scale of Activities | It is envisaged that the sites will be used in a residential capacity. Complies |

This subdivision application falls to be considered as a **Discretionary** activity.

In terms of the PDP, the following rules are assessed in Table 4 below.

Table 5 – PDP Standards

| Proposed District Plan | | | | |
|--|---|-----------|------------|--|
| Matter | Rule/Std Ref | Relevance | Compliance | Evidence |
| Hazardous Substances Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any Māori, significant natural development within an area or a scheduled SNA – which is not mapped | Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural heritage resource HS-R5, HS-R6, HS-R9 | N/A | Yes | Not proposed Permitted Activity |
| Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example) | All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3) | N/A | Yes | Not indicated on Far North Proposed District Plan Permitted Activity |
| Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage | All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect | N/A | Yes | Not indicated on Far North Proposed District Plan Permitted Activity |

| | | | | |
|---|---|-----|-----|--|
| resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are called heritage items in the map legend | | | | |
| Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map | All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect | N/A | | Not indicated on Far North Proposed District Plan Permitted Activity |
| Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori) | All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect | N/A | Yes | Not indicated on Far North Proposed District Plan Permitted Activity |
| Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example | All rules have immediate legal effect (IB-R1 to IB-R5) | N/A | Yes | No proposed vegetation clearance. Permitted Activity |
| Activities on the Surface of Water | All rules have immediate legal effect (ASW-R1 to ASW-R4) | N/A | Yes | Not indicated on Far North Proposed District Plan Permitted Activity |
| Earthworks all earthworks (refer to new definition) need to comply with this | The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5 | Yes | Yes | With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. EW-R13 links to EW-S5. EW-S5 |

| | | | | |
|---|--|-----|-----|--|
| | | | | requires earthworks to be controlled in accordance with GD-05. No earthworks are required for the subdivision. Permitted Activity |
| Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka, Russell or Kerikeri Heritage Areas | The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area | N/A | Yes | Not indicated on Far North Proposed District Plan Permitted Activity |
| Orongo Bay Zone (Property specific as rule relates to a zone only) | Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water | N/A | Yes | Not indicated on Far North Proposed District Plan Permitted Activity |
| Subdivision | SUB-R6, R13-R15, and R17 | Yes | Yes | Whilst subdivision is proposed the rules with legal effect are not relevant. Permitted Activity |
| Comments: | | | | |
| No consent is required under the PDP. | | | | |

8.0 STATUTORY CONSIDERATIONS

Section 104B of the RMA governs the determination of applications for discretionary activities:

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- may grant or refuse the application; and
- if it grants the application, may impose conditions under [section 108](#).

With respect to discretionary activities, a consent authority may grant or refuse the application, and may impose conditions under section 108 of the RMA.

Section 104 of the RMA states that when considering an application for a resource consent, “the consent authority must, subject to Part II, have regard to –

- (i) *any actual and potential effects on the environment of allowing the activity; and*
- (ii) *any relevant provisions of –*
- (iii) *a national environment standard:*
- (iv) *other regulations:*
- (v) *a national policy statement: and*
- (vi) *a New Zealand Coastal Policy Statement:*
- (vii) *a regional policy statement or proposed regional policy statement:*
- (viii) *a plan or proposed plan; and*
- (ix) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

2. The matters to be addressed under s104 are discussed below which has been guided, where relevant, by the assessment criteria in section 13.10 of the ODP.

No Regional Plan matter is considered to be pertinent to the considerations as no consents are required in this respect.

Those relevant s104 considerations are addressed and followed by an assessment of Part II matters as they apply to the application.

Section 104 (1)(a) Assessment of Effects on the Environment

Rural Character and Amenity

The subdivision seeks to provide individual titles for three dwellings that have already been granted building consent and are near completion. As such, the primary visual change to the landscape has already occurred as a permitted activity. The proposed lot sizes, while smaller than the controlled threshold, are consistent with the fragmented rural-lifestyle character of the surrounding area, particularly to the south around Lake Ngatu.

The subdivision formalises a land use pattern that is already established and compatible with the immediate locality. Therefore, effects on rural character and amenity are considered less than minor.

Effects on Productive Land

Consideration is given to the presence of Class 3 soils, which are identified on

approximately 3ha (~7.3%) of the site. The National Policy Statement for Highly Productive Land (**NPS-HPL**) seeks to protect such soils from inappropriate subdivision and development.

It is noted that the New Zealand central government has announced its intention to remove Class 3 soils from the protective measures of the National Policy Statement for Highly Productive Land (NPS-HPL).

This move is a key component of the government's "Going for Housing Growth" agenda, aimed at tackling the nation's housing crisis by increasing the availability of land for urban development.

Clause 3.8 of the NPS-HPL is the appropriate section to address when considering subdivision.

Subclause (1)(a) allows for subdivision if *"the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term."*

The overall productive capacity of the ~41ha site is already limited. Approximately 93% of the site is Class 6 soil, which is not considered highly productive and has limitations for farming.

The small portion of Class 3 soil (~7.3%) is affected by permanent physical constraints, including moderate to steep topography and fragmentation into two separate, non-contiguous blocks that adjoin West Coast Road. This is outlined in Figure 13 and 14 above.

Part of this fragmentation includes an existing accessway from West Coast Road which is proposed to serve the sites.

The subdivision is designed in a way that isolates the residential components and preserves the balance of the land. These dwellings are all located on the unproductive Class 6 land and do not affect the Class 3 soils in respect of their productivity i.e if wished, these portions can still be used.

A large 33.28ha balance lot (Lot 3) is created, which contains the vast majority of the property. Given the overall quality of the soils, any form of land based primary production use would likely be limited to sheep and/or beef.

On the smaller allotments, it is not clear whether any genuine soil based primary production is possible [with or without subdivision] for the reasons already listed.

Councils section 32 analysis on the Rural zones for the PDP provides a useful benchmark in terms of establishing the quantum of land required to sustain productive rural properties. Due to the overall poor soil quality of the property, it has only been used to

graze sheep and beef. Table 31 below identifies Estimated Annual Return (\$) by Primary Production Property Size (ha) and demonstrates that even pre subdivision, the size of the property is not sufficient to sustain livestock as a viable productive use of the land.

Table 31: Estimated Annual Return (\$) by Primary Production Property Size (ha)

| Annual Household Return (\$) | Required Productive Property Area (ha) | | | | | |
|------------------------------|--|-------------------------------|---|---------------|--------------|-------------|
| | Sheep, Beef and Grain Farming | | Other Livestock Farming (Deer Focussed) | Dairy Farming | Horticulture | |
| | Sheep and Beef | Arable Crops (Grain Focussed) | | | Kiwifruit | Viticulture |
| \$ 45,000 | 242 | 70 | 126 | 46 | 7 | 11 |
| \$ 50,000 | 269 | 77 | 140 | 52 | 8 | 13 |
| \$ 55,000 | 296 | 85 | 154 | 57 | 9 | 14 |
| \$ 60,000 | 323 | 93 | 168 | 62 | 10 | 15 |
| \$ 65,000 | 350 | 101 | 182 | 67 | 11 | 16 |
| \$ 70,000 | 377 | 108 | 196 | 72 | 11 | 18 |
| \$ 75,000 | 404 | 116 | 210 | 77 | 12 | 19 |
| \$ 80,000 | 431 | 124 | 224 | 83 | 13 | 20 |
| \$ 85,000 | 458 | 132 | 238 | 88 | 14 | 21 |
| \$ 90,000 | 484 | 139 | 252 | 93 | 15 | 23 |
| \$ 95,000 | 511 | 147 | 266 | 98 | 15 | 24 |
| \$ 100,000 | 538 | 155 | 280 | 103 | 16 | 25 |

* Source: M.E (based on available industry data and M.E assumptions)

As the site's actual viable productive capacity is effectively zero due to soil quality and permanent constraints, the overall productive capacity of the subject land is retained.

The proposal must also align with the following measures:

- *Avoids Cumulative Loss*

As the two small pockets of highly productive land on this site have no practical productive capacity due to the constraints identified above, it does not contribute to a cumulative loss of actual productive land in the district.

- *Avoids Reverse Sensitivity Effects*

The area surrounding the land classified as highly productive is highly fragmented and is more akin to a rural lifestyle environment. West Coast Road provides a solid defensible boundary south of the property and the density proposed is provided for in the ODP.

The land use (three dwellings) is established on the property already and well setback from external boundaries. There are not considered to be any actual or potential reverse sensitivity resulting from the subdivision application.

Furthermore, an analysis based on Council's own data indicates that the property, even before subdivision, is not of a sufficient size to sustain viable livestock farming. This reinforces that the subdivision does not result in the loss of an economically viable productive unit.

For these reasons, the effect of the subdivision on highly productive land is considered to be negligible.

Property Access

As addressed above, there are two points of access to the property. The lots created by this subdivision will utilise access from West Coast Road and would have been assessed for appropriateness through the building consent for the three dwellings (EBC-2023-409/0).

Natural and other Hazards

Regard has been had to the hazard information held by both FNDC and the Regional Council, which revealed there are no identified natural hazards, contaminated sites or other hazards associated with the landholding.

Water Supply

No reticulated supply is available in the location. The sites are of sufficient size to provide on-site water supply for the dwellings.

Stormwater Disposal

The sites proposed are of sufficient size to address on-site stormwater disposal and do not trigger consent under stormwater management.

Sanitary sewage disposal

On-site wastewater has been addressed for appropriateness through the building consent for the three dwellings (EBC-2023-409/0).

Energy supply and transmission lines

Not required in the Rural Production environment, however, easements are proposed to address energy supply for each lot.

Telecommunications

Not required in the Rural Production environment, however, easements are proposed to address telecommunication supply for each lot.

Easements

The Scheme Plan in **Appendix B** identifies a memorandum of easements for the proposal. 'A', 'B' and 'C' provide for a right of way and the right to convey electricity and telecommunications.

Heritage resources, vegetation, fauna and landscape

The site is not located within any identified heritage overlays. The site is not within the coastal environment, as such a landscape assessment has not been considered necessary.

There are no identified vegetation or habitats of indigenous fauna affected by the proposed subdivision.

It is considered that there will be less than minor effects on heritage and landscape character.

Access to waterbodies

The landholding does not directly abut any waterbodies. The application does not prevent public access to and along the coastal marine area or to and along the banks of lakes or rivers.

Land use incompatibility

The proposed subdivision is considered to be compatible with the surrounding land use, which can be best described as large lot rural lifestyle properties.

Proximity to airports

There is not considered to be any adverse effects from being in proximity to an airport.

Overall, it is considered that the effects of the proposed subdivision would be less than minor.

Section 104 (1)(ab) Any measures to achieve positive effects

Positive effects arising from the subdivision includes the creation of new sections, which will contribute to housing supply in the Waipapakauri area.

Section 104 (b)(i) and (ii) National Environmental Standards & Other Regulations

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCOS). A review of Council records has revealed no evidence to suggest that a HAIL activity has previously been undertaken on site.

The NES for Freshwater (NESFW). A review of NRC's wetland maps reveals the property is identified as a 'known wetland'. No physical work such as earthworks or vegetation clearance is proposed through this subdivision consent, so it is not considered relevant.

Section 104 (b)(iii) National Policy Statement(s)

The NPS for Highly Productive Land (NPS-HPL) is considered to be relevant insofar as the Class 3 soils are present on the site as per Figure 13 above. While the NPS-HPL is a consideration, an assessment to its relevance has been undertaken above, where it is determined that the effects are negligible.

Section 104 (b)(iv) New Zealand Coastal Policy Statement

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

Section 104 (b)(v) Regional Policy Statement or Proposed Regional Policy Statement

The Northland Regional Policy Statement is the applicable regional statutory document that applies to the Northland region. Jurisdiction for subdivision is governed by the FNDC and the policy framework for establishing an appropriate land use pattern across the district is set out in the ODP. This Plan is subject to the governing regional policy framework set out in the Northland Regional Policy Statement.

Table 6 – NRC Regional Policy Statement Review Assessment

| Regional Policy Statement for Northland | |
|---|--|
| Objective / Policy | Assessment |
| Integrated Catchment Management | Not relevant. |
| Region Wide Water Quality | Not relevant. |
| Ecological Flows and Water Quality | Not relevant. |
| Enabling Economic Wellbeing | The proposal will increase economic wellbeing for the applicants, local building and construction suppliers. |
| Economic Activities – Reverse Sensitivity and Sterilisation. | The purpose of the subdivision is to provide large lot rural lifestyle sections, which is commensurate with the surrounding land use pattern. There are not considered to be any reverse sensitivity or sterilisation effects from the proposal. |
| Regionally Significant Infrastructure | Not relevant. |
| Efficient and Effective | The proposal largely relies on on-site services and the use of |

| | |
|--|---|
| Infrastructure | Rotokawau and West Coast Roads. |
| Security of Energy Supply | Not required in the Rural Production environment, however provision has been made through easements for the delivery of these services. |
| Use and Allocation of Common Resources | Not relevant. |
| Regional Form | It is not considered that the proposal results in any change in reverse sensitivity or change in character. The proposal in effect only introduces two rural lifestyle properties commensurate with sounding land use patterns. |
| Tangata Whenua Role in Decision Making | Council may wish to seek relevant input through the consent process. |
| Natural Hazard Risk | Natural Hazards are not considered to be a factor. |
| Natural Character, Outstanding Natural Features, Outstanding Natural Landscapes and Historic Heritage | Not relevant. |

Section 104 (b)(vi) Plans or Proposed Plans

This subdivision application is subject to the provisions of the ODP and is subject to consideration (limited weight) of the PDP objectives and policies. The site is zoned Rural Production and to be assessed in terms of the objectives and policies for the Rural Environment and Rural Production Zones and the district-wide subdivision provisions.

The following objectives and policies are relevant to the assessment of this application and are considered in the context of the stage subdivision:

Rural Environment

Table 7 – ODP - Rural Environment Objectives and Policies

| OBJECTIVE OR POLICY | | Assessment |
|----------------------------|---|--|
| OBJECTIVES | | |
| 8.3.1 | To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish in the rural environment. | The rural environment includes provision for both rural production and rural-lifestyle activities where reverse sensitivity effects are managed. Sustainable management of the rural environment would include both forms of rural activity where adverse effects can be avoided, remedied or mitigated. |
| 8.3.2 | To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development. | An assessment above determines that the effects in this respect are negligible. |
| 8.3.3 | To avoid, remedy or mitigate adverse effects of activities on the rural environment. | The assessment of effects concludes that any effects would be less than minor on the rural environment. |
| 8.3.4 | To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. | The sites do not contain any areas of significant indigenous vegetation or known habitats of indigenous fauna. |
| 8.3.5 | To protect outstanding natural features and landscapes. | The area does not contain any outstanding landscapes or outstanding natural features. |
| 8.3.6 | To avoid actual and potential conflicts between land use activities in the rural environment. | The proposed subdivision is considered to be compatible with the surrounding land use, which can be best described as large lot rural lifestyle properties. |
| 8.3.7 | To promote the amenity values of the rural environment. | The landholdings are situated within a land use environment that has rural lifestyle characteristics in the surrounding environs. The proposed lot sizes in their locations are commensurate with those in the general vicinity. |
| 8.3.8 | To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development. | This objective is not relevant to the size and scale of this proposed subdivision. |

| OBJECTIVE OR POLICY | | Assessment |
|---------------------|---|---|
| POLICIES | | |
| 8.4.1 | That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment. | Refer to 8.3.1 above. |
| 8.4.2 | That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded. | The proposed subdivision is not considered to generate adverse effects on productive capacity of the soil, or ecosystem values. While the site does contain Class 3 soils, it has been established through the assessment that the small pockets classified are not affected in terms of their current productive capacity. There are no highly valued eco-systems as mapped by FNDC. |
| 8.4.3 | That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes. | All necessary infrastructure is existing. The proposal does not include any new infrastructure. |
| 8.4.4 | That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment. | There are no outstanding landscapes or outstanding natural features present on the sites or in the vicinity. The amenity values of the local environment will not be affected by the proposal. |
| 8.4.5 | That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e., reverse sensitivity). | The rural lifestyle sections are considered compatible with the surrounding land use pattern and would not generate adverse reverse sensitivity effects. |

| OBJECTIVE OR POLICY | | Assessment |
|---------------------|---|---|
| 8.4.6 | That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment. | Refer to 8.3.4 above. |
| 8.4.7 | That Plan provisions encourage the efficient use and development of natural and physical resources. | The rural lifestyle sections are compatible with the surrounding land use pattern and considered to be an efficient use of the land. |
| 8.4.8 | That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes, on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. | The proposed subdivision is appropriate in this location and would avoid or mitigate adverse effects on the amenity of the local rural environment. There are no outstanding landscapes, outstanding natural features or habitats that would be affected by the proposal. |

Rural Production Zone

The Rural Production zone provides for a wide range of activities that are compatible with normal farming and forestry activities, including rural lifestyle and residential uses.

The relevant expected outcomes listed within the ODP for the Rural Production zone are:

8.2.1 A rural environment where natural and physical resources are managed sustainably.

8.2.2 A rural environment in which a wide variety of activities is enabled, consistent with safeguarding the life supporting capacity of air, water, soil and ecosystems.

8.2.3 A dynamic rural environment which is constantly changing to meet the social and economic needs of the district's communities through the sustainable management of natural and physical resources.

8.2.4 The maintenance of areas of significant indigenous vegetation and significant habitats of indigenous fauna including aquatic habitats, and an increase in such areas that are formally protected.

8.2.5 Adverse effects arising from potentially incompatible activities are avoided, remedied or mitigated.

8.2.7 A rural environment where change is acknowledged whilst amenity values are maintained and enhanced to a level that is consistent with the productive intent of the zone.

The ODP recognises the varied character of land zoned Rural Production and the different characteristics and values which occur throughout the zone. The relevant objectives and policies for the Rural Production Zone are discussed in Table 8 below:

Table 8 - Rural Production Zone Objectives and Policies

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|---|---|
| OBJECTIVES | | |
| 8.6.3.1 | To promote the sustainable management of natural and physical resources in the Rural Production Zone. | The sustainable management of natural and physical resources is discussed in the context of Rural Environment Objective 8.3.1 in Table 7 above. The site and surrounding sites are highly fragmented and area in close location to a school. The surrounding land uses are generally not typical of a working Rural Production environment. |
| 8.6.3.2 | To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety. | Efficient use and development in the context of the rural environment has been considered under Policy 8.4.7 above. |
| 8.6.3.3 | To promote the maintenance and enhancement of the amenity values of the Rural Production Zone. | The immediate surrounding environment consists of similarly sized landholdings. Therefore, the proposed subdivision will be undertaken in a manner that is commensurate with existing land use patterns. It is therefore considered that any adverse effects on rural amenity will be less than minor. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|---|--|
| 8.6.3.4 | To promote the protection of significant natural values of the Rural Production Zone. | The site does not contain any significant natural values that require protection. |
| 8.6.3.5 | To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri | The site does not have frontage to Kerikeri Road. |
| 8.6.3.6 | To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones. | The proposed subdivision is compatible with the surrounding land use and would not generate any adverse reverse sensitivity effects on existing activities. |
| 8.6.3.7 | To avoided, remedy or mitigate the adverse effects of incompatible use or development on natural or physical resources. | As above. |
| 8.6.3.8 | To enable the efficient establishment and operation of activities and services that have a functional need to be located in the rural environments. | The Rural Production zone provides for a wide range of activities provided reverse sensitivity effects can be appropriately managed. As previously stated, the proposed use of the land is consistent with the character and use of land in the surrounding area and represents an efficient use of rural land. |
| 8.6.3.9 | To enable rural production activities to be undertaken in the zone | The land is currently used in a rural lifestyle capacity with the addition of the three dwellings. This application does not change the status quo in this respect, only providing individual sections for each of the dwellings at a density provided for in the ODP. As demonstrated earlier, the size of the site is not sufficient to support viable sheep or beef farming on Class 6 soils. |
| POLICIES | | |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|---|
| 8.6.4.1 | That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated. | As discussed above, the subdivision is considered appropriate and would not generate adverse effects of any note, including any reverse sensitivity effects. |
| 8.6.4.2 | That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated. | There are not considered to be any off-site effects would be generated by the proposal. |
| 8.6.4.3 | That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged. | The site and surrounding sites are not generally of sufficient size to support viable rural production activities, nor are they currently used in that capacity. The proposed rural lifestyle sections are considered compatible with the surrounding land use pattern. |
| 8.6.4.4 | That the intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone. | No further development is proposed. Building consent has been granted for three dwellings, attached garages and on-site wastewater. Rural lifestyle subdivision is provided for in the ODP. The proposed land use pattern is commensurate with the surrounding area, as such it is considered that the subdivision is compatible with the amenity of the locality and would not adversely affect the amenity values of the Rural Production zone. |
| 8.6.4.5 | That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan. | Efficient use and development are considered under Policy 8.4.7 in Table 7 above. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|--|
| 8.6.4.6 | That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts | The application site does not have frontage to Kerikeri Road. |
| 8.6.4.7 | That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities. | The site and surrounding sites are generally not of sufficient size to support viable rural production activities, nor are they currently used in that capacity. The rural lifestyle sections are considered compatible with the surrounding land use pattern. |
| 8.6.4.8 | That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities. | No further development is proposed. Building consent has been granted for three dwellings, attached garages and on-site wastewater. The rural lifestyle sections are considered compatible with the surrounding land use pattern. |
| 8.6.4.9 | That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones. | No further physical development is proposed through this application, as the dwellings and infrastructure are already consented and nearly complete. The dwellings are located sufficiently from the site boundaries. |

In summary, it is considered that the proposal would achieve the outcomes sought by the objectives and policies for the Rural Production Zone given the extensive nature of the zone and its varied character. The proposal conforms with the characteristics of the particular area in which it is located, and it is considered that it would create less than minor adverse effects on amenity or visual aspects.

Subdivision

The objectives and policies for subdivision are assessed in **Table 9** below.

Table 9 – Subdivision Objectives and Policies

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|--|
| 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 the social, economic and cultural wellbeing of people and communities. | The assessments above demonstrate that sustainable management of the physical land resource would be achieved. The existing dwellings, attached garages and on-site wastewater are consistent with a variety of land uses that are appropriate within the zone and will not generate adverse effects on this local rural location. |
| 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 or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated. | As per the assessment of effects, the proposed subdivision will not result in adverse effects on the life-supporting capacity of air, water, soil or ecosystems, nor will the proposal give rise to reverse sensitivity effects. |
| 13.3.3 | To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment. | The sites do not possess such values or features and is not part of the coastal environment. |
| 13.3.4 | To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context. | There are no heritage resources on the property. |
| 13.3.5 | To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round. | This was addressed when building consent was issued for the three dwellings. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|---|---|
| 13.3.6 | To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices. | As the sites do not possess any significant values or characteristics, special forms of subdivision are not necessary. |
| 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. | No sites of significance to Māori have been identified in the District Plan on the landholdings. |
| 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 relevant items are the amenity of the locality and the surrounding land uses. The assessment did not identify any adverse effects on these identified values. |
| 13.4.2 | That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties. | Access to the property to service the dwellings, and by proxy the proposed sites, was addressed at building consent. This subdivision does not change access. |
| 13.4.3 | That natural and other hazards be taken into account in the design and location of any subdivision. | Natural hazards are not a consideration for this application. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|--|
| 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. | This is not a requirement within the Rural Production Zone. |
| 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, and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation. | No further works are proposed through this resource consent. |
| 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. | No identified areas of indigenous flora or fauna are known. |
| 13.4.7 | That the need for a financial contribution be considered only where the subdivision would: (a) result in increased demands on car parking associated with non-residential activities; or (b) result in increased demand for esplanade areas; or (c) involve adverse effects on riparian areas; or (d) depend on the assimilative capacity of the environment external to the site. | Not applicable |
| 13.4.8 | That the provision of water storage be taken into account in the design of any subdivision. | See Objective 13.3.5 above. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|--|--|
| 13.4.9 | That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna. | N/A |
| 13.4.10 | The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate. | N/A |
| 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. | See Objective 13.3.7 above. |
| 13.4.12 | That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes. | N/A |
| 13.4.13 | Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regard to s6 matters, and 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 | The proposal does not generate any adverse effects that are more than minor. The techniques described in the policies are not necessary as the land does not possess the values or characteristics the techniques aim to protect. |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|---|--|
| | <p>associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</p> <p>(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;</p> <p>(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 "<i>Tangata Whenua Values and Perspectives</i>" (2004);</p> <p>(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;</p> <p>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</p> | |
| 13.4.14 | <p>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.</p> | <p>These have been taken into account as described in the assessments above.</p> |

| OBJECTIVE OR POLICY | | PERFORMANCE OF PROPOSAL |
|---------------------|---|--|
| 13.4.15 | <p>That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:</p> <ul style="list-style-type: none"> (a) development of energy efficient buildings and structures; (b) reduced travel distances and private car usage; (c) encouragement of pedestrian and cycle use; (d) access to alternative transport facilities; (e) domestic or community renewable electricity generation and renewable energy use | <p>Building consent has already been granted for three dwelling. Consideration of energy efficiency and access would have been undertaken at that time. Pedestrian and cycle use are not a relevant consideration in the Rural Production environment. Public transport is not currently supported in this location.</p> |
| 13.4.16 | <p>When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:</p> <ul style="list-style-type: none"> (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures; (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line. | N/A |

Overall, it is considered that the proposal would not be contrary to any ODP objective or policy.

Table 10 – PDP Rural Production Zone

| OBJECTIVES | |
|-------------------|--|
| RPROZ-O1 | The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations. |
| RPROZ-O2 | The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment. |
| RPROZ-O3 | Land use and subdivision in the Rural Production zone: <ul style="list-style-type: none"> a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; c. does not compromise the use of land for farming activities, particularly on highly productive land; d. does not exacerbate any natural hazards; and e. is able to be serviced by on-site infrastructure. |
| RPROZ-O4 | The rural character and amenity associated with a rural working environment is maintained. |
| POLICIES | |
| RPROZ-P1 | Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone. |
| RPROZ-P2 | Ensure the Rural Production zone provides for activities that require a rural location by: <ul style="list-style-type: none"> a. enabling primary production activities as the predominant land use; b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses. |
| RPROZ-P3 | Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities. |
| RPROZ-P4 | Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes: <ul style="list-style-type: none"> a. a predominance of primary production activities; b. low density development with generally low site coverage of buildings or structures; c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and d. a diverse range of rural environments, rural character and amenity values throughout the District. |

| | |
|----------|--|
| RPROZ-P5 | <p>Avoid land use that:</p> <ul style="list-style-type: none"> a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of productive capacity of highly productive land; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure. |
| RPROZ-P6 | <p>Avoid subdivision that:</p> <ul style="list-style-type: none"> a. results in the loss of highly productive land for use by farming activities; b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account: <ul style="list-style-type: none"> i. the type of farming proposed; and ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. c. provides for rural lifestyle living unless there is an environmental benefit. |
| RPROZ-P7 | <p>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:</p> <ul style="list-style-type: none"> a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of buildings or structures; e. for subdivision or non-primary production activities: <ul style="list-style-type: none"> i. scale and compatibility with rural activities; ii. potential reverse sensitivity effects on primary production activities and existing infrastructure; iii. the potential for loss of highly productive land, land sterilisation or fragmentation f. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h. the adequacy of roading infrastructure to service the proposed activity; i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. |

A small portion of the soils on the property have been identified as Class 3. However, an assessment against the NPS-HPL has been undertaken and concludes that the effects are negligible.

The site and surrounding sites are not of sufficient size to support viable rural production

activities, nor are they currently used in that capacity. Rural lifestyle sections are considered compatible with the surrounding land use pattern.

Natural hazards have no discernible effect on the land. This application does not exacerbate any hazard.

There is little rural working character and amenity present on this site or surrounding sites. The surrounding sites are small in nature and more commensurate with rural lifestyle. There is also a school in close proximity to the site.

As above, there is not considered to be reverse sensitivity or land use incompatibility effects resulting from the proposal.

The proposal is consistent in scale and character of the surrounds which can be considered rural lifestyle.

All sites can be serviced by on-site infrastructure. There are no known historical, cultural or spiritual associations with the sites

Overall, it is considered that the proposal would not be contrary to the PDP Rural Production objective and policy framework.

Table 11 – PDP Subdivision Chapter

| OBJECTIVES | |
|------------|--|
| SUB-O1 | <p>Subdivision results in the efficient use of land, which:</p> <ul style="list-style-type: none"> a. achieves the objectives of each relevant zone, overlays and district wide provisions; b. contributes to the 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; an f. manages adverse effects on the environment. |
| SUB-O2 | <p>Subdivision provides for the:</p> <ul style="list-style-type: none"> 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, Sites and Areas of Significance to Māori, and Historic Heritage. |

| | |
|-----------------|--|
| SUB-O3 | <p>Infrastructure is planned to service the proposed subdivision and development where:</p> <ul style="list-style-type: none"> a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network. |
| SUB-O4 | <p>Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:</p> <ul style="list-style-type: none"> a. public open spaces; b. esplanade where land adjoins the coastal marine area; and c. esplanade where land adjoins other qualifying waterbodies. |
| POLICIES | |
| SUB-P1 | <p>Enable boundary adjustments that:</p> <ul style="list-style-type: none"> a. do not alter; b. the degree of non compliance with District Plan rules and standards; c. the number and location of any access; and d. the number of certificates of title; and e. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions. |
| SUB-P2 | <p>Enable subdivision for the purpose of public works, infrastructure, reserves or access.</p> |
| SUB-P3 | <p>Provide for subdivision where it results in allotments that:</p> <ul style="list-style-type: none"> a. are consistent with the purpose, characteristics and qualities of the zone; b. comply with the minimum allotment sizes for each zone; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access. |
| SUB-P4 | <p>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.</p> |
| SUB-P5 | <p>Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by</p> <ul style="list-style-type: none"> 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, connectivity by creating walkways, cycleways and an interconnected transport network. |

| | |
|---------|--|
| SUB-P6 | <p>Require infrastructure to be provided in an integrated and comprehensive manner by:</p> <ul style="list-style-type: none"> a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone. |
| SUB- P7 | <p>Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.</p> |
| SUB-P8 | <p>Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:</p> <ul style="list-style-type: none"> a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and b. will not result in the loss of versatile soils for primary production activities. |
| SUB-P9 | <p>Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.</p> |
| SUB-P10 | <p>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.</p> |
| SUB-P11 | <p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings and structures; c. 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; d. managing natural hazards; e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6. |

For the various reasons already provided, the proposal is considered consistent with the policies for Subdivision under the PDP.

Overall, the proposal is consistent with higher order documents.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

9.0 NOTIFICATION (S95A-95D)

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 subdivision does not qualify.
- *Step 3* – Public notification required in certain circumstances. In respect of clause 8(a) the application is not subject to a rule or national environmental standard that requires public notification. In respect of clause 8(b), this assessment of effects on the environment concludes that any adverse effects would be less than minor. For these reasons, it is considered that the application can be processed without public notification.
- *Step 4* – Public notification in special circumstances. ‘Special circumstances’ are those that are unusual or exceptional, but they may be less than extraordinary or unique. (*Peninsula Watchdog Group Inc v Minister of Energy* [1996] 2NZLR 5290). It is considered that there are no unusual or exceptional circumstances that would warrant notification of this application.

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. These circumstances do not apply to this application.

- *Step 3* – certain other persons must be notified. An affected person is determined in accordance with s95E. A person is affected 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). Adverse effects on a person may be disregarded if a rule or a national environmental standard permits an activity with that effect or is a controlled or RDA with an adverse effect that does not relate to a matter over which a rule or standard reserves control or discretion. Those circumstances do not apply to this application. S95E(3) states that a person is not affected if the person has given, and not withdrawn their written approval for a proposed activity or a consent authority is satisfied that it is unreasonable in the circumstances for an applicant to seek a person’s written approval.

In respect of this application, an assessment of effects on the environment has concluded that adverse effects are less than minor. There are not considered to be any adversely affected persons.

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 subdivision proposal would be less than minor.

10.0 PART II – RMA

Purpose of the RMA

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposed subdivision will support the provision of housing in the Waipapakauri area.

Matters of National Importance

While the Regional Council identifies the landholdings as a ‘known wetland’, building consent has been granted for three dwellings, attached garages and onsite wastewater disposal. These dwellings have been constructed and subdividing the properties does nothing to change the natural character of the environment.

Other Matters

The development will enable the landowner to subdivide their property, releasing land for large lot rural lifestyle which is provided for within the zone.

In terms of the Statutory Acknowledgement Areas around the lakes, the site is adjoined by

West Coast Road where Lot 1 and Lot 2 are located and Lot 3 is of a large size [more than the Controlled Activity criteria]. For these reasons it is not considered that affects will arise.

11.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a subdivision in the Rural Production Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor. Adverse effects on adjacent neighbours would be less than minor.

The proposal would not be contrary to any relevant Plan objective of policy. An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document also.

On this basis, it is considered that the application can be processed on a non-notified basis.

Please do not hesitate to contact me should you require any additional information.

Kind regards,



Andrew McPhee
Consultant Planner



**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 **378745**
Land Registration District **North Auckland**
Date Issued 03 July 2008

Prior References

NA26B/849 NA9A/1049

Estate Fee Simple
Area 41.4650 hectares more or less
Legal Description Lot 2 Deposited Plan 394720

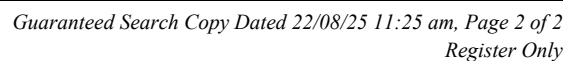
Registered Owners

Sean Frieling and Leah Maree Frieling

Interests

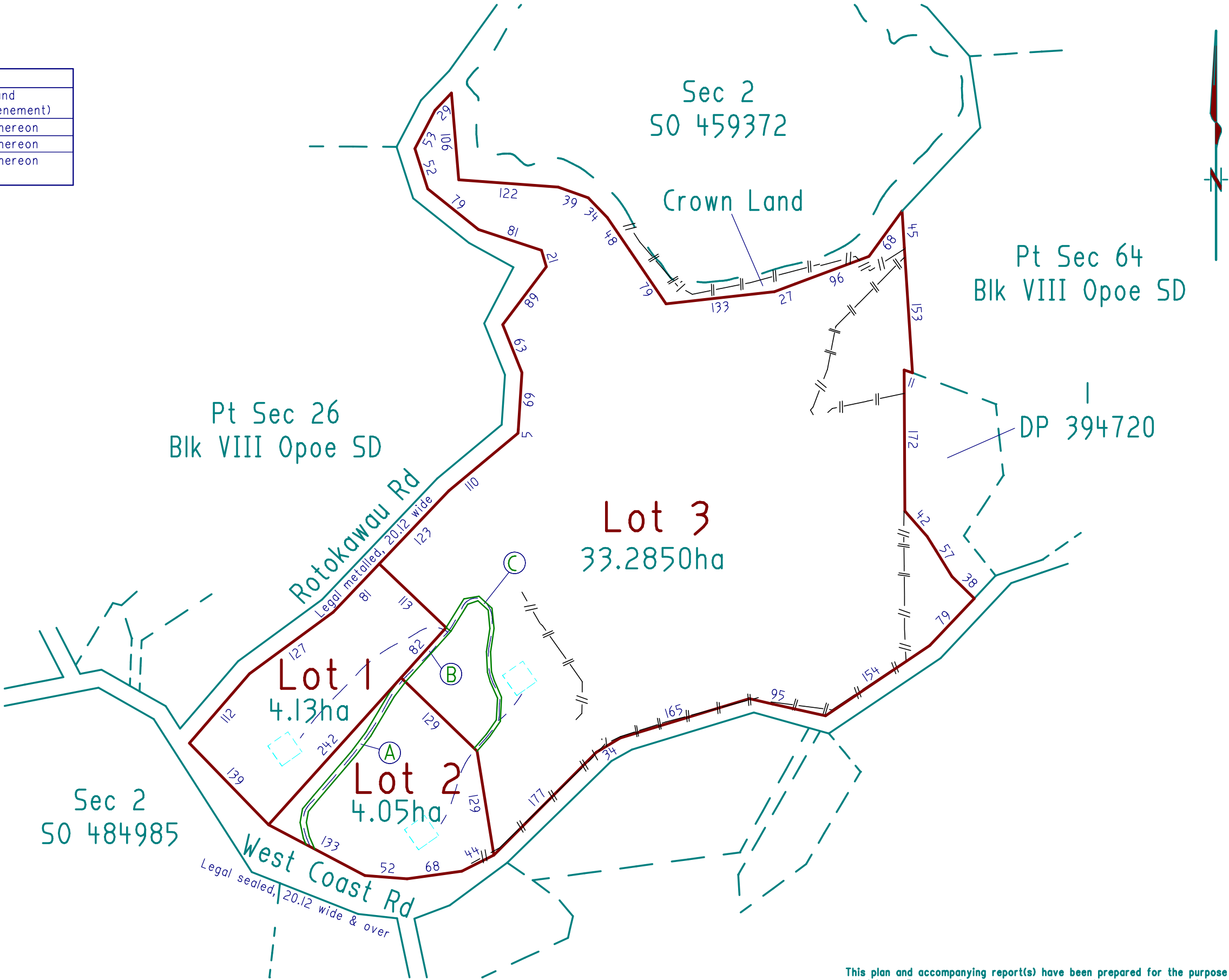
Appurtenant to part herein formerly contained in CT NA26B/849 is a water supply easement created by Transfer 934535.4
- 13.3.1981 at 9:03 am

11873693.1 Mortgage to ANZ Bank New Zealand Limited - 25.9.2020 at 3:55 pm



| MEMORANDUM OF EASEMENTS | | | |
|--|-------|--------------------------------------|---------------------------------------|
| Purpose | Shown | Burdened Land (Servient Tenement) | Benefited Land (Dominant Tenement) |
| Right of Way | A | Lot 2 hereon | Lots 1 & 3 hereon |
| Right to convey Electricity & Telecommunications | B | Lot 3 hereon | Lots 1 & 2 hereon |
| | C | Lot 3 hereon | Lots 1 & 2 hereon |

30m
30m
Shape factor
(Min. 10m from boundary)



Local Authority: Far North District Council

Total Area: 41.4650ha
Comprised in: RT 378745

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NOT BE REPRODUCED WITHOUT THE WRITTEN
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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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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 2 DP 394720

PREPARED FOR: L & S FRIELING

| | Name | Date | ORIGINAL | |
|--------|------|------------|-----------------|---------------------|
| Survey | NW | Jan 2023 | SCALE 1:5000 | SHEET SIZE A3 |
| Design | | | | |
| Drawn | SH | Feb 2023 | | |
| Rev | SH | 26-07-2023 | | |

Surveyors
Ref. No:
15271
Series
Sheet of

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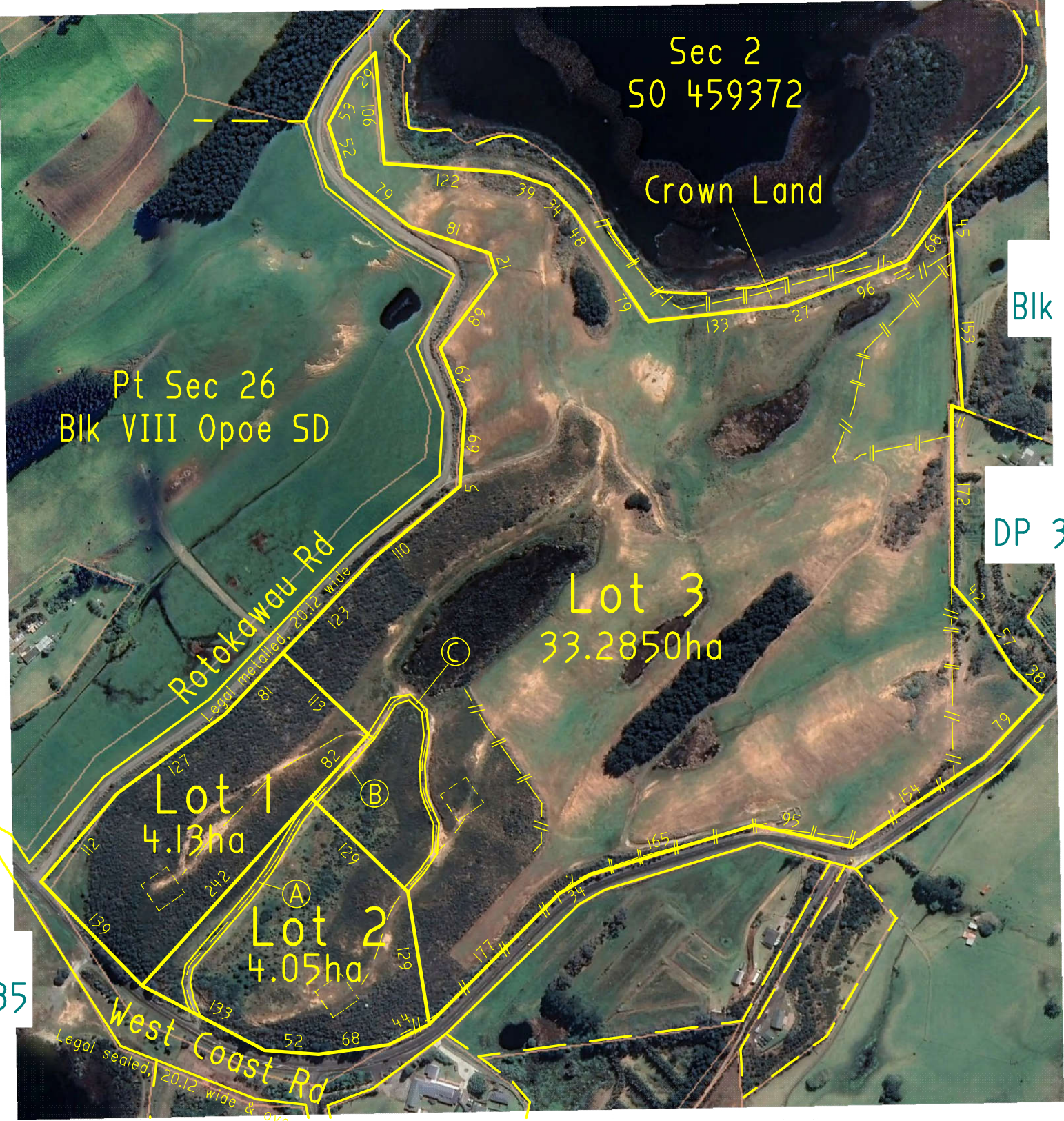
30m
30m
Shape factor
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Pt Sec 64
Blk VIII Opoe SD

DP 394720

Sec 2
SO 484985

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PROPOSED SUBDIVISION OF LOT 2 DP 394720

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| | Name | Date | ORIGINAL | |
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Surveyors
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