

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|--|---|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text" value=""/> m ³ |
| ☐ Fast Track Land Use* | <i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☒ Extension of time (s.125) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Other (please specify) | <input type="text" value="RC2300601-RMACOM: both subdivision and land use"/> |

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with iwi/hapū? ☐ Yes ☐ No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Okahu Developments Limited

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☐ No

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Harvey Garton - Director, Okahu Developments Ltd

Email:

Phone number:

Postal address:

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

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

7. Details of property owner/s and occupier/s

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

Name/s:

Okahu Developments Limited

Property address/
location:

8. Application site details

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

Name/s:

Okahu Developments Limited

Site address/
location:

5 Berghan Road

Coopers Beach

Postcode 0420

Legal description:

Lot 2 DP 199647

Val Number:

Certificate of title:

NA126B/635

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☒ No

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

9. Description of the proposal

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

Section 125(1A)(b): extend lapse period of RC2300601-RMACOM by five years.

Applies to Decision A (Subdivision) and Decision B (Land Use); no other changes.

Existing lapse: February 2027; requested: February 2032 (exact dates to be confirmed).

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

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☐ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)

Strand Homes Limited

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Harvey Garton

Signature:

(signature of bill payer)

Date 09-Sep-2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)

Harvey Garton - Director, Okahu Developments Ltd

Signature

Date 09-Sep-2026

Declaration is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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



FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2300601-RMACOM

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

Okahu Developments Limited

The activities to which this decision relates are listed below:

Activity A – Subdivision:

To create three additional allotments in the Residential Zone.

Activity B – Landuse:

To allow for a residential dwelling on each Lot breaching Private Accessway, Sunlight, Stormwater Management, and Residential Intensity rules of the District Plan.

Subject Site Details

Address: 5 Berghan Road, Coopers Beach 0420
Legal Description: Lot 2 DP 199647
Certificate of Title reference: NA-126B/635

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

Decision A – Subdivision:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Strand Homes, referenced Site Plan Proposed Services, dated 21/10/2021, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements to be duly granted or reserved as provided for on the survey plan provided with the application and referenced Survey Plan, dated 10-09-2020 and attached to Resource Consent 2300601 with Council's "Approved Stamp" affixed to it.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

- (a) Submit plans and details of all works required for the upgrading of the proposed rights of way and private infrastructure that serve the development for the approval of the Council's Resource Consents Engineer or designate prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and Guidelines and NZS4404:2004:

In particular the plans and details shall show:

- i) R.O.W easements **B, D** and **E** to provide 3m wide sealed or concreted formation and drainage.
 - ii) A formed and concreted single width entrance to the boundary of each lot in accordance with FNDC Engineering Standard FNDC/S/2.
 - iii) Stormwater management and mitigation systems including overland flows paths, manhole, attenuation tanks and extension pipes.
 - iv) The provision to each lot of a separate connection to a reticulated stormwater drainage system.
 - v) Wastewater Management system including extension pipe and construction of Lot 3 driveway over FNDC Sanitary Sewer Manhole.
 - vi) The provision of a reticulated sanitary sewer network, with a connection to the boundary of each Lot.
 - vii) Design details of communal water supply for fire-fighting purposes consisting of 1 tank at a volume and in a location approved by Fire Emergency New Zealand.
 - viii) Stormwater drainage and construction for ROW's and disposal to control structures.
 - ix) The proposed stormwater control works to be in place prior to and during construction.
 - x) Details of all earthworks, including contours, volumes, cut/fill heights, and erosion and sediment control measures.
 - xi) Construction and as-built specifications in accordance FNDC Engineering Standards and Guidelines.
 - xii) PS1 (Schedule 1A) certificate signed by a Chartered Professional Engineer to be submitted for R.O.W design, stormwater and wastewater drainage system.
- (b) Following approval of the plans and selection of the contractor, provide to Council.
- i) Details of the successful contractor,
 - ii) Details of the planned date and duration of the contract,
 - iii) Details of the supervising engineer,
 - iv) A traffic management plan.
- (c) Prior to commencing any physical works, submit for approval by Council's Resource Consent Engineer or duly delegated officer a Construction Management Plan. The plan shall contain information on and site management procedures for the following:
- i) Timing of construction works, including hours of work, key project and site management personnel.

- ii) Transportation of demolition and construction materials to and from the site and associated controls on vehicles through the use of sign-posted site entrance/exits and the loading and unloading of materials.
- iii) Bulk earthworks construction plans, including location of cut and fill areas, quantities, temporary storage areas, and any required retaining structures.
(Note, this consent does not authorise the undertaking of earthworks associated with the creation of the new building platforms which the applicant has advised will be deferred until new titles are issued.)
- iv) Control of dust and noise on-site and necessary avoidance or remedial measures.
- v) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- vi) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians, and other users of ST Johns Road; and
- vii) Erosion and sediment control plan and measures to be in place for the duration of the works.

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

- (a) Complete all works approved under condition 3(a) of this consent in accordance with the plans, specifications and details approved under that condition, and in accordance with the Construction Management Plan approved under condition 3(c) of this consent.

(Note for the engineer at 224C stage: Please check that Fire Fighting Water tank has been installed as it is a communal Tank)

- (b) On completion of all private infrastructure works, provide for approval of Council's Resource Consents Engineer or duly delegated officer, as-built plans, design certificates, and any operation and maintenance manuals required in accordance with Schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Council's Engineering Standards.

- (c) Provide as-built plans in accordance with the requirements of the FNDC Engineering Standards which is to include the following information:

- i. Drawings showing the location of Public Wastewater Manhole on Lot 3, including co-ordinates of the manhole lids and levels of manhole inverts and lids to Dosli datum. This information is also preferred in a digital format so that it can be added to Council's GIS Data Base.

(Note for the engineer at 224C stage: Access to Lot 3 is proposed to be provided over FNDC SS Manhole. Hence, the information is necessary to locate the manhole in future)

- (d) Upon completion of the works specified in condition(s) 3(A) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.
- (e) Upon completion of the works specified in condition(s) 3(A) above, provide certification (PS4 / Schedule 1C) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.
- (f) Provide written confirmation from a Licenced Cadastral Surveyor that all services and accesses are located within the appropriate easement boundaries.
- (g) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.
- (h) Provide for Council's approval a legal document which apportions future maintenance and upgrading requirements and costs of any commonly owned infrastructure amongst the owners of all Lots, including but not limited to the; access lot, firefighting water supply, sanitary and stormwater system. A solicitor's undertaking shall be provided to register the approved legal document against the appropriate titles of the affected allotments.

Note that Council is not to be a party to the maintenance and management of these common areas and private reticulation systems.

- (i) Provide written confirmation from the water services operators of their consent conditions in accordance with Far North District Council: Engineering Standards & Guidelines 2009 and show any necessary easements on the survey plan. This shall include confirmation that a reticulated water supply is to be provided within the subdivision, to be available for connection to the residential lots in the subdivision.
- (j) Provide certification from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision of firefighting water supply including access to the Lot.
- (k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - i. Any development requiring building consent on the Lot shall be accompanied by a Stormwater Management report prepared by a Chartered Professional Engineer or suitably qualified practitioner and submitted with the Building Consent application. The stormwater management system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% and 1% AEP including an allowance for climate change. Land Use Consent has been Granted for an increased threshold in impermeable surfaces within each lot for a coverage of 70 percent.

The design shall also provide additional mitigation for the ROW on the Lot in general accordance with the report by prepared by Wilton Joubert, referenced: Site Suitability Assessment Report for Subdivision-Revision 4, 5 Berghan Road, Coopers Beach, Lot 2 DP 199647, ref: 101152, dated: 16th September 2021, and submitted with Resource Consent 2300601 – RMACOM.

[All Lots]

- ii. All stormwater originating from roofs, paved surfaces and tank overflow is to be piped to, and discharged into, the on-site reticulated system.

[All Lots]

- iii. Lot owners shall maintain on an ongoing basis, the private access, Sanitary Sewer reticulation network, stormwater reticulation network and associated mitigation measures, and the communal firefighting water supply within Lot 1 and easement areas A, B, D, and E located within Lots 1, 2 and 3 to a reasonable and operational standard in accordance with the requirements of the legal document registered on the titles under condition 4(h) of RC 2300601.

[All Lots]

- iv. Without the prior approval of the Council, no building or structure is to be located, or any physical works undertaken which may create a flow obstruction on any area of the site which has been proposed as a primary or secondary overland flow path, as identified on the engineering reports and plans approved as per condition 3(a) of RC 2300601, and as shown on the as-built drawings (attached).

[All Lots]

- v. Dispensation has been granted for the sunlight breach between Lots 1 and 2, and 2 and 3. Should there be a breach in the Sunlight Rule of the District Plan on any other Lot boundary, further consent shall be applied for by the Lot owners.

[All Lots]

Decision B – Land Use:

1. The activity shall be carried out in general accordance with the approved plans prepared by Strand Homes, referenced Site Plan Proposed Services dated 21/10/2021 and Floor Plan – Lots 1 & 2, Floor Plan – Lot 3, North Elevations, South Elevations, Lot 1 Elevations, Lot 2 Elevations, Lot 3 Elevations, 3D – Daylighting Breaches Only and 3D – Daylighting & Permitted Breaches, dated 6/09/2021, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The consent holder shall be aware that the maximum allowable impermeable surfaces on Lots 1 – 3 is 70 percent. The Lot owner will need to apply for a further resource consent, should impermeable surfaces exceed 70 per cent on each Lot.
3. The consent holder shall ensure that built development resulting in a breach of the sunlight provisions between the internal boundaries of Lots 1 and 2, and 2 and 3 are in general accordance with the elevation plans prepared by Stand Homes, dated 6/9/2021 and depicted in the 3D concepts.

Note: this consent does not authorise the undertaking of earthworks associated with the creation of the new building platforms which the applicant has advised will be deferred until new titles are issued.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. All works are to comply with the current version of Council's Engineering Standards and Guidelines.
3. The consent holder will be responsible for obtaining any permit required under Council's control of earthworks bylaw.
4. The connection of the new reticulation (Stormwater and Wastewater) to the live network shall only be made by Council contractors or by a suitably qualified drainlayer who has received prior written approval from IAM's Department for that particular site.
5. A building consent maybe required for private piped drainage works, the consent holder is advised to contact the Council's Building Consent team for further information.
6. Further consent will be required for earthworks associated with the construction of a building platform on Lots 1, 2 and 3.
7. Further consent may be required for sunlight breaches on Lots 1, 2 and 3, should a change occur to the built development that creates an effect that is more than what is consented for under RC 2300601 as a result of earthworks.

Reasons for the Decision

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

Rule # & Name	Non Compliance Aspect
13.7.1 MINIMUM LOT SIZES	Each of the proposed Lots are more than 300m ² and are sewered sites.
15.1.6C.1.1 PRIVATE ACCESSWAYS IN ALL ZONES	The private accessway is 4m wide and does not comply with Appendix 3B-1. The accessway is unable to be widened.

7.6.1.2 RESIDENTIAL INTENSITY	The Lots are smaller than 600m ² and one title is proposed to be built on each Lot. Further, should the proposed dwellings be built prior to the subdivision activity, there would be a residential intensity breach on site.
7.6.5.1.5 SUNLIGHT	The proposed new dwellings will breach the permitted threshold of the proposed new internal boundaries between the proposed Lots.
7.6.5.1.6 STORMWATER MANAGEMENT	Once the proposed subdivision activity has been established and the proposed Lots have been developed, the impermeable surfaces on both Lots 1 and 2 will breach the permitted thresholds.

Adverse effects will be less than minor:

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

Throughout this decision, the applicant has been advised that this consent does not authorise the undertaking of earthworks associated with the creation of the new building platforms which the applicant has advised (by way of email) will be deferred until new titles are issued. This comment has been made as a result of discussions between Council and the applicant due to the additional earthworks breach in the District Plan that has been identified by Council, but not included in Resource Consent Application 2300601.

Objectives and policies of the District Plan:

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

- a) Objectives: 7.3.1, 7.3.3, 7.3.4, 7.3.6, 13.3.1, 13.3.5, 13.3.8, 15.1.3.1.
- b) Policies: 7.4.2, 7.4.4, 13.4.2, 13.4.8, 15.1.4.1.

The proposal is not contrary to the relevant objectives and policies of the District Plan.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
 - a) The Far North District Plan
4. No other non – statutory documents were considered relevant in making this decision.
5. No other matters were considered in relevant in making this decision.
6. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

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

Pat Killalea, Principal Planner

Date: 16th February 2022

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Request to extend consent lapse period

RC2300601-RMACOM | 5 Berghan Road, Coopers Beach

Applicant: Okahu Developments Limited

Contact: Harvey Garton, Director

harvey@strandhomes.co.nz | 0212219093

Okahu Developments Limited requests a five-year extension under section 125 of the Resource Management Act 1991 to the lapse period of both the subdivision and land use approvals under RC2300601-RMACOM. We understand the current lapse date is in February 2027 and request an extension to February 2032, subject to Council confirming the exact dates.

Substantial work has been undertaken towards implementing the approved development, including civil and services design, structural and foundation engineering, detailed dwelling drawings, building-consent applications, boundary surveying, fencing and site preparation, and the purchase of stormwater tanks and associated components. Building consents were obtained for the three dwellings in 2023. Contractor pricing and construction planning have also been undertaken, with further project budgeting in 2025.

Market conditions have placed the project in a holding pattern. We remain committed to proceeding and intend to recommence the project in 2027. The requested extension provides time for funding arrangements, construction programming and completion of the remaining stages.

This application seeks additional time only. No changes are proposed to the approved development, plans or consent conditions. Please refer to the original application and assessment held on Council's file, together with the original consent decision and approved plans.

Please let us know if any further information is required to process this extension request. Supporting project records are available on request.