

5. Address for Correspondence

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

Name/s:

Reyburn & Bryant

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.

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

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

Name/s:

Northern Lands Investments Limited

Property Address/
Location:

Postcode

7. Application Site Details

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

Name/s:

Northern Lands Investments Limited

Site Address/
Location:

Hillcrest & Donald Road

Postcode

Legal Description:

Lot 1 DP 43502 Lot 3 DP 155118

Val Number:

Certificate of title:

RT NA1377/45 - RT NA65C/189

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

7. Application Site Details (continued)

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.

8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

9. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard consent

Other (please specify)

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application Yes

12. 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

13. Billing Details:

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

Name/s: (please write in full)	Northern Lands Investments Limited	
Email:	accounts@northernlands.co.nz	
Phone number:	Work 021 2231980	Home
Postal address: (or alternative method of service under section 352 of the act)	P.O Box 908 Kerikeri Postcode	

Fees Information:

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

Declaration concerning Payment of Fees:

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

Name: (please write in full)	Jason Bill	
Signature: (signature of bill payer)	<i>Jason Robert Bill</i>	Date 7.5.2026

MANDATORY

14. Important Information:

Note to applicant

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

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

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.

Declaration

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

Name: (please write in full)

Sharon Ndlovu

Signature:

Date 06-May-2026

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

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

7 May 2026

Far North District Council

Private Bag 752

Kaikohe 0040

ref.17700.sn

To whom it may concern,

RE: APPLICATION PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT (1991) FOR NORTHERN LAND INVESTMENT LIMITED (2240456-RMASUB) – HILLCREST & DONALD ROAD, KAITAIA

Summary

1. This is an application to vary the conditions of 2240456-RMASUB pursuant to Section 127 of the Resource Management Act 1991 (RMA). The proposed variation is limited to subdivision staging and access arrangements only and does not alter the approved subdivision layout.

The existing consent

2. In September 2024 the Far North District Council (FNDC) granted a resource consent to subdivide the sites, RT NA1377/45 and RT NA64C/189, into nine lots.
3. Copies of 2240456-RMASUB and the approved scheme plan (2240456-RMACOM) are **enclosed** with this application.
4. The existing resource consent is summarised as follows:
 - The consent provides for the establishment of new legal lot boundaries in accordance with the approved 9 lot subdivision layout. Each lot will have access via existing public roads, including vehicle crossings and internal rights of way.
 - Servicing corridors are to be formalised to enable each lot to operate independently. The consent authorises subdivision only and does not provide for any buildings, earthworks, or land use activities. After the issue of title, the land will otherwise remain in its existing rural state.

The proposal

5. It is proposed to vary the conditions of 2240456-RMASUB to split the subdivision into two stages – Stages 1 and 2. The two stages are summarised as follows:
 6. **Stage 1:**
 - Creation of Lots 6, 7, 8, and 9.
 - Establishment of Right of Way 'F' to provide legal access to Lots 6 and 9.
 7. **Stage 2:**
 - Creation of Lots 1, 2, 3, 4, and 5.
 - Establishment of Rights of Way 'B', 'C' and 'D' to provide legal access to Lots 1, 2, 3 and 5.
8. An amended scheme plan (Rev D) is **enclosed**.
9. In addition to the staging above, changes are also proposed to the access arrangements associated with Lots 1, 4, 6 and 9, where:
 - Lot 1 will instead be accessed from right of way 'B'.
 - Lot 4 will be accessed via an individual pan-handle driveway.
 - Lots 6 and 9 will share an accessway shown on the scheme plan as right of way 'F'.
10. A copy of the proposed conditions is **enclosed** with this application (deletions shown as ~~striketrough~~, while additions are shown as **bold** and underlined).

Legislative context

11. Section 127(3) of the RMA states that:

(3) Sections 88 to 121 apply, with all necessary modifications, as if—

 - a) the application was an application for a resource consent for a discretionary activity; and*
 - b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

Effects on the environment

12. Section 127 of the RMA requires consideration of the environmental effects of the proposed changes. This assessment is confined to the relative difference in the effects between the consent and the amended proposal.
13. There are no adverse effects associated with splitting the subdivision into two stages as no changes are proposed to the lot boundaries. Each lot will continue to have suitable access and service connections. Accordingly, any adverse effects associated with the changes sought as part of this application will be negligible.

Consistency with the relevant objectives and policies of the Far North District Plan (FNDP)

14. The proposed change is limited to the staging of the approved subdivision and does not alter the outcomes assessed under the original consent.
15. The proposal does not introduce any new subdivision effects. It remains consistent with the relevant objectives and policies of the Far North District Plan, including those set out in Chapters 8 (Rural Environment), 13 (Subdivision), and 15 (Transportation).
16. While changes are proposed to the access arrangements associated with Lots 1, 4, 6 and 9, no effects are likely to arise. Each site is still capable of achieving compliant sight distances at the adjacent road corridor.
17. In particular, the proposal continues to enable rural production activities and avoids land use conflict.
18. Accordingly, the conclusions reached in the original decision granting consent 2240456-RMASUB in relation to objectives and policies remain relevant and unchanged.

Notification

19. Section 127(4) of the RMA states that:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

a) made a submission on the original application; and

b) may be affected by the change or cancellation

20. With regard to s127(4)(a) and (b), the original application proceeded on a non-notified basis. No parties provided written approval to the proposal. Furthermore, any adverse effects associated with the proposed changes will be negligible. Consequently, there are no adversely affected parties, and the application can proceed on a **non-notified** basis.

Summary

21. This application seeks to vary the conditions of 2240456-RMASUB to split the subdivision into two stages. The accesses associated with Lots 1, 4, 6 and 9 are also proposed to be amended to reflect a more logical arrangement.
22. Relative to the status quo, any adverse environmental effects associated with the proposed changes will be less than minor, and the proposal remains consistent with the relevant objectives and policies of the FNDP.
23. No parties are deemed to be affected by the proposed changes and therefore the proposal can proceed on a non-notified basis.
24. Having regard to the relevant matters in s127, s104(1), and s104B of the RMA, it is appropriate for this consent to be granted.

If you have any queries regarding this application, please do not hesitate to contact the undersigned.

Yours faithfully,

S. Z. A.

.....
Sharon Ndlovu

Planner

Encl. 2240456-RMASUB
Approved scheme plan (2240456-RMACOM)
Proposed scheme plan (Rev E)
Proposed conditions

DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant:	Northern Lands Investments Limited
Council Reference:	2240456-RMASUB
Property Address:	Donald and Hillcrest Road Kaitaia
Legal Description:	LOT 1 DP 43502 LOT 3 DP 115118 BLK I TAKAHUE SD

The activity to which this consent relates is:

Activity A

Subdivision to create 8 additional lots in the Rural Production Zone as a Discretionary activity

Activity B

To breach sightlines as per Rule 15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones and 15.1.6C.1.8 Frontage to Existing Roads as a Discretionary activity.

Activity A Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn & Bryant, titled 'Proposed Subdivision of Lot 1 DP 43502 & Lot 3 DP 115118', referenced S17700, REV C, dated August 2024 and attached to this consent with the Council's "Approved Stamp" affixed to them.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - a. Submit a detailed set of engineering plans prepared in accordance with Councils Engineering Standards 2023 prior to the construction of works commencing. The engineering plans are to be submitted to the Resource Consents Engineer for

approval (Engineering Plan Approval). Engineering plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Chartered Professional Engineer (EES-PS1 or similar). The PS1 shall include details of the level of construction monitoring (CM1-CM5) and inspections required to certify a PS4.

Plans shall include but are not limited to:

- Design details of the construction of a new vehicle crossing to Donald Road for ROW B in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Engineering Standards 2023 Edition (3-5 lots). Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Specific long sections, fill required, and details are to be provided showing how the vehicle can approach Donald Road at a safe gradient that will enable visibility in both directions and how safe footpath crossfall will be maintained. The crossing is to include a 6x 6m passing bay to allow queueing/ passing space on the crossing and have a sealed or concreted surface.
- Design details of the construction of right of ways B, C and D serving lots 2, 3 and 5 in accordance with Table 3.16 Private Accessways Class D for the portion serving 3 lots and Class C(Alt) for the portion serving up to 2 lots and Sheet 9,10 Rural Private way of Council's Engineering Standards 2023 Edition requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- Detailed design of the stormwater pond to attenuate right of way stormwater flows for a 1% AEP event including climate change to less than 80 % of the predevelopment condition for the design storm event.
- Design details of how stormwater flows from the culvert discharging to site via easement A will be managed such as an energy dissipation structure or conveying flows to the right of way swale for a 1% AEP event.
- Design details of the construction of a new vehicle crossing to Hillcrest Road for ROW E and F in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Councils Engineering Standards 2023 (3-5 lots) Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. The crossing is to include a 6m x 6m passing bay to allow queuing / passing space on the crossing and have a sealed or concreted surface.
- Design details of the construction of the right of way E and F serving Lots 1, 4, 6 and 9 in accordance with Table 3.16 Private Accessways Class D for the

portion serving up to 4 lots and Class C (Alt) for the portion serving up to 2 lots and Sheet 9, 10 Rural Private way of Councils Engineering Standards 2023 requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.

- Design details of the construction of separate vehicle crossings from Hillcrest Road to serve Lots 7 and 8 in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council Engineering Standards 2023. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Plans shall include details of vegetation clearance and earthworks in the road reserve required to achieve sight distances on Sheet 4 of the Council Engineering Standards 2023.
 - Design details of proposed culverts to service the vehicle crossings onto Hillcrest Road including reshaping swale/roadside drains to convey Hillcrest Road stormwater flows.
- b. Create easements over any stormwater overland flow paths affected by the Resource Consent or as directed by the Resource Consents Engineer.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
- a. Notify to Council in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Resource Consents Engineer and include a Construction Management Plan (CMP) with the following details:
- Name and telephone number of the project manager;
 - Site address to which the consent relates;
 - Expected duration of works;
 - A traffic management plan including details of the transportation of plant and materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
 - Confirmation of erosion and sediment control measures to be in place for the duration of the works;
 - Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other road users.
- b. All work on the approved engineering plans in Condition 1 (a) is to be carried out to the approval of the Resource Consents Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those person, and all other test certificates and statements required to confirm compliance of the works as required by the Councils Engineering Standards 2023.
 - "Certificate of Completion of Resource Consent Works" from the Contractor.
- c. Submit a certified and dated 'As built' plan and asset data sheets of completed right of way and vehicle crossing works in accordance with Councils Engineering Standards 2023. This condition shall be deemed satisfied once the as built have been approved by Councils Resource Consent Engineer or delegated representative.
5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
- a. In conjunction with the construction of any dwellings on proposed Lots 1-9 which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an on-site wastewater disposal report prepared by a Suitably Qualified and Experienced Person. The report shall be in general accordance with the Site Suitability Engineering Report (May 2024) by Geologix. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 1 -9]

- b. In conjunction with the construction of any dwellings on proposed Lots 1-9 and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ 4509.

Note: This consent notice will not apply to any lots connected to the Council water reticulated system. Available connection to Council's water reticulation system for Lots 1,2,8 and 9 is subject to the proposed dwellings being located within Council's Area of Benefit. If proposed dwellings for these lots are within the Area of Benefit, in conjunction with a building consent application for any future dwellings an application to connect each new dwelling to the Council's water scheme shall be submitted to Council for approval.

[Lots 1 – 9]

- c. Without the prior approval of the Council, no dwelling shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure places which may create a flow obstruction, on any of the proposed Lots 1-9 which has been proposed as a secondary / overland (Q₁₀₀) flow path.

[Lots 1 – 9]

- d. In conjunction with the construction of any proposed dwellings on proposed Lots 1-9, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the onsite retention storage flow attenuation shall be prepared by a suitably qualified person or chartered professional engineer in accordance with the Site Suitability Engineering Report (May 2024) by Geologix and submitted with the Building Consent application.

[Lots 1 – 9]

- e. Reticulated power supply or telecommunications services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 1 -9]

- f. Prior to obtaining building consent for any new building on site, the consent holder shall obtain a geotechnical report prepared by chartered professional engineer for slope stability and foundations. The consent holder shall refer to the recommendations of the Geologix Geotechnical Investigation Report reference C0388-G-01 April 2024 Revision 1 which recommends suitable building locations and the use of timber pole foundations with bored and cast-in-place piles.

[Lots 1 – 9]

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

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

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be*

consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
5. *Any work activity, excavation and non-excavation carried out in the road reserve, must lodge formal notice of intention to carry out works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*
6. *Erosion and sediment control is to be done in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region GD05.*
7. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing the vehicle crossing construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.*
8. *The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the vehicle crossing works. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.*
9. *The discharge across boundaries, particularly with regard to the concentration of flows, shall be managed at all times, to avoid the likelihood of damage or nuisance to other properties in accordance with the Council Stormwater Bylaw.*
10. *No construction works are to commence onsite until the engineering plans required in Condition 1 (a) have been approved.*

Activity B Conditions

1. No conditions apply. Note: Conditions for Subdivision Decision of this consent are considered sufficient for this Land Use Decision.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The allotment sizes proposed for the 9-lot subdivision are of sufficient size to accommodate for onsite infrastructure and servicing for future development.

Additionally, the sizes of the allotments enable a wide range of activities, specifically that of production type activities and residential development as anticipated for by the zone.

- b. Access arrangements for the proposed allotments have been reviewed by the Roading Department and the RC Engineer who have both recommended conditions of consent so as to ensure any potential effects will be less than minor.
 - c. The site does not contain any indigenous vegetation, heritage or archaeological sites, nor any sites of cultural significance to Māori that would require further ongoing protection.
 - d. Consent notices have been placed on each lot with regards to onsite water supply, electricity supply telecommunications, wastewater disposal and stormwater management.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
 5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement

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

The proposal is considered to create less than minor effects on the rural character of the locality. The proposal will enable further lifestyle activities and small scale farming to establish in the rural environment, while not compromising the sustainable management of natural and physical resources of the rural environment. The subject site is not located on a property with any known high productive soils. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is assessed as being consistent with the intent of the RPS.

Operative Far North District Plan

The activity is consistent with the objectives and policies of the Rural Environment including Objectives 8.3.6, 8.3.7, 8.3.9, 8.3.10, 8.6.3.2, 8.6.3.3, 8.6.3.6 and 8.6.3.9 and Policies 8.4.3, 8.4.4, 8.6.4.1 and 8.6.4.4 as the site is primarily in pasture and contains no cultivating farming activities on the site. In respect to LUC Soils, the site contains LUC 4 and is not considered HPL. The proposed allotment sizes are consistent with that anticipated of by the zone and the surrounding environment. The lots have demonstrated the ability to accommodate small scale farming as well as low residential living.

The activity is consistent with the objectives and policies of the Subdivision Chapter that being Objectives 13.3.1, 13.3.2, 13.3.5, 13.3.8 and Policies 13.4.1, 13.4.2, 13.4.5 and 13.4.8 as the proposed lots are consistent with the intent of the Rural Living Zone as addressed above and the effects will be less than minor. The site is within the area of reticulated services, with some lots being able to connect. The lots will be provided with a private accessway and separate vehicle crossings in accordance with the GCE Site Suitability Reports findings and recommendations.

Proposed Far North District Plan

The proposed subdivision would not be consistent with the objectives and policies of the Subdivision Chapter under the PDP owing to the fact that approximately 2ha lots are proposed. The PDP gives more weight to the protection of highly productive land and in this instance, the site does not contain HPL soils. It is noted that the proposal is fairly compliant with the remainder of the chapter with regards to provision of services and access and no identified hazards on site. Additionally, there are no archaeological sites, indigenous vegetation or cultural sites of significance that would warrant ongoing protection. The proposal itself will not give rise to any reverse sensitivity effects noting the surrounding area is of similar lots sizes, density and character.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As assessed above the outcomes sought are different under the operative and proposed plan frameworks. Therefore, it is necessary to consider the weight to be given to each framework and which outcome should prevail.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
8. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file

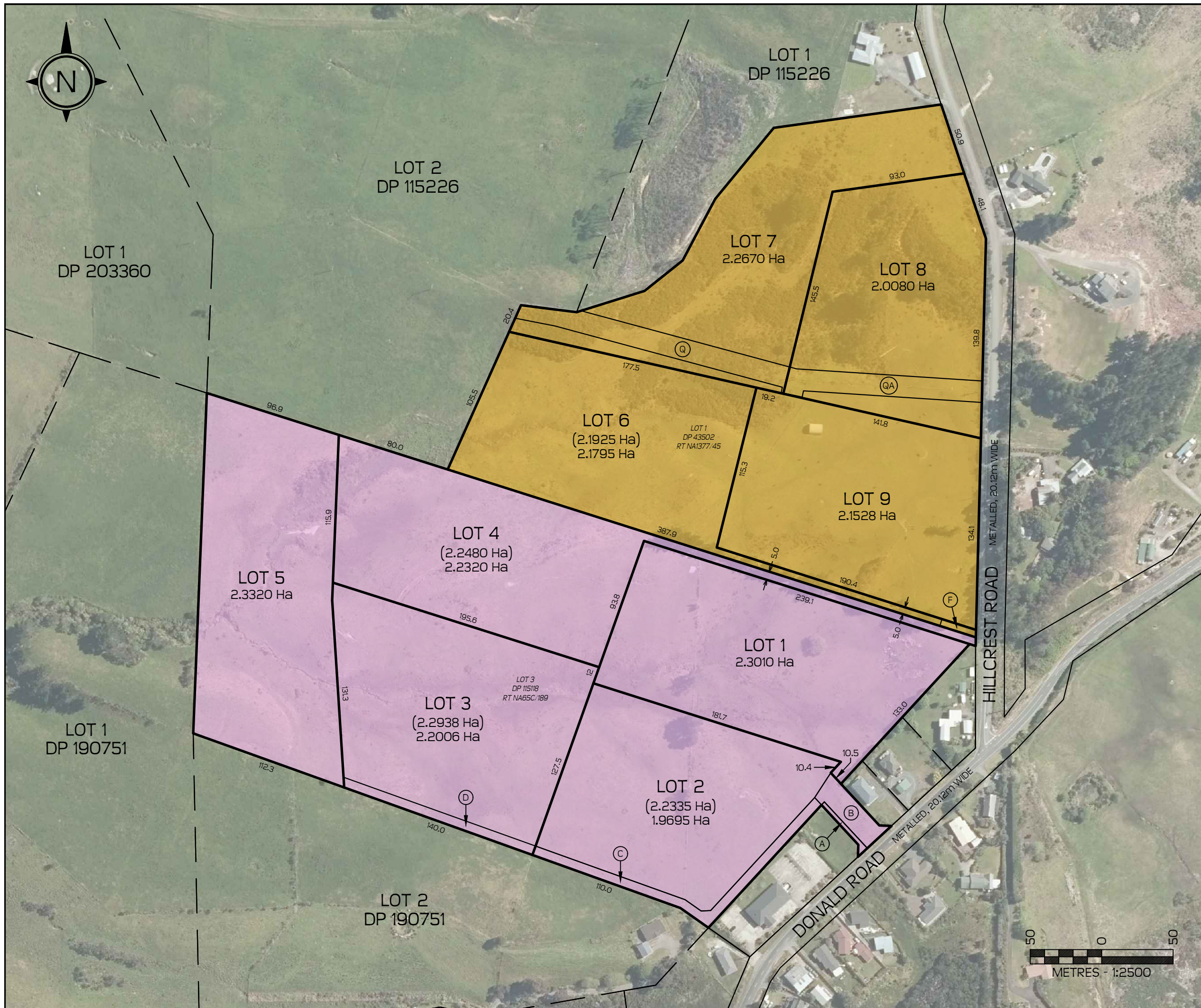
material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Pat Killalea

Date: 27th September 2024

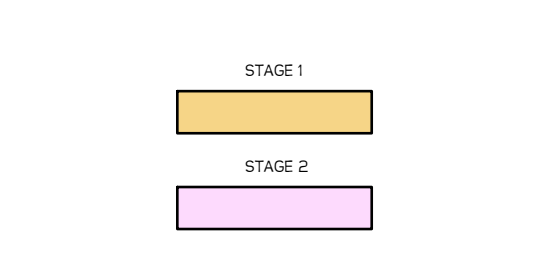
Title: Independent Commissioner



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 - BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON



TOTAL AREA: 20.0286 Ha
 COMPRISED IN: RT NA1377/45 & NA65C/189
 THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS ARE THUS:
 NO BUILDING SHALL BE ERECTED WITHIN 10m OF ANY SITE BOUNDARY

REV	DATE	DESCRIPTION
E	01.05.26	REMOVING ROW E - SN/KM
D	03.03.26	STAGING - JBH/KM
A	09.08.23	FIRST ISSUE - JBH/TM

REF. DATA:

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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 OVERALL
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	1/4
		REV.	E



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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 1 DP 43502	TOP ENERGY Ltd #9366315.2
DRAINAGE RIGHT	A	LOT 3 DP 115118	THE KAITAIA BOROUGH COUNCIL #B714252.4

TOTAL AREA: 20.0286 Ha
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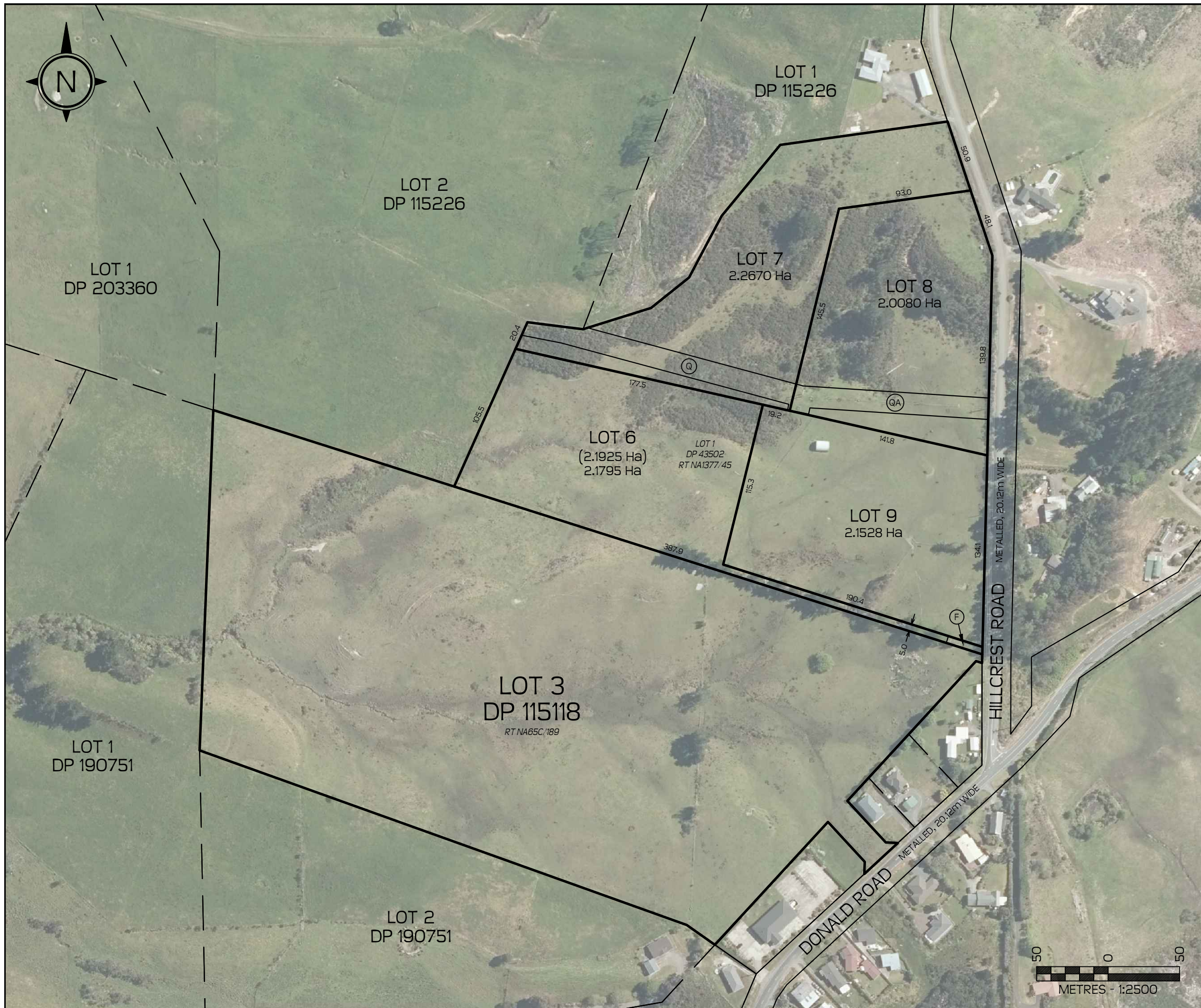


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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 CURRENT TITLE SITUATION
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	2/4
		REV.	E



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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON

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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 1
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	3/4
		REV.	E



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EXISTING EASEMENTS IN GROSS (STAGE 1)

PURPOSE	SHOWN	BURDENED	CREATED
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	F	LOT 6 STAGE 1	LOT 9 STAGE 1

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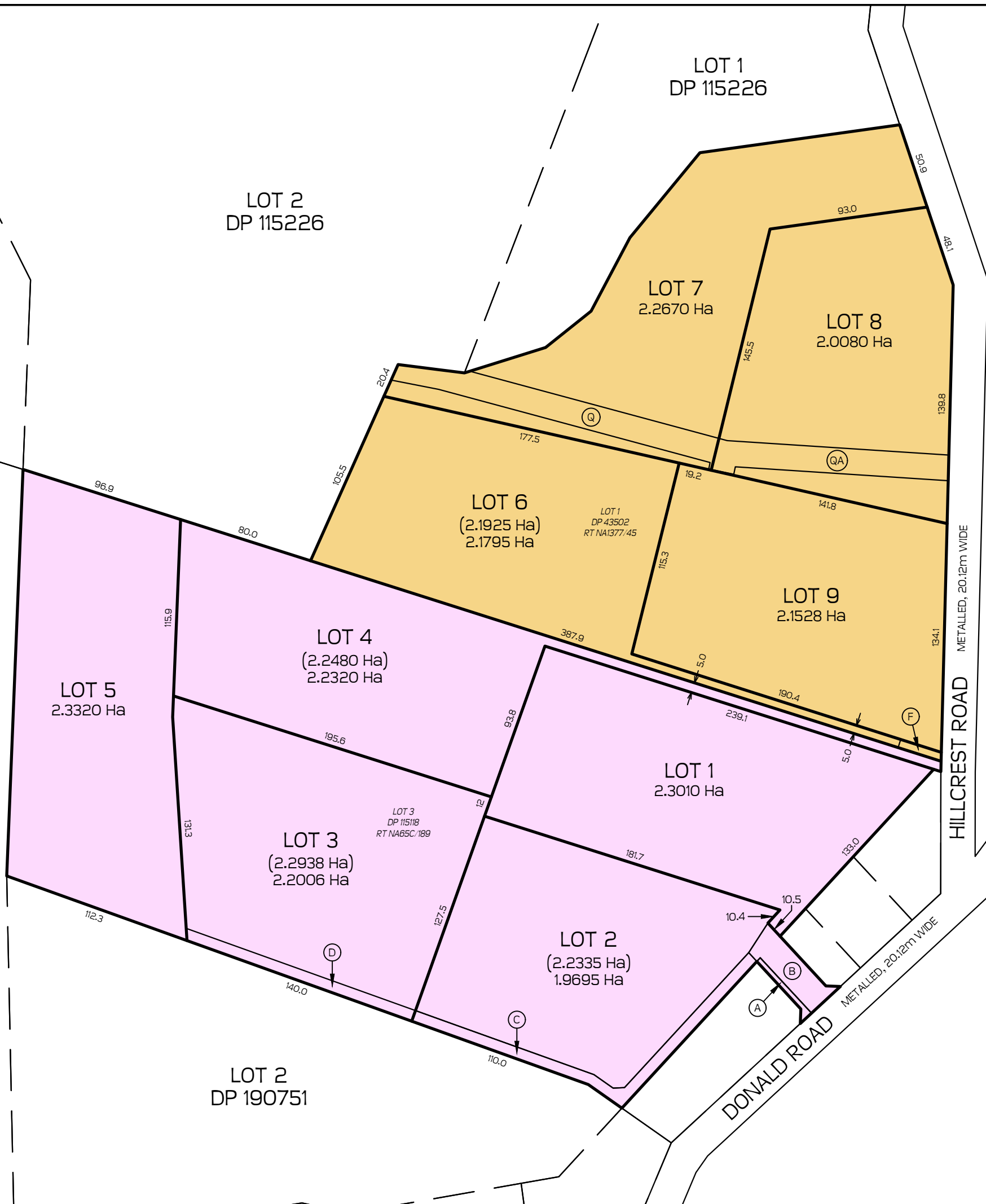
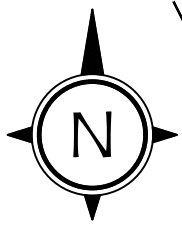
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CLIENT
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 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 2
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

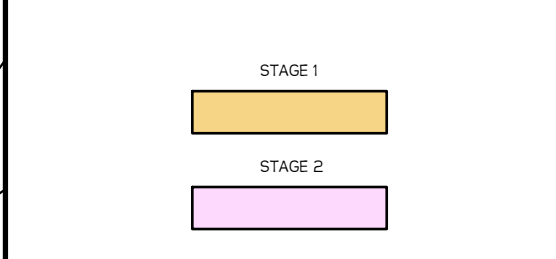
DATE	SCALE	
MAY 2026	1:2500 @A3	
NO.	SHEET	REV.
S17700	4/4	E



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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
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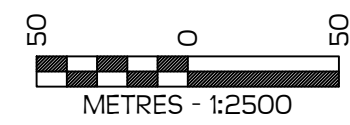
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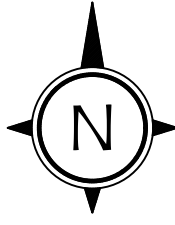
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CLIENT
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 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 OVERALL
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	1/4
		REV.	E





LOT 1
DP 203360

LOT 2
DP 115226

LOT 1
DP 115226

LOT 1
DP 43502
RT NA1377/45

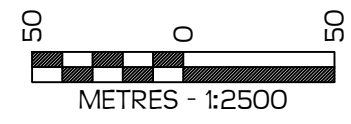
LOT 3
DP 115118
RT NA65C/189

LOT 1
DP 190751

LOT 2
DP 190751

HILLCREST ROAD METALLED, 20.12m WIDE

DONALD ROAD METALLED, 20.12m WIDE



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EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED	CREATED
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DRAINAGE RIGHT	A	LOT 3 DP 115118	THE KAITAIA BOROUGH COUNCIL #B714252.4

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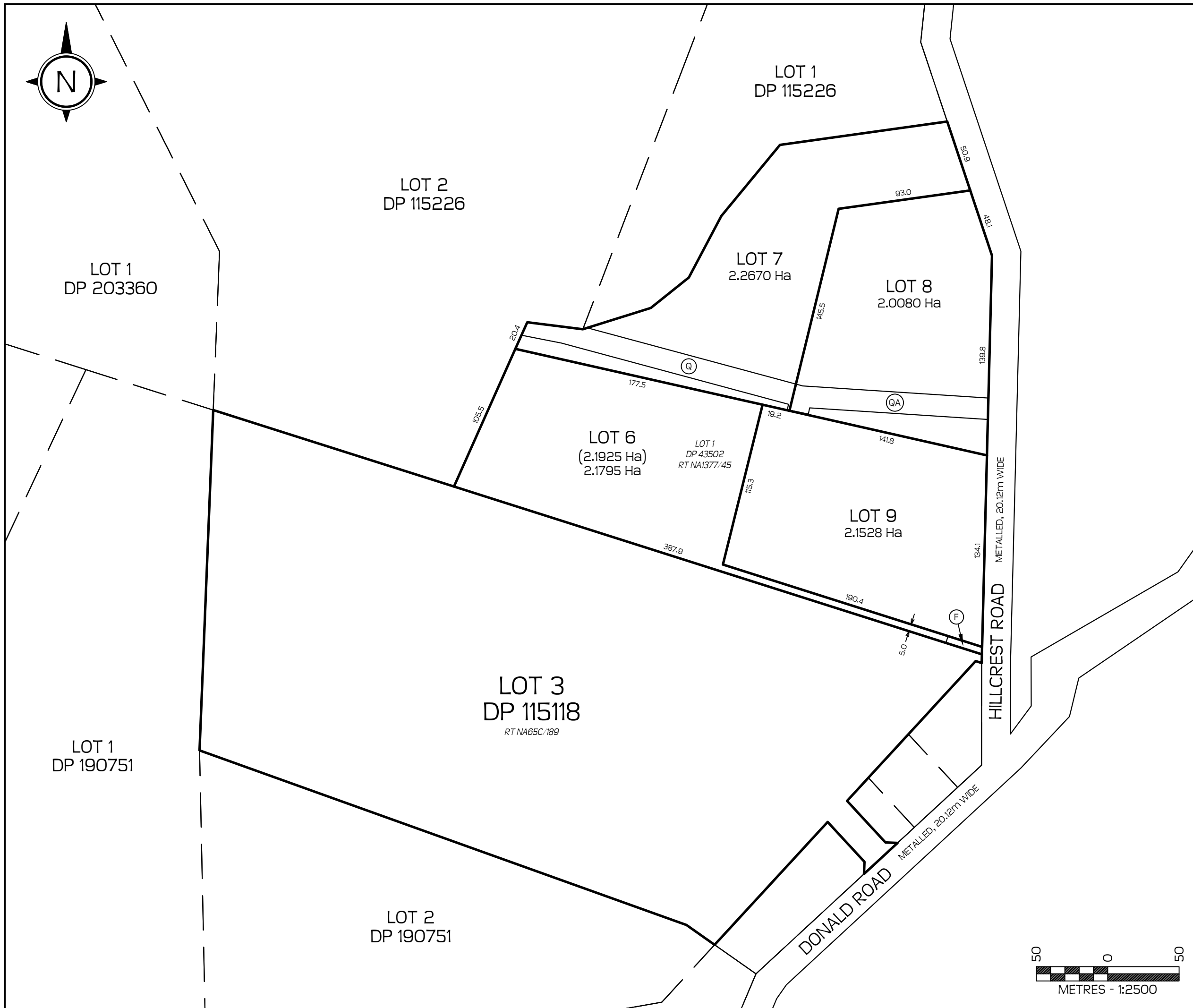
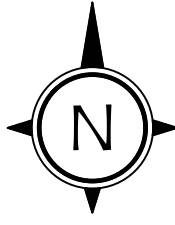


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CLIENT
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 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 CURRENT TITLE SITUATION
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	2/4
		REV.	E



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PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON

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PURPOSE	SHOWN	BURDENED	BENEFITTED
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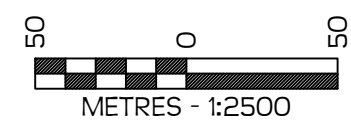


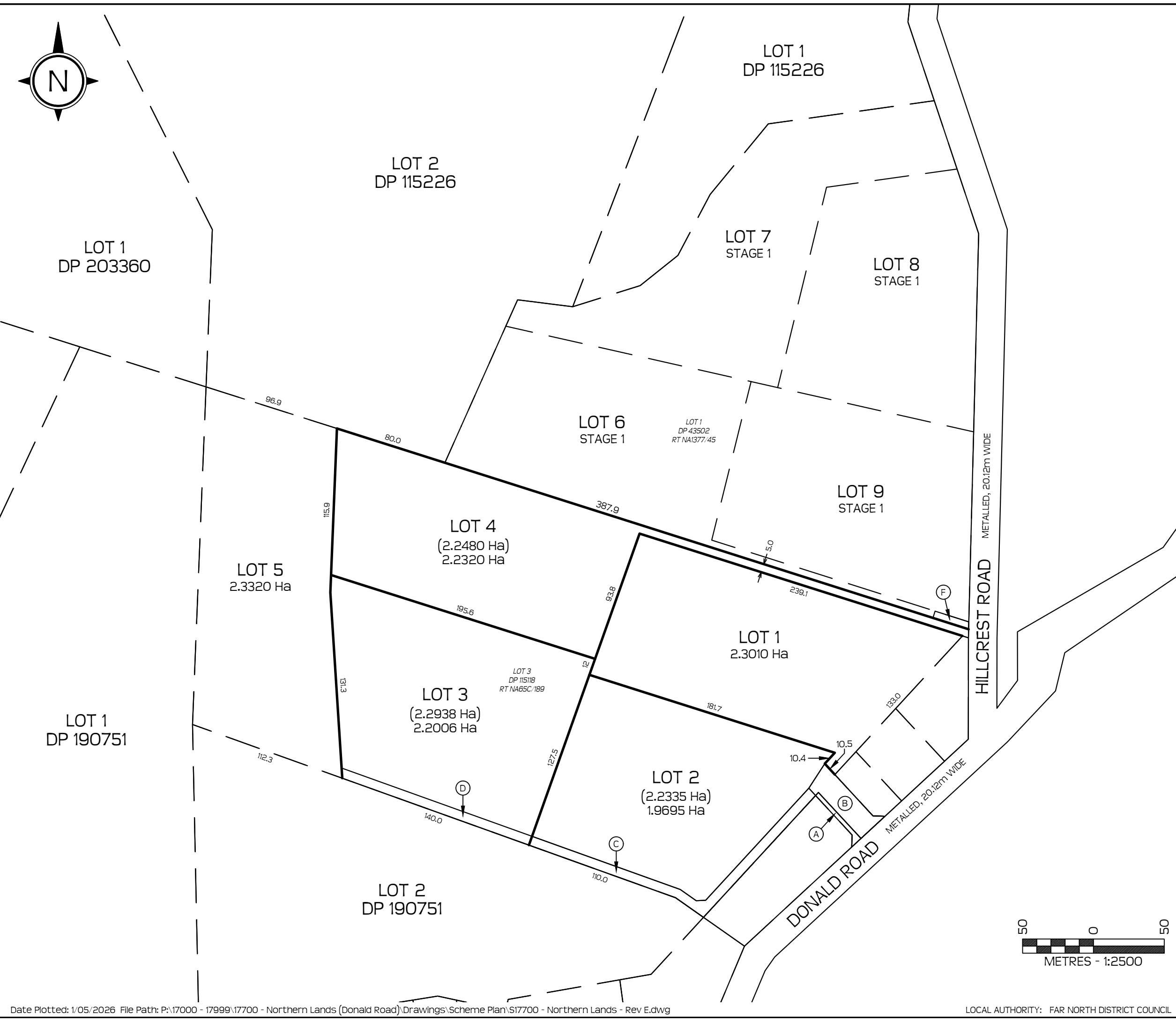
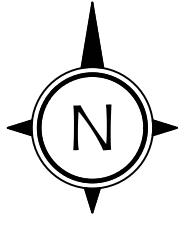
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CLIENT
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 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 1
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	3/4 Rev. E





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EXISTING EASEMENTS IN GROSS (STAGE 1)

PURPOSE	SHOWN	BURDENED	CREATED
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 2
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 11518

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	4/4 Rev. E

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn & Bryant, titled 'Proposed Subdivision of Lot 1 DP 43502 & Lot 3 DP 115118', referenced S17700, REV D, dated August 2024 and attached to this consent with the Council's "Approved Stamp" affixed to them.

Stage 1 conditions

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - a. Submit a detailed set of engineering plans prepared in accordance with Councils Engineering Standards 2023 prior to the construction of works commencing. The engineering plans are to be submitted to the Resource Consents Engineer for approval (Engineering Plan Approval). Engineering plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Chartered Professional Engineer (EES-PS1 or similar). The PS1 shall include details of the level of construction monitoring (CM1-CM5) and inspections required to certify a PS4. Plans shall include but are not limited to:
 - Design details of the construction of a new vehicle crossing to Hillcrest Road for ROW F in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Councils Engineering Standards 2023 (2 lots). Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. The crossing is to include a 6m x 6m passing bay to allow queuing / passing space on the crossing and have a sealed or concreted surface.
 - Design details of the construction of the right of way F serving Lots 6 and 9 in accordance with Table 3.16 Private Accessways Class C (Alt) and Sheet 9, 10 Rural Private way of Councils Engineering Standards 2023 requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.
 - Design details of the construction of separate vehicle crossings from Hillcrest Road to serve Lots 7 and 8 in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council Engineering Standards 2023. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the

road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Plans shall include details of vegetation clearance and earthworks in the road reserve required to achieve sight distances on Sheet 4 of the Council Engineering Standards 2023.

- Design details of proposed culverts to service the vehicle crossings onto Hillcrest Road including reshaping swale/roadside drains to convey Hillcrest Road stormwater flows.

b. Create easements over any stormwater overland flow paths affected by the Resource Consent or as directed by the Resource Consents Engineer.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

a. Notify to Council in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Resource Consents Engineer and include a Construction Management Plan (CMP) with the following details:

- Name and telephone number of the project manager;
- Site address to which the consent relates;
- Expected duration of works;
- A traffic management plan including details of the transportation of plant and materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
- Confirmation of erosion and sediment control measures to be in place for the duration of the works;
- Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other road users.

b. All work on the approved engineering plans in Condition 1 (a) is to be carried out to the approval of the Resource Consents Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those person, and all other test certificates and statements required to confirm compliance of the works as required by the Councils Engineering Standards 2023.
- "Certificate of Completion of Resource Consent Works" from the Contractor.

c. Submit a certified and dated 'As built' plan and asset data sheets of completed right of way and vehicle crossing works in accordance with Councils Engineering Standards 2023. This condition shall be deemed satisfied once the as built have been approved by Councils Resource Consent Engineer or delegated representative.

5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

- a. In conjunction with the construction of any dwellings on proposed Lots 6-9 which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an on-site wastewater disposal report prepared by a Suitably Qualified and Experienced Person. The report shall be in general accordance with the Site Suitability Engineering Report (May 2024) by Geologix. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 6 -9]

- b. In conjunction with the construction of any dwellings on proposed Lots 6-9 and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ 4509.

Note: This consent notice will not apply to any lots connected to the Council water reticulated system. Available connection to Council's water reticulation system for Lots 1,2,8 and 9 is subject to the proposed dwellings being located within Council's Area of Benefit. If proposed dwellings for these lots are within the Area of Benefit, in conjunction with a building consent application for any future dwellings an application to connect each new dwelling to the Council's water scheme shall be submitted to Council for approval.

[Lots 6 – 9]

- c. Without the prior approval of the Council, no dwelling shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any of the proposed Lots 19 which has been proposed as a secondary / overland (Q_{100}) flow path.

[Lots 6 – 9]

- d. In conjunction with the construction of any proposed dwellings on proposed Lots 6-9, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the onsite retention storage flow attenuation shall be prepared by a suitably qualified person or chartered professional engineer in accordance with the Site Suitability Engineering Report (May 2024) by Geologix and submitted with the Building Consent application.

[Lots 6 – 9]

- e. Reticulated power supply or telecommunications services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 6 -9]

- f. Prior to obtaining building consent for any new building on site, the consent holder shall obtain a geotechnical report prepared by chartered professional engineer for slope stability and foundations. The consent holder shall refer to the recommendations of the Geologix Geotechnical Investigation Report reference C0388-G-01 April 2024 Revision 1 which recommends suitable building locations and the use of timber pole foundations with bored and cast-in-place piles.

Stage 2 conditions

Survey plan approval (s223) conditions

6. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
7. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - b. Submit a detailed set of engineering plans prepared in accordance with Councils Engineering Standards 2023 prior to the construction of works commencing. The engineering plans are to be submitted to the Resource Consents Engineer for approval (Engineering Plan Approval). Engineering plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Chartered Professional Engineer (EES-PS1 or similar). The PS1 shall include details of the level of construction monitoring (CM1-CM5) and inspections required to certify a PS4. Plans shall include but are not limited to:
 - Design details of the construction of a new vehicle crossing to Donald Road for ROW B in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Engineering Standards 2023 Edition (3-5 lots). Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Specific long sections, fill required, and details are to be provided showing how the vehicle can approach Donald Road at a safe gradient that will enable visibility in both directions and how safe footpath crossfall will be maintained. The crossing is to include a 6x 6m passing bay to allow queueing/passing space on the crossing and have a sealed or concreted surface.
 - Design details of the construction of right of ways B, C and D serving Lots 1, 2, 3 and 5 in accordance with Table 3.16 Private Accessways Class D for the portion serving 3 lots and Class C(Alt) for the portion serving up to 2 lots and Sheet 9,10 Rural Private way of Council's Engineering Standards 2023 Edition requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.
 - Detailed design of the stormwater pond to attenuate right of way stormwater flows for a 1% AEP event including climate change to less than 80 % of the predevelopment condition for the design storm event.
 - Design details of how stormwater flows from the culvert discharging to site via easement A will be managed such as an energy dissipation structure or conveying flows to the right of way swale for a 1% AEP event.
 - Design details of the construction of a separate vehicle crossing from Hillcrest Road to serve Lot 4 in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council Engineering Standards 2023.

The entrance crossing is to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Plans shall include details of vegetation clearance and earthworks in the road reserve required to achieve sight distances on Sheet 4 of the Council Engineering Standards 2023.

- Design details of proposed culverts to service the vehicle crossing onto Hillcrest Road including reshaping swale/roadside drains to convey Hillcrest Road stormwater flows.

b. Create easements over any stormwater overland flow paths affected by the Resource Consent or as directed by the Resource Consents Engineer.

Section 224(c) compliance conditions

8. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

a. Notify to Council in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Resource Consents Engineer and include a Construction Management Plan (CMP) with the following details:

- Name and telephone number of the project manager;
- Site address to which the consent relates;
- Expected duration of works;
- A traffic management plan including details of the transportation of plant and materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
- Confirmation of erosion and sediment control measures to be in place for the duration of the works;
- Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other road users.

b. All work on the approved engineering plans in Condition 1 (a) is to be carried out to the approval of the Resource Consents Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those person, and all other test certificates and statements required to confirm compliance of the works as required by the Councils Engineering Standards 2023.
- "Certificate of Completion of Resource Consent Works" from the Contractor.

c. Submit a certified and dated 'As built' plan and asset data sheets of completed right of way and vehicle crossing works in accordance with Councils Engineering Standards 2023. This condition shall be deemed satisfied once the as built have been approved by Councils Resource Consent Engineer or delegated representative.

9. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

a. In conjunction with the construction of any dwellings on proposed Lots 1-5 which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an on-site wastewater disposal report prepared by a Suitably Qualified and Experienced Person. The report shall be in general accordance with the Site Suitability Engineering Report (May 2024) by Geologix. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 1 -5]

b. In conjunction with the construction of any dwellings on proposed Lots 1-5 and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ 4509.

Note: This consent notice will not apply to any lots connected to the Council water reticulated system. Available connection to Council's water reticulation system for Lots 1,2,8 and 9 is subject to the proposed dwellings being located within Council's Area of Benefit. If proposed dwellings for these lots are within the Area of Benefit, in conjunction with a building consent application for any future dwellings an application to connect each new dwelling to the Council's water scheme shall be submitted to Council for approval.

[Lots 1 – 5]

g. Without the prior approval of the Council, no dwelling shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any of the proposed Lots 19 which has been proposed as a secondary / overland (Q_{100}) flow path.

[Lots 1 – 5]

h. In conjunction with the construction of any proposed dwellings on proposed Lots 1-5, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the onsite retention storage flow attenuation shall be prepared by a suitably qualified person or chartered professional engineer in accordance with the Site Suitability Engineering Report (May 2024) by Geologix and submitted with the Building Consent application.

[Lots 1 – 5]

i. Reticulated power supply or telecommunications services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 1 – 5]

j. Prior to obtaining building consent for any new building on site, the consent holder shall obtain a geotechnical report prepared by chartered professional engineer for slope stability and foundations. The consent holder shall refer to the recommendations of the Geologix Geotechnical Investigation Report reference C0388-G-01 April 2024

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Archaeological Sites

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

General Advice Notes

4. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).
5. Any work activity, excavation and non-excavation carried out in the road reserve, must lodge formal notice if intention to carry out works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.
6. Erosion and sediment control is to be done in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region GD05.
7. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing the vehicle crossing construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
8. The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the vehicle crossing works. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.

9. *The discharge across boundaries, particularly with regard to the concentration of flows, shall be managed at all times, to avoid the likelihood of damage or nuisance to other properties in accordance with the Council Stormwater Bylaw.*
10. *No construction works are to commence onsite until the engineering plans required in Condition 1 (a) have been approved.*

Activity B Conditions

1. No conditions apply. Note: Conditions for Subdivision Decision of this consent are considered sufficient for this Land Use Decision.

DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant:	Northern Lands Investments Limited
Council Reference:	2240456-RMASUB
Property Address:	Donald and Hillcrest Road Kaitaia
Legal Description:	LOT 1 DP 43502 LOT 3 DP 115118 BLK I TAKAHUE SD

The activity to which this consent relates is:

Activity A

Subdivision to create 8 additional lots in the Rural Production Zone as a Discretionary activity

Activity B

To breach sightlines as per Rule 15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones and 15.1.6C.1.8 Frontage to Existing Roads as a Discretionary activity.

Activity A Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn & Bryant, titled 'Proposed Subdivision of Lot 1 DP 43502 & Lot 3 DP 115118', referenced S17700, REV C, dated August 2024 and attached to this consent with the Council's "Approved Stamp" affixed to them.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - a. Submit a detailed set of engineering plans prepared in accordance with Councils Engineering Standards 2023 prior to the construction of works commencing. The engineering plans are to be submitted to the Resource Consents Engineer for

approval (Engineering Plan Approval). Engineering plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Chartered Professional Engineer (EES-PS1 or similar). The PS1 shall include details of the level of construction monitoring (CM1-CM5) and inspections required to certify a PS4.

Plans shall include but are not limited to:

- Design details of the construction of a new vehicle crossing to Donald Road for ROW B in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Engineering Standards 2023 Edition (3-5 lots). Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Specific long sections, fill required, and details are to be provided showing how the vehicle can approach Donald Road at a safe gradient that will enable visibility in both directions and how safe footpath crossfall will be maintained. The crossing is to include a 6x 6m passing bay to allow queueing/ passing space on the crossing and have a sealed or concreted surface.
- Design details of the construction of right of ways B, C and D serving lots 2, 3 and 5 in accordance with Table 3.16 Private Accessways Class D for the portion serving 3 lots and Class C(Alt) for the portion serving up to 2 lots and Sheet 9,10 Rural Private way of Council's Engineering Standards 2023 Edition requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.
- Detailed design of the stormwater pond to attenuate right of way stormwater flows for a 1% AEP event including climate change to less than 80 % of the predevelopment condition for the design storm event.
- Design details of how stormwater flows from the culvert discharging to site via easement A will be managed such as an energy dissipation structure or conveying flows to the right of way swale for a 1% AEP event.
- Design details of the construction of a new vehicle crossing to Hillcrest Road for ROW E and F in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Engineering Standards 2023 (3-5 lots) Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. The crossing is to include a 6m x 6m passing bay to allow queuing / passing space on the crossing and have a sealed or concreted surface.
- Design details of the construction of the right of way E and F serving Lots 1, 4, 6 and 9 in accordance with Table 3.16 Private Accessways Class D for the

portion serving up to 4 lots and Class C (Alt) for the portion serving up to 2 lots and Sheet 9, 10 Rural Private way of Councils Engineering Standards 2023 requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.

- Design details of the construction of separate vehicle crossings from Hillcrest Road to serve Lots 7 and 8 in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council Engineering Standards 2023. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Plans shall include details of vegetation clearance and earthworks in the road reserve required to achieve sight distances on Sheet 4 of the Council Engineering Standards 2023.
 - Design details of proposed culverts to service the vehicle crossings onto Hillcrest Road including reshaping swale/roadside drains to convey Hillcrest Road stormwater flows.
- b. Create easements over any stormwater overland flow paths affected by the Resource Consent or as directed by the Resource Consents Engineer.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
- a. Notify to Council in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Resource Consents Engineer and include a Construction Management Plan (CMP) with the following details:
- Name and telephone number of the project manager;
 - Site address to which the consent relates;
 - Expected duration of works;
 - A traffic management plan including details of the transportation of plant and materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
 - Confirmation of erosion and sediment control measures to be in place for the duration of the works;
 - Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other road users.
- b. All work on the approved engineering plans in Condition 1 (a) is to be carried out to the approval of the Resource Consents Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those person, and all other test certificates and statements required to confirm compliance of the works as required by the Councils Engineering Standards 2023.
 - "Certificate of Completion of Resource Consent Works" from the Contractor.
- c. Submit a certified and dated 'As built' plan and asset data sheets of completed right of way and vehicle crossing works in accordance with Councils Engineering Standards 2023. This condition shall be deemed satisfied once the as built have been approved by Councils Resource Consent Engineer or delegated representative.
5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
- a. In conjunction with the construction of any dwellings on proposed Lots 1-9 which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an on-site wastewater disposal report prepared by a Suitably Qualified and Experienced Person. The report shall be in general accordance with the Site Suitability Engineering Report (May 2024) by Geologix. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 1 -9]

- b. In conjunction with the construction of any dwellings on proposed Lots 1-9 and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ 4509.

Note: This consent notice will not apply to any lots connected to the Council water reticulated system. Available connection to Council's water reticulation system for Lots 1,2,8 and 9 is subject to the proposed dwellings being located within Council's Area of Benefit. If proposed dwellings for these lots are within the Area of Benefit, in conjunction with a building consent application for any future dwellings an application to connect each new dwelling to the Council's water scheme shall be submitted to Council for approval.

[Lots 1 – 9]

- c. Without the prior approval of the Council, no dwelling shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure places which may create a flow obstruction, on any of the proposed Lots 1-9 which has been proposed as a secondary / overland (Q₁₀₀) flow path.

[Lots 1 – 9]

- d. In conjunction with the construction of any proposed dwellings on proposed Lots 1-9, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the onsite retention storage flow attenuation shall be prepared by a suitably qualified person or chartered professional engineer in accordance with the Site Suitability Engineering Report (May 2024) by Geologix and submitted with the Building Consent application.

[Lots 1 – 9]

- e. Reticulated power supply or telecommunications services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 1 -9]

- f. Prior to obtaining building consent for any new building on site, the consent holder shall obtain a geotechnical report prepared by chartered professional engineer for slope stability and foundations. The consent holder shall refer to the recommendations of the Geologix Geotechnical Investigation Report reference C0388-G-01 April 2024 Revision 1 which recommends suitable building locations and the use of timber pole foundations with bored and cast-in-place piles.

[Lots 1 – 9]

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

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

Archaeological Sites

3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be*

consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

General Advice Notes

4. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
5. *Any work activity, excavation and non-excavation carried out in the road reserve, must lodge formal notice of intention to carry out works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*
6. *Erosion and sediment control is to be done in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region GD05.*
7. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing the vehicle crossing construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.*
8. *The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the vehicle crossing works. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.*
9. *The discharge across boundaries, particularly with regard to the concentration of flows, shall be managed at all times, to avoid the likelihood of damage or nuisance to other properties in accordance with the Council Stormwater Bylaw.*
10. *No construction works are to commence onsite until the engineering plans required in Condition 1 (a) have been approved.*

Activity B Conditions

1. No conditions apply. Note: Conditions for Subdivision Decision of this consent are considered sufficient for this Land Use Decision.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The allotment sizes proposed for the 9-lot subdivision are of sufficient size to accommodate for onsite infrastructure and servicing for future development.

Additionally, the sizes of the allotments enable a wide range of activities, specifically that of production type activities and residential development as anticipated for by the zone.

- b. Access arrangements for the proposed allotments have been reviewed by the Roading Department and the RC Engineer who have both recommended conditions of consent so as to ensure any potential effects will be less than minor.
 - c. The site does not contain any indigenous vegetation, heritage or archaeological sites, nor any sites of cultural significance to Māori that would require further ongoing protection.
 - d. Consent notices have been placed on each lot with regards to onsite water supply, electricity supply telecommunications, wastewater disposal and stormwater management.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
- a. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement

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

The proposal is considered to create less than minor effects on the rural character of the locality. The proposal will enable further lifestyle activities and small scale farming to establish in the rural environment, while not compromising the sustainable management of natural and physical resources of the rural environment. The subject site is not located on a property with any known high productive soils. The proposal is considered to have negligible effects on the life supporting capacity of air, water, soil and ecosystems. As such, it is assessed as being consistent with the intent of the RPS.

Operative Far North District Plan

The activity is consistent with the objectives and policies of the Rural Environment including Objectives 8.3.6, 8.3.7, 8.3.9, 8.3.10, 8.6.3.2, 8.6.3.3, 8.6.3.6 and 8.6.3.9 and Policies 8.4.3, 8.4.4, 8.6.4.1 and 8.6.4.4 as the site is primarily in pasture and contains no cultivating farming activities on the site. In respect to LUC Soils, the site contains LUC 4 and is not considered HPL. The proposed allotment sizes are consistent with that anticipated of by the zone and the surrounding environment. The lots have demonstrated the ability to accommodate small scale farming as well as low residential living.

The activity is consistent with the objectives and policies of the Subdivision Chapter that being Objectives 13.3.1, 13.3.2, 13.3.5, 13.3.8 and Policies 13.4.1, 13.4.2, 13.4.5 and 13.4.8 as the proposed lots are consistent with the intent of the Rural Living Zone as addressed above and the effects will be less than minor. The site is within the area of reticulated services, with some lots being able to connect. The lots will be provided with a private accessway and separate vehicle crossings in accordance with the GCE Site Suitability Reports findings and recommendations.

Proposed Far North District Plan

The proposed subdivision would not be consistent with the objectives and policies of the Subdivision Chapter under the PDP owing to the fact that approximately 2ha lots are proposed. The PDP gives more weight to the protection of highly productive land and in this instance, the site does not contain HPL soils. It is noted that the proposal is fairly compliant with the remainder of the chapter with regards to provision of services and access and no identified hazards on site. Additionally, there are no archaeological sites, indigenous vegetation or cultural sites of significance that would warrant ongoing protection. The proposal itself will not give rise to any reverse sensitivity effects noting the surrounding area is of similar lots sizes, density and character.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As assessed above the outcomes sought are different under the operative and proposed plan frameworks. Therefore, it is necessary to consider the weight to be given to each framework and which outcome should prevail.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
8. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file

material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Pat Killalea

Date: 27th September 2024

Title: Independent Commissioner



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 - BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	GRANTEE / CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	E	LOT 4 HEREON	LOTS 1, 6 & 9 HEREON
	F	LOT 6 HEREON	LOTS 1, 4 & 9 HEREON

APPROVED PLAN

Planner: SBrown
RC: 2240456-RMACOM
Date: 27/09/2024

TOTAL AREA: 20.0286 Ha
 COMPRISED IN: RT NA1377/45 & NA65C/189
 THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS ARE THUS:
 NO BUILDING SHALL BE ERECTED WITHIN 10m OF ANY SITE BOUNDARY

C	21.08.24	RIGHT OF WAY OVER LOTS 4 & 6 - JBH/CC
B	12.04.24	ACCESS FOR LOT 1 - JBH/CC
A	09.08.23	FIRST ISSUE - JBH/TM
REV	DATE	DESCRIPTION

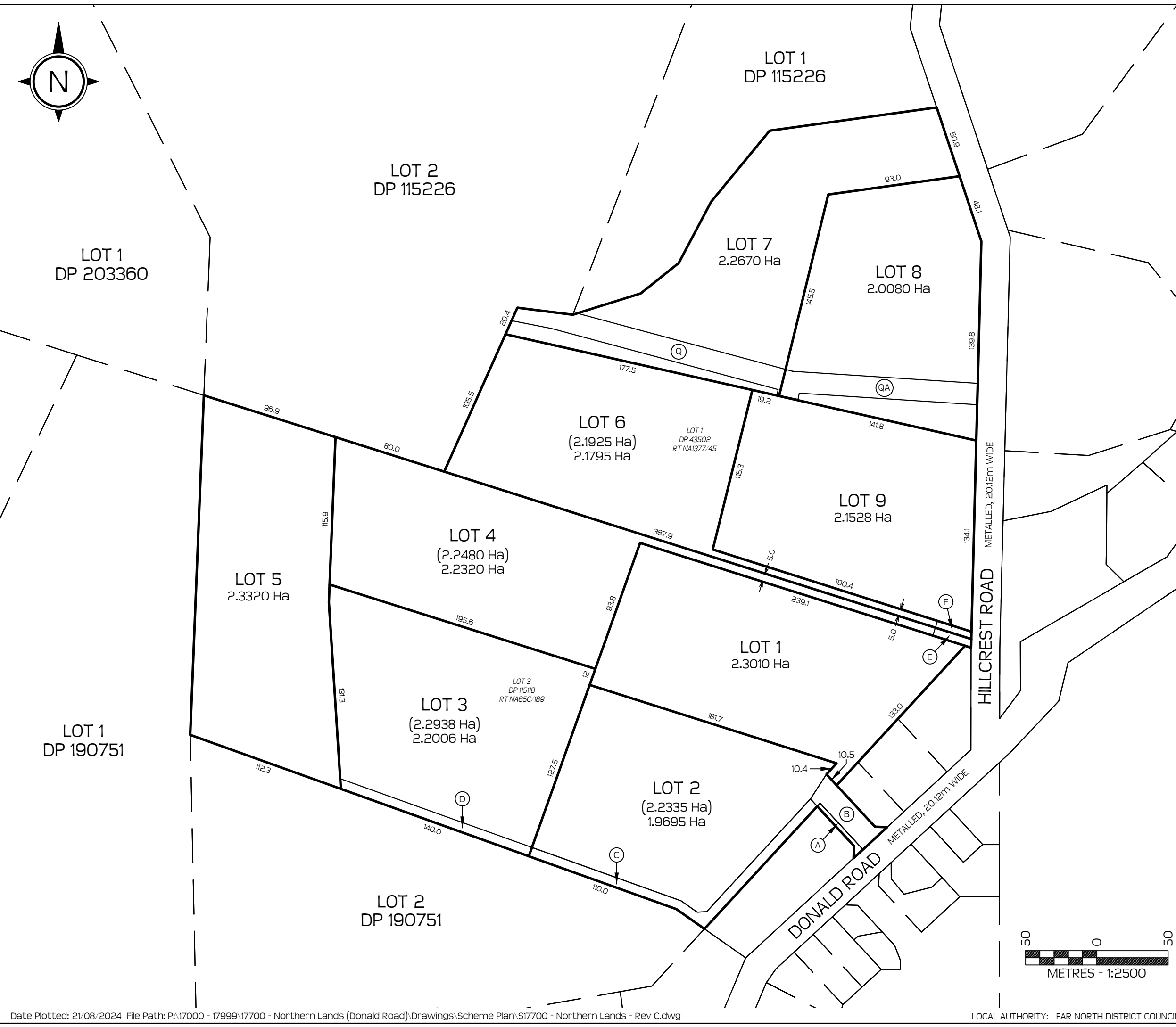
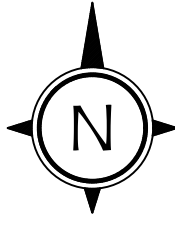
REF. DATA:

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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
**PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118**

DATE	AUGUST 2024	SCALE	1:2500 @A3
NO.	S17700	SHEET	1/1 Rev. C



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 - BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	GRANTEE / CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED (SERV.TENE.)	BENEFITTED (DOM.TENE.)
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	E	LOT 4 HEREON	LOTS 1, 6 & 9 HEREON
	F	LOT 6 HEREON	LOTS 1, 4 & 9 HEREON

APPROVED PLAN

Planner: SBrown
RC: 2240456-RMACOM
Date: 27/09/2024

TOTAL AREA: 20.0286 Ha
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 NO BUILDING SHALL BE ERECTED WITHIN 10m OF ANY SITE BOUNDARY

REV	DATE	DESCRIPTION
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B	12.04.24	ACCESS FOR LOT 1 - JBH/CC
A	09.08.23	FIRST ISSUE - JBH/TM

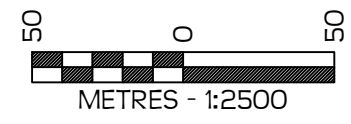
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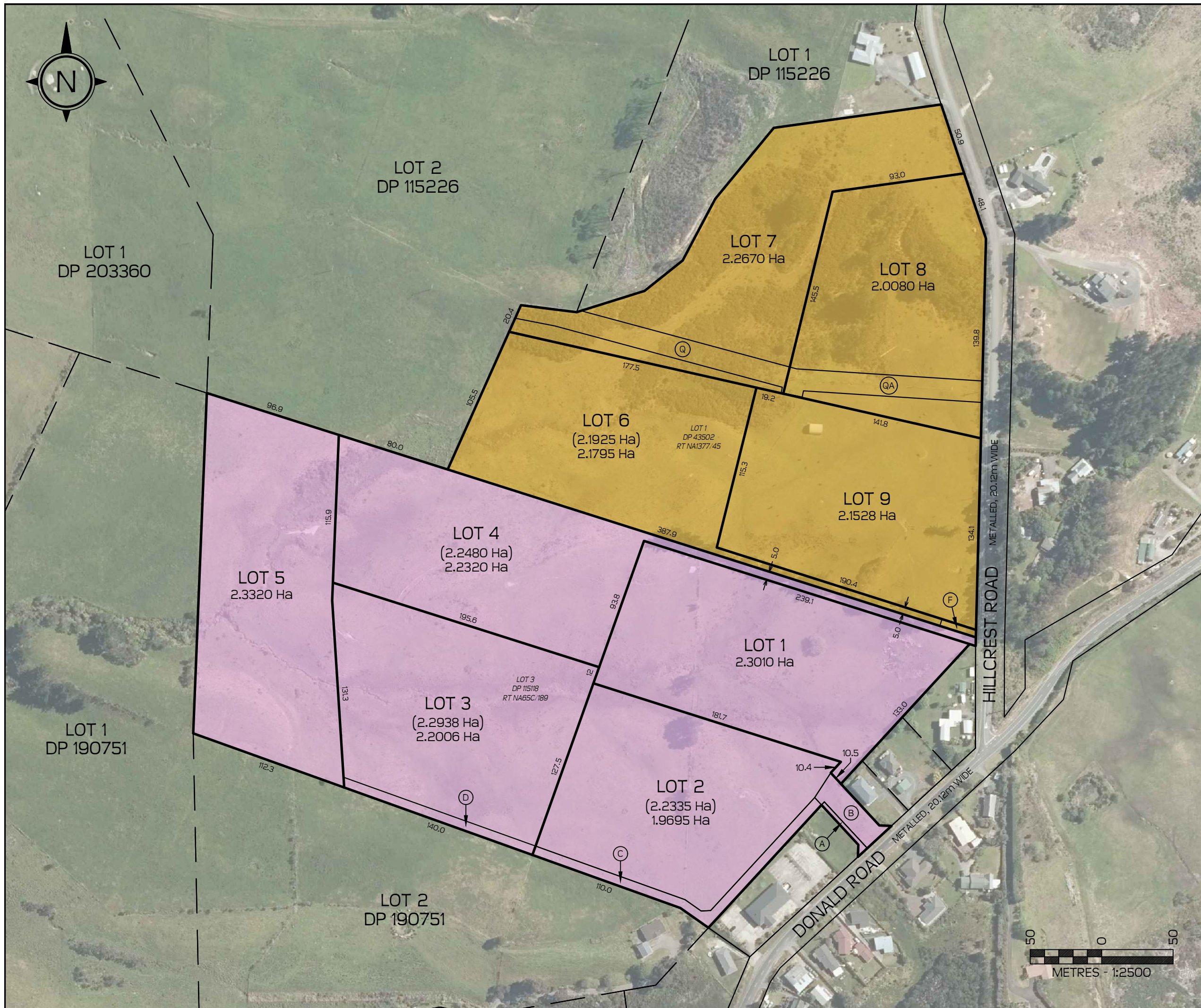
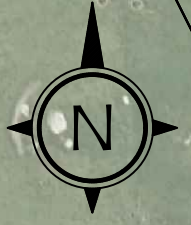
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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
**PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118**

DATE	AUGUST 2024	SCALE	1:2500 @A3
NO.	S17700	SHEET	1/1 Rev. C

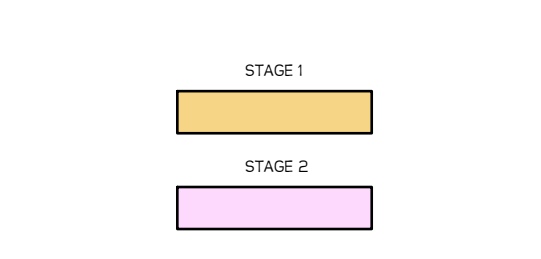




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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON



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REV	DATE	DESCRIPTION
E	01.05.26	REMOVING ROW E - SN/KM
D	03.03.26	STAGING - JBH/KM
A	09.08.23	FIRST ISSUE - JBH/TM

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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 OVERALL
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	1/4 Rev. E



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 8. INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 9. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 1 DP 43502	TOP ENERGY Ltd #9366315.2
DRAINAGE RIGHT	A	LOT 3 DP 115118	THE KAITAIA BOROUGH COUNCIL #B714252.4

TOTAL AREA: 20.0286 Ha
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D	03.03.26	STAGING - JBH/KM
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REV	DATE	DESCRIPTION

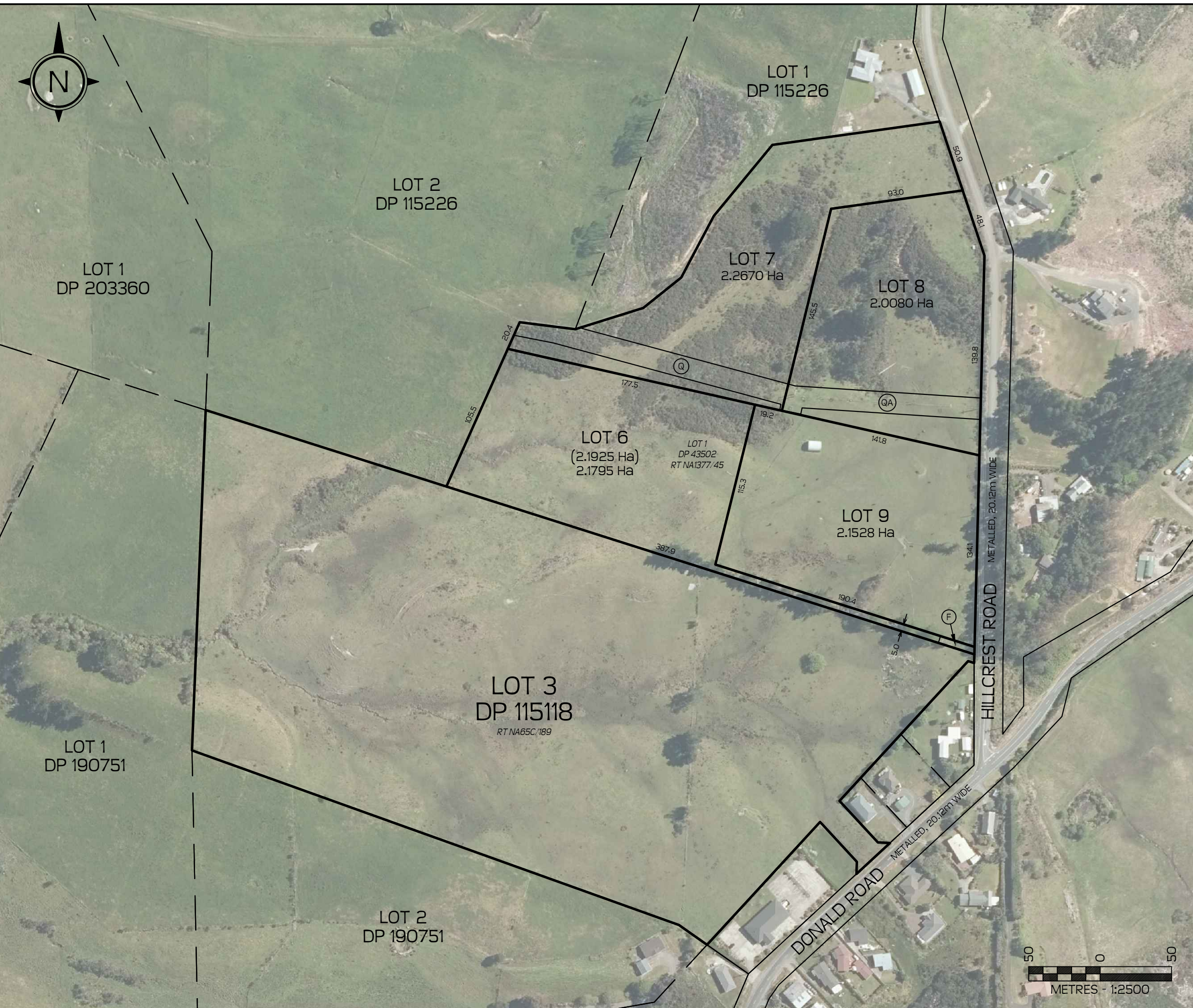
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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 CURRENT TITLE SITUATION
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	2/4
		REV.	E



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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON

TOTAL AREA: 20.0286 Ha
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REV	DATE	DESCRIPTION
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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 1
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	3/4
		REV.	E



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EXISTING EASEMENTS IN GROSS (STAGE 1)

PURPOSE	SHOWN	BURDENED	CREATED
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	F	LOT 6 STAGE 1	LOT 9 STAGE 1

TOTAL AREA: 20.0286 Ha
 COMPRISED IN: RT NA1377/45 & NA65C/189
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REV	DATE	DESCRIPTION
E	01.05.26	REMOVING ROW E - SN/KM
D	03.03.26	STAGING - JBH/KM
A	09.08.23	FIRST ISSUE - JBH/TM

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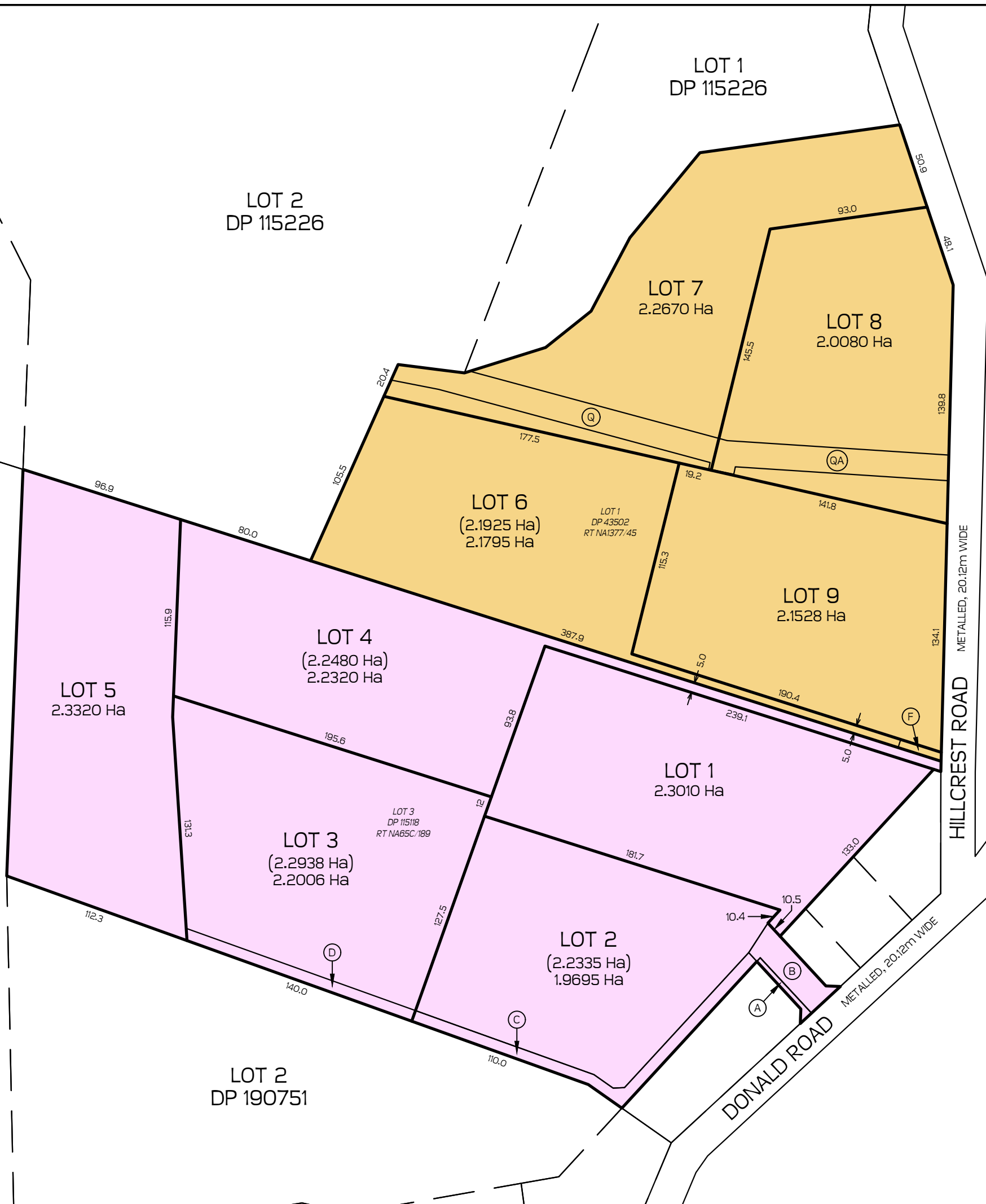
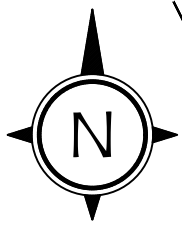


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CLIENT
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 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 2
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

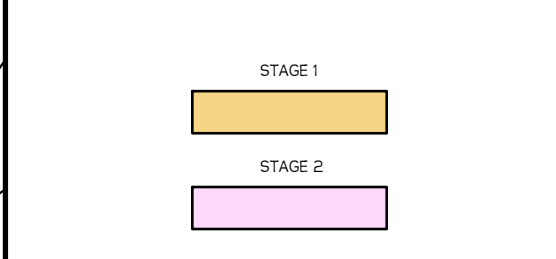
DATE	SCALE	
MAY 2026	1:2500 @A3	
NO.	SHEET	REV.
S17700	4/4	E



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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON



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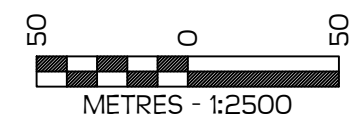
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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 OVERALL
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	1/4 Rev. E





LOT 1
DP 203360

LOT 2
DP 115226

LOT 1
DP 115226

LOT 1
DP 43502
RT NA1377/45

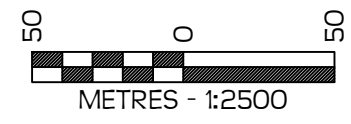
LOT 3
DP 115118
RT NA65C/189

LOT 1
DP 190751

LOT 2
DP 190751

HILLCREST ROAD METALLED, 20.12m WIDE

DONALD ROAD METALLED, 20.12m WIDE



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EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 1 DP 43502	TOP ENERGY Ltd #9366315.2
DRAINAGE RIGHT	A	LOT 3 DP 115118	THE KAITAIA BOROUGH COUNCIL #B714252.4

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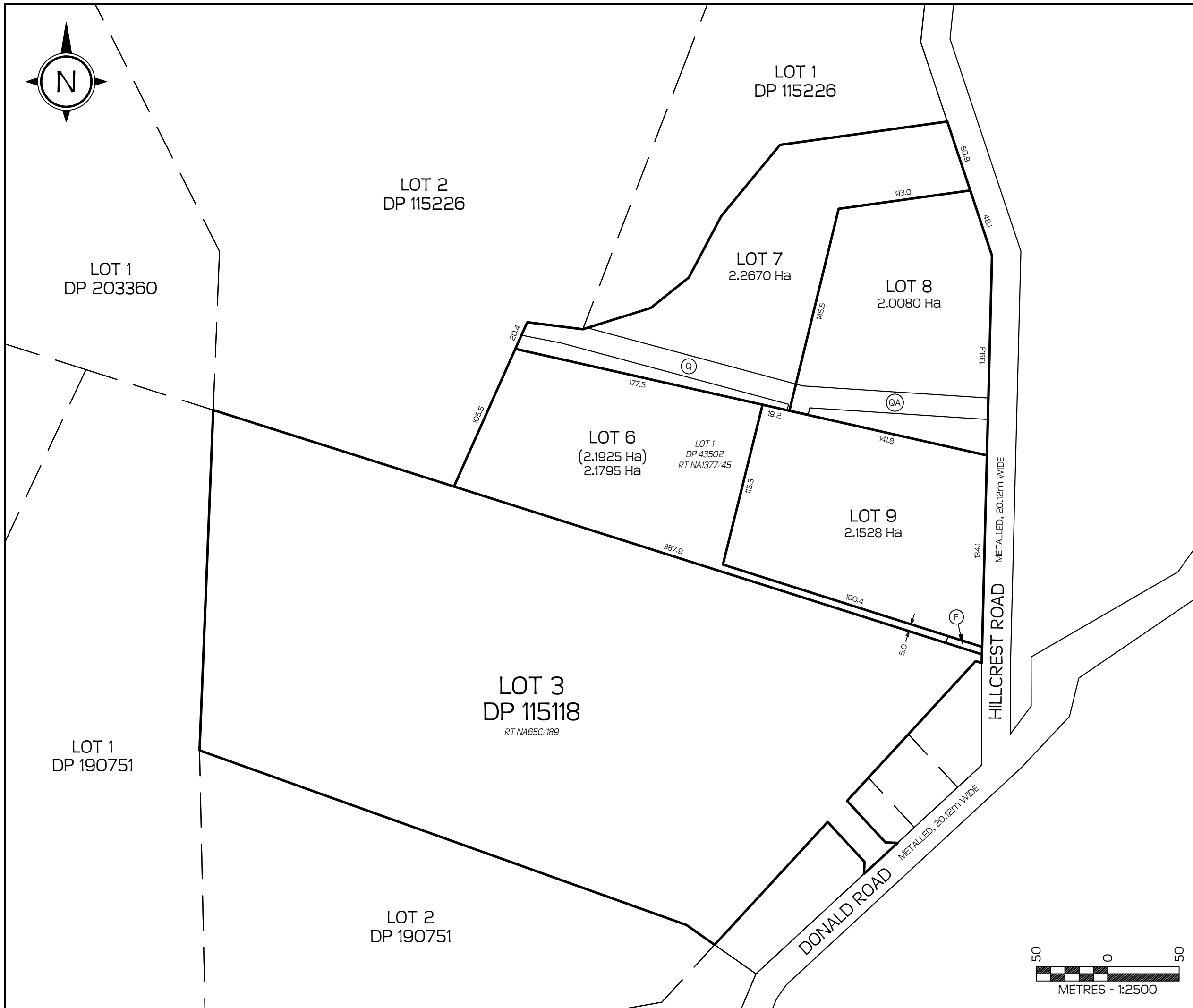
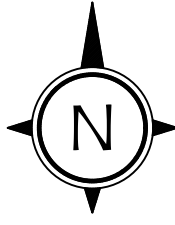
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CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 CURRENT TITLE SITUATION
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	2/4
		REV.	E



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PURPOSE	SHOWN	BURDENED	CREATED
RIGHT TO CONVEY ELECTRICITY, TELECOM. & COMPUTER MEDIA	Q	LOT 7 HEREON	TOP ENERGY Ltd #9366315.2
	QA	LOT 8 HEREON	

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY	F	LOT 6 HEREON	LOT 9 HEREON

PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	BURDENED	BENEFITTED
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E	01.05.26	REMOVING ROW E - SN/KM
D	03.03.26	STAGING - JBH/KM
A	09.08.23	FIRST ISSUE - JBH/TM

REF. DATA:

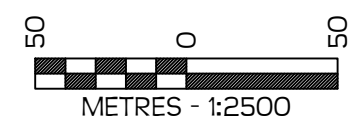


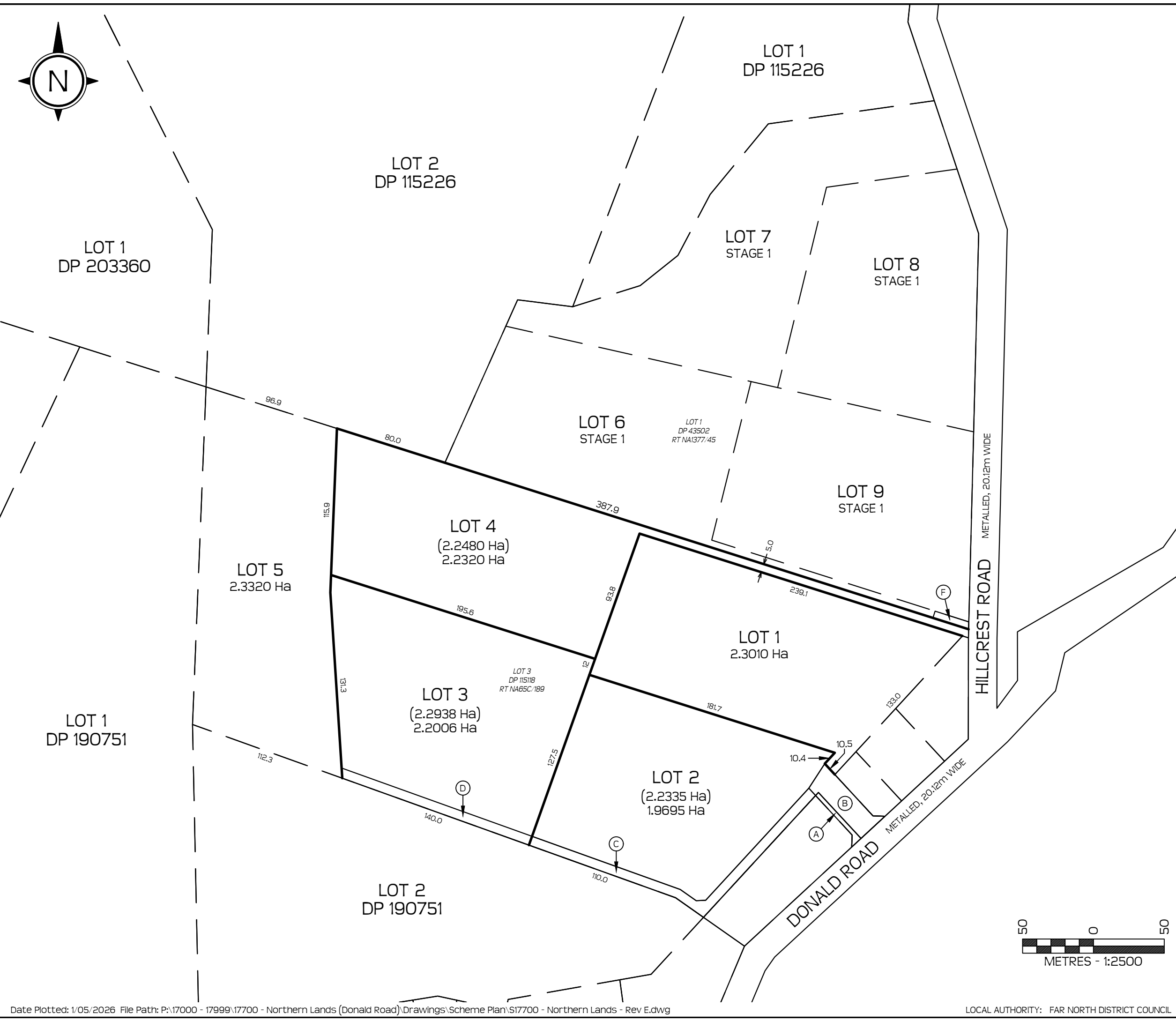
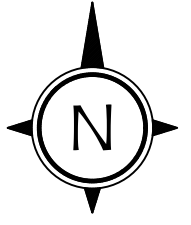
Ph: 09 438 3563 PO Box 191, Whangarei 0140
 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 1
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 115118

DATE	MAY 2026	SCALE	1:2500 @A3
NO.	S17700	SHEET	3/4
		REV.	E





CAUTION:

- THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
- AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
- THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN. SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
- DO NOT SCALE OFF DRAWINGS.
- THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.
- DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
- 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
- BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENTS IN GROSS (STAGE 1)

PURPOSE	SHOWN	BURDENED	CREATED
DRAINAGE RIGHT	A	LOT 2 HEREON	THE KAITAIA BOROUGH COUNCIL #B714252.4

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITTED
RIGHT OF WAY, RIGHT TO CONVEY TELECOM. & ELECTRICITY	B	LOT 2 HEREON	LOTS 1, 3 & 5 HEREON
	C	LOT 2 HEREON	LOTS 3 & 5 HEREON
	D	LOT 3 HEREON	LOT 5 HEREON
RIGHT OF WAY	F	LOT 6 STAGE 1	LOT 9 STAGE 1

TOTAL AREA: 20.0286 Ha
 COMPRISED IN: RT NA1377/45 & NA65C/189
 THIS SITE IS ZONED 'RURAL PRODUCTION' AND THE BUILDING SETBACKS ARE THUS:
 NO BUILDING SHALL BE ERECTED WITHIN 10m OF ANY SITE BOUNDARY

REV	DATE	DESCRIPTION
E	01.05.26	REMOVING ROW E - SN/KM
D	03.03.26	STAGING - JBH/KM
A	09.08.23	FIRST ISSUE - JBH/TM

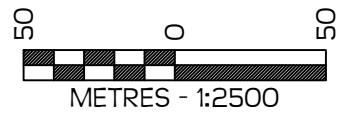
REF. DATA:

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 7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz

CLIENT
 NORTHERN LANDS
 HILLCREST & DONALD ROAD, KAITAIA

TITLE
 STAGE 2
 PROPOSED SUBDIVISION
 OF LOT 1 DP 43502 &
 LOT 3 DP 11518

DATE	SCALE	
MAY 2026	1:2500 @A3	
NO.	SHEET	REV.
S17700	4/4	E



Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn & Bryant, titled 'Proposed Subdivision of Lot 1 DP 43502 & Lot 3 DP 115118', referenced S17700, REV D, dated August 2024 and attached to this consent with the Council's "Approved Stamp" affixed to them.

Stage 1 conditions

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - a. Submit a detailed set of engineering plans prepared in accordance with Councils Engineering Standards 2023 prior to the construction of works commencing. The engineering plans are to be submitted to the Resource Consents Engineer for approval (Engineering Plan Approval). Engineering plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Chartered Professional Engineer (EES-PS1 or similar). The PS1 shall include details of the level of construction monitoring (CM1-CM5) and inspections required to certify a PS4. Plans shall include but are not limited to:
 - Design details of the construction of a new vehicle crossing to Hillcrest Road for ROW F in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Councils Engineering Standards 2023 (2 lots). Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. The crossing is to include a 6m x 6m passing bay to allow queuing / passing space on the crossing and have a sealed or concreted surface.
 - Design details of the construction of the right of way F serving Lots 6 and 9 in accordance with Table 3.16 Private Accessways Class C (Alt) and Sheet 9, 10 Rural Private way of Councils Engineering Standards 2023 requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.
 - Design details of the construction of separate vehicle crossings from Hillcrest Road to serve Lots 7 and 8 in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council Engineering Standards 2023. Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the

road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Plans shall include details of vegetation clearance and earthworks in the road reserve required to achieve sight distances on Sheet 4 of the Council Engineering Standards 2023.

- Design details of proposed culverts to service the vehicle crossings onto Hillcrest Road including reshaping swale/roadside drains to convey Hillcrest Road stormwater flows.

b. Create easements over any stormwater overland flow paths affected by the Resource Consent or as directed by the Resource Consents Engineer.

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

a. Notify to Council in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Resource Consents Engineer and include a Construction Management Plan (CMP) with the following details:

- Name and telephone number of the project manager;
- Site address to which the consent relates;
- Expected duration of works;
- A traffic management plan including details of the transportation of plant and materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
- Confirmation of erosion and sediment control measures to be in place for the duration of the works;
- Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other road users.

b. All work on the approved engineering plans in Condition 1 (a) is to be carried out to the approval of the Resource Consents Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those person, and all other test certificates and statements required to confirm compliance of the works as required by the Councils Engineering Standards 2023.
- "Certificate of Completion of Resource Consent Works" from the Contractor.

c. Submit a certified and dated 'As built' plan and asset data sheets of completed right of way and vehicle crossing works in accordance with Councils Engineering Standards 2023. This condition shall be deemed satisfied once the as built have been approved by Councils Resource Consent Engineer or delegated representative.

5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

- a. In conjunction with the construction of any dwellings on proposed Lots 6-9 which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an on-site wastewater disposal report prepared by a Suitably Qualified and Experienced Person. The report shall be in general accordance with the Site Suitability Engineering Report (May 2024) by Geologix. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 6 -9]

- b. In conjunction with the construction of any dwellings on proposed Lots 6-9 and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ 4509.

Note: This consent notice will not apply to any lots connected to the Council water reticulated system. Available connection to Council's water reticulation system for Lots 1,2,8 and 9 is subject to the proposed dwellings being located within Council's Area of Benefit. If proposed dwellings for these lots are within the Area of Benefit, in conjunction with a building consent application for any future dwellings an application to connect each new dwelling to the Council's water scheme shall be submitted to Council for approval.

[Lots 6 – 9]

- c. Without the prior approval of the Council, no dwelling shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any of the proposed Lots 19 which has been proposed as a secondary / overland (Q_{100}) flow path.

[Lots 6 – 9]

- d. In conjunction with the construction of any proposed dwellings on proposed Lots 6-9, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the onsite retention storage flow attenuation shall be prepared by a suitably qualified person or chartered professional engineer in accordance with the Site Suitability Engineering Report (May 2024) by Geologix and submitted with the Building Consent application.

[Lots 6 – 9]

- e. Reticulated power supply or telecommunications services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 6 -9]

- f. Prior to obtaining building consent for any new building on site, the consent holder shall obtain a geotechnical report prepared by chartered professional engineer for slope stability and foundations. The consent holder shall refer to the recommendations of the Geologix Geotechnical Investigation Report reference C0388-G-01 April 2024 Revision 1 which recommends suitable building locations and the use of timber pole foundations with bored and cast-in-place piles.

Stage 2 conditions

Survey plan approval (s223) conditions

6. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
7. Prior to the approval of the survey plan pursuant to Section 223 of the Act the consent holder shall:
 - b. Submit a detailed set of engineering plans prepared in accordance with Councils Engineering Standards 2023 prior to the construction of works commencing. The engineering plans are to be submitted to the Resource Consents Engineer for approval (Engineering Plan Approval). Engineering plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Chartered Professional Engineer (EES-PS1 or similar). The PS1 shall include details of the level of construction monitoring (CM1-CM5) and inspections required to certify a PS4. Plans shall include but are not limited to:
 - Design details of the construction of a new vehicle crossing to Donald Road for ROW B in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council's Engineering Standards 2023 Edition (3-5 lots). Entrance crossings are to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Specific long sections, fill required, and details are to be provided showing how the vehicle can approach Donald Road at a safe gradient that will enable visibility in both directions and how safe footpath crossfall will be maintained. The crossing is to include a 6x 6m passing bay to allow queueing/passing space on the crossing and have a sealed or concreted surface.
 - Design details of the construction of right of ways B, C and D serving Lots 1, 2, 3 and 5 in accordance with Table 3.16 Private Accessways Class D for the portion serving 3 lots and Class C(Alt) for the portion serving up to 2 lots and Sheet 9,10 Rural Private way of Council's Engineering Standards 2023 Edition requirements including a typical cross section, long section, culverts, drainage flow paths and overland flow.
 - Detailed design of the stormwater pond to attenuate right of way stormwater flows for a 1% AEP event including climate change to less than 80 % of the predevelopment condition for the design storm event.
 - Design details of how stormwater flows from the culvert discharging to site via easement A will be managed such as an energy dissipation structure or conveying flows to the right of way swale for a 1% AEP event.
 - Design details of the construction of a separate vehicle crossing from Hillcrest Road to serve Lot 4 in accordance with Sheet 21 Rural Type 1A Crossing also in accordance with sheets 22 & 23 of Council Engineering Standards 2023.

The entrance crossing is to be designed and constructed in such a manner that will control stormwater run-off entering a property from the road, and that likewise prevent stormwater and detritus, including gravel, dirt and other materials, migrating onto the road reserve from a property. Urban accessways and private driveways sloping up from the road shall have a stormwater collection and disposal system at the boundary as detailed on Sheet 19. Plans shall include details of vegetation clearance and earthworks in the road reserve required to achieve sight distances on Sheet 4 of the Council Engineering Standards 2023.

- Design details of proposed culverts to service the vehicle crossing onto Hillcrest Road including reshaping swale/roadside drains to convey Hillcrest Road stormwater flows.

b. Create easements over any stormwater overland flow paths affected by the Resource Consent or as directed by the Resource Consents Engineer.

Section 224(c) compliance conditions

8. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

a. Notify to Council in writing, of their intention to begin works, a minimum of seven days prior to commencing works. Such notification shall be sent to the Resource Consents Engineer and include a Construction Management Plan (CMP) with the following details:

- Name and telephone number of the project manager;
- Site address to which the consent relates;
- Expected duration of works;
- A traffic management plan including details of the transportation of plant and materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
- Confirmation of erosion and sediment control measures to be in place for the duration of the works;
- Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other road users.

b. All work on the approved engineering plans in Condition 1 (a) is to be carried out to the approval of the Resource Consents Engineer. Compliance with this condition shall be determined by:

- PS4A and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those person, and all other test certificates and statements required to confirm compliance of the works as required by the Councils Engineering Standards 2023.
- "Certificate of Completion of Resource Consent Works" from the Contractor.

c. Submit a certified and dated 'As built' plan and asset data sheets of completed right of way and vehicle crossing works in accordance with Councils Engineering Standards 2023. This condition shall be deemed satisfied once the as built have been approved by Councils Resource Consent Engineer or delegated representative.

9. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

a. In conjunction with the construction of any dwellings on proposed Lots 1-5 which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an on-site wastewater disposal report prepared by a Suitably Qualified and Experienced Person. The report shall be in general accordance with the Site Suitability Engineering Report (May 2024) by Geologix. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 1 -5]

b. In conjunction with the construction of any dwellings on proposed Lots 1-5 and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ 4509.

Note: This consent notice will not apply to any lots connected to the Council water reticulated system. Available connection to Council's water reticulation system for Lots 1,2,8 and 9 is subject to the proposed dwellings being located within Council's Area of Benefit. If proposed dwellings for these lots are within the Area of Benefit, in conjunction with a building consent application for any future dwellings an application to connect each new dwelling to the Council's water scheme shall be submitted to Council for approval.

[Lots 1 – 5]

g. Without the prior approval of the Council, no dwelling shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any of the proposed Lots 19 which has been proposed as a secondary / overland (Q_{100}) flow path.

[Lots 1 – 5]

h. In conjunction with the construction of any proposed dwellings on proposed Lots 1-5, the lot owner shall install a stormwater detention tank with a flow attenuated outlet. The system shall be designed such that the total stormwater discharged from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the onsite retention storage flow attenuation shall be prepared by a suitably qualified person or chartered professional engineer in accordance with the Site Suitability Engineering Report (May 2024) by Geologix and submitted with the Building Consent application.

[Lots 1 – 5]

i. Reticulated power supply or telecommunications services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

[Lots 1 – 5]

j. Prior to obtaining building consent for any new building on site, the consent holder shall obtain a geotechnical report prepared by chartered professional engineer for slope stability and foundations. The consent holder shall refer to the recommendations of the Geologix Geotechnical Investigation Report reference C0388-G-01 April 2024

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Archaeological Sites

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

General Advice Notes

4. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).
5. Any work activity, excavation and non-excavation carried out in the road reserve, must lodge formal notice if intention to carry out works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.
6. Erosion and sediment control is to be done in accordance with Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region GD05.
7. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing the vehicle crossing construction works and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
8. The consent holder is responsible for the repair and reinstatement of the road carriageway, damaged as a result of the vehicle crossing works. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.

9. *The discharge across boundaries, particularly with regard to the concentration of flows, shall be managed at all times, to avoid the likelihood of damage or nuisance to other properties in accordance with the Council Stormwater Bylaw.*
10. *No construction works are to commence onsite until the engineering plans required in Condition 1 (a) have been approved.*

Activity B Conditions

1. No conditions apply. Note: Conditions for Subdivision Decision of this consent are considered sufficient for this Land Use Decision.