THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Our Reference: 9152.s125-2300484

9 November 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Extension of lapse period pursuant to s125 – RC 2300484-RMASUB and associated variations – Okokako Road; Okokiwi Downs Limted

Pursuant to s125, I am pleased to lodge on behalf of Okokiwi Downs Limited, application to extend the lapse date of RC 2300484-RMASUB and subsequent variations, for a period of two years.

The fee has been paid separately. Please note the fee was discussed briefly with RC department manager with the result that we pay a single fee for this s125 and another for the adjacent RC 2300485-RMASUB (and its subsequent variations) given the same applicant, same date of issue, very similar conditions and their connectivity.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, sam@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**
After Hours: Director: Denis Thomson 09 4071372
After Hours: Office Manager: Sam Lee 021 1370060

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks

Te Kaunihera
o Te Hiku o te Ika
Far North District Council

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Application for 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 discussion

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

☑ Yes ○ No ○ N/A insofar as linkage with 2300485

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

○ Yes ○ No ○ N/A

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

○ Yes ○ No ○ N/A

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

- ○ **Land Use**
- ○ **Fast Track (Land Use - Controlled Activity)**
- ○ **Change of Consent Notice (s.221(3))**
- ○ **Certificate of Compliance (s.139)**
- ☑ **Extension of time (s.125)**
- ○ **Discharge:** Total voume = _____ m³
  Note; volumes >3m³ requires NRC Consent 3m³
- ○ **Subdivision**
- ○ **Existing Use Certificate (s.139A)**
- ○ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ○ **Other (please specify)** _____

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: Okokiwi Downs 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: Lynley Newport

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: As per item 5

Property address/ location:

Postcode

8. Application site details

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

Name/s: Okokiwi Downs Limited

Site address/ location: Okokako Road
Waimate North
Postcode

Legal description: Allotment 18 Psh of Okokako **Val Number:**

Certificate of title: NA8D/629

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.

Extension of lapse period pursuant to s125 of the RMA, for RC 2300484-RMASUB; 2300484-RMAVAR/A and 2300484-RMAVAR/B

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** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard Consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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

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

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

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

- ◯ **Subdividing land**
- ◯ **Changing the use of a piece of land**
- ◯ **Disturbing, removing or sampling soil**
- ◯ **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**
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

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 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) Okokiwi Downs Ltd

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) Stephen Bill

Signature:
(signature of bill payer)

Date 9/11/26

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) Stephen Bill

Signature

Date 9/11/26.

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

Application by Okokiwi Downs Ltd to extend the lapse period of RC 2300484-RMASUB; 2300484-RMAVAR/A and 2300484-RMAVAR/B, pursuant to s125 of the Resource Management Act 1991 – Okokako Road, Waimate North

1.0 BACKGROUND

The original RC 2300484-RMASUB was issued on 23rd November 2021, to create four lots in the Rural Production Zone. In February 2024, RC 2300484 was varied to update the scheme plan and to add a dominant tenement. Then in March 2025, RC 2300484 was further amended by Variation B to change the conditions relating to plans and details of roading upgrading to be in line with the adjacent RC 2180256 conditions around the same matter. Copies of RC 2300484-RMASUB; VAR/A and VAR/B are attached in Appendix 1.

The consent holder has faced delays in progressing Stage 2 of RC 2180256, a subdivision of land adjacent to, and using the same access road, as RC 2300484-RMASUB. Whilst progress has been, and continues to be made, to give effect to 2300484-RMASUB and its subsequent variations, there is now serious concern that those delays may prevent the consent holder from giving effect to 2300484 before its existing lapse date of 23rd November 2026.

Related Applications

The commonality in roading conditions and right of way arrangements means that RC 2300484-RMASUB and adjacent RMA 2300485-RMASUB (and its subsequent variations) cannot be considered in isolation. Concurrent applications for s125 extensions are therefore being lodged.

2.0 APPLICATION

Pursuant to section 125(1A), clause (b), application is made to extend the lapse period for RC 2300484-RMASUB; 2300484-RMAVAR/A and 2300484-RMAVAR/B for a period of two more years – to 23rd November 2028.

3.0 PROPERTY DETAILS

Location:	Okokako Road, Waimate North
Legal description:	Allotment 18, Parish of Okokako
Record of Title:	NA8D/629 - copy attached as Appendix 3.

4.0 REASON FOR REQUEST

These are outlined in summary in 1.0 Background. The consent holder has three related consents issued for properties at the end of Okokako Road, Waimate North. The older consent, RC 2180256 was granted to be carried out in two stages, with the first stage now completed and titles issued. That older consent has now been the subject of five variations, the latest being VAR/E, specific to the Stage 2 plan and conditions. The Stage 2 VAR/E, issued in March 2025, amended roading conditions, and that in turn led to RC 2300484 and 2300485 requiring variations to match – both issued in late March 2025.

There is now doubt that, despite progress being made – see below – it may not be possible to 'give effect' to RC 2300484 and 2300485 before their lapse dates.

These two subdivisions are physically and functionally linked through their access arrangements. Concurrently to this application, therefore, a s125 application is being made for RC 2300485, seeking the same length extension to lapse period. The other reason for concurrent applications is that, in the interests of efficiency, a single draft LT Plan has been prepared for both 2300484 and 2300485 combined – refer to draft LT 636319 in Appendix 2.

5.0 STATUTORY CONSIDERATIONS

A consent holder may apply for an extension of lapse period before the consent lapses (s125(1A) of the RMA) . Upon receiving an application for a s125 extension of lapse period, the consent authority must decide whether to grant an extension after taking into account—
(i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
(ii) whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and
(iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

Substantial Progress

Refer to section 4 above. I believe substantial progress has been and continues to be made in regard to RC 2300484. Survey work has been completed and draft LT Plan prepared – refer to Appendix 2. In addition, RS Engineering was given the go ahead to proceed with engineering plans in order to satisfy condition 3(a) of RC 2300484, in July 2025. These plans are, as I understand it, nearly completed.

Approvals of persons who may be adversely affected

The original consent was issued under delegated authority with no written approvals required and no affected persons identified. Extending the lapse period does not adversely affect any party.

Objectives and Policies of a Plan or Proposed Plan

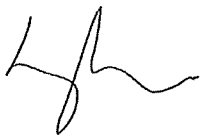
The consent was issued pursuant to the Operative Far North District Plan only. There have been no changes to the Operative District Plan's Objectives and Policies since the original consent was issued. Since the original consent was issued, the Proposed District Plan has been publicly notified and has moved through submission and hearings phases, with a PDP-Appeals Version now in place.

At the time RC 2300484 was issued, the PDP had not been notified. However, by the time VAR/B was issued (March 2025), it had been. The property is zoned Rural Production under the Proposed District Plan Appeals Version (PDP-AV).

I do not consider extending timeframes for an already consented subdivision, where progress has been and continues to made, adversely affects policies and objectives of a proposed plan especially where that consent was originally considered and issued prior to that proposed plan being notified.

6.0 CONCLUSION

It is considered that the Far North District Council can grant an extension under s125 of Act to enable an extended timeframe within which to give effect to RC 2300484-RMASUB, 2300484-RMAVAR/A and 2300484-VAR/B. It is **requested, therefore, that the Council grant approval to this s.125 application, and extend the lapse date for those consents 23rd November 2028.**



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date 9th November 2026

7.0 LIST OF APPENDICES

Appendix 1	RC 2300484-RMASUB
	RC 2300484-RMAVAR/A
	RC 2300484-RMAVAR/B
Appendix 2	Draft LT 636319
Appendix 3	Record of Title

Appendix 1

RC 2300484-RMASUB

RC 2300484-RMAVAR/A

RC 2300484-RMAVAR/B

Far North District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)

Amended Pursuant to s133A of the Act

Resource Consent Number: 2300484-RMASUB

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

Okokiwi Downs Limited

The activity to which this decision relates:

To create three additional Lots in the Rural Production Zone.

Subject Site Details

Address:	Allotment 18 PSH of Okokako, Waimate North Road
Legal Description:	Allotment 18 Okokako Parish
Certificate of Title reference:	NA-8D/629, NA-501/36, NA-2D/481, NA-13D/1093, NA-105B/128, NA-105B/130, NA-13C/206, NA-277/73

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

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO, dated 9/8/2021, and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   (a) All easements in the memorandum to be duly granted or reserved.

(b) The areas to be planted in accordance with condition 3(d) and 4(k)(viii).

(c) The fenced area around the wetland/swamp on Lots 13 as area 'B'.

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 which are to vest in Council and the upgrading of the proposed and existing rights of way 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. The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard with a turning head at the end to allow for turning by trucks and graders.

II. The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition (i) to the northern boundary of Lot 16 RC 2300485, to 3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.

III. Storm water drainage and construction for vested road and disposal to control structures.

IV. Vehicle crossing from Okokako Road to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.

V. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.

VI. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.

VII. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.

VIII. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.

IX. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.

X. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.

XI. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.

XII. The proposed stormwater control works to be in place prior to and during construction.

XIII. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

XIV. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.

(b) Following approval of the plans as required for Condition 3(a) and selection of the contractor, provide to Council:

a. Details of the successful contract.
b. Details of the planned date and duration of the contract.
c. Details of the supervising engineer.
d. A Traffic Management Plan.
e. A Construction Management Plan.

The Construction Management Plan shall contain information on, and site management procedures, for the following (for example):

I. The timing of civil construction works, including hours of work, key project and site management personnel.
II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
III. The excavation works, including retaining structures (if any).
IV. Control of dust and noise on-site and any 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 or Road.
VII. Erosion and sediment control measures to be in place for the duration of the works.

(c) Provide a Structural Stability assessment and recommendations for improvements (if any), from a Chartered Professional Engineer, for approval of Council's Resource Consents Engineer or designate, of the existing crossing located on ROW "A" as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021. The

assessment should cover whether the crossing is safe, suitable and reasonable for residential and rural type.

(d) Provide to the satisfaction of Council's Resource Consent Manager or other duly delegated officer, a detailed planting plan prepared by a suitably qualified person. It shall provide details on the following:

a. Size and species of proposed stock for planting
b. Sources of proposed species
c. Locations and spacing of proposed plants, planting methods, details of staking of trees etc.
d. Details of proposed maintenance
e. Details of proposed mulch, type, depth etc
f. Planting programme

(e) Provide for Councils approval a preferred road name and two alternatives for the un-named access road. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.

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

(a) That all construction works on the site are to be undertaken in accordance with the approved construction management plan.

(b) Provide the formation details for Okokako Road, in a suitable format for inclusion in the Council's RAMM database.

(c) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.

(d) Upon completion of the works specified in condition 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 3(a) above, provide certification (Schedule 1c or PS4) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.

(f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months.

The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

(g) Provide to Council written confirmation from a registered Surveyor that the access carriageway and stormwater drainage is fully contained within the easements provided for access and drainage.

(h) Provide written confirmation that recommendations for improvements (if any required) to culvert crossing contained within the Chartered Engineer's assessment supplied to meet condition 3(c) have been completed to the satisfaction of the said Engineer.

(i) Provide evidence that the cost of purchasing and installing a road name sign for the road to vest has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

(j) Implement the landscape plan provided to Council as required by condition 3(e) within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision.

(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) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

(ii) All stormwater run-off is to be piped well away from any proposed building platform and steep slopes to avoid over-saturation of the sub-soils and maintain stability across the slope. Stormwater flows on the lots shall be discharged in a controlled manner to the toe of the steep slopes or the existing overland flow paths.

[All Lots]

(iii) In conjunction with the construction of any dwelling, 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 PAS 4509.

[All Lots]

(iv) In conjunction with the construction of any building > 100m2 or site combined impermeable surfaces > 500m2 , the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered Professional Engineer or suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will

limit the stormwater flows from the lot to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

[All Lots]

(v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a Onsite Waste water Report prepared by a Chartered Professional Engineer or an approved Council Report Writer.

The report shall reference the Sub-division assessment Report, produced by RS engineering, dated 10th of August,2021 submitted with RC 2300485, and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

[All Lots]

(vi) Electricity supply and telecommunication services are not a requirement of subdivision consent and has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of a power supply to operate the secondary on-site wastewater treatment plant and any other device which requires electrical power to operate.

[All Lots]

(vii) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

[All Lots]

(viii) The owner shall preserve and maintain the trees and bush implemented in accordance with the landscaping plan approved under condition 3(d) and as indicated on the survey plan required by condition 2(b). The owner shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[All Lots]

(ix) The riparian fencing identified on the survey plan in area 'A', shall be maintained by the Lot owner. Should the fence be damaged, the Lot owner shall repair or replace it as soon as practical.

[Lot 13]

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. The Consent holder shall when conducting the upgrade of vehicle crossing in or close to Okokako road reserve shall submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) from council prior to any excavation or works commencing.

3. Please note that careful consideration for the construction of the access road, culvert crossing and layout of onsite wastewater system disposal system will be required to maintain setbacks from potential wetland, stormwater drainage or overland flow paths. If these are unable to be achieved, then Consent from Regional Council maybe required.

4. It has been identified that there are areas of wetland within proximity to each Lot. Future Lot owners shall be aware that they will need to consider and may need to apply for further consent from Northland Regional Council in accordance with the National Environmental Standard for Freshwater Regulations 2020 when developing their individual Lots.

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. The application is for a Restricted Discretionary resource consent, as such under 104C only those matters over which council has restricted its discretion have been considered, these matters are:

(i) for applications under ***13.8.1(a)***:

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.

(ii) for applications under ***13.8.1(b)*** or ***(c)***:

- effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
- effects of the subdivision under ***(b)*** and ***(c)*** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
- effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

(1) the matters listed in ***13.7.3***;

(2) the matters listed in ***(i)*** and ***(ii)*** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

3. District Plan Rules Affected:

Rule # & Name	Non Compliance Aspect
13.7.2.1 Minimum Lot Sizes	The proposed activity complies with option 4 in the Restricted Discretionary status which allows a maximum of 5 lots (including the parent lot) where the minimum lot size is 2 ha and the title is prior to April 2000. The proposal is for 3 additional with Lot sizes being in excess of 2ha.

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.

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

a) Objectives: 13.3.5, 13.3.8
b) Policies: 13.4.2, 13.4.3, 13.4.8.

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

4. 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,
   b) National Environmental Standard for Freshwater Regulations 2020

5. No other non – statutory documents were considered relevant in making this decision.

6. No other matters were considered in relevant in making this decision.

7. 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.

8. 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: 15th November 2021

Approval

This resource consent has been amended (pursuant to s133A of the Resource Management Act 1991) and is granted under delegated authority of the Resource Management Act 1991 from the Far North District Council by:



Pat Killalea, Principal Planner

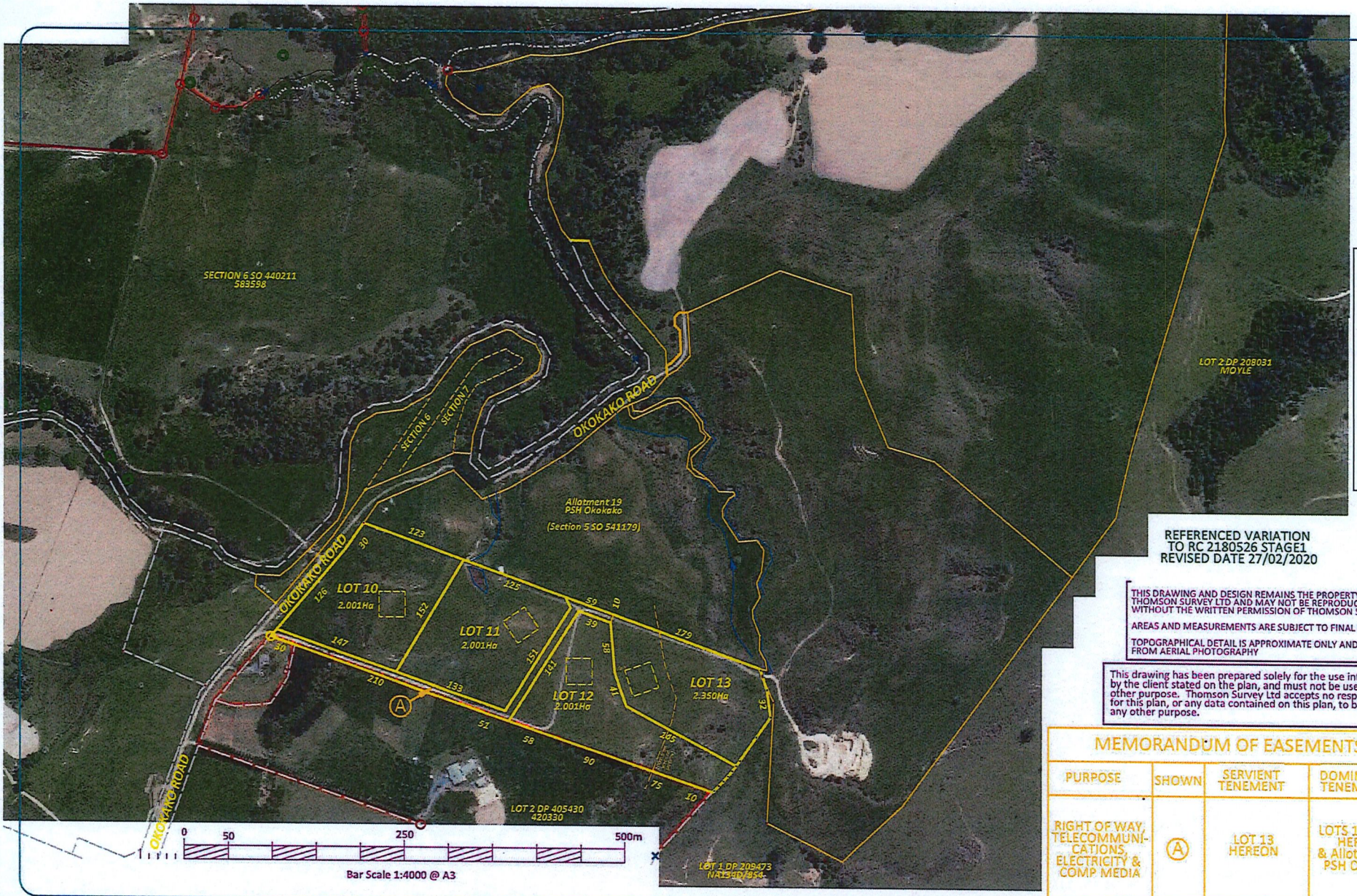
Date: 23rd November 2021

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.



APPROVED PLAN

Planner: hkane
RC: 230484-RMASUB
Date: 23/11/2021

REFERENCED VARIATION
TO RC 2180526 STAGE1
REVISED DATE 27/02/2020

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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	Ⓐ	LOT 13 HEREON	LOTS 10,11,12 HEREON & Allotment 19 PSH Okokako

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	G	09/08/21

JOB: 9152 LAST STAGE REV G.LCD

ORIGINAL
SCALE 1:4000
SHEET SIZE A3

Surveyors Ref. No: 9152
Series
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Far North District Council

DECISION ON SECTION 127 APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to amend condition (1) of the approved subdivision consent 230484-RMA

Applicant:	Okokiwi Downs Limited
Council Reference:	2300484-RMAVAR/A
Property Address:	Allotment 18 PSH OF Okokako, Waimate North Road, Kerikeri 0293
Legal Description:	LOT 1 DP 173506 SECS 6 8 BLK V KAWAKAWA SD ALLOTS 4-6 14 15 18 SEC 19 OKOKAKA PSH PT SUBDIVISION 3 OTAWERE CLAIM
Description of Application:	For a change of consent conditions to RC 2300484-RMASUB in the Rural Production Zone as a Discretionary Activity

The following changes to the conditions of resource consent 2300484-RMASUB are made:

~~Strikethrough~~ indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

Condition 1

1. *The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson survey, referenced Variation to RC 230484 proposed subdivision of Lot 18 PSH KOKAKO dated ~~9/8/2021~~ 07/11/2023* and attached to this consent with the Council's "Approved Stamp" affixed to it.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

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.

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 no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The proposed change is within the scope of the original resource consent and, therefore, can be considered under section 127.

3. In regard to sections 104(1)(a) and 127(3) of the Act, the actual and potential effects of the proposed change will be acceptable as:

    a. The proposed changes add one title (Lot 11) to the users of Right-of-Way A from RC 2300484, which had seven users (4 from 23000484 and 3 from RC 2300485). The addition of Lot 11 from RC 2180256 then brings the total to 8, which means the access can remain private. The ROW is already formed for farm use, including heavy vehicles through allotment 18. A new formation is proposed where the alignment deviates from the existing access, and this is not affected by the additional dominant tenement (Lot 11).

    b. The access over Allotment 18 crosses the watercourse, which has an existing concrete culvert, which is the preferred means of access for the farm and quarry and is considered to be suitable for access to Lot 11.

    c. Lot 11 is a 17.37ha area that is proposed to remain for farming use which has an existing access over an unformed legal road. However, should future residential use be established, the applicants wish to provide the lot with an alternative means of access over proposed ROW A which is being created by the concurrent subdivision of Allotment 18. This will negate the need to upgrade the existing access to Lot 11.

    d. The applicants have applied for a parallel consent Ref: RC 2300484 Variation C, which is being processed in parallel to this application and is summarised below:

        The applicants seek a variation to a condition requiring access to be upgraded to the appropriate private access standard attributable to the number of lots being served.

        The application requests changes to the existing crossing within the legal road alignment that provides frontage to Lots 10 & 11 and to the amalgamation condition wording. It is proposed that Lots 10 & 11 be amalgamated in Stage 1, thereby reducing the number from three titles to one using that access and crossing.

        When creating Lot 11 at Stage 2, it is proposed to restrict the use of the access and crossing to farm vehicles and stock movements only, which is what it is used for now. This will be enforced by way of the proposed consent notice outlined above. As this will keep the use of the existing vehicle access to what currently occurs, any adverse effects will be less than minor.

e. The above application has been reviewed and approved by the Council's Consultant Traffic Engineers. Given the above changes to conditions of amalgamation and consent notices to control the use of the access to Lot 11 that support the current application to vary RC 2300484.

f. With the addition of Lot 11 created through RC 2180526 as a dominant tenement, the condition of that consent which required the upgrading of the existing access is no longer required as Lot 11 will now have adequate access through allotment 18, which includes a concrete culvert across the water body just inside the boundary of Lot 11. As outlined above, the variation in parallel consent being processed proposes a consent notice to limit access across the existing track to farm vehicles and stock movements only and not residential vehicles.

g. The application has been reviewed and supported by the Council's Consultant Engineers, who note that from an engineering perspective, the effects of the application are acceptable. Therefore, it is considered that the above alternative access arrangement is acceptable.

Overall, given the above, any actual or potential traffic and access effects will be less than minor.

h. The proposal will also result in positive effects, including providing alternative access to Lot 11 created through RC 2180526

4. In regard to sections 104(1)(ab) and 127(3) 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 sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022

Operative Far North District Plan/ Proposed Far North District Plan

The proposed change is consistent with the relevant objectives and policies of both the Operative and Proposed District Plan because the changes sought only relate to access and the number of shapes, sizes, and layouts of lots previously created earlier consents and variations do not propose any physical works or changes to any other conditions around construction and formation to the appropriate Council standards. Overall, given the limited changes proposed and that the earlier applications were considered to be consistent with the relevant objectives and policies of the Operative and Proposed District plan, this application is also considered to be consistent.

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.

6. In regard to sections 104(1)(c) and 127 of the Act, there are no other matters relevant and reasonably necessary to determine the application.

7. Based on the assessment above, the proposed change will be consistent with Part 2 of the Act.

   The proposed change 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 proposed change. The proposal remains 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.

8. Overall, for the reasons above it is appropriate for the change of condition (1) of consent to be granted.

Approval

This resource consent has been prepared by Simon Roche - SIRO Planning, Title. 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: 29th February 2024

Title: Independent Commissioner

Schedule 1

Complete set of Consent Conditions for RC 2300484-RMASUB as Amended by RC 2300484-RMAVAR/A

Condition

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson survey, referenced as *"Variation to RC 2300484 proposed subdivision of Lot 18 PSH KOKAKO"* dated 07/11/2023 and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   (a) All easements in the memorandum to be duly granted or reserved.

   (b) The areas to be planted in accordance with condition 3(d) and 4(k)(viii).

   (c) The fenced area around the wetland/swamp on Lots 13 as area 'B'.

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 which are to vest in Council and the upgrading of the proposed and existing rights of way 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. The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard with a turning head at the end to allow for turning by trucks and graders.

   II. The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition (i) to the northern boundary of Lot 16 RC 2300485, to 3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.

   III. Storm water drainage and construction for vested road and disposal to control structures.

   IV. Vehicle crossing from Okokako Road to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.

   V. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.

VI. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.

VII. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.

VIII. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.

IX. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.

X. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.

XI. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.

XII. The proposed stormwater control works to be in place prior to and during construction.

XIII. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

XIV. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.

(b) Following approval of the plans as required for Condition 3(a) and selection of the contractor, provide to Council:

a. Details of the successful contract.
b. Details of the planned date and duration of the contract.
c. Details of the supervising engineer.
d. A Traffic Management Plan.
e. A Construction Management Plan.

The Construction Management Plan shall contain information on, and site management procedures, for the following (for example):

I. The timing of civil construction works, including hours of work, key project and site management personnel.

II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
III. The excavation works, including retaining structures (if any).
IV. Control of dust and noise on-site and any 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 or Road.
VII. Erosion and sediment control measures to be in place for the duration of the works.

(c) Provide a Structural Stability assessment and recommendations for improvements (if any), from a Chartered Professional Engineer, for approval of Council's Resource Consents Engineer or designate, of the existing crossing located on ROW "A" as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021. The assessment should cover whether the crossing is safe, suitable and reasonable for residential and rural type.

(d) Provide to the satisfaction of Council's Resource Consent Manager or other duly delegated officer, a detailed planting plan prepared by a suitably qualified person. It shall provide details on the following:

a. Size and species of proposed stock for planting
b. Sources of proposed species
c. Locations and spacing of proposed plants, planting methods, details of staking of trees etc.
d. Details of proposed maintenance
e. Details of proposed mulch, type, depth etc
f. Planting programme

(e) Provide for Councils approval a preferred road name and two alternatives for the un-named access road. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.

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

(a) That all construction works on the site are to be undertaken in accordance with the approved construction management plan.

(b) Provide the formation details for Okokako Road, in a suitable format for inclusion in the Council's RAMM database.

(c) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.

(d) Upon completion of the works specified in condition 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 3(a) above, provide certification (Schedule 1c or PS4) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.

(f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months.

The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

(g) Provide to Council written confirmation from a registered Surveyor that the access carriageway and stormwater drainage is fully contained within the easements provided for access and drainage.

(h) Provide written confirmation that recommendations for improvements (if any required) to culvert crossing contained within the Chartered Engineer's assessment supplied to meet condition 3(c) have been completed to the satisfaction of the said Engineer.

(i) Provide evidence that the cost of purchasing and installing a road name sign for the road to vest has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

(j) Implement the landscape plan provided to Council as required by condition 3(e) within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision.

(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) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

(ii) All stormwater run-off is to be piped well away from any proposed building platform and steep slopes to avoid over-saturation of the sub-soils and maintain stability across the slope. Stormwater flows on the lots shall be discharged in a controlled manner to the toe of the steep slopes or the existing overland flow paths.

[All Lots]

(iii) In conjunction with the construction of any dwelling, 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 PAS 4509.

[All Lots]

(iv) In conjunction with the construction of any building > 100m2 or site combined impermeable surfaces > 500m2 , the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered Professional Engineer or suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from the lot to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

[All Lots]

(v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a Onsite Waste water Report prepared by a Chartered Professional Engineer or an approved Council Report Writer.

(vi) The report shall reference the Sub-division assessment Report, produced by RS engineering, dated 10th of August, 2021 submitted with RC 2300485, and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

[All Lots]

(vii) Electricity supply and telecommunication services are not a requirement of subdivision consent and has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of a power supply to operate the secondary on-site wastewater treatment plant and any other device which requires electrical power to operate.

[All Lots]

(viii) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

[All Lots]

(ix) The owner shall preserve and maintain the trees and bush implemented in accordance with the landscaping plan approved under condition 3(d) and as indicated on the survey plan required by condition 2(b). The owner shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[All Lots]

(x) The riparian fencing identified on the survey plan in area 'A', shall be maintained by the Lot owner. Should the fence be damaged, the Lot owner shall repair or replace it as soon as practical.

[Lot 13]

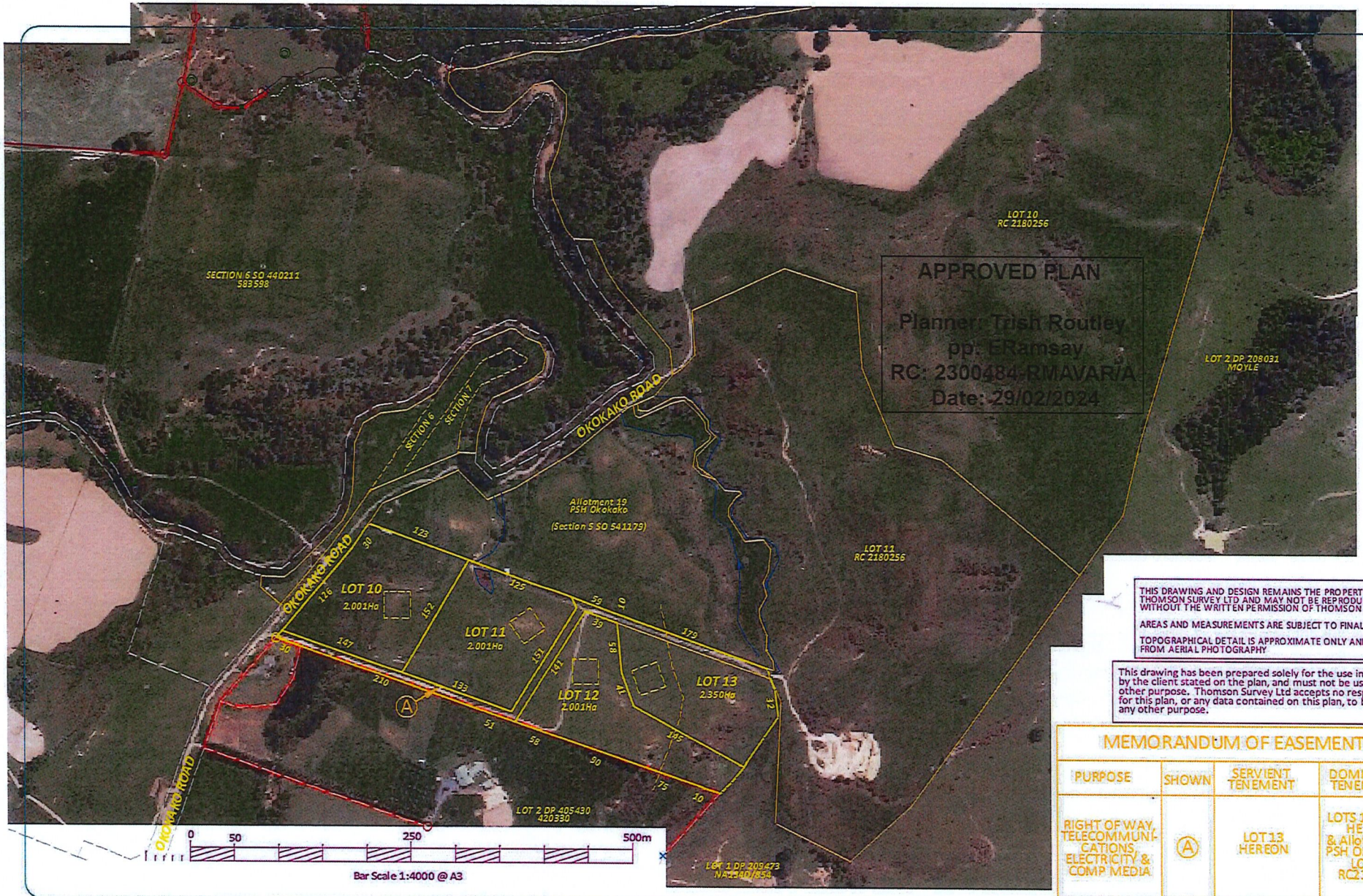
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2. The Consent holder shall when conducting the upgrade of vehicle crossing in or close to Okokako road reserve shall submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) from council prior to any excavation or works commencing.

3. Please note that careful consideration for the construction of the access road, culvert crossing and layout of onsite wastewater system disposal system will be required to maintain setbacks from potential wetland, stormwater drainage or overland flow paths. If these are unable to be achieved, then Consent from Regional Council maybe required.

4. It has been identified that there are areas of wetland within proximity to each Lot. Future Lot owners shall be aware that they will need to consider and may need to apply for further consent from Northland Regional Council in accordance with the National Environmental Standard for Freshwater Regulations 2020 when developing their individual Lots



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RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	A	LOT 13 HEREON	LOTS 10,11,12 HEREON & Allotment 19 PSH Okokako & LOT 11 RC2180256

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

VARIATION TO RC2300484
PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

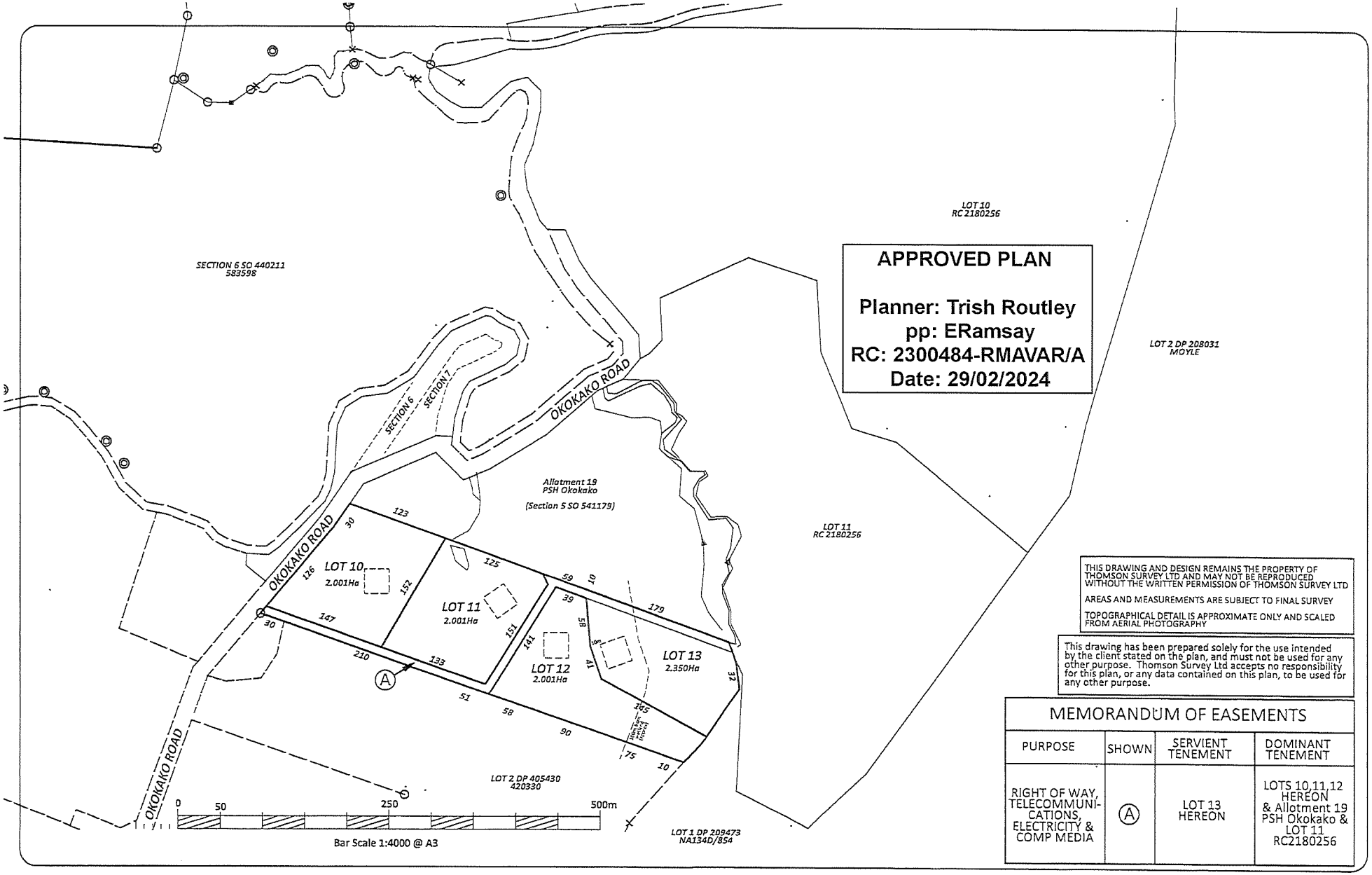
PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	H	07/11/23

9152 LAST STAGE REV H RC2300484

ORIGINAL
SCALE 1:4000
SHEET SIZE A3

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VARIATION TO RC2300484
PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	H	07/11/23

ORIGINAL
SCALE 1:4000
SHEET SIZE A3
9152 LAST STAGE REV H RC2300484

Surveyors Ref. No: 9152
Series
Sheet of

Te Kaunihera o Te Hiku o te Ika
Far North District Council

DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to change Condition 3 (a) of resource consent 2300484-RMAVAR/A to:

Applicant:	Okokiwi Downs Limited
Council Reference:	2300484-RMAVAR/B
Property Address:	Okokako Road, Kerikeri 0293
Legal Description:	LOT 1 DP 173506 SECS 6 8 BLK V KAWAKAWA SD ALLOTS 15 18 OKOKAKA PSH PT SUBDIVISION 3 OTAWERE CLAIM SECS 1 3 5 6 7 SO 541179, LOT 1 DP 173506 SECS 6 8 BLK V KAWAKAWA SD ALLOTS 4-6 14 15 18 SEC 19 OKOKAKA PSH PT SUBDIVISION 3 OTAWERE CLAIM
Description of Application:	Variation to condition 3(a) of 2300484-RMAVAR/A pursuant to s127 of the RMA 1991.

The following changes to the conditions of resource consent 2300484-RMAVAR/A are made:

~~(Strikethrough~~ indicates deletions and <u>underline</u> indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

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 which are to vest in Council and the upgrading of the proposed and existing rights of way 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. ~~The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately 80m beyond ROW A's starting point, to a Type A rural metalled standard~~ If not already completed under RC 2180526-RMAVAR/E, widening of Okokako Road to 5m metal carriageway width between chainage (approximate) 2710 and 2750m (including 5.5m on the crest); and construction of a turning head as described in Figure 2 of the Assessment of Traffic Effects for Subdivision at Okokako Road, prepared by Engineering Outcomes and updated 11 Marh 2025 ~~5 December 2024~~, at the intersection of Okokako Road and ROW A ~~with a turning head at the end to allow for turning by trucks and graders~~.

II. ~~The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition (i) to the northern boundary of Lot 16 RC 2300485, to 3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.~~

III. ~~Storm water drainage and construction for vested road and disposal to control structures.~~

IV. Vehicle crossing from Okokako Road turning head to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.

V. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.

VI. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.

VII. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.

VIII. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.

IX. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.

X. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.

XI. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.

XII. The proposed stormwater control works to be in place prior to and during construction.

XIII. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

XIV. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

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.*

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 no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.
3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:
    a. The activity aims to improve safety for more users by widening key sections of Okokako Road. The areas to be upgraded will serve more properties ensuring improvements benefit a greater number of residents.
    b. An assessment has been made with regards to s127(4) of the Act. Any adverse effects on persons who may be affected by the change of the condition(s) will be less than minor.
4. In regard to sections 104(1)(ab) and 127(3) 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 sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:

   a. Operative Far North District Plan 2009,

   b. Proposed Far North District Plan 2022

   No changes to either of the planning frameworks since the approval of 2300484-RMAVAR/A.

6. In regard to sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.

7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

   The proposed change 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 proposed change. The proposal remains 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.

8. Overall, for the reasons above it is appropriate for the change of the conditions of consent to be granted.

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: Patricia (Trish) Routley Date: 26 March 2025

Title: Manager Resource Consents

Schedule 1

Complete set of Consent Conditions for RC 2300484-RMASUB and RC 2300484-RMAVAR/A as Amended by RC 2300484-RMAVAR/B

Condition

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson survey, referenced as *"Variation to RC 2300484 proposed subdivision of Lot 18 PSH KOKAKO"* dated 07/11/2023 and attached to this consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

   (a) All easements in the memorandum to be duly granted or reserved.

   (b) The areas to be planted in accordance with condition 3(d) and 4(k)(viii).

   (c) The fenced area around the wetland/swamp on Lots 13 as area 'B'.

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

   (b) Submit plans and details of all works which are to vest in Council and the upgrading of the proposed and existing rights of way 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. If not already completed under RC2180526-RMAVAR/E, widening of Okokako Road to 5m metal carriageway width between chainage (approximate) 2710 and 2750m (including 5.5m on the crest); and construction of at turning head as described in Figure 2 of the Assessment of Traffic Effects for Subdivision at Okokako Road prepared by Engineering Outcomes and updated 11 March 2025, at the intersection of Okokako Road and ROW A.

   II. Vehicle crossing from Okokako Road turning head to ROW "A" constructed to FNDC S6 and 6B (double width) standard with including 6m wide passing bay.

   III. Proposed Vehicle crossing location for each lot which is designed to FNDC S6 and 6B single width crossing.

   IV. Access road construction on ROW A to a 5m wide metalled formation, except for where ROW A serves less than 5 lots. Where ROW A serves less than 5 Lots, ROW A shall be constructed to a 3m wide metalled formation with passing bays.

   V. Vehicle Tracking curves to confirm sufficient passage for heavy rigid vehicles on Right of Way easement "A". If sufficient passage is not possible, provide

details of the measure(s) required to meet tracking curves required for heavy rigid vehicles.

VI. Surfacing and rock armouring for the existing culvert pipe as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021, in addition to any recommended conditions resulting from 3(c) below.

VII. Road formation drawings including site layout, contour plans, extent and volume of earthworks, typical cross and long sections.

VIII. All carriageways including public and private shall include a channel drain to contain stormwater as well as culverts and catchpits as required to control and direct the discharge of stormwater runoff.

IX. Stormwater Management mitigation systems, overland flows, attenuation ponds and drainage.

X. The proposed stormwater control works to be in place prior to and during construction.

XI. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

XII. Design statement from the engineer (PS1/Schedule 1A) for all the works listed above.

(c) Following approval of the plans as required for Condition 3(a) and selection of the contractor, provide to Council:

a. Details of the successful contract.

b. Details of the planned date and duration of the contract.

c. Details of the supervising engineer.

d. A Traffic Management Plan.

e. A Construction Management Plan.

The Construction Management Plan shall contain information on, and site management procedures, for the following (for example):

I. The timing of civil construction works, including hours of work, key project and site management personnel.

II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.

III. The excavation works, including retaining structures (if any).

IV. Control of dust and noise on-site and any 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 or Road.

VII. Erosion and sediment control measures to be in place for the duration of the works.

(d) Provide a Structural Stability assessment and recommendations for improvements (if any), from a Chartered Professional Engineer, for approval of Council's Resource Consents Engineer or designate, of the existing crossing located on ROW "A" as per the Culvert Design Summary report produced by RS Engineering, job ref#17796 dated 10th August 2021. The assessment should cover whether the crossing is safe, suitable and reasonable for residential and rural type.

(e) Provide to the satisfaction of Council's Resource Consent Manager or other duly delegated officer, a detailed planting plan prepared by a suitably qualified person. It shall provide details on the following:

a. Size and species of proposed stock for planting

b. Sources of proposed species

c. Locations and spacing of proposed plants, planting methods, details of staking of trees etc.

d. Details of proposed maintenance

e. Details of proposed mulch, type, depth etc

f. Planting programme

(f) Provide for Councils approval a preferred road name and two alternatives for the un-named access road. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.

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

(a) That all construction works on the site are to be undertaken in accordance with the approved construction management plan.

(b) Provide the formation details for Okokako Road, in a suitable format for inclusion in the Council's RAMM database.

(c) Provide to Council As-built plans complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines.

(d) Upon completion of the works specified in condition 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 3(a) above, provide certification (Schedule 1c or PS4) of the work from a chartered professional engineer that all work has been completed in accordance with the approved plans.

(f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months.
The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

(g) Provide to Council written confirmation from a registered Surveyor that the access carriageway and stormwater drainage is fully contained within the easements provided for access and drainage.

(h) Provide written confirmation that recommendations for improvements (if any required) to culvert crossing contained within the Chartered Engineer's assessment supplied to meet condition 3(c) have been completed to the satisfaction of the said Engineer.

(i) Provide evidence that the cost of purchasing and installing a road name sign for the road to vest has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

(j) Implement the landscape plan provided to Council as required by condition 3(e) within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision.

(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) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

(ii) All stormwater run-off is to be piped well away from any proposed building platform and steep slopes to avoid over-saturation of the sub-soils and maintain stability across the slope. Stormwater flows on the lots shall be discharged in a controlled manner to the toe of the steep slopes or the existing overland flow paths.

[All Lots]

(iii) In conjunction with the construction of any dwelling, 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 PAS 4509.

[All Lots]

(iv) In conjunction with the construction of any building > 100m2 or site combined impermeable surfaces > 500m2 , the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered Professional Engineer or suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from the lot to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

[All Lots]

(v) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a Onsite Waste water Report prepared by a Chartered Professional Engineer or an approved Council Report Writer.

(vi) The report shall reference the Sub-division assessment Report, produced by RS engineering, dated 10th of August, 2021 submitted with RC 2300485, and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

[All Lots]

(vii) Electricity supply and telecommunication services are not a requirement of subdivision consent and has not been reticulated to the boundary of the lot. The lot owner is responsible for the provision of a power supply to operate the secondary on-site wastewater treatment plant and any other device which requires electrical power to operate.

[All Lots]

(viii) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

[All **Lots]**

(ix) The owner shall preserve and maintain the trees and bush implemented in accordance with the landscaping plan approved under condition 3(d) and as indicated on the survey plan required by condition 2(b). The owner shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[All Lots]

(x) The riparian fencing identified on the survey plan in area 'A', shall be maintained by the Lot owner. Should the fence be damaged, the Lot owner shall repair or replace it as soon as practical.

[Lot 13]

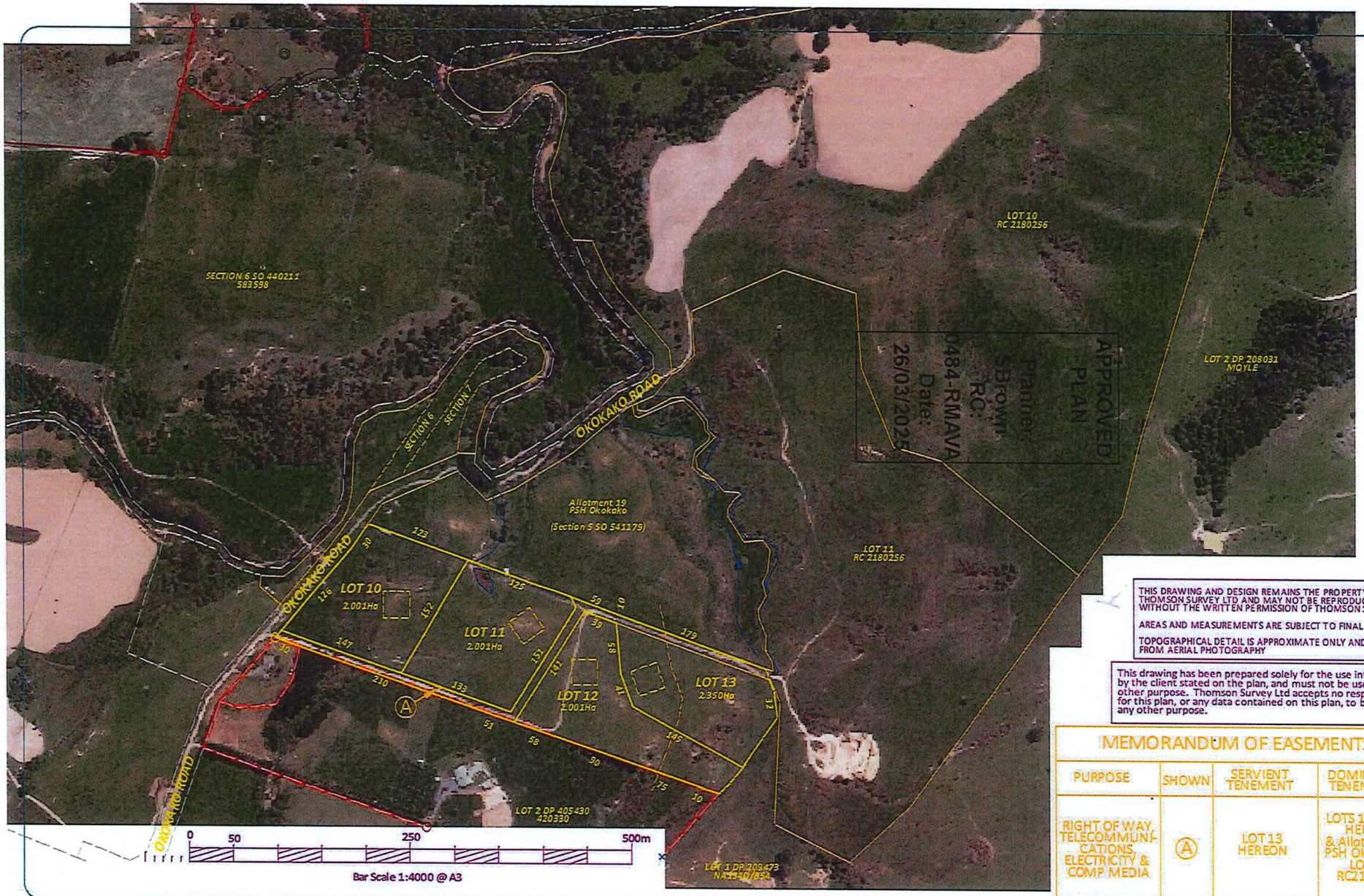
Advice Notes

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. The Consent holder shall when conducting the upgrade of vehicle crossing in or close to Okokako road reserve shall submit a Corridor Access Request (CAR) and subsequently obtain a Work Access Permit (WAP) from council prior to any excavation or works commencing.

3. Please note that careful consideration for the construction of the access road, culvert crossing and layout of onsite wastewater system disposal system will be required to maintain setbacks from potential wetland, stormwater drainage or overland flow paths. If these are unable to be achieved, then Consent from Regional Council maybe required.

4. It has been identified that there are areas of wetland within proximity to each Lot. Future Lot owners shall be aware that they will need to consider and may need to apply for further consent from Northland Regional Council in accordance with the National Environmental Standard for Freshwater Regulations 2020 when developing their individual Lots



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MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	A	LOT 13 HEREON	LOTS 10,11,12 HEREON & Allotment 19 PSH Okokako & LOT 11 RC2180256

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

VARIATION TO RC2300484
PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

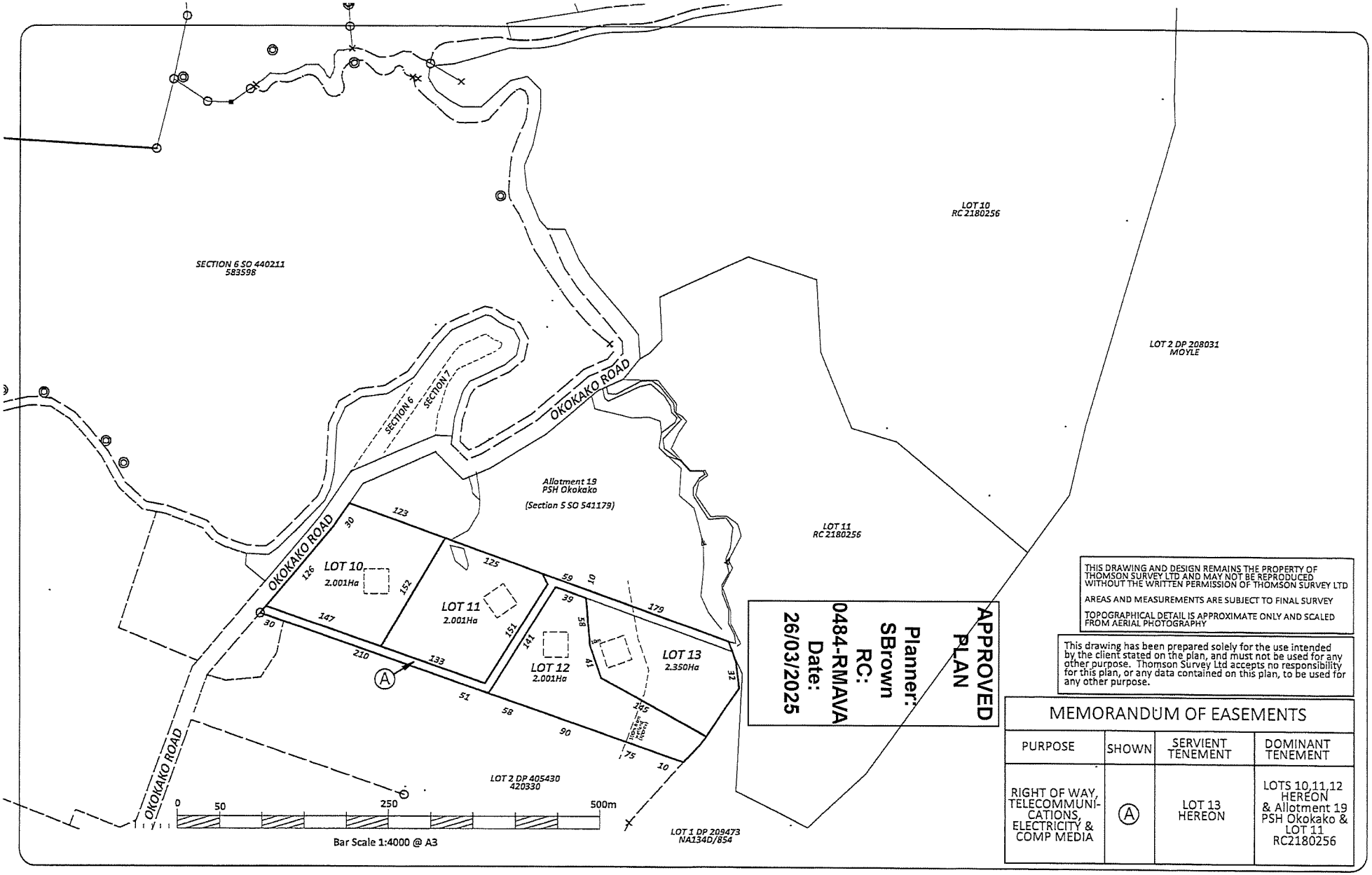
PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	H	07/11/23

9152 LAST STAGE REV H RC2300484

ORIGINAL
SCALE 1:4000
SHEET SIZE A3

Surveyors Ref. No: 9152
Series
Sheet of



APPROVED PLAN
Planner: SBrown
RC: 0484-RMAVA
Date: 26/03/2025

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RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	Ⓐ	LOT 13 HEREON	LOTS 10,11,12 HEREON & Allotment 19 PSH Okokako & LOT 11 RC2180256

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

VARIATION TO RC2300484
PROPOSED SUBDIVISION OF ALLOT 18 PSH OKOKAKO

PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	H	07/11/23

9152 LAST STAGE REV H RC2300484

ORIGINAL
SCALE 1:4000
SHEET SIZE A3

Surveyors Ref. No: 9152
Series
Sheet of

Appendix 2

Draft LT Plan 636319

Title Plan - LT 636319

Toitū Te Whenua
Land Information
New Zealand

Survey Number	LT 636319
Surveyor Reference	9152 Bill
Surveyor	Denis McGregor Thomson
Survey Firm	Thomson Survey Limited
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1, 2 and 12 to 16 being a Subdivision of Lot 5 DP 613490 and Allot 18 Parrish of Okokako		
Status	Initiated	**Survey Class**	Class B
Land District	North Auckland	**Survey Approval Date**	
Submitted Date		**Deposit Date**	

Territorial Authorities

Far North District

Comprised In

RT 1211900
RT NA8D/629

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 10 Deposited Plan 636319	Fee Simple Title	2.0077 Ha	1315339
Lot 11 Deposited Plan 636319	Fee Simple Title	2.0097 Ha	1315340
Lot 14 Deposited Plan 636319	Fee Simple Title	1.7415 Ha	1315343
Lot 15 Deposited Plan 636319	Fee Simple Title	1.2632 Ha	1315344
Lot 12 Deposited Plan 636319	Fee Simple Title	2.0156 Ha	1315341
Area E Deposited Plan 636319	Easement		
Lot 13 Deposited Plan 636319	Fee Simple Title	2.2992 Ha	1315342
Area A Deposited Plan 636319	Easement		
Lot 16 Deposited Plan 636319	Fee Simple Title	4.0247 Ha	1315345
Area B Deposited Plan 636319	Covenant - Land		
Area D Deposited Plan 636319	Covenant - Land		
Area C Deposited Plan 636319	Covenant - Land		
Area F Deposited Plan 636319	Covenant - Land		
Total Area		15.3616 Ha	

LT 636319 Schedule/Memorandum

Land registration district	Territorial authority
North Auckland	Far North District

Memorandum of Easements

Parcels shown with a prefix of *HL-* include height-limited boundaries

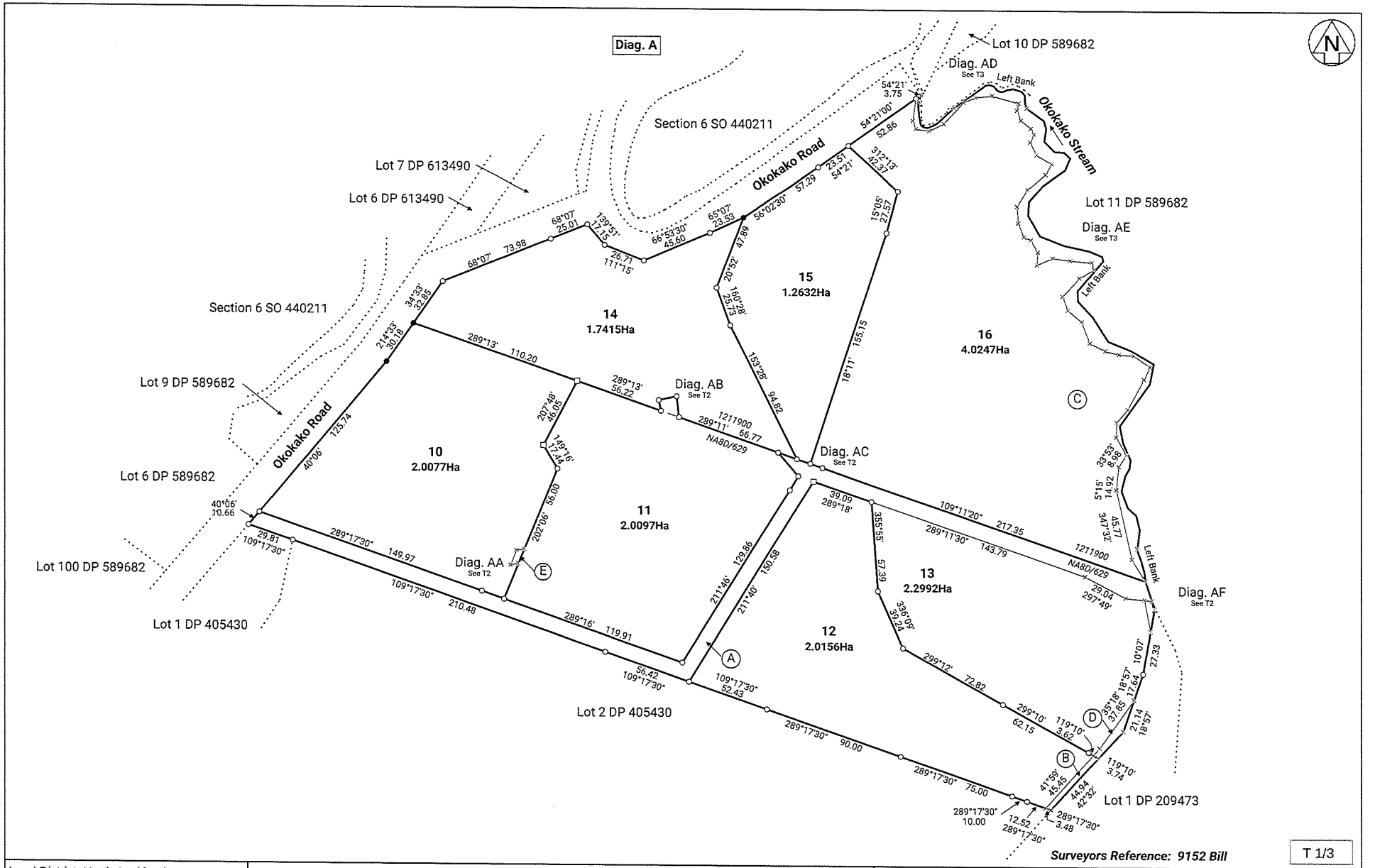
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way Right to drain water Right to convey electricity, telecommunications, water	A	Lot 13	Lot 10, Lot 11, Lot 14, Lot 15, Lot 12, Lot 16, Lot 11 DP 589682

Schedule of Easements

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right to drain water	E	Lot 10	Lot 11

Notes

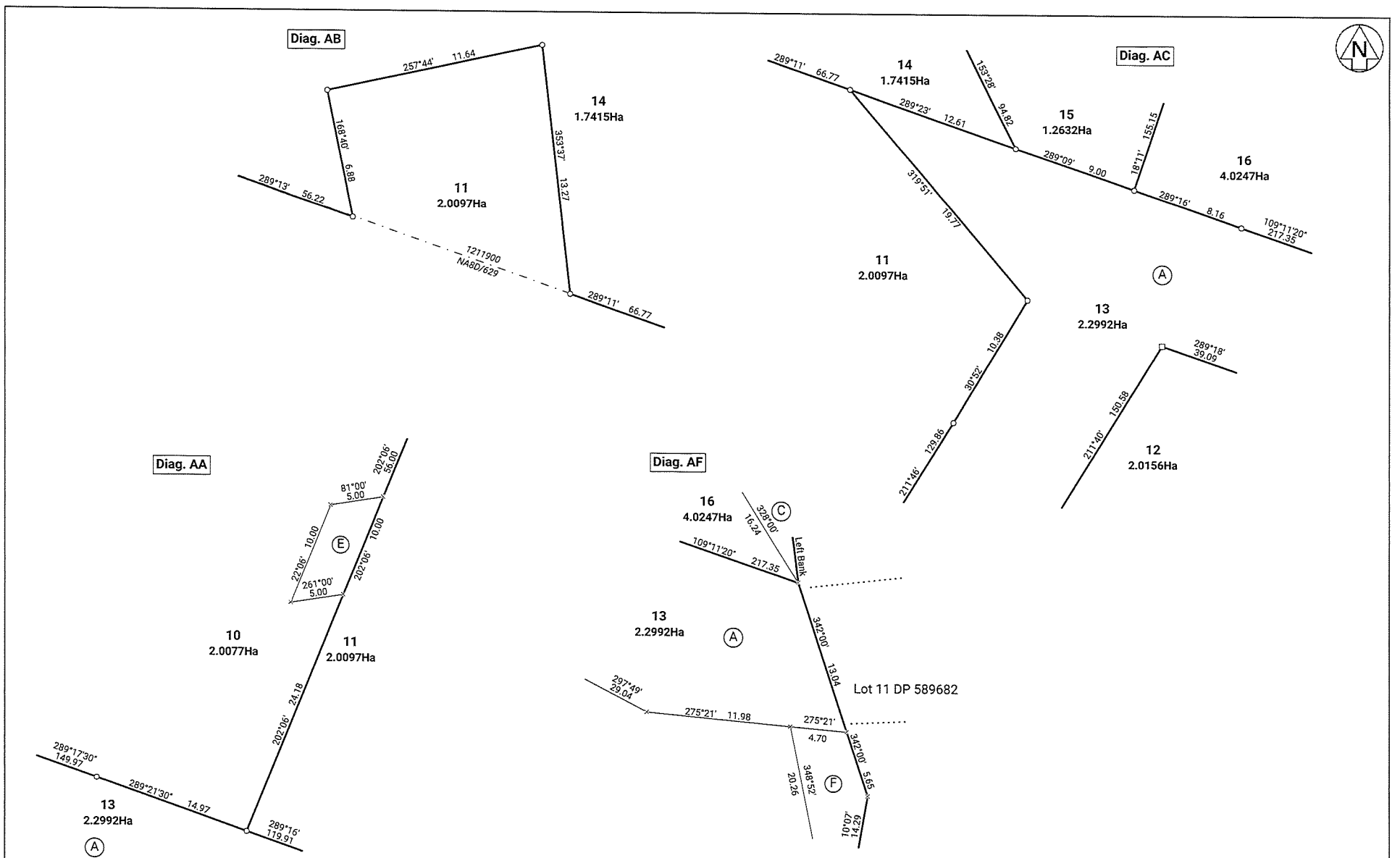
Area marked B , C, D and F are to be subject to a covenant (Wetland protection)



Surveyors Reference: 9152 Bill

T 1/3

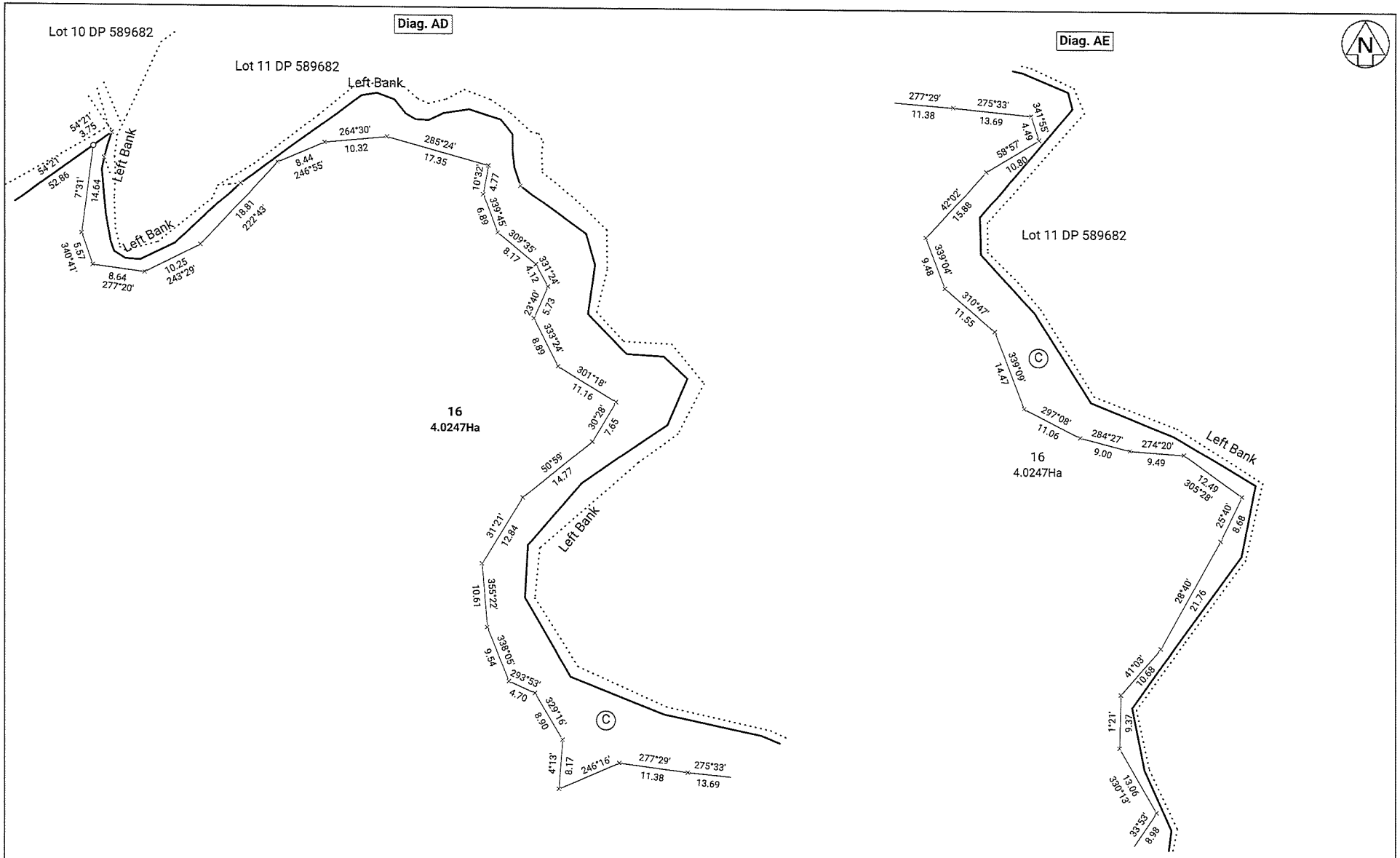
Land District: North Auckland Generated 28/10/2026 12:21 pm, Page 3 of 5	Lots 1, 2 and 12 to 16 being a Subdivision of Lot 5 DP 613490 and Allot 18 Parrish of Okokako	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Ref: 9152 Bill	Title Plan LT 636319 DRAFT



Surveyors Reference: 9152 Bill

T 2/3

Land District: North Auckland Generated 28/10/2026 12:21 pm, Page 4 of 5	Lots 1, 2 and 12 to 16 being a Subdivision of Lot 5 DP 613490 and Allot 18 Parrish of Okokako	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Ref: 9152 Bill	Title Plan LT 636319 DRAFT



Surveyors Reference: 9152 Bill

T 3/3

Land District: North Auckland Generated 28/10/2026 12:21 pm, Page 5 of 5	Lots 1, 2 and 12 to 16 being a Subdivision of Lot 5 DP 613490 and Allot 18 Parrish of Okokako	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Ref: 9152 Bill	Title Plan LT 636319 DRAFT

Appendix 3

Record of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA8D/629**
Land Registration District	**North Auckland**
Date Issued	25 May 1966

Prior References
NAPR1593/1

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Allotment 18 Okokako Parish
Registered Owners	

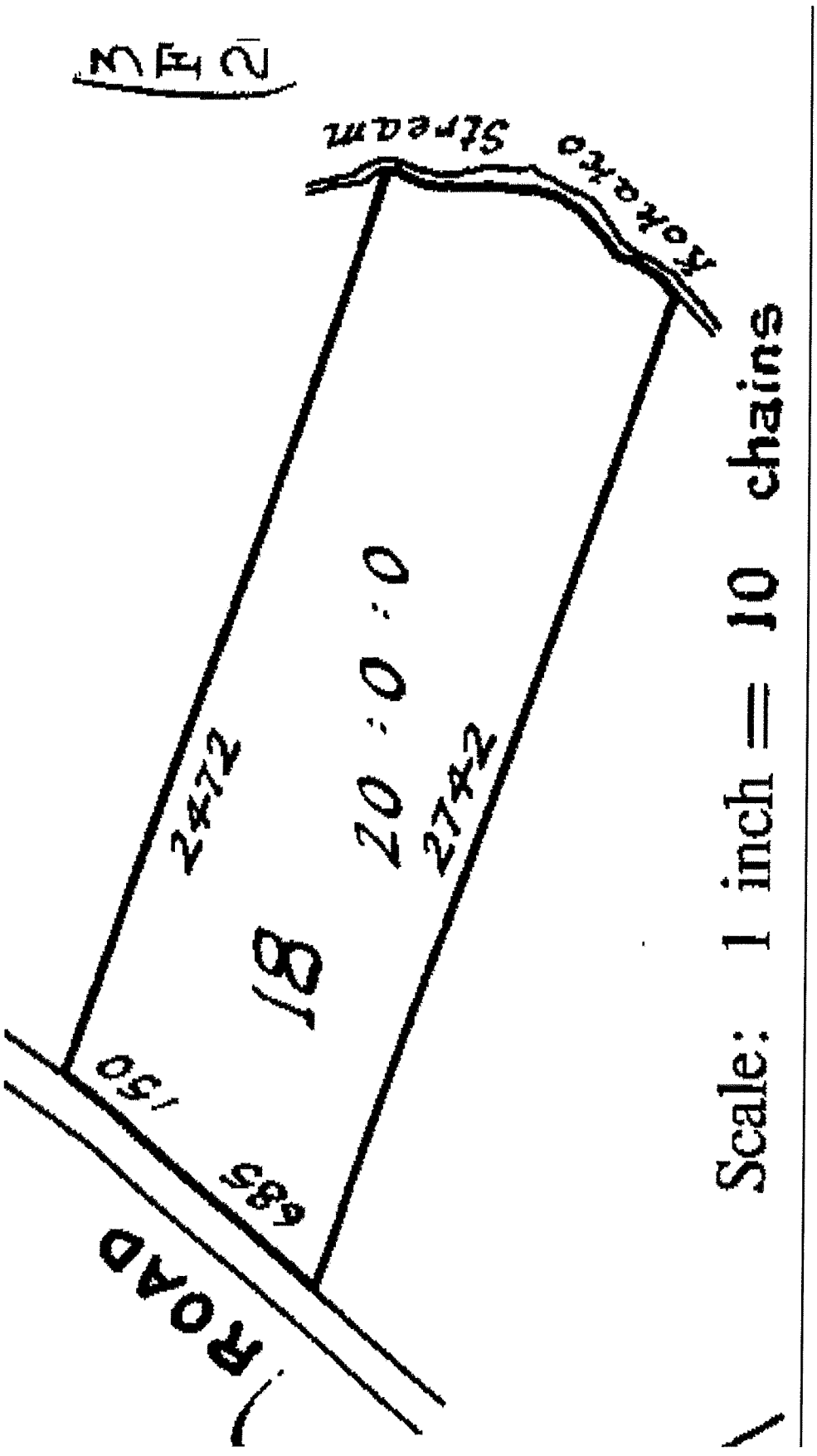
Okokiwi Downs Limited

Interests

Subject to Section 59 Land Act 1948

10899115.2 Mortgage to Bank of New Zealand - 16.11.2017 at 9:36 am

13406257.1 Variation of Mortgage 10899115.2 - 17.9.2025 at 1:43 pm


Scale: 1 inch = 10 chains
Stream
Kohaoko
2472
20:0:0
2742
18
150
685
ROAD