

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

Top Energy, Heritage NZ

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

5. Applicant Details

Name/s:

Paul Lennon

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Paul Anthony Lennon

**Property Address/
Location:**

15 & 17 View Lane, Pukenui

Postcode

0484

8. Application Site Details

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

Name/s:

Paul Lennon

**Site Address/
Location:**

15 & 17 View Lane, Pukenui

Postcode

0484

Legal Description:

Lots 1 & 2 DP547037

Val Number:

Certificate of title:

932637 & 932638

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.

Please contact applicant to arrange site 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.

Proposal to subdivide by way of boundary adjustment where there will not be an increase in the number of titles or allotments. The proposal has been assessed as a Controlled Activity under the ODP.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Paul Anthony Lennon

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)

Paul Anthony Lennon

Signature:

(signature of bill payer)

Date 6/10/2025.

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Paul Anthony Lennon

Signature:

[Redacted Signature]

Date 6/10/2025.

by electronic means

Checklist (please tick if information is provided)

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

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

Subdivision Resource Consent Proposal

Paul Lennon

15 & 17 View Lane, Pukenui

Date: 14 October 2025

Please find attached:

- an application form for a Subdivision Resource Consent for a boundary adjustment where there will be no increase in the number of titles or allotments created in the **Coastal Residential Zone** and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision application has been assessed as a **Controlled Activity** under the Operative District Plan and a **Permitted Activity** under the Proposed Far North District Plan.

If you require further information, please do not hesitate to contact me.

Regards,



Alex Billot

Resource Planner

Reviewed by:



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title 932637 – LINZ**
- 3. Certificate of Title 932638 - LINZ**
- 4. Easement Certificate 786211.3 - LINZ**
- 5. Easement Certificate D0786811.4 - LINZ**
- 6. Easement Certificate 11811569.3 - LINZ**
- 7. Consent Notice 11811569.4 - LINZ**
- 8. Subdivision Scheme Plan – Von Sturmers**
- 9. Site Suitability Report – Haigh Workman**
- 10. Correspondence – Heritage NZ**
- 11. Correspondence – Top Energy**



Assessment of Environment Effects Report

1. DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

1.1. The proposal is to undertake a subdivision by way of boundary adjustment between Lots 1 & 2 DP547037, which are located within the Coastal Residential zone. The proposal will not create any additional titles or allotments. The purpose of the boundary adjustment is to shift ownership of the existing shed currently held within Lot 1 DP547037 (will become Proposed Lot 1) to the adjoining allotment Lot 2 DP547037 (will become Proposed Lot 2). Given the existing configuration and topography of the site, the shed is currently utilised with the dwelling held within Lot 2 DP547037, such that the proposal will see this use legalized, with an allotment configuration that better suits the lay of the land.

1.2. The proposed lots are as follows:

- Proposed Lot 1 = 1858m² (currently 2106m²)
- Proposed Lot 2 = 1275m² (currently 1027m²)

Areas and measurements are subject to final survey.

1.3. The original subdivision which created the two allotments under 2180366-RMACOM was assessed as a Non-Complying Activity. 2180366-RMACOM was approved on 22nd June 2018. The proposal will slightly decrease the lot size of Lot 1 DP547037 (Proposed Lot 1) but will slightly increase the size of Lot 2 DP547037 (Proposed Lot 2), without altering the existing use of the sites. Given that the allotments were created as a Non-Complying Activity, the proposed boundary adjustment is not considered to increase the degree of non-compliance and as such, is considered to comply with the thresholds for a **Controlled Boundary Adjustment**, as will be discussed further in this report.

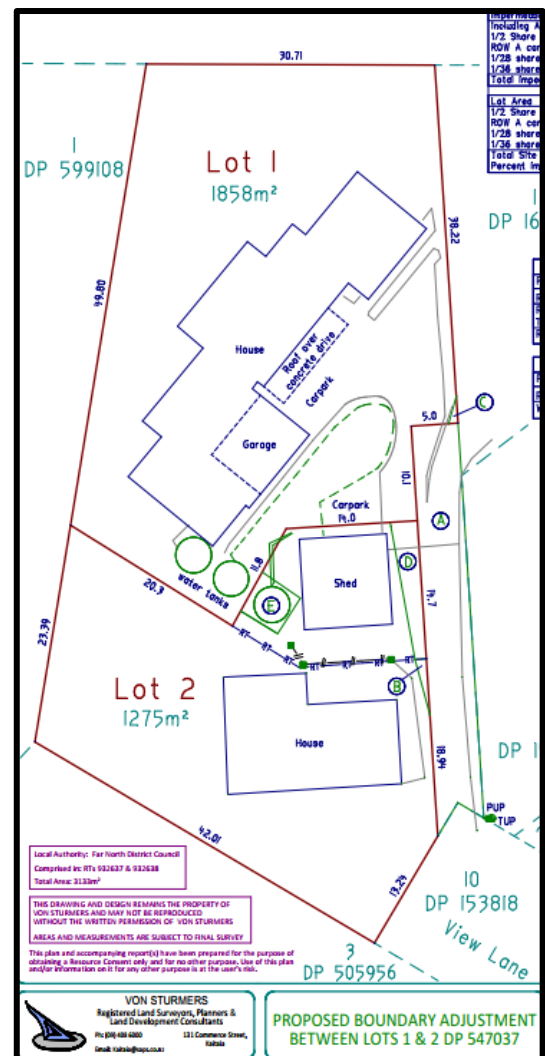


Figure 1: Proposed scheme plan.



2. THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The subject site is zoned Coastal Residential under the Operative District Plan and Settlement within the Proposed District Plan. Each allotment currently contains an existing dwelling which are both accessed via a series of private accessways. Lot 2 is located at a higher elevation than Lot 1, with views of the dwelling on Lot 2 encapsulating farmland to the west and views from the dwelling on Lot 1 encapsulating views of Waimamaku Stream to the northwest. Given the orientation and placement of the dwellings, there is no visual dominance experienced from either dwelling.
- 2.2. Parking and manoeuvring within the allotments will remain unchanged as a result of this proposal, with the dwelling on Lot 1 containing an attached garage and manoeuvring area to the south of the dwelling. Lot 2 has parking areas to the south of the dwelling as well as within the shed which is to be transferred into the allotment's ownership. Manoeuvring will remain unchanged.
- 2.3. The surrounding environment consists of a similar level of density and development, given that the site is located within the Pukenui township. The sites themselves are not located within the coastal environment, however the private accessway which the allotments have part ownership, are defined as being within the coastal environment. This will be discussed further in this application.

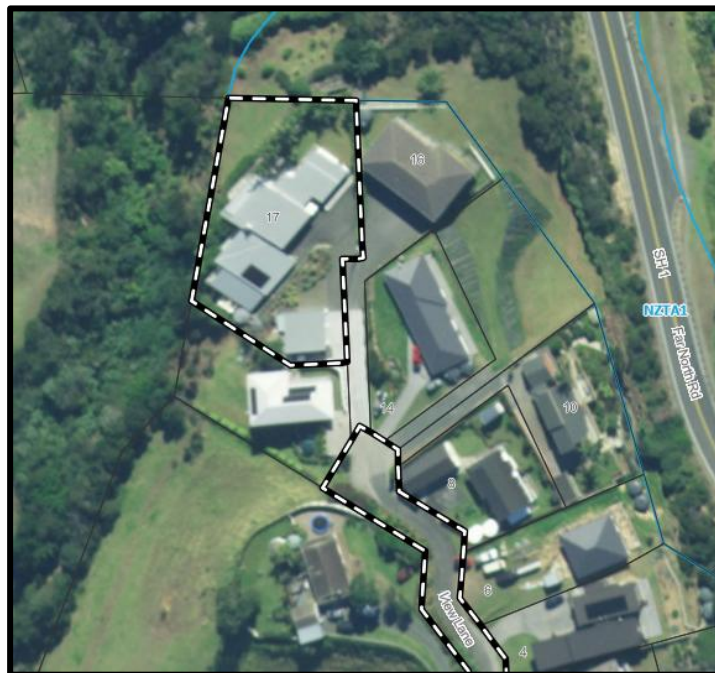


Figure 2: Aerial view of the two sites and immediate environment.





Figure 3: Aerial view of the sites and wider surrounding environment.

Site Photos

2.4. A site visit was undertaken in September 2025, with a compilation of the photos taken below.



Figure 5: Image of the dwelling on Lot 2, with the subject shed seen in the distance. Concrete drive is partially located within Lot 2 and adjoining ROW A.



Figure 4: View of subject shed and dwelling on Lot 2.



Figure 7: Dwelling on Lot 1, looking up towards the subject shed and dwelling on Lot 2.



Figure 6: View taken from western side of dwelling on Lot 2, looking north towards Lot 1 dwelling.

3. BACKGROUND

Titles

- 3.1. Lot 1 DP547037 is held with Record of Title 932637 which is dated 13th August 2020. The lot has a legal area of 2106m² as well as a 1/28 share in Lot 10 DP153818 and a 1/36 share in Lot 11 DP153818, which are both private accessways.
- 3.2. Lot 2 DP547037 is held within Record of Title 932638 which is also dated 13th August 2020. The lot has a legal area of 1027m² as well as a 1/28 share in Lot 10 DP153818 and a 1/36 share in Lot 11 DP153818.

Easements

Easement Certificate D076811.4

- 3.3. This easement certificate provides right of way and right to convey telecommunications over Lot 1 DP167105 to benefit Lot 2 DP167105. The subject sites were contained within Lot 2 DP167105 when this easement was created (1996). This easement provides access to the subject sites.

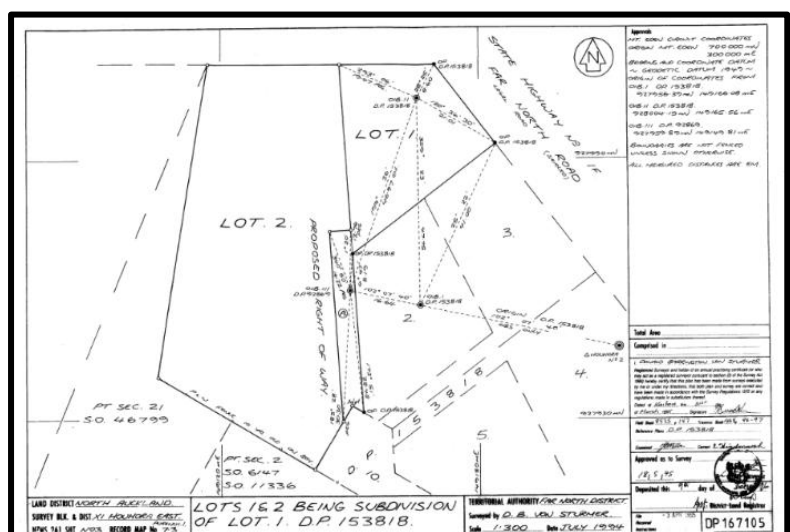


Figure 8: DP167105 showing location of Easement A.



Easement Certificate 786211.3

3.4. Both Lots 1 & 2 have rights of way over Part Lot 11 DP153818 marked A on DP153818 created within Easement Certificate 786211.3. Both allotments now have a 1/36 share in this access lot.

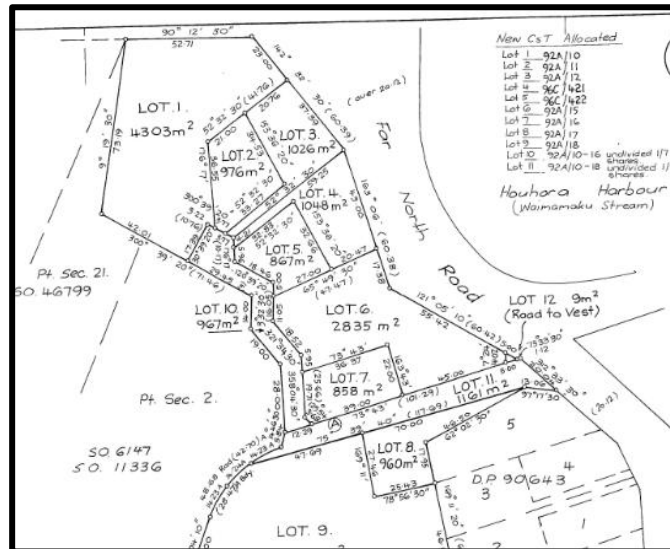


Figure 9: DP153818 showing location of Part Marked A.

Easement Certificate 11811569.3

3.5. This easement document is registered on both Lots 1 & 2 and was created as part of the subdivision approved under RC2180366 which created the subject sites. This easement document provided the following rights:

- Easement A – right to convey electricity over Lot 1 DP167105 to service Lot 1 DP547307 and right to convey telecommunications for Chorus.
- Easement B – right of way over Lot 2 DP547037 to service Lot 1 DP547307
- Easement C – right of way over Lot 1 DP547307 to service Lot 1 DP167105

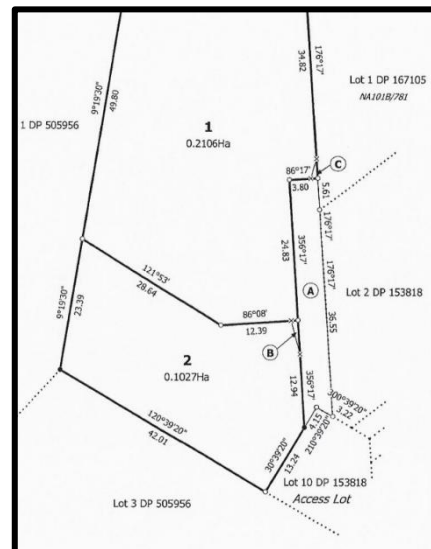


Figure 10: DP547307 showing easement locations.

Consent Notice 11811569.4

3.6. CN 11811569.4 is registered on the title for Lot 2 only. There are five consent notice conditions registered within the document which have been summarized below:

- Requirement for any wastewater disposal system to be in accordance with the approved report submitted with RC2180366.
- Condition advising of the recorded Archaeological Site within Lot 2.
- Requirement for water supply for fire fighting services to be supplied in conjunction with the construction of a dwelling.
- Requirement for any building to have foundations specifically designed by a CPEng.



- (v) Requirement for stormwater from roofs, tank overflow and paved surfaces to be collected and piped to an outfall at the bed of the stream.

3.7. The proposal does not result in infringements of any of the above-mentioned conditions. No new buildings are proposed as a result of this application and the registered Archaeological Site within Lot 2 will remain unaffected.

Site Features

3.8. The site is located within the Coastal Residential Zone under the Operative District Plan and zoned Settlement within the Proposed District Plan. The private access lots are located within the Coastal Environment Overlay.



Figure 11: PDP Maps showing extent of coastal environment and proposed zoning of the sites.

3.9. The sites are not identified as Outstanding Natural Landscapes or Features under the Regional Policy Statement for Northland. As mentioned, the sites themselves are not located within the Coastal Environment, but the access lots which the allotments have part ownership in, are located within the coastal environment. There will be no change to the access lots such that consideration of the New Zealand Coastal Policy Statement 2011 is not considered applicable.

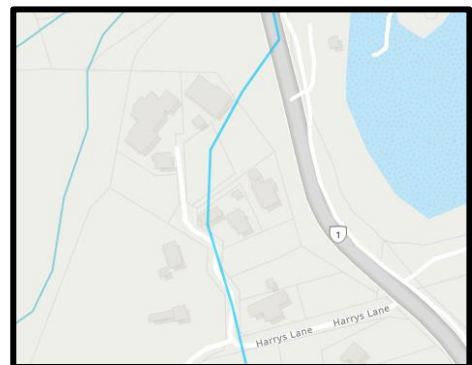


Figure 12: RPS Maps showing coastal environment extent.

3.10. The subject site is not shown to be susceptible to coastal hazards or river flood hazards under the NRC Hazard Maps. The Waimamaku Stream is shown to be flood susceptible as well as the surrounds shown to be susceptible to coastal hazard given it is a tidal stream, however these hazards do not extend into the subject sites given their higher elevation.



Figure 13: NRC Hazard Maps showing flooding extent around Waimamaku Stream.

3.11. Reticulated services are not available to the sites. The existing dwellings have existing provisions for water



supply, wastewater disposal and stormwater attenuation as will be discussed further in this report.

3.12. The site is not known to have been previously or currently utilised for activities listed on the HAIL.

3.13. There is an archaeological site (ref N3/380 – Midden Site) located within the north-western corner of Lot 2. A consent notice condition was imposed as part of RC2180366, for Lot 2 to advise future owners of the archaeological site. An Archaeological Assessment was prepared and lodged with RC2180366 which identified the midden. Both allotments have existing dwellings and the proposed boundary adjustment will not alter the boundaries nearest to the midden location, such that no adverse effects are anticipated. Heritage New Zealand Pouhere Taonga (HNZPT) have been contacted as part of the pre-application process and there were no objections raised (see Appendix 10).

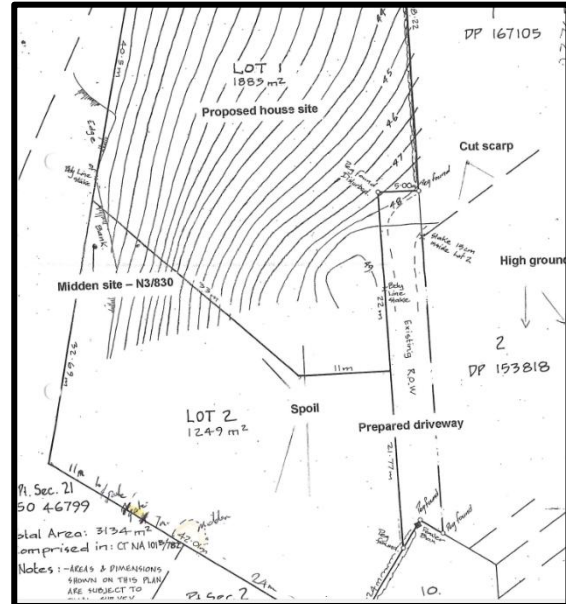


Figure 14: Plan showing location of archaeological site within Lot 2.

3.14. The site does not contain any areas of significant indigenous vegetation or fauna nor does the site contain any reserves or PNA. The site is not located within an area which is shown to have kiwi present.

3.15. The sites are shown to contain soils of LUC 6e6, which is not classified as being highly versatile soils. As such, it is considered that consent under the National Policy Statement for Highly Productive Land (NPS for HPL) is not triggered and no further assessment will be undertaken within this report. The sites are also zoned as Coastal Residential and proposed to be zoned as Settlement, such that the NPS-HPL would not be considered applicable.

3.16. The site is not known to be located within a Statutory Acknowledgement Area. The site is within the Deed of Settlement Area for Te Hiku o Te Ika iwi and Area of Interest for Te Aupōuri, Ngāti Kuri and Ngāi Takoto.

4. WEIGHTING OF PLANS

4.1. The sites are zoned as Settlement under the Proposed District Plan and is subject to the Coastal Environment and Treaty Settlement Area of Interest Overlays.

4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further



submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.

- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

5. ACTIVITY STATUS OF THE PROPOSAL

Operative District Plan

- 5.1. The subject sites are located within the Coastal Residential Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.

Subdivision

Assessment of the applicable Subdivision Rules for the Coastal Residential Zone:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.1	BOUNDARY ADJUSTMENTS	Controlled Boundary Adjustments to lots may be carried out as a Controlled (subdivision) activity provided that: (a) There is no change in the number and location of any access to the lots involved – Complies (b) There is no increase in the number of certificates of titles – Complies (c) The area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone as a controlled activity in all zones except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased – Complies - The proposal is not considered to change the degree of non-compliance given that the lots are of a non-complying size already for the zone and the proposal will result in an overall increase in size to the allotments. - Proposed Lot 1 = 1858m² (currently 2106m²) - Proposed Lot 2 = 1275m² (currently 1027m²) (d) The area effected by the boundary adjustment is within or contiguous with the area of the original lots – Complies (e) All boundary adjusted sites must be capable of complying with all relevant land use rules – Complies



		(f) All existing onsite drainage systems must be wholly contained within the boundary adjusted sites – Complies – each lot will contain existing services for wastewater, water and stormwater.
13.7.2.2	ALLOTMENT DIMENSIONS	Permitted Both lots will contain existing built development.
13.7.2.3 – 9	Not Applicable for this application.	

5.2. The proposal is therefore assessed as a **Controlled Activity** subdivision by way of boundary adjustment.

Coastal Residential Zone Standards

5.3. Both Lots 1 & 2 will contain existing built development and impermeable surfaces. As such, an assessment of Section 10.8.5.1 of the Operative District Plan will be undertaken below.

Assessment of the permitted COASTAL RESIDENTIAL ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
10.8.5.1.1	RELOCATED BUILDINGS	Not applicable. No relocated buildings are proposed as part of this proposal.
10.8.5.1.2	RESIDENTIAL INTENSITY	Permitted. The permitted threshold for residential development is one unit per 3,000m ² of land on an unsewered site. Lots 1 & 2 will each contain one existing dwelling each.
10.8.5.1.3	SCALE OF ACTIVITIES	Not applicable. No such activities are proposed as part of this application.
10.8.5.1.4	BUILDING HEIGHT	Not applicable. No new buildings are proposed as part of this proposal.
10.8.5.1.5	SUNLIGHT	Permitted The new dividing boundaries are located a sufficient distance from existing structures, such that the proposal complies with this rule.



10.8.5.1.6	STORMWATER MANAGEMENT	Permitted. The permitted threshold for impermeable surfaces within the Coastal Residential zone is 50% or 1000m², whichever is the lesser. In this case 50% is the lesser for each site. Lot 1 will have an impermeable surface coverage of 46.4% of the total site area. Lot 2 will have an impermeable surface coverage of 31.8% of the total site area. Haigh Workman have shown the impermeable surface calculations within their report, which includes a share of the impermeable surfaces within Lot 10 and 11 DP153818. As such, the proposal can comply with the permitted thresholds.
10.8.5.1.7	SETBACK FROM BOUNDARIES	Permitted. The minimum setback from road boundaries shall be 3 metres and the minimum setback from any boundary apart from a road boundary is 1.2m except that no setback is required for a maximum total length of 10m along any one such boundary. All structures are considered to comply with this standard.
10.8.5.1.8	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Not applicable as no non-residential activities are proposed.
10.8.5.1.9	OUTDOOR ACTIVITIES	Not applicable.
10.8.5.1.10	TRANSPORTATION	A full assessment has been completed in the table below.
10.8.5.1.11	SITE INTENSITY – NON RESIDENTIAL ACTIVITIES.	Not applicable.
10.8.5.1.12	HOURS OF OPERATION NON- RESIDENTIAL ACTIVITIES	Not applicable as no non-residential activities are proposed.
10.8.5.1.13	KEEPING OF ANIMALS	Not applicable as no commercial keeping of animals are proposed.
10.8.5.1.14	NOISE	Permitted The proposal complies with the permitted standard.
10.8.5.1.15	HELICOPTER LANDING AREA	Not applicable as no helicopter landing is required.



District Wide Matters

<u>DISTRICT WIDE MATTERS</u>		
Plan Reference	Rule	Performance of Proposal
15.1.6A	TRAFFIC	Permitted Activity The permitted one way daily traffic movements within the Coastal Residential Zone is 20. The first residential unit is exempt from this rule. Lots 1 & 2 will each include one residential dwelling, which are exempt.
15.1.6B	PARKING	Permitted Activity The proposed lots have existing vehicle parking and manoeuvring areas which will remain unchanged as part of this proposal.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Permitted. The proposal will not alter the number of users of the accessway and the existing provisions are considered adequate such that no upgrading of the private accessways which service the allotments are anticipated. RC2180366 included a breach of the permitted threshold for traffic intensity and private access with the access lots which service the site. The proposal will not alter what has already been approved within RC2180366, such that existing use rights are considered to apply. The existing situation and number of users will remain unchanged.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable.
15.1.6C.1.3	PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES	Permitted. The proposal will not alter the number of users of the private accessways given the number of titles and number of allotments will not increase.
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Permitted. The sites are accessed via a series of private accessways/access lots. The proposal will not see an increase in the number of users.



15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Permitted. (a) There is no need for vehicles to reverse off site. (b) Complies. (c) The sides of the driveway will remain in grass. (d) Stormwater will be managed on site.
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	Permitted. The sites are accessed via a series of private accessways/access lots and the proposal will not alter the number of access points or change access locations.
15.1.6C.1.9 – 11	Not applicable to this development.	

Operative District Plan Overall Status

- 5.6 The proposed boundary adjustment can comply with the provisions set out under Rule 13.7.1 and is therefore assessed as a Controlled Activity Boundary Adjustment.
- 5.7 In accordance with *Controlled Activities 13.7.3* the subdivision by way of boundary adjustment will be assessed as a **Controlled Activity**. The relevant sections of Chapter 13 will be assessed as part of this application.

Proposed Far North District Plan

- 5.8 Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, are detailed below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource Rules HS-R5, HS-R6, HS-R9	Not applicable. The proposal does not include the establishment of a new significant hazardous facility or a significant hazardous facility within a scheduled site or area of significance to Māori, within a SNA or within a scheduled heritage resource.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.



Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10)	Not applicable. The site is not located within an area noted as being of Historic Heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Maori	All rules have immediate legal effect.	Not applicable. The site does not contain any scheduled sites and areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The site does not contain any ecosystems or indigenous biodiversity to which these rules would apply.
Subdivision	The following rules have immediate legal effect: SUB-R6 - Environmental Benefit Subdivision. SUB-R13 - Subdivision of a site within a heritage area overlay. SUB-R14 - Subdivision of a site that contains a scheduled heritage resource. SUB-R15 - Subdivision of a site containing a scheduled site and area of significance to Māori. SUB-R17 - Subdivision of a site containing a scheduled SNA	Permitted. The site is not an environmental benefit subdivision; the site does not contain any heritage overlays; scheduled heritage resources; a scheduled site and area of significance to Māori or; any SNA's.
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13	Permitted. Any earthworks will comply with the Erosion and Sediment Control Guidelines for Land



	The following standards have immediate legal effect: EW-S3, EW-S5	Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 5.9 The assessment above indicates the proposal is able to comply with the Proposed District Plan rules that have immediate legal effect. Under the Proposed District Plan, this activity will be assessed as a Permitted Activity.

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- 5.10 The sites are not known to currently be or have previously been utilised for activities listed on the HAIL. The proposal is therefore not considered to trigger assessment under the NESCS. The proposal is considered Permitted in terms of this regulation.

Other National Environmental Standards

- 5.11 No other National Environmental Standards are considered applicable to this development.



6. STATUTORY ASSESSMENT

Section 104A of the Act

- 6.1. Section 104A governs the determination of applications for Controlled Activities. With respect to Controlled Activities, a consent authority may not refuse an application, unless s106 applies. Council may impose conditions under s108 only for those matters which control is reserved in a national environmental standard, an operative or proposed plan or other regulations.

Section 104(1) of the Act

- 6.2. Section 104(1) of the Act states that when considering an application for resource consent-

“the consent authority must, subject to Part II, have regard to –

*(a) Any actual and potential effects on the environment for allowing the activity; and
(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*

(b) Any relevant provisions of –

- (i) A national environmental standard*
- (ii) Other regulations*
- (iii) A national policy statement*
- (iv) A New Zealand Coastal Policy Statement*
- (v) A regional policy statement or proposed regional policy statement*
- (vi) A plan or proposed plan; and*

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the Act). As will be discussed below, the proposal will have actual and potential effects that are acceptable.
- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Coastal Residential zone and surrounding environment.
- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.



- 6.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters relevant to this application.

7. ENVIRONMENTAL EFFECTS ASSESSMENT

- 7.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Subdivision

- 7.2. The proposal is a Controlled activity as per Rule 13.7.1. The criteria within 13.7.3 of the District Plan is therefore to be used for assessment of the subdivision, in conjunction with the matters set out under Sections 104, 104A, and 106 of the Resource Management Act 1991. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

PROPERTY ACCESS

- 7.2.1. The access arrangements will remain unchanged as well as the existing parking and manoeuvring. The dwellings on the sites are existing and the purpose of this boundary adjustment is to change the ownership of the shed located next to the dwelling on Lot 2. Parking for Lot 1 is within the garage and concreted areas near the existing dwelling within the lot.
- 7.2.2. The proposal will not see an increase in the number of users nor any change to the existing situation for access, parking and manoeuvring.
- 7.2.3. The proposal is not considered to create effects that would be more than minor in regard to access and given the nature of the proposal, the provisions provided are considered reasonable for the surrounding environment.

NATURAL HAZARDS

- 7.2.4. The subject sites are not shown to be susceptible to natural hazards under the NRC or FNDC Maps.
- 7.2.5. Given that development is existing and is located outside of the areas identified as being susceptible to flood hazards, no adverse effects in terms of inundation and flooding are considered applicable to this proposal.
- 7.2.6. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.



WATER SUPPLY

7.2.7. Proposed Lots 1 & 2 each contain existing water tanks which service the built development on the sites. There are two water tanks contained within Lot 1, with three water tanks being provided within Lot 2 (two by the dwelling and one by the shed). The sites are not in an area which benefit from reticulated water supply. As development is existing, no consent notice conditions in regard to water supply are anticipated.



Figure 16: Existing water tanks by dwelling on Lot 2.



Figure 15: Concrete water tank on left to be contained within Lot 2, with two water tanks to the right to be contained within Lot 1.

STORMWATER DISPOSAL

7.2.8. Councils' infrastructure is not available to this site. Therefore, stormwater must be managed on site.

7.2.9. All built development is existing within the allotments, with all stormwater from buildings being collected into water storage tanks. Haigh Workman have assessed the existing stormwater methods within the Site Suitability Report and have concluded that the existing provisions are adequate to service the sites. Overflow from the tanks and paved areas are piped to Waimamaku Stream.

7.2.10. Both lots comply with the permitted threshold for impermeable surfaces and as such, no infringement of the applicable rule is created.

7.2.11. Haigh Workman have determined that the existing discharge arrangements avoid increasing peak flows in the Waimamaku Stream and there will be no change to the existing access arrangements such that stormwater management will continue as is. As such, it is considered that the proposal does not create adverse effects in terms of stormwater disposal. No consent notice conditions are anticipated given all built development is existing.

SANITARY SEWAGE DISPOSAL

7.2.12. Both Lots 1 & 2 contain existing wastewater systems which service the existing dwellings. Haigh Workman sited the systems and confirmed they appear to be in good working order. Haigh Workman concluded that the proposed boundary adjustment will not impact the systems or the reserve areas or the boundaries in vicinity of the systems.



7.2.13. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal.

ENERGY SUPPLY & TELECOMMUNICATIONS

7.2.14. Top Energy were contacted as part of this application process and advised that their requirements for the proposal are nil. Top Energy's response is contained within **Appendix 11** of this application. Energy supply is existing to the dwellings on the site and will remain unchanged as part of this proposal.

7.2.15. The Applicant has advised that the existing dwellings have existing connection to the Chorus network, with existing easements being provided which will remain unchanged. No conditions of consent are anticipated in relation to telecommunications given connection is existing.

7.2.16. The site is not located within 20 metres of an electrical transmission line designed to operate at or above 50kV. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal, given the development and connections are existing and the proposal will not result in additional development rights being created.

EASEMENTS FOR ANY PURPOSE

7.2.17. The existing easements will be brought forward to the new titles as per the scheme plan. There are two easements proposed as well which will be discussed below.

7.2.18. Easement D is for the purpose of right of way over Lot 2 to benefit Lot 1. This area encapsulates an existing concreted area used to access the dwelling on Lot 1.

7.2.19. Easement E is for the purpose of additional water supply to provide Lot 1 rights to a water tank contained within Lot 2.

PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

7.2.20. The site does not contain any areas of indigenous flora or fauna. The site is not shown to be within an area of Outstanding Natural Landscape or features. The site is not shown to have kiwi present, nor does it contain any known areas which would benefit from enhancement of biodiversity values (such as wetlands).

7.2.21. As previously mentioned, there is a recorded Archaeological Site within Lot 2. This is located within the north-western corner of the lot, such that it will not be affected by the boundary adjustment. There is an existing consent notice condition registered on Lot 2 which advises the presence of the Archaeological Site and that it shall not be damaged in any way. This will remain registered on the title for Lot 2. As all built development is existing and no further built development is proposed, it is considered that the proposal will not have any adverse effects on heritage resources. Heritage NZ Pouhere Taonga have been contacted as part of the pre-application process and did not raise any objections to the proposal as per the correspondence



attached within **Appendix 10**. It is considered appropriate for the subdivision to proceed under the guidance of an ADP.

ACCESS TO RESERVES AND WATERWAYS

7.2.22. The sites do not directly adjoin Waimamaku Stream, with the unformed portion of the State Highway Road reserve separating the site and Waimamaku Stream. The stream appears to then meander through the adjoining allotment to the west Lot 1 DP599108. Given the existing built development locations as well as the existing onsite wastewater locations, it is not considered practical nor required to provide an esplanade strip or reserve. There are no connecting strips or reserves in the area such that there would be no benefit in doing so.

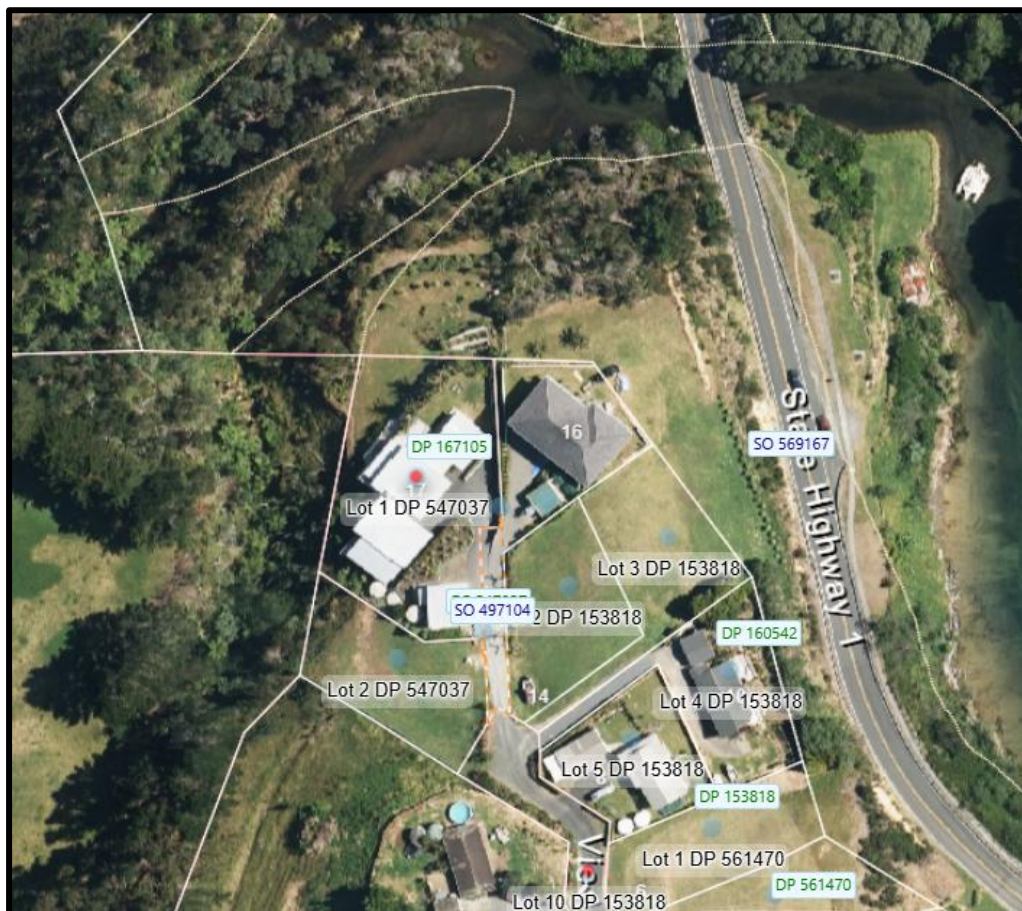


Figure 17: Image showing location of Waimamaku Stream in relation to the sites as well as existing built development.

LAND USE COMPATIBILITY

7.2.23. The proposal is for a subdivision by way of boundary adjustment where the purpose of the adjustment is to change the ownership of the existing shed. The new boundary will allow for Lot 2 to have ownership of the shed which is physically separated from the dwelling on Lot 1 given the topography of the sites. The proposal will not increase the number of titles or the number of allotments and will not create any additional development rights given all built development is existing. The proposal will not alter the physical appearance of the site. No



reverse sensitivity effects or incompatible land use is anticipated given the existing use of the sites will remain unchanged.

PROXIMITY TO AIRPORTS

7.2.24. Not applicable as the subject sites are not located in close proximity to an airport.

8. POLICY DOCUMENTS

8.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

8.2. As detailed, the proposal is considered to be Permitted in terms of the NESCS.

Other National Environmental Standards

8.3. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

National Policy Statements

8.4. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

New Zealand Coastal Policy Statement 2010

8.5. The sites themselves are not located within the Coastal Environment under the RPS, only a portion of the access lot. As the proposal will not alter access arrangements and the built development is existing within the lots and will remain unchanged, it is considered that the proposal does not trigger assessment under the NZCPS.

Regional Policy Statement

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



- 8.7. The proposal will not alter the physical appearance of the allotments nor will the proposal see an increase in development rights. Haigh Workman have completed a Site Suitability Report which concluded that wastewater and stormwater can be managed across the subdivision. The number of titles or allotments will not increase as a result of the proposal. No adverse effects on outstanding landscapes, natural features or the coastal environment are anticipated. The proposal will allow better utilisation of built development on the lots.
- 8.8. Due to the above, it is considered that there will be no reverse sensitivity effects as the proposal will create allotments which are not objectionable to the surrounding environment and maintain the amenity of the area and the Coastal Residential zone.

Far North Operative District Plan

- 8.9. In terms of the objectives and policies for the Coastal Environment and Coastal Residential zone, the proposal does not result in infringements of the permitted rule standards for the underlying zone and is therefore considered to be anticipated by the plan and consistent with development in the area and zone in general. Given the subdivision activity is assessed as a Controlled Activity, it is also considered that the proposal is anticipated by the plan and therefore does not result in adverse effects. The proposal will not alter the character or amenity of the sites or surrounding environment.
- 8.10. As assessed above, it is considered that the proposed subdivision will generate no more than minor effects on the receiving environment, including the adjacent sites. The proposal is considered consistent with the relevant objectives and policies of the ODP.

Proposed District Plan

- 8.11. Under the Proposed District Plan, the site is zoned Settlement, with a portion of the access lot being within the Coastal Environment overlay. The proposal is considered to create no more than minor effects on these environments and is consistent with the intent of the surrounding environment and the zone. The proposal is considered to be consistent with the Objectives and Policies of the Proposed District Plan.

Summary

- 8.12. The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.

9. SECTION 125 – LAPSING OF CONSENT

- 9.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard provisions be applied in this instance.



10. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

- 10.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 10.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 10.1.2. The application is for a Controlled Activity, therefore Step 3 does not apply and Step 4 must be considered.

Step 4; Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 10.1.3. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision by way of boundary adjustment where there will not



be an increase in the number of titles or allotments. Hence the proposal is not considered to be exceptional or unusual. The development on the sites are existing, with no additional built development proposed.

Public Notification Summary

- 10.2. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 10.3. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

11.2.1 Step 1: Certain affected groups and affected persons must be notified.

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 10.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, Step 2 must be considered.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 10.3.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified.

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application.



The proposal is not for a boundary activity nor is it a prescribed activity.

10.3.3. The proposal is not for a boundary activity.

10.3.4. In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

10.3.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval.

10.3.6. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 7 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment provided within this report is also relied on and the following comments made:

- The size of the proposed allotments is consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The development is not considered to be contrary to the objectives and policies under the District Plan.
- The proposed lots contain existing built development and associated infrastructure such as access, onsite wastewater disposal and power; this will continue to operate the same.
- All stormwater will be managed within the site boundaries, such that there will be no downstream effects created.
- The proposal will not see an increase in traffic movements compared to what is currently in existence.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

10.3.7. Therefore, no persons will be affected to a minor or more than minor degree.

10.3.8. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.



Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

- 10.3.9. The proposal is to subdivide by way of boundary adjustment. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

- 10.4. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

- 10.5. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

11. PART 2 ASSESSMENT

- 11.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 11.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.
- 11.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. No adverse effects are anticipated on the coastal environment due to the fact that visual amenity and character will be maintained. There are no outstanding natural features or landscapes which are considered to be affected, nor any areas of significant indigenous vegetation or habitats of fauna. Public access is not considered relevant in this case. The site does not contain any areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights will not be affected by the proposal. The proposal is not anticipated to exacerbate natural hazards. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.
- 11.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.



- 11.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 11.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

12. CONCLUSION

- 12.1. The proposal is to undertake a subdivision by way of boundary adjustment where there will not be an increase in the number of titles or allotments created. The proposal will not result in a change to the physical appearance of the sites and as such will not visually change the existing landscape.
- 12.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and the proposal does not result in degradation of the character of the surrounding environment.
- 12.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 12.4. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 12.5. As a Controlled activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. It is considered that the proposal results in no more than minor effects on the environment and the proposal is generally consistent with the relevant Objectives and Policies set out under the District Plan and the Regional Policy Statement. The development is considered appropriate for consent to be granted on a non-notified basis.

13. LIMITATIONS

- 13.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.



- 13.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 13.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 13.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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




R.W. Muir
Registrar-General
of Land

Identifier 932637
Land Registration District North Auckland
Date Issued 13 August 2020

Prior References
NA101B/782

Estate Fee Simple
Area 2106 square metres more or less
Legal Description Lot 1 Deposited Plan 547037
Registered Owners
Paul Anthony Lennon

Estate Fee Simple - 1/28 share
Area 967 square metres more or less
Legal Description Lot 10 Deposited Plan 153818
Registered Owners
Paul Anthony Lennon

Estate Fee Simple - 1/36 share
Area 1161 square metres more or less
Legal Description Lot 11 Deposited Plan 153818
Registered Owners
Paul Anthony Lennon

Interests

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part Lot 1 DP 547037 formerly Section 21 Block XI Houhora Ease Survey District contained in RT NA26A/62)

Subject to a right of way over part Lot 11 DP 153818 marked A on DP 153818 specified in Easement Certificate 786211.3 - 25.3.1981 at 9:00 am

Appurtenant hereto is a right of way and a telecommunications right specified in Easement Certificate D076811.4 - 9.12.1996 at 1.09 pm

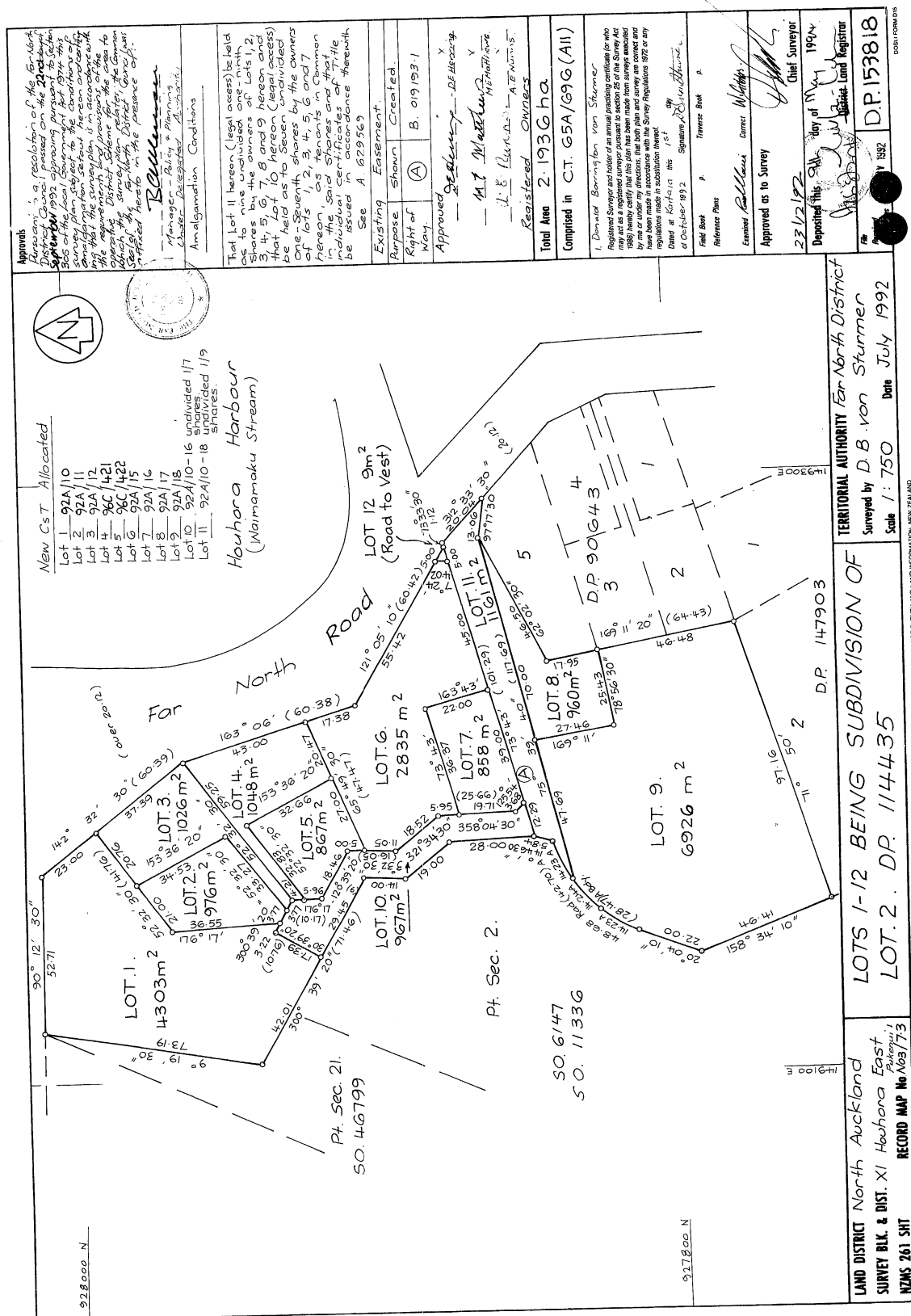
D574558.1 Gazette Notice (N.Z. Gazette No.46 page 1021) declaring part State Highway No.1F Far North District commencing on the eastern side of the highway at the intersection with Hendersons Bay Road and on the western side of the highway at the northern boundary and proceeding in the southerly direction to the intersection with State Highway No.10 to be a limited access road - 25.1.2001 at 12.09 pm (affects Lot 1 DP 547037)

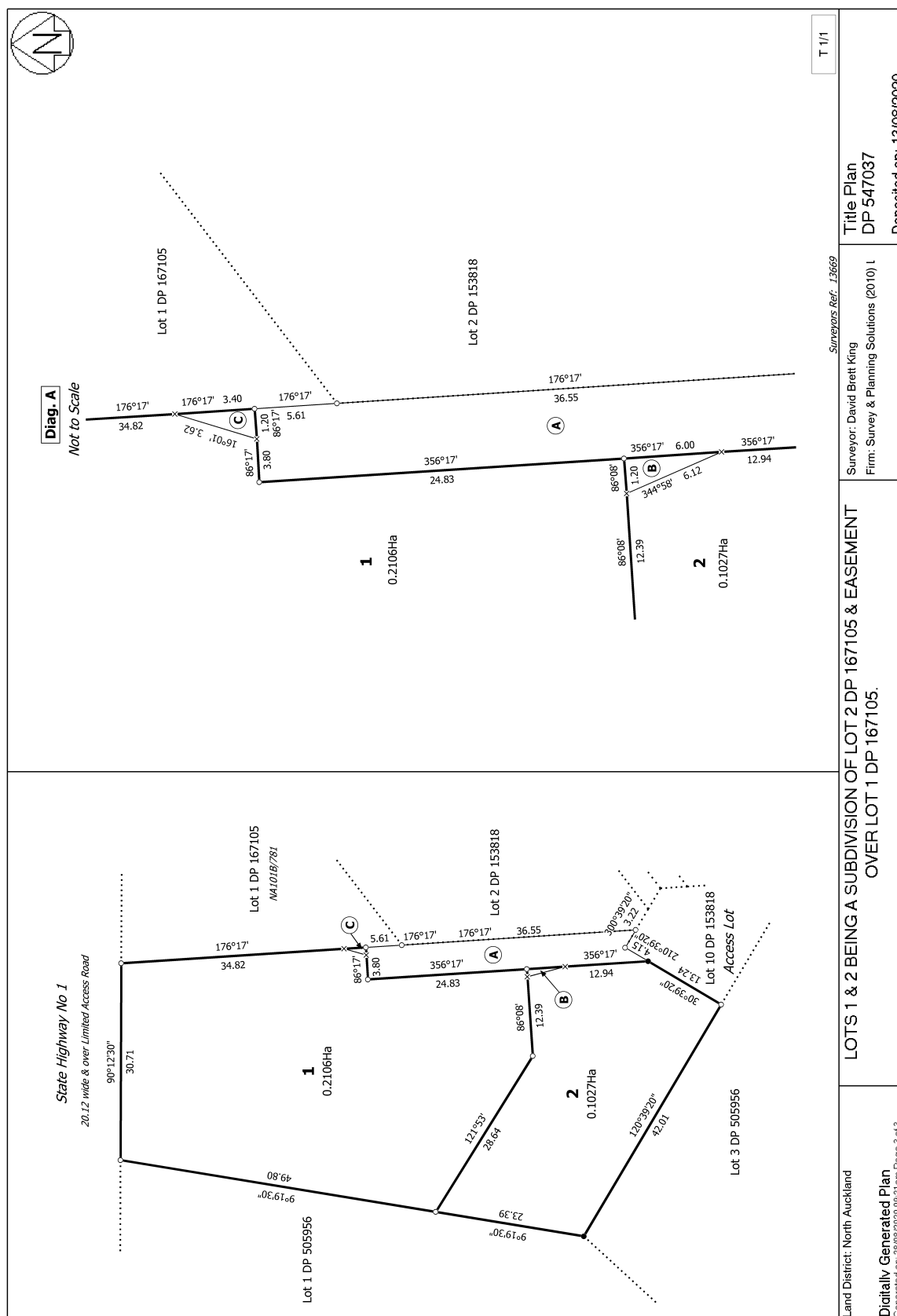
D574923.1 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 25.1.2001 at 3.31 pm (affects Lot 1 DP 547037)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 547037)

Appurtenant to Lot 1 DP 547037 is a right of way created by Easement Instrument 11811569.3 - 13.8.2020 at 8:50 am

The easements created by Easement Instrument 11811569.3 are subject to Section 243 (a) Resource Management Act 1991







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

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




R.W. Muir
Registrar-General
of Land

Identifier **932638**
Land Registration District **North Auckland**
Date Issued 13 August 2020

Prior References
NA101B/782

Estate Fee Simple
Area 1027 square metres more or less
Legal Description Lot 2 Deposited Plan 547037
Registered Owners
Paul Anthony Lennon

Estate Fee Simple - 1/28 share
Area 967 square metres more or less
Legal Description Lot 10 Deposited Plan 153818
Registered Owners
Paul Anthony Lennon

Estate Fee Simple - 1/36 share
Area 1161 square metres more or less
Legal Description Lot 11 Deposited Plan 153818
Registered Owners
Paul Anthony Lennon

Interests

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part Lot 2 DP 547037 formerly Section 21 Block XI Houhora Ease Survey District contained in RT NA26A/62)

Subject to a right of way over part Lot 11 DP 153818 marked A on DP 153818 specified in Easement Certificate 786211.3 - 25.3.1981 at 9:00 am

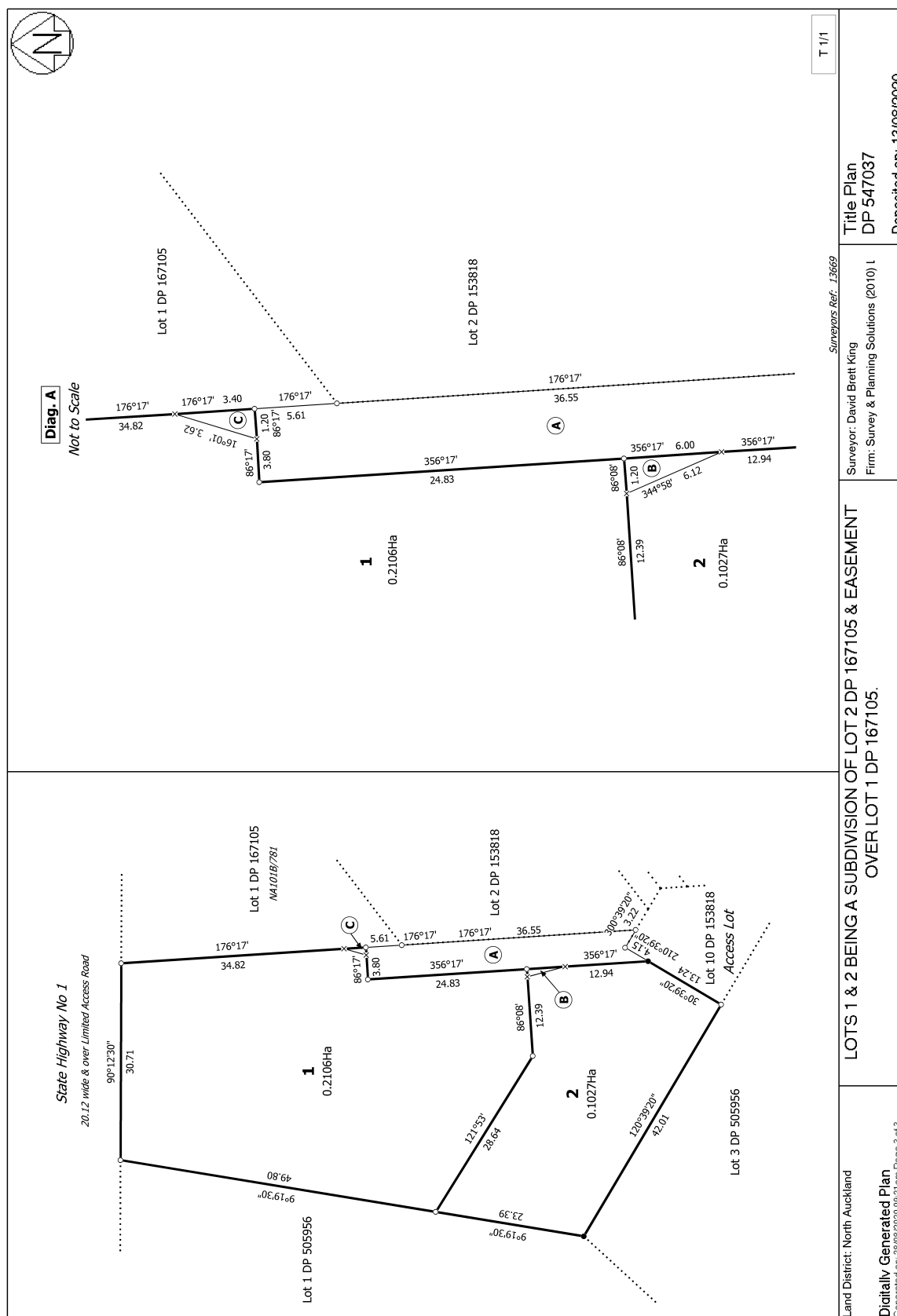
Appurtenant hereto is a right of way and a telecommunications right specified in Easement Certificate D076811.4 - 9.12.1996 at 1.09 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 547037)

Subject to a right of way over part Lot 2 DP 547037 marked B on DP 547037 created by Easement Instrument 11811569.3 - 13.8.2020 at 8:50 am

The easements created by Easement Instrument 11811569.3 are subject to Section 243 (a) Resource Management Act 1991 11811569.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 8:50 am (affects Lot 2 DP 547037)

[illegible]



786211.3 EC

Approved by the Registrar General of Land, Wellington. No. A032940

NEW ZEALAND

EASEMENT CERTIFICATE

North Auckland Land Registry Office

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, LESLIE JOEL LAMB of Pukenui, Farmer

being the registered proprietor of the land described in Schedule 'A' hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 under No. 92869 are the easements which it is intended shall be created by the operation of Section 90A of the Land Transfer Act 1952.

SCHEDULE 'A'

C.T. Ref.	Nature of Easement (e.g. Right of Way etc.)	SERVIENT TENEMENT		Dominant Tenement Lot No. or other Legal Description
		Lot No. or other Legal Description	Identification of Part Subject to Easement	
46C/265 (Pt. Bal.) NOW 47A/1108	Right of Way	Pt. Lot 1 on Plan "A"		Pt. Sections 2 and 21 Blk. XI Houhora East Survey Distr- ict.

1. The rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 are herein implied except as they are added to or substituted in Schedule 'B' hereto.

2. The terms, covenants, conditions, or restrictions set out in Schedule 'C' hereto shall attach to the easements specified therein.

Dated this 16 day of March 19 81

Signed by the above-named LESLIE JOEL LAMB
in the presence of

Witness: [Signature]

Occupation: Selector

Address: Shantaro

Correct for the purposes of the Land Transfer Act

[Signature]
Solicitor for the Registered Proprietor

SCHEDULE 'B'

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and Powers:

NIL

SCHEDULE 'C'

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

NIL

EASEMENT CERTIFICATE

Particulars entered in the Register as shown in the
Schedule of Land herein on the date and at the time
stamped below.

Assistant Land Registrar
of the District of North Auckland

(3F) EC
\$10

REYNOLDS, RASMUSSEN & HAINES
SOLICITORS
KAITAIA, N.Z.



786211.3
494
494
495/950



D076811.4 EC

Approved by the District Land Registrar, Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

1/~~XX~~ MARJORIE EDITH MATTHEWS of Awanui, married woman

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of ~~XX~~ 1995 under No. 167105 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 167105

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 1	"A"	Lot 2	101B/781
Telecommuni- cations	Lot 1	"A"	Lot 2	101B/782

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

The registered proprietor of the servient tenement transfers and grants unto the registered proprietor for the time being of Lot 2 perpetual full and free right, liberty and licence to enter upon the servient tenement with engineers, surveyors, employees, agents and contractors with or without vehicles, machinery equipment and materials for the purposes of laying out and excavating a trench through and under that part of the servient tenement in the position shown in the said Deposited Plan and marked "A" and of laying in that trench underground wires, cables or other conductors of telecommunications and any pipes or other coverings enclosing the same and also from time to time and at all times to enter excavate and fill in as aforesaid for the purposes of inspection, altering, repairing, renewing, replacing, relaying, maintaining, testing, joining and terminating such wires, cables or other conductors of telecommunications and such pipes or other coverings enclosing the same PROVIDED THAT the registered proprietor of the dominant tenement shall cause as little interference to the land as possible and shall turf or otherwise finish off as may be appropriate the said trench on each and every occasion.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Case

Dated this, *15th* day of *April* 19 *96*

Signed by the above-named

MARJORIE EDITH MATTHEWS

M E Matthews

in the presence of

Witness

Occupation **C. A. Patterson**

Solicitor

Address **KAITIA**

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the
Land Transfer Act

Clive Patterson
Solicitor for the registered proprietor

101B/781
101B/782

4K EC (dup) /30

1.09 09 DEC 96 D 076811
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR



782

4

Clive Patterson
Solicitor
KAITIAIA

4K
Ⓢ



Title Plan - LT 547037

Survey Number	LT 547037
Surveyor Reference	13669 Lennon
Surveyor	David Brett King
Survey Firm	Survey & Planning Solutions (2010) Limited
Surveyor Declaration	

Survey Details

Dataset Description	LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 167105 & EASEMENT OVER LOT 1 DP 167105.		
Status	Initiated		
Land District	North Auckland	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

RT NA101B/782
RT NA101B/781

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 547037	Fee Simple Title	0.2106 Ha	932637
Lot 2 Deposited Plan 547037	Fee Simple Title	0.1027 Ha	932638
Area C Deposited Plan 547037	Easement		
Area B Deposited Plan 547037	Easement		
Area A Deposited Plan 547037	Easement		
Total Area		0.3133 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Survey Number

LT 547037

Territorial Authority (the Council)

Far North District

Amalgamation Conditions

Last Edited: 27 Feb 2020 08:45:55

That Lot 10 DP 153818 (Legal Access) be held as to two undivided one twenty-eighth shares by the owners of Lots 1 and 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. (See 560649)

That Lot 11 DP 153818 (Legal Access) be held as to two undivided one thirty-sixth shares by the owners of Lots 1 and 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith. (See 560649)

Memorandum of Easements

Last Edited: 27 Feb 2020 09:20:50

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement</u> <u>(Burdened Land)</u>	<u>Dominant Tenement</u> <u>(Benefited Land)</u>
Right of Way	B	Lot 2	Lot 1

Schedule of Easements

Last Edited: 27 Feb 2020 10:01:45

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement</u> <u>(Burdened Land)</u>	<u>Dominant Tenement</u> <u>(Benefited Land)</u>
Right to convey electricity	A	Lot 1 DP 167105	Lot 1
Right of Way	C	Lot 1	Lot 1 DP 167105

Schedule of Easements in Gross

Last Edited: 15 Apr 2020 16:28:34

<u>Purpose</u>	<u>Shown</u>	<u>Servient Tenement</u> <u>(Burdened Land)</u>	<u>Grantee</u>
Right to convey telecommunications	A	Lot 1 DP 167105	Chorus New Zealand Ltd

Land District: North Auckland

LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 167105 & EASEMENT
OVER LOT 1 DP 167105.

Surveyor: David Brett King
Firm: Survey & Planning Solutions (2010) 1

Title Plan
LT 547037
DRAFT

Surveyors Ref: 13669

T 1/1

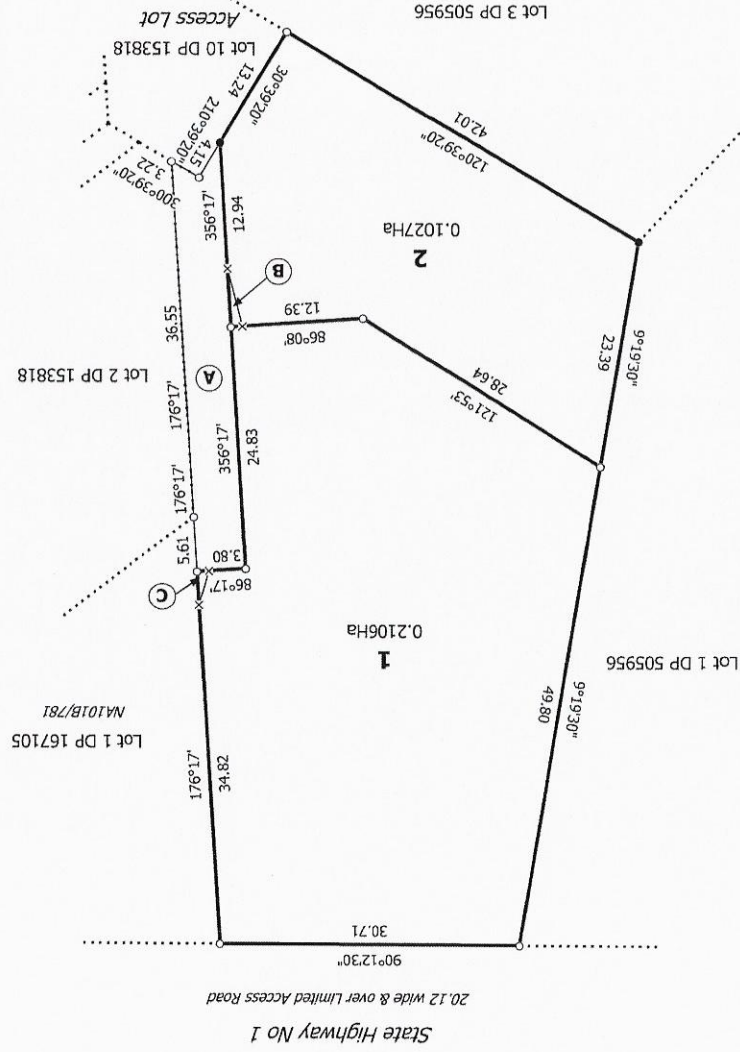
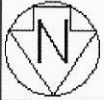
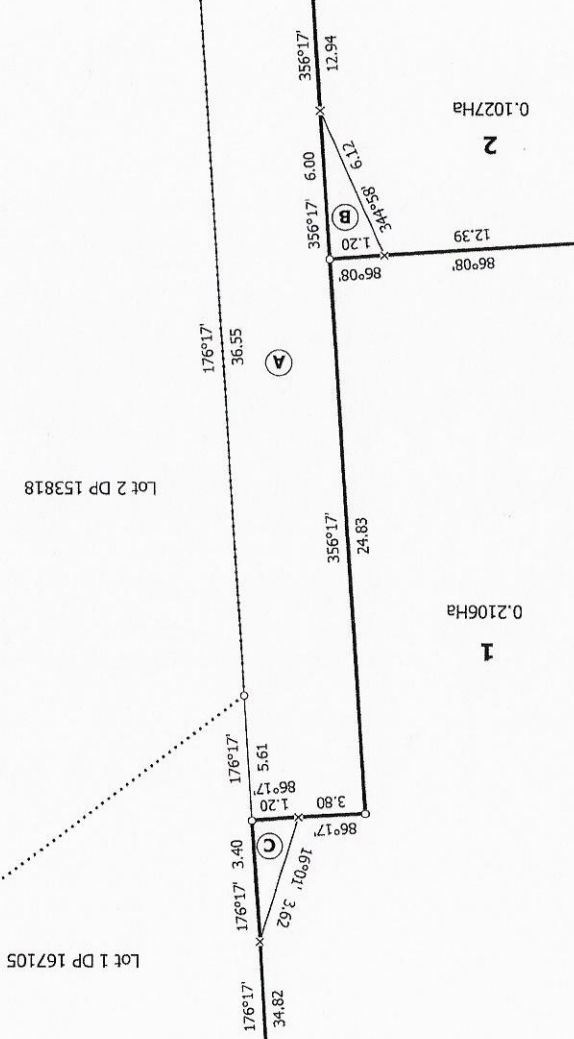


Diagram A
Not to Scale





**Far North
District Council**

Private Bag 752, Memorial Ave
Kaikōhe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2180366

Being the Subdivision of Lot 2 DP 167105 having 1/14sh
Lot 10 DP 153818 & 1/18sh Lot 11 DP 153818
North Auckland Registry

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

SCHEDULE

Lot 2 DP 547037

- (i) In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install generally in accordance with the wastewater treatment and effluent disposal system as detailed in the report prepared by Effluent Drainlayers Ltd and submitted with Resource Consent 2180366.

Note: the effluent disposal field shown on the plan attached to the TP58 Report will need to be relocated away from the head of the bank, as recommended in the Engineers Report prepared by R.I.R. Catterall (Consulting Engineer) and dated 15 December 2005. The field shall be located at least 20m setback from the stream.

The area identified as Reserve Disposal Area for the disposal of treated effluent shall remain free of built development and available for its designated purpose.





Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

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wants to live, work and invest*

- (ii) That the recorded Archaeological Site (Ref N3/830 - Midden Site) located within Lot 2 shall be preserved on an ongoing basis by the owners of that allotment. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the NZ Historic Places Trust under the Historic Places Act 1993.
- (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 fire fighting 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.
- (iv) Any building on Lot 2 will require foundations specifically designed by a Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent application.
- (v) All stormwater from roofs, tank overflow and paved surfaces shall be collected and piped to a scour protected outfall at the bed of the stream.

SIGNED:

P. J. Killalea

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

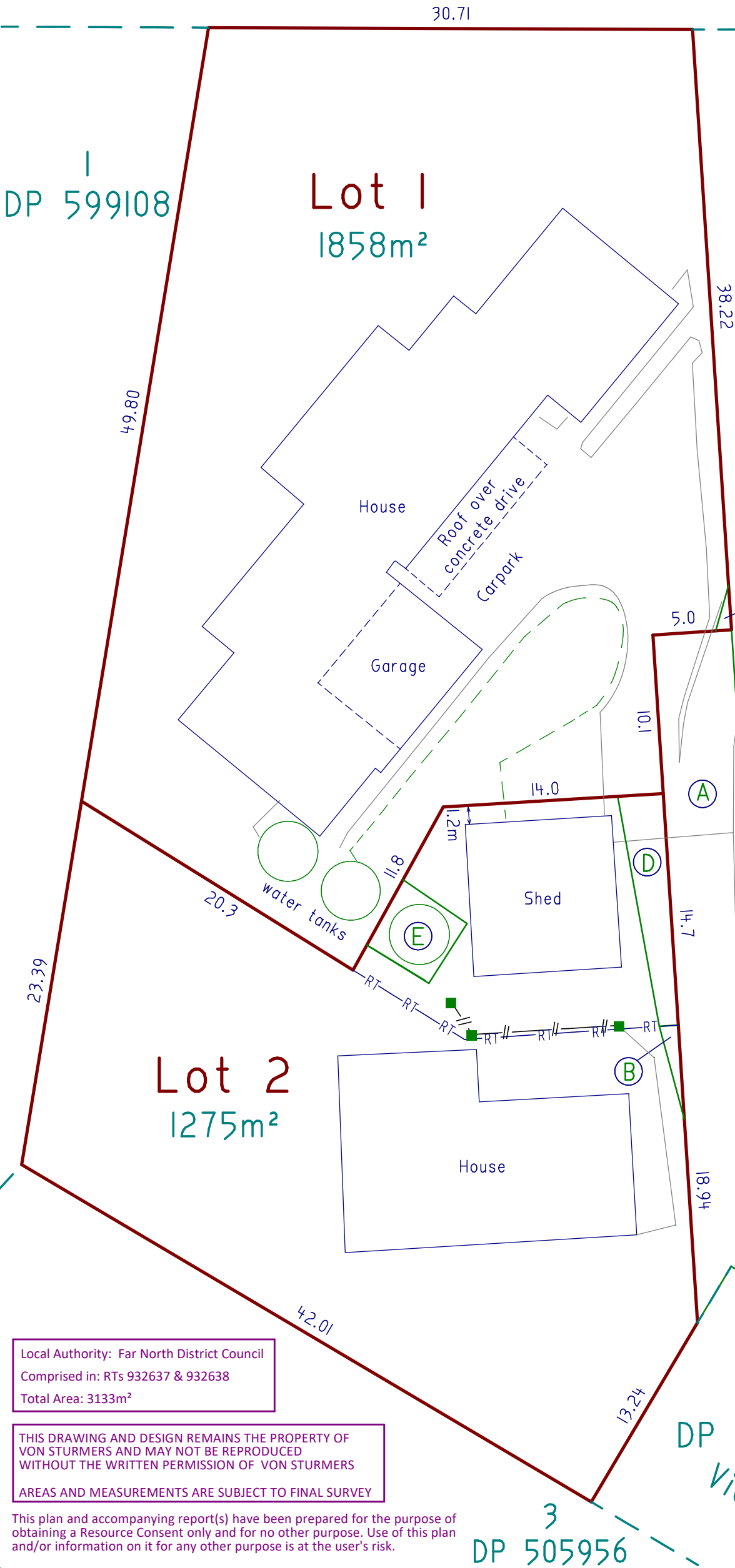
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 20th day of June 2020



Adjoining Owners Consent for Non-Complying Activity		
ADJOINING PROPERTY	SIGNATURE	DATE
LOT 1 DP 167105 & LOT 3 DP 153818 (16 View Lane)		
LOT 2 DP 153818 & LOT 4 DP 153818 (10 & 14 View Lane)		
LOT 5 DP 153818 (8 View Lane)		

Impermeable Surface	Lot 1	Lot 2
House and garage	495	285
Driveway and concreted areas	262	115
Covered decks and tanks	105	0
1/28 share Lot 10 DP 153818 carriageway	10	10
1/36 share Lot 11 DP 153818 carriageway	7	7
Total Impermeable Surfaces	879	417
Lot Area	1,858	1275
1/28 share Lot 10 DP 153818	17	17
1/36 share Lot 11 DP 153818	16	16
Total Site Area	1,891	1,308
Percent Impermeable	46.4%	31.8%



EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created by
Right of way	B	Lot 2 hereon	EI 11811569.3
Right of way & Telecommunication	A	Lot 1 DP 167105	D076811.4
Right of way		Lot 11 DP 153818	EI 786211.3

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lot 1 hereon
Water supply	E	Lot 2 hereon	Lot 1 hereon

Amalgamation conditions:
That Lot 10 DP 153818 (Legal Access) be held as to two undivided one twenty-eighth shares by the owners of Lot 1 & 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

That Lot 11 DP 153818 (Legal Access) be held as to two undivided one thirty-sixth shares by the owners of Lot 1 & 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

Local Authority: Far North District Council
Comprised in: RTs 932637 & 932638
Total Area: 3133m²

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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

PROPOSED BOUNDARY ADJUSTMENT
BETWEEN LOTS 1 & 2 DP 547037

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design				
Drawn	SH	28/01/2025	1:300	A3
Rev	SH	10/07/2025		
Rev	SH	Sept. 2025		

Surveyors Ref. No:	15507
Series	1 / 1

Stormwater and Wastewater Assessment for
Proposed Boundary Adjustment
15 and 17 View Lane, Pukenui
for
Paul Lennon

Supporting report for RC Applications to Far North District Council

Haigh Workman reference 25 116

7 August 2025



Revision History

Revision N ^o	Issued By	Description	Date
A	Joshua Cuming	For Resource Consent	7 August 2025

Prepared by



Joshua Cuming

Environmental Geologist
BSc (Geol, Env Stu.) CEnvP

Approved by



John Papesch

Senior Civil Engineer
BE (Civil Engineering),
CPEng, CMEngNZ

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Executive Summary

Haigh Workman Ltd (Haigh Workman) was commissioned by Paul Lennon (the client) to undertake a stormwater and wastewater assessment for a proposed boundary adjustment of 15 and 17 View Lane, Pukenui (the site).

A proposed boundary adjustment plan prepared by Von Sturmers; ref. 15507 was made available at the time of writing this report. The plan indicates that an existing shed and water tank sited on lot 1 will fall into lot 2 as a result of the boundary adjustment.

The site is zoned 'Coastal Residential' under the Far North District Council District Plan.

Stormwater

Stormwater from buildings on both lots is collected into water storage tanks. Overflow from these tanks and paved areas is piped to Waimamaku stream via flexible pipe. No scouring or erosion caused by onsite stormwater management was observed. The existing stormwater controls on site are fit for purpose and remain unchanged with the proposed boundary adjustment. The boundary adjustment does not result in any increases in impervious surfaces or run-off which need to be addressed.

Tank overflow from the water tank adjacent to the shed on lot 2 will flow over lot 1. An easement should be formed over lot 1 in benefit of lot 2 to convey stormwater.

Wastewater

The existing wastewater treatment and disposal systems on both lots were found to be in good working order with no smell or visible signs of surface breakout.

The lot 1 wastewater system consists of a 4500 litre dual chamber septic tank and two soakage rings. Sufficient setbacks are present. The boundary adjustment will not impact the area available for the reserve area or the location of the boundary in the vicinity of the existing soakage rings. A reserve area of 53m² was stated as being available in the 2005 TP58 design completed by Eric Wagener. This area is still available.

The wastewater system on lot 2 consists of secondary treatment via a TechTreat CP2 aerated wastewater treatment system and subsurface dripper lines. The proposed boundary adjustment will not impact the area available for the reserve area or the location of the boundary in the vicinity of the existing disposal field. A 50% reserve area of 90m² was identified in the 2020 wastewater design completed by Sera Grubb Design Limited this area is still available for the reserve area.

1 Introduction

1.1 Project Brief and Scope

Haigh Workman Ltd (Haigh Workman) was commissioned by Paul Lennon (the client) to undertake a stormwater and wastewater assessment of land at 15 (Lot 2 Deposited Plan 547037) and 17 (Lot 1 Deposited Plan 547037) View Lane, Pukenui (the site), for a proposed boundary adjustment.

A proposed boundary adjustment plan prepared by Von Sturmers; ref. 15507 was made available at the time of writing this report.

The site is zoned 'Coastal Residential' under the Far North District Council District Plan.

1.2 Limitations

This report has been prepared for our Client, Paul Lennon with respect to the brief outlined to us. This report is to be used by our Client and Consultants and may be relied upon by the Far North District Council (FNDC) when considering the application for the proposed subdivision and development. The information and opinions contained within this report shall not be used in any other context for any other purpose without prior review and agreement by Haigh Workman Ltd.

The comments and opinions presented in this report are based on the findings of the desk study and ground conditions encountered during an intrusive site visit performed by Haigh Workman. There may be other conditions prevailing on the site which have not been revealed by this investigation, and which have not been taken into account by this report. Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of strata or other spatially variable features between or beyond investigation positions is conjectural and given for guidance only.

2 Site Description and Proposed Development

2.1 Site Identification

Site Address:	15 and 17 View Lane, Pukenui
Legal Description:	Lot 2 Deposited Plan 547037 and Lot 1 Deposited Plan 547037
Area:	3,133m ²
Zone:	Coastal Residential (Operative District Plan)

2.2 Site Description

The site is irregular in shape. It is located at the northern edge of Pukenui township, the surrounding properties are residential or lifestyle. Both lots have existing dwellings. The site is located on the banks of the Waimamaku Stream that drains into the Houhora Harbour.



Figure 1 - Site location (1m contours)

2.3 Proposed boundary adjustment

The scheme plan showing the proposed boundary adjustment is included in Appendix A.

Proposed lot areas are described in Table 1.

Table 1 - Proposed Lots

Lots	Proposed Area (m²)	End-use
Lot 1	1,858	Coastal residential
Lot 2	1,275	Coastal residential
Total	3,133	

The proposed boundary adjustment breaches the discretionary activity threshold of rule 13.7.2.1 (x) of the Far North District Plan. The discretionary activity threshold for unsewered sites in the Coastal Residential Zone is 2,000m². We understand that the proposed subdivision will be a non-complying activity under the Operative District Plan.

3 Environmental Setting

3.1 Geology

The site and the immediate surrounding area are shown to be directly underlain by soils comprising the Houhora Sand (HO). These soils are typically described and categorised as ‘*well to moderately-well drained*’.

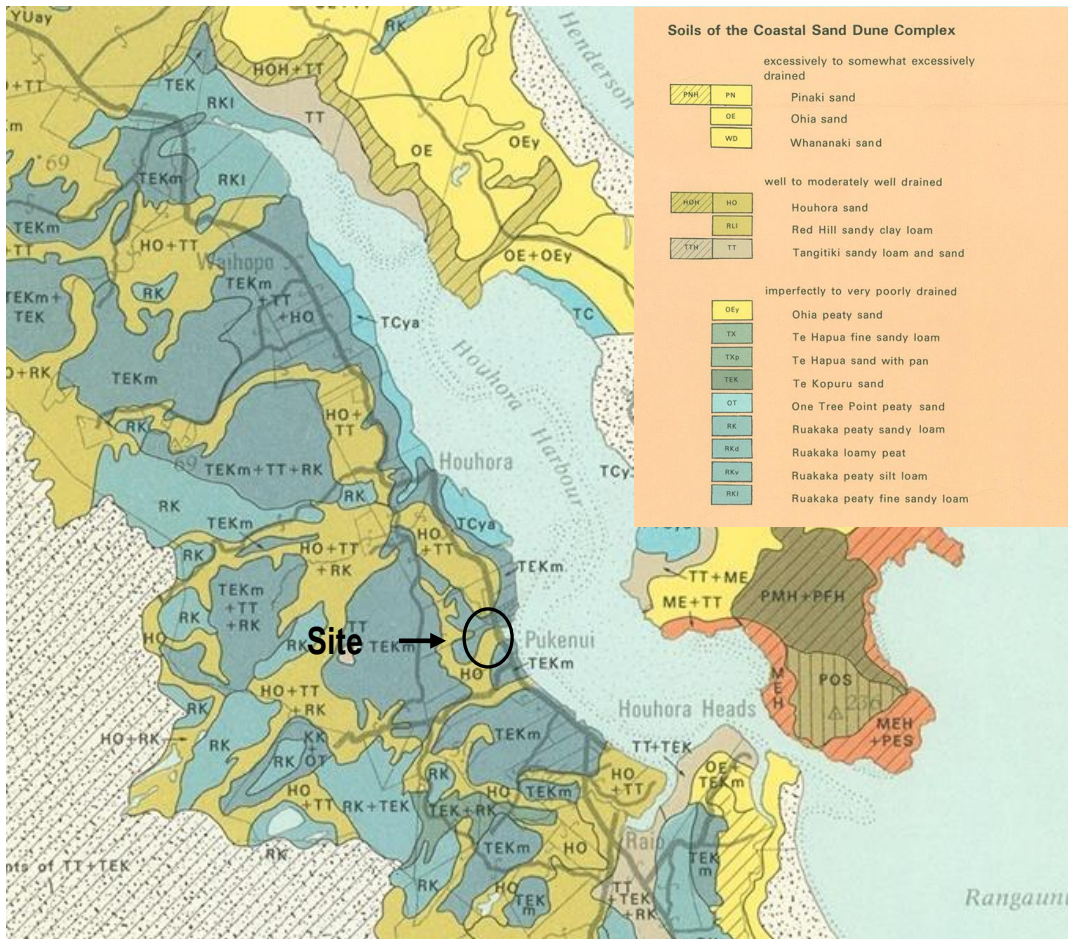


Figure 2 - Extract from soil maps NMS 290 Sheet N 02/03

3.2 Hydrology

The site is located on the banks of the Waimamaku Stream that drains into the Houhora Harbour as shown in the aerial photo below.



Figure 2 – Aerial Photo Overview

The Waimamaku Stream has three tributaries draining a large area (approximately 2.7 km²) of flat dune land.

The stream at the subdivision site is deeply incised, being 10 to 12 m vertically below the buildable areas on the lots. The soils on the site are well drained. Stormwater that does not soak in to the soil discharges as a sheet flow towards the stream discharging just upstream of the tidal estuary.

4 Stormwater Management

4.1 Impermeable Surfaces

The site is zoned Coastal Residential in the Far North District Plan. The rules relating to stormwater management in the Coastal residential zone are:

10.8.5.1.6 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 50% or 1,000m², whichever is the lesser.

A dwelling with surrounding driveway, patio and paths has been constructed on proposed Lot 1. A dwelling with shed, driveway, paths and a dwelling has been constructed on proposed Lot 2.

Impermeable surface areas for the existing development on Lot 1 and Lot 2 are detailed below:

Table 2 - Estimate of Impermeable Surfaces Areas (post-boundary adjustment)

Impermeable Surface	Lot 1	Lot 2
House and garage	495	285
Driveway and concreted areas	262	115
Covered decks and tanks	105	0
1/28 share Lot 10 DP 153818 carriageway	10	10
1/36 share Lot 11 DP 153818 carriageway	7	7
Total Impermeable Surfaces	879	417
Lot Area	1,858	1275
1/28 share Lot 10 DP 153818	17	17
1/36 share Lot 11 DP 153818	16	16
Total Site Area	1,891	1,308
Percent Impermeable	46.4%	31.8%

Impermeable surfaces on both lots comply with the permitted activity rule.

4.2 Existing Stormwater Management

Stormwater from buildings on both lots is piped into water storage tanks. Overflow from these tanks and paved areas is piped to the stream bed. No scouring or erosion caused by onsite stormwater management was observed.

The Waimamaku Stream has a catchment area of approximately 2.7 km². The time of concentration is estimated to be around 1 hour. The 10% AEP flow is estimated to be 8.5 m³/s. The tributary adjacent to the lots has a catchment of approximately 0.47 km²; the 10% AEP flow is estimated to be 1.5 m³/s.

The runoff from the site is minimal compared with the stream flows. In a spatially uniform rainfall event, stormwater runoff from the site will discharge into the stream well before the peak flow from the stream and therefore does not add to the peak flow.

Stormwater runoff from the site enters the Waimamaku Stream immediately upstream of the tidal estuary.

4.3 Summary of Proposed Stormwater Management

The existing discharge arrangements avoid increasing peak flows in the Waimamaku Stream.

Stormwater from roof areas on both lots should continue to be collected in water storage tanks. To avoid scour on both lots on the sandy soils, any overflow from the tanks and paved areas should continue to be piped to the stream using a flexible pipe as per the current arrangements.

A small part of the existing shared access drains into proposed Lot 1. The majority of the shared access drains away from the site into Access Lot, Lot 10 DP 153818. No changes are proposed to the shared access.

Tank overflow from the water tank adjacent to the shed on lot 2 will flow over lot 1. An easement should be formed over lot 1 in benefit of lot 2 to convey stormwater.

5 District Plan Assessment Criteria

The proposed boundary adjustment has been assessed in accordance with District Plan Assessment Criteria **13.10.1 Allotment Sizes and Dimensions** as follows:

Table 3 - Assessment criteria

Criterion.	Assessment
(a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.	Both lots are currently developed with dwellings. The locations of wastewater treatment and disposal are located away from the proposed boundary adjustment therefore boundary setbacks do not change from those consented at building consent stage.
(b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.	The proposed lots both have sufficient dimensions for the required operation and maintenance of a residential dwelling.
(c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.	The proposed boundary adjustment is in keeping with the nature of surrounding lots.
(d) Whether the cumulative and long-term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.	No cumulative effects are anticipated

6 On-site Effluent Disposal

6.1 Regulatory Framework

6.1.1 Regional Plan

The discharge of wastewater effluent to land is regulated by the permitted activity Rule C.6.1.3 of the Regional Plan for Northland. Table 9 of the plan specifies exclusion areas and set-back distances as follows:

Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
Exclusion areas			
Floodplain	5% annual exceedance probability	5% annual exceedance probability	5% annual exceedance probability
Horizontal setback distances			
Identified stormwater flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, dam or natural wetland	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply bore	20 metres	20 metres	20 metres
Property boundary	1.5 metres	1.5 metres	1.5 metres
Vertical setback distances			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

District Council requires at time of subdivision a suitable reserve area equal to one hundred percent of the effluent disposal area.

6.2 Existing wastewater system on Lot 1

The Lot 1 existing wastewater treatment and disposal system was found to be in good working order with no smell or visible signs of surface breakout. The wastewater system onsite consists of a 4500 litre dual chamber septic tank and two disposal rings and is consented, ref BC-2005-1842-0 refer to figure below. The 'as laid drainage plan' shows that boundary offsets for the treatment vessels and disposal rings are at least 3m.

The boundary adjustment will not impact the area available for the reserve area or the location of the boundary in the vicinity of the existing disposal rings. A reserve area of 53m² was stated as being available in the 2005 TP58 design completed by Eric Wagener. This area is still available.

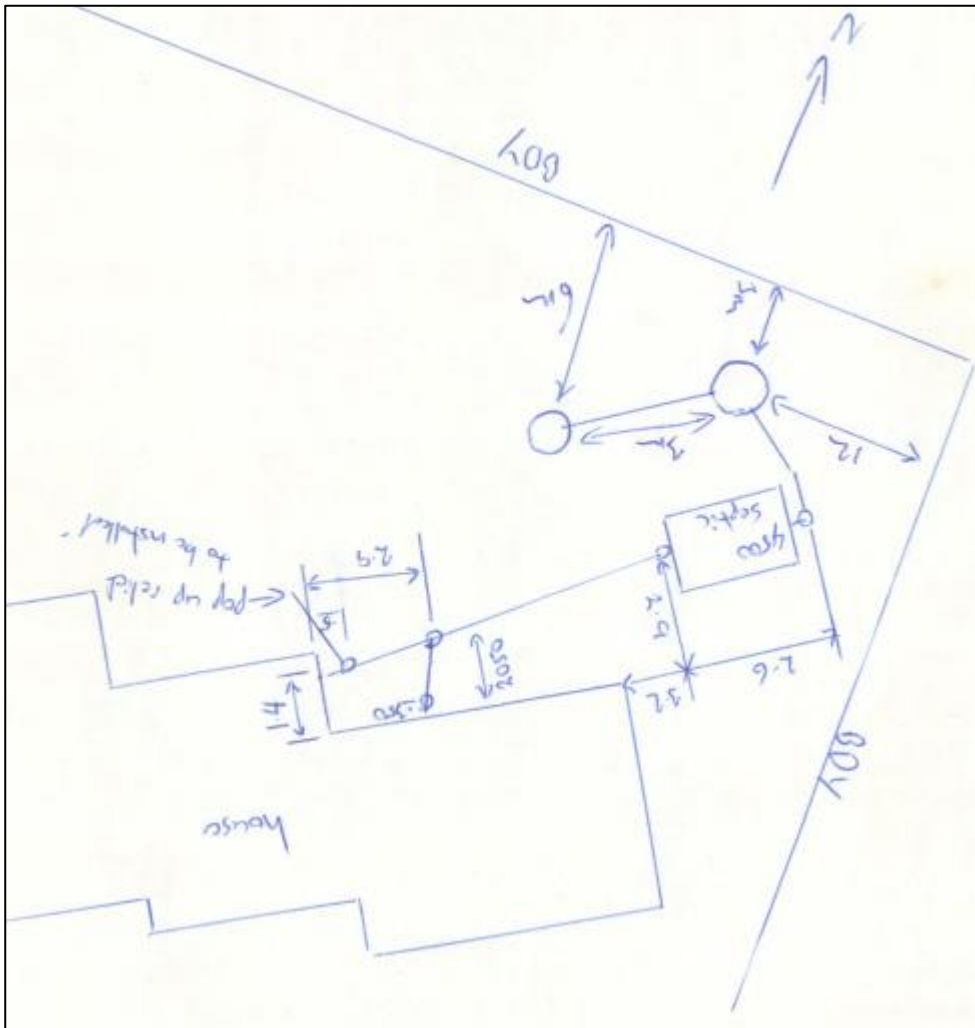


Figure 3 – ‘As laid drainage plan’ from BC-2005-1842-0

6.3 Existing wastewater system on Lot 2

The Lot 2 existing wastewater treatment and disposal system was found to be in good working order with no smell or visible signs of surface breakout.

The wastewater system onsite consists of secondary treatment via a TechTreat CP2 aerated wastewater treatment system and subsurface dripper lines and is consented, ref EBC-2021-141 refer to figure below.

The proposed boundary adjustment will not impact the area available for the reserve area or the location of the boundary in the vicinity of the existing disposal field. A 50% reserve area of 90m² was identified in the 2020 wastewater design completed by Sera Grubb Design Limited this area is still available for the reserve area.

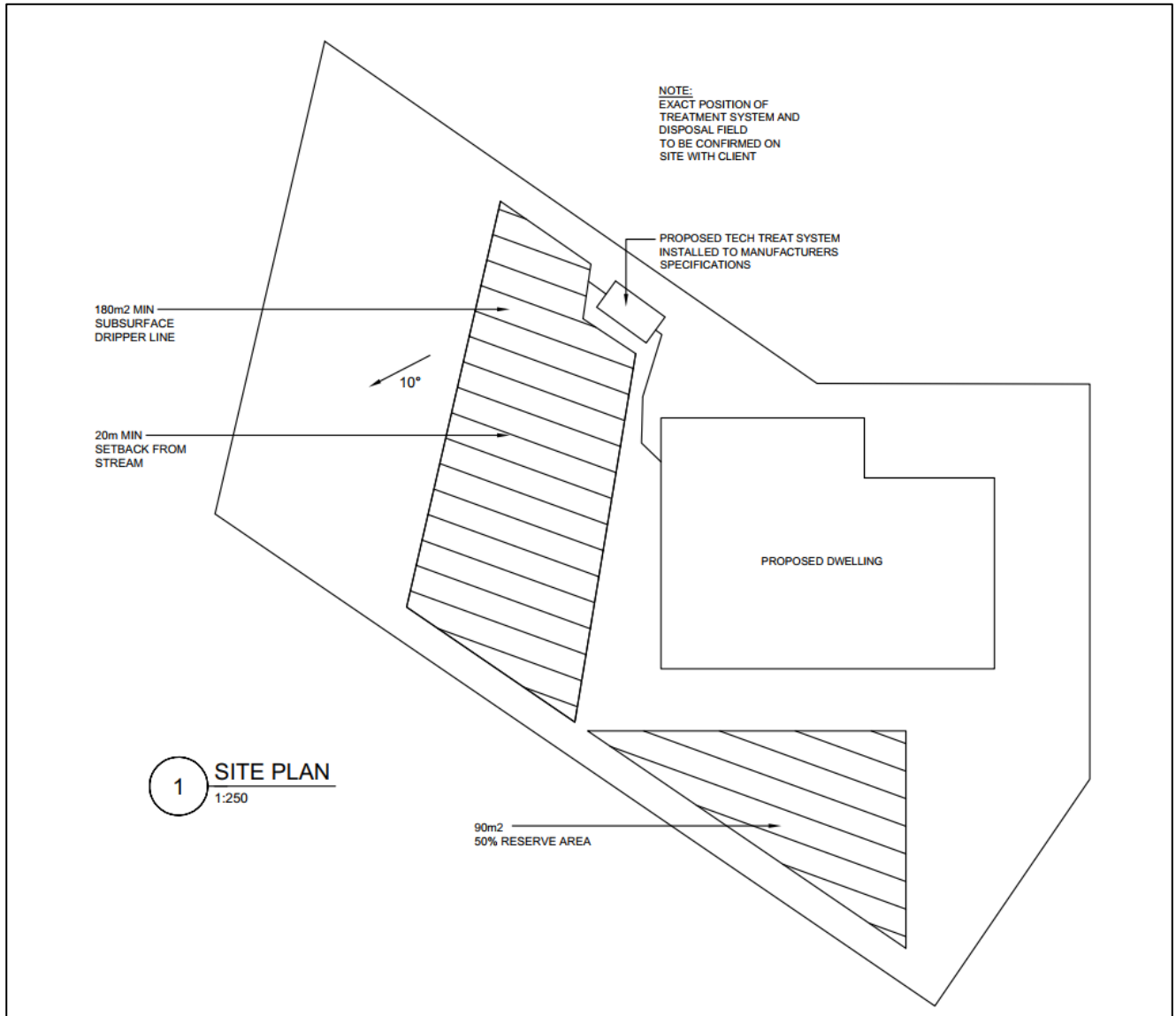


Figure 4 - Lot 2 Wastewater Plan, Sera Grub Design Limited

Appendix A – Drawings

Drawing No.	Title	Scale
15507	Von Sturmers – Proposed Boundary Adjustment Between Lots 1 and 2 DP 547037	1:300 @A3

Adjoining Owners Consent for Non-Complying Activity		
ADJOINING PROPERTY	SIGNATURE	DATE
LOT 1 DP 167105 & LOT 3 DP 153818 (16 View Lane)		
LOT 2 DP 153818 & LOT 4 DP 153818 (10 & 14 View Lane)		
LOT 5 DP 153818 (8 View Lane)		

Impermeable surfaces:

Lot 1
House & garage = 495m²
Deck = 105m²
Driveway and concrete areas = 262m²
Total impermeable surfaces = 862m²
=> 46%

Lot 2
House & garage = 285m²
Driveway and concrete areas = 115m²
1/3 share of Right of way (B & D) = 11m²
Total impermeable surfaces = 411m²
=> 32%



DP 599108

Lot 1
1858m²

DP 167105

EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created by
Right of way	B	Lot 2 hereon	EI 11811569.3
Right of way & Telecommunication	A	Lot 1 DP 167105	D076811.4
Right of way		Lot 11 DP 153818	EI 786211.3

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lot 1 hereon
Water supply	E	Lot 2 hereon	Lot 1 hereon

Amalgamation conditions:
That Lot 10 DP 153818 (Legal Access) be held as to two undivided one twenty-eight shares by the owners of Lot 1 & 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

That Lot 11 DP 153818 (Legal Access) be held as to two undivided one thirty-six shares by the owners of Lot 1 & 2 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

Lot 2
1275m²

2
DP 153818

3
DP 505956

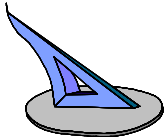
10
DP 153818

5
DP 153818

Local Authority: Far North District Council
Comprised in: RTs 932637 & 932638
Total Area: 3133m²

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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



VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000 131 Commerce Street, Kaitiaia
Email: Kaitiaia@saps.co.nz

PROPOSED BOUNDARY ADJUSTMENT
BETWEEN LOTS 1 & 2 DP 547037

	Name	Date	ORIGINAL	SHEET SIZE
Survey			SCALE	
Design			1:300	A3
Drawn	SH	28/01/2025		
Rev	SH	10/07/2025		
Rev	SH	10/07/2025		

Surveyors Ref. No: 15507
Series Sheet 1 / 1

Alex Billot

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Thursday, 2 October 2025 11:14 am
To: Alex Billot
Cc: James Robinson; Bill Edwards; Lisa Ahn; Atareiria Heihei
Subject: RE: Request for comments - 14 & 17 View Lane, Pukenui

Hi Alex,

Thanks for checking this boundary adjustment proposal with HNZPT. I confirm that HNZPT has no issues with the proposed subdivision on the basis that;

- The onsite development is existing
- The subdivision involves shifting title boundaries around existing buildings
- The archaeological consent notice will be carried over
- The site has had an archaeological assessment report completed that still reflects the current site development and heritage values.

Regards,
Stuart Bracey

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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From: Alex Billot <Alex@northplanner.co.nz>
Sent: Thursday, 2 October 2025 10:50 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: Request for comments - 14 & 17 View Lane, Pukenui

Good morning Stuart,

We are preparing a subdivision by way of boundary adjustment between the properties at 14 & 17 View Lane, Pukenui.

The purpose of the boundary adjustment is to change ownership of the existing shed, which is located nearest to the dwelling within Proposed Lot 2. The shed is currently held in ownership of Lot 1 and it is proposed to shift the boundaries so Lot 2 has ownership. There will not be an increase in the number of titles or allotments as a result of the boundary adjustment and all built development and onsite servicing is existing for both lots, such that no new built development is proposed.

There is an archaeological site (ref N3/380 – Midden Site) located within the north-western corner of Lot 2. A consent notice condition for Lot 2 was also imposed as part of a previous subdivision to advise future owners of the archaeological site. An Archaeological Assessment was prepared and lodged with previous RC2180366 which

identified the midden. The existing consent notice condition will be registered on the new title for Lot 2. The boundaries which are nearest to the Archaeological Site will remain unchanged such that no physical works near the archaeological site are proposed.

I have attached the proposed scheme plan, previous Archaeological Report as well as the existing consent notice document that will be brought forward to the new title for Lot 2.

If you could please provide comments on behalf of HNZPT, that would be greatly appreciated.

If you require any further information, please do not hesitate to contact me.

Kind regards,



*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

Resource Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866

Northland Planning & Development 2020
Limited



Top Energy Limited

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PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

2 October 2025

Alex Billot
Northland Planning & Development 2020 Ltd

Email: info@northplanner.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION/BOUNDARY ADJUSTMENT
Paul Lennon – 14 & 17 View Lane, Pukenui. Lots 1 & 2 DP 547037.

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

Top Energy's requirement for this subdivision/boundary adjustment are nil. Top Energy advises that both proposed lots have an existing power supply.

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz