THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Our Reference: 9152.s125-2300485

9 November 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Extension of lapse period pursuant to s125 – RC 2300485-RMASUB and associated variations – Okokako Road; Okokiwi Downs Limted

Pursuant to s125, I am pleased to lodge on behalf of Okokiwi Downs Limited, application to extend the lapse date of RC 2300485-RMASUB and subsequent variations, for a period of two years.

The fee has been paid separately. Please note the fee was discussed briefly with RC department manager with the result that we pay a single fee for this s125 and another for the adjacent RC 2300484-RMASUB (and its subsequent variations) given the same applicant, same date of issue, very similar conditions and their connectivity.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
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0800 920 029
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Application for resource consent

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

1. Pre-Lodgement discussion

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

☑ Yes ○ No ○ N/A Insofar as linkage with 2300484

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

○ Yes ○ No ○ N/A

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

○ Yes ○ No ○ N/A

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

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

☑ Yes ○ No

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ☑ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Okokiwi Downs Limited

Email:

Phone number:

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

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

If yes, please provide details:

6. Address for correspondence

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

Name/s: Lynley Newport

Email:

Phone number:

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

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

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

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

Name/s: As per item 5

Property address/ location:

Postcode

8. Application site details

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

Name/s: Okokiwi Downs Limited

Site address/ location: Okokako Road
Waimate North
previously Allotment 19 Psh of Okokako - NA13D/1053 Postcode

Legal description: Lot 5 DP 613490 **Val Number:**

Certificate of title: 1211900

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ◯ **Yes** ✓ **No**

Is there a dog on the property? ◯ **Yes** ✓ **No**

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

9. Description of the proposal

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

Extension of lapse period pursuant to s125 of the RMA, for RC 2300485-RMASUB; 2300485-RMAVAR/A and 2300485-RMAVAR/B

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

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

◯ **2009** ◯ **2023**

10. Would you like to request public notification?

◯ **Yes** ✓ **No**

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

(more than one circle can be ticked):

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

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

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

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

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

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

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

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

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

- ◯ **Flooding**
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☑ **Yes**

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full) Okokiwi Downs Ltd

Email:

Phone number:

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

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

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

Name: (please write in full) Stephens, Bill

Signature:
(signature of bill payer)

Date 9/11/26

17. Important Information:

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

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

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

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

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

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

18. Declaration

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

Name (please write in full) Stephens, Bill

Signature

Date 9/11/26.

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- ◯ Payment (cheques payable to Far North District Council)
- ◯ A current Certificate of Title (Search Copy not more than 6 months old)
- ◯ Details of your consultation with Iwi and hapū
- ◯ Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- ◯ Applicant / agent / property owner / bill payer details provided
- ◯ Location of property and description of proposal
- ◯ Assessment of Environmental Effects
- ◯ Written approvals / correspondence from consulted parties
- ◯ Reports from technical experts (if required)
- ◯ Copies of other relevant consents associated with this application
- ◯ Location and site plans (land use) AND/OR
- ◯ Location and scheme plan (subdivision)
- ◯ Elevations / floor plans
- ◯ Topographical / contour plans

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

Application by Okokiwi Downs Ltd to extend the lapse period of RC 2300485-RMASUB; 2300485-RMAVAR/A and 2300485-RMAVAR/B, pursuant to s125 of the Resource Management Act 1991 – Okokako Road, Waimate North

1.0 BACKGROUND

The original RC 2300485-RMASUB was issued on 23rd November 2021, to create three lots in the Rural Production Zone. In February 2024, RC 2300485 was varied to update the scheme plan and to add a dominant tenement. Then in March 2025, RC 2300485 was further amended by Variation B to change the conditions relating to plans and details of roading upgrading to be in line with the adjacent RC 2180256 conditions around the same matter. Copies of RC 2300485-RMASUB; VAR/A and VAR/B are attached in Appendix 1.

The consent holder has faced delays in progressing Stage 2 of RC 2180256, a subdivision of land adjacent to, and using the same access road, as RC 2300485-RMASUB. Whilst progress has been, and continues to be made, to give effect to 2300485-RMASUB and its subsequent variations, there is now serious concern that those delays may prevent the consent holder from giving effect to 2300485 before its existing lapse date of 23rd November 2026.

Related Applications

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

2.0 APPLICATION

Pursuant to section 125(1A), clause (b), application is made to extend the lapse period for RC 2300485-RMASUB; 2300485-RMAVAR/A and 2300485-RMAVAR/B for a period of two more years – to 23rd November 2028.

3.0 PROPERTY DETAILS

Location:	Okokako Road, Waimate North
Legal description:	Now Lot 5 DP 613490, previously Allotment 19, Parish of Okokako
Record of Title:	Now 1211900, previously NA13D/1053 - copy attached as Appendix 3.

The reason for the updated legal description of the application site is that the road legalisation required for RC 2180256 has been completed, resulting in new legal description and title references (for road vesting purposes only).

4.0 REASON FOR REQUEST

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

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

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

5.0 STATUTORY CONSIDERATIONS

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

Substantial Progress

Refer to section 4 above. I believe substantial progress has been and continues to be made in regard to RC 2300485. Survey work has been completed and draft LT Plan prepared – refer to Appendix 2. In addition, RS Engineering was given the go ahead to proceed with engineering plans in order to satisfy condition 3(a) of RC 2300485, in July 2025. These plans are, as I understand it, nearly completed.

Approvals of persons who may be adversely affected

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

Objectives and Policies of a Plan or Proposed Plan

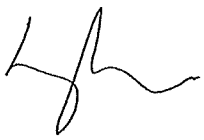
The consent was issued pursuant to the Operative Far North District Plan only. There have been no changes to the Operative District Plan's Objectives and Policies since the original consent was issued. Since the original consent was issued, the Proposed District Plan has been publicly notified and has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

At the time RC 2300485 was issued, the PDP had not been notified. However, by the time VAR/B was issued (March 2025), it had been. The property is zoned Rural Production under the Proposed District Plan Appeals Version (PDP-AV).

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

6.0 CONCLUSION

It is considered that the Far North District Council can grant an extension under s125 of Act to enable an extended timeframe within which to give effect to RC 2300485-RMASUB, 2300485-RMAVAR/A and 2300485-VAR/B. It is **requested, therefore, that the Council grant approval to this s.125 application, and extend the lapse date for those consents 23rd November 2028.**



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date 9th November 2026

7.0 LIST OF APPENDICES

Appendix 1	RC 2300485-RMASUB
	RC 2300485-RMAVAR/A
	RC 2300485-RMAVAR/B
Appendix 2	Draft LT Plan 636319
Appendix 3	Record of Title

Appendix 1

RC 2300485-RMASUB

RC 2300485-RMAVAR/A

RC 2300485-RMAVAR/B

Far North District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)

Amended Pursuant to s133A of the Act

Resource Consent Number: 2300485-RMASUB

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

Okokiwi Downs Limited

The activity to which this decision relates:

To create two additional Lots in the Rural Production Zone.

Subject Site Details

Address:	Allotment 19 PSH of Okokako, Waimate North Road
Legal Description:	Allotment 19 Okokako Parish
Certificate of Title reference:	NA-8D/629, NA-501/36, NA-2D/481, NA-13D/1093, NA-105B/128, NA-105B/130, NA-13C/206, NA-277/73

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

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced PROPOSED SUBDIVISION OF ALLOT 19 PSH OKOKAKO, dated 17/8/21, and attached to this consent with the Council's "Approved Stamp" affixed to it.

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

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

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

(c) The fenced area around the wetland/swamp on Lots 16 as area 'C'.

(d) That Lot 14 and Lot 17 be held in the same Record of Title.

LINZ Reference ID: 1753655

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

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

In particular, the plans and details shall show:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) Following approval of the plans as required for Condition 2(a) and selection of the contractor, provide to Council:

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

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

I. The timing of civil construction works, including hours of work, key project and site management personnel.
II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
III. The excavation works, including retaining structures (if any).
IV. Control of dust and noise on-site and any necessary avoidance or remedial measures.
V. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
VI. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
VII. Erosion and sediment control measures to be in place for the duration of the works.

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

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

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

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

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

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

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

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

(d) Upon completion of the works specified in condition 3(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.

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

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

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

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

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

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

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

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

(k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[Lot 16]

Advice Notes

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

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

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

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

Reasons for the Decision

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

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

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

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

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

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

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

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

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

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

3. District Plan Rules Affected:

Rule # & Name	**Non Compliance Aspect**
13.7.2.1 MINIMUM LOT SIZES	At least one of the proposed Lots is larger than 4ha and the minimum Lot size is greater than 4,000m^2.

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

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

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

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

4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.

a) The Far North District Plan,
b) National Environmental Standard for Freshwater Regulations 2020

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

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

7. Part 2 Matters

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

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

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

P.J. Killalea.

Pat Killalea, Principal Planner

Date: 15th November 2021

Approval

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

P.J. Killalea.

Pat Killalea,-Principal Planner

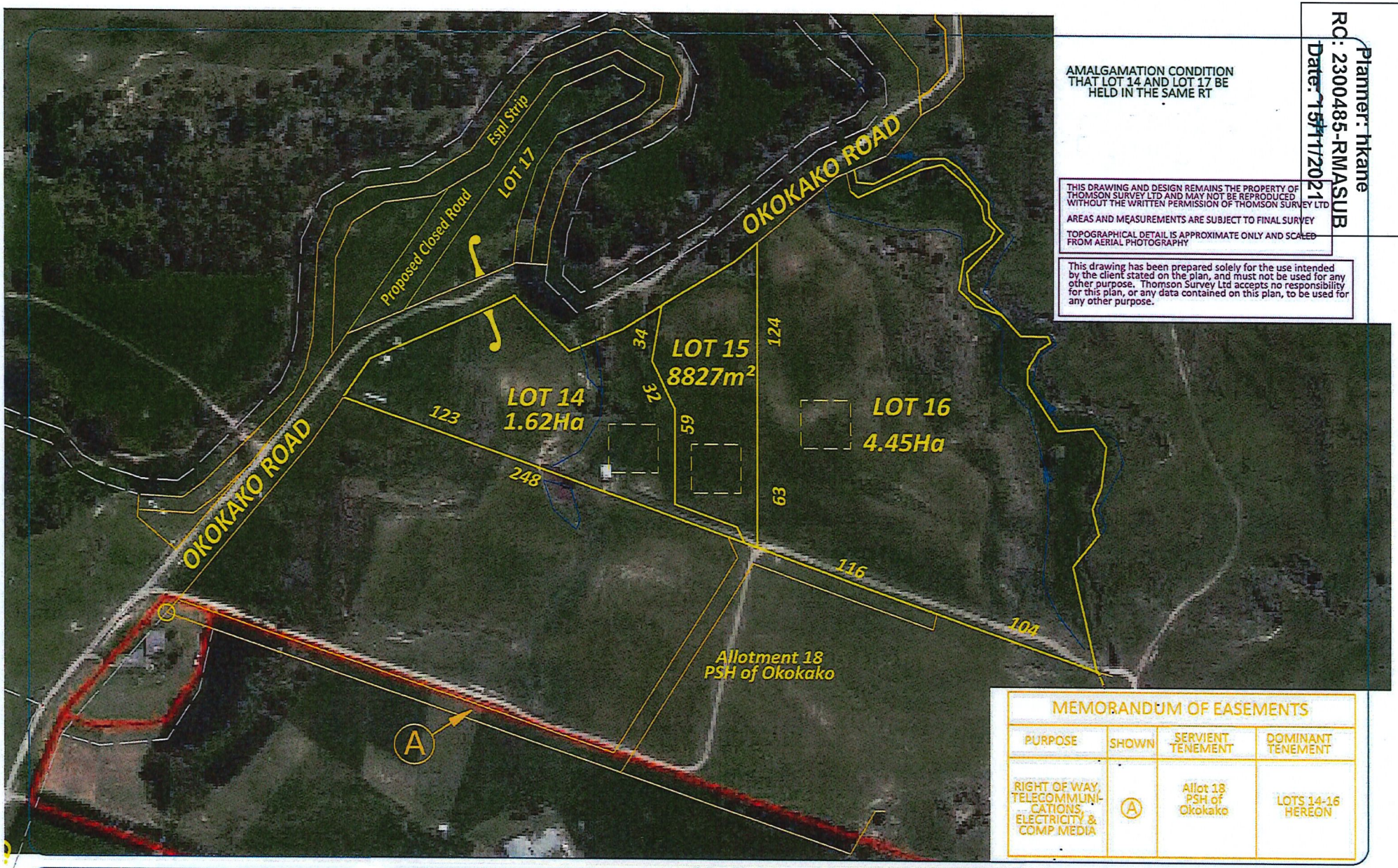
Date: 23rd November 2021

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

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

The consent is given effect to; or

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



APPROVED PLAN

Planner: hkane
RC: 2300485-RMASUB
Date: 15/11/2021

AMALGAMATION CONDITION
THAT LOT 14 AND LOT 17 BE
HELD IN THE SAME RT

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	A	Allot 18 PSH of Okokako	LOTS 14-16 HEREON

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

PROPOSED SUBDIVISION OF ALLOT 19 PSH OKOKAKO

(SECTION 5 ON SO 541179)

PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	E	3/3/21

ORIGINAL
SCALE 1:2000
SHEET SIZE A3

JOB: 9152 Allot 19 sub rev E.LCD

Surveyors Ref. No: 9152
Series
Sheet of

Far North District Council

DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991
Amended pursuant to s133A and s37

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to:

- Amend Condition 1
- Delete Condition 2(d) and replace with 3(a)
- New Further Resolution

of resource consent 2300485-RMASUB to:

Applicant:	Okokiwi Downs Ltd
Council Reference:	2300485-RMAVAR/A
Property Address:	Okokako Road, Waimate North
Legal Description:	1168140; Sections 5-7 SO 541179
Description of Application:	Variation to RC 2300485-RMASUB

The following changes and/or cancellations to the conditions of resource consent 2300485-RMASUB are made:

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

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

(1) Amended Condition 1

The subdivision shall be carried out in accordnace with the approved plan of subdivision prepared by Thomsen Survey, referenced Variation to RC 2300485 PROPOSED SUBDIVISION OF ~~ALLOT 19 PSH OKOKAKO~~ Sections 5-7 SO 541179 (Previously Allotment 19 Psh of Okokako), dated 06/05/2024 and attached to this consent with the Councils "Approved Stamp" affxed to it.

(2) Deleted Condition 2 (d) and replace with 3 (a)

~~2 (d) That Lot 14 and 17 be held in the same Record of title LINZ Reference ID: 1753655~~

3 (a) Prepare and submit for Councils approval a Covenant drafted at the applicant's expense, to be registered on land in Sections 6 & 7 SO 541179 and Lots 9 & 10 of RC 2180256 pursuant to Sections 22(1)(b) and 240 of the RMA 1991, such that the land shall

not be transferred, leased, or otherwise disposed of except in conjuction with each other. Provide a solicitors undertaking that the covenant approved by Council under this condition will be registered on the affected titles of the affected land.

(3) New Further Resolution

That pursuant to s241(3) Council resolves that the condition amalgamation holding sections 6 & 7 with Section 5 SO 541179 be cancelled.

This resolution is made subject to evidence of compliance with Conditions 3(a) and (b) of this consent.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of issuing the underlying consent of 2300485-RMASUB unless, before the consent lapses;*
   a) The consent is given effect to; or
   b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

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

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons, and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

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

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

   a. The changes of conditions will not create adverse effects less than minor, as it is simply to sort how parcels of land are held together. It is also considered the consent condition changes do not create effects of a nature that would necessitate involving any third party.

   b. The variation will result in positive effects such that more land is afforded for grazing purposes, whilst the remaining Lot still be of a lot size appropriate for rural lifestyle living.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:

   a. Operative Far North District Plan 2009,

   b. Proposed Far North District Plan 2022

   Operative Far North District Plan

   There have been no changes to the objectives and policies in the Operative District Plan since the original consent was granted.

   Proposed Far North District Plan

   The variation relates solely to how parcels of land are held together. It does not create any additional titles and whilst taking a small amount of land out of one future title, consented already for lifestyle subdivision, it adds this land to a large rural holding enabling it to be utilised as part of a grazing unit. It is considered the variation is consistent with the PDP.

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

   As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

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

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

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

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

Approval

This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Name: Pat Killalea Date: 18th June 2024
Title: Independent Commissioner

Amended version pursuant to s133A granted under delegated authority by:

Name: Patricia (Trish) Routley Date:16 October 2024

Title: Manager Resource Consents

Schedule 1
Complete set of Consent Conditions for 2300485-RMASUB as amended by 2300485-RMAVAR/A

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

Part A – Subdivision

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomsen Survey, referenced Variation to RC 2300485 PROPOSED SUBDIVISION OF Sections 5-7 SO 541179 (Previously Allotment 19 Psh of Okokako), dated 06/05/2024 and attached to this consent with the Councils "Approved Stamp" affixed to it.

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

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

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

   (c) The fenced area around the wetland/swamp on Lots 16 as area 'C'.

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

   (a) Prepare and submit for Councils approval a Covenant drafted at the applicant's expense, to be registered on land in Sections 6 & 7 SO 541179 and Lots 9 & 10 of RC 2180256 pursuant to Sections 22(1)(b) and 240 of the RMA 1991, such that the land shall not be transferred, leased, or otherwise disposed of except in conjunction with each other. Provide a solicitor undertaking that the covenant approved Council under this condition will be registered on the affected titles of the affected land.

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

      In particular, the plans and details shall show:

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

      II. The upgrading of Okokako Road to provide metalled access on un-maintained legal road alignment, from the turning head approved in condition I. above to the northern boundary of Lot 16 RC 2300485, to

3m metalled carriageway width with passing bays as required by Rule 15.1.6C.1.3 of the Far North District Plan.

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

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

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

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

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

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

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

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

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

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

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

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

(c) Following approval of the plans as required for Condition 2(a) and selection of the contractor, provide to Council:
   a. Details of the successful contract.

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

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

I. The timing of civil construction works, including hours of work, key project and site management personnel.
II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
III. The excavation works, including retaining structures (if any).
IV. Control of dust and noise on-site and any necessary avoidance or remedial measures.
V. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
VI. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
VII. Erosion and sediment control measures to be in place for the duration of the works.

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

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

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

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

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

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

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

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

(d) Upon completion of the works specified in condition 3(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.

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

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

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

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

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

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

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

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

(k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

(i) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered

Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[Lot 16]

Part B - Further Resolution

Pursuant to Section 241(3) Council resolves that the condition amalgamation holding sections 6 & 7 with Sections 5 SO 541179 be cancelled. This resolution is made subject to evidence of compliance with conditions 3(a) and (b) of this consent.

Advice Notes

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

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

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

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

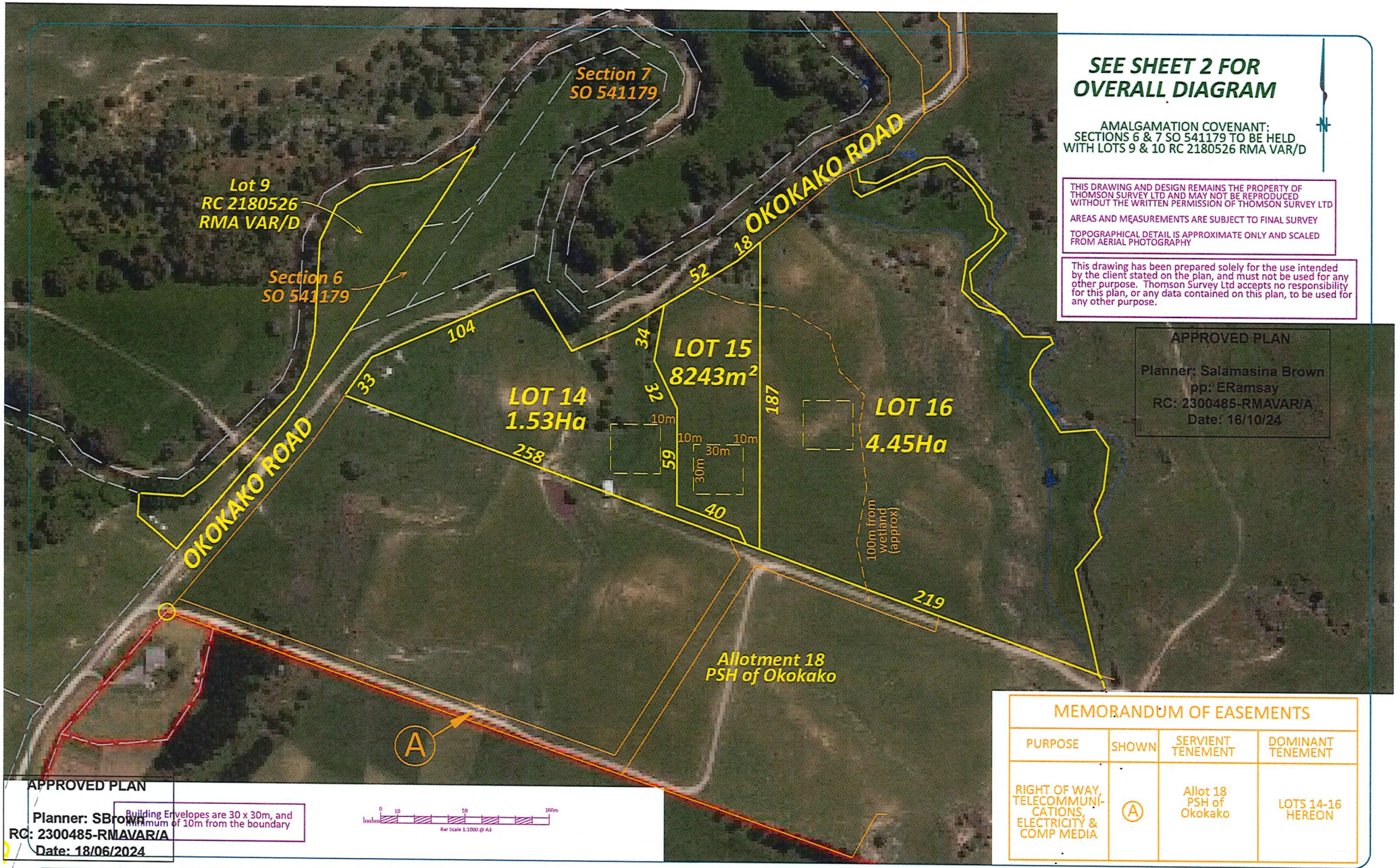
Advice Notes

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

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

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

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



SEE SHEET 2 FOR OVERALL DIAGRAM

AMALGAMATION COVENANT:
SECTIONS 6 & 7 SO 541179 TO BE HELD WITH LOTS 9 & 10 RC 2180526 RMA VAR/D

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APPROVED PLAN

Planner: Salamasina Brown
pp: ERamsay
RC: 2300485-RMAVAR/A
Date: 16/10/24

APPROVED PLAN

Planner: SBrown
RC: 2300485-RMAVAR/A
Date: 18/06/2024

Building Envelopes are 30 x 30m, and minimum of 10m from the boundary

Bar Scale 1:1000 @ A3

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	A	Allot 18 PSH of Okokako	LOTS 14-16 HEREON

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

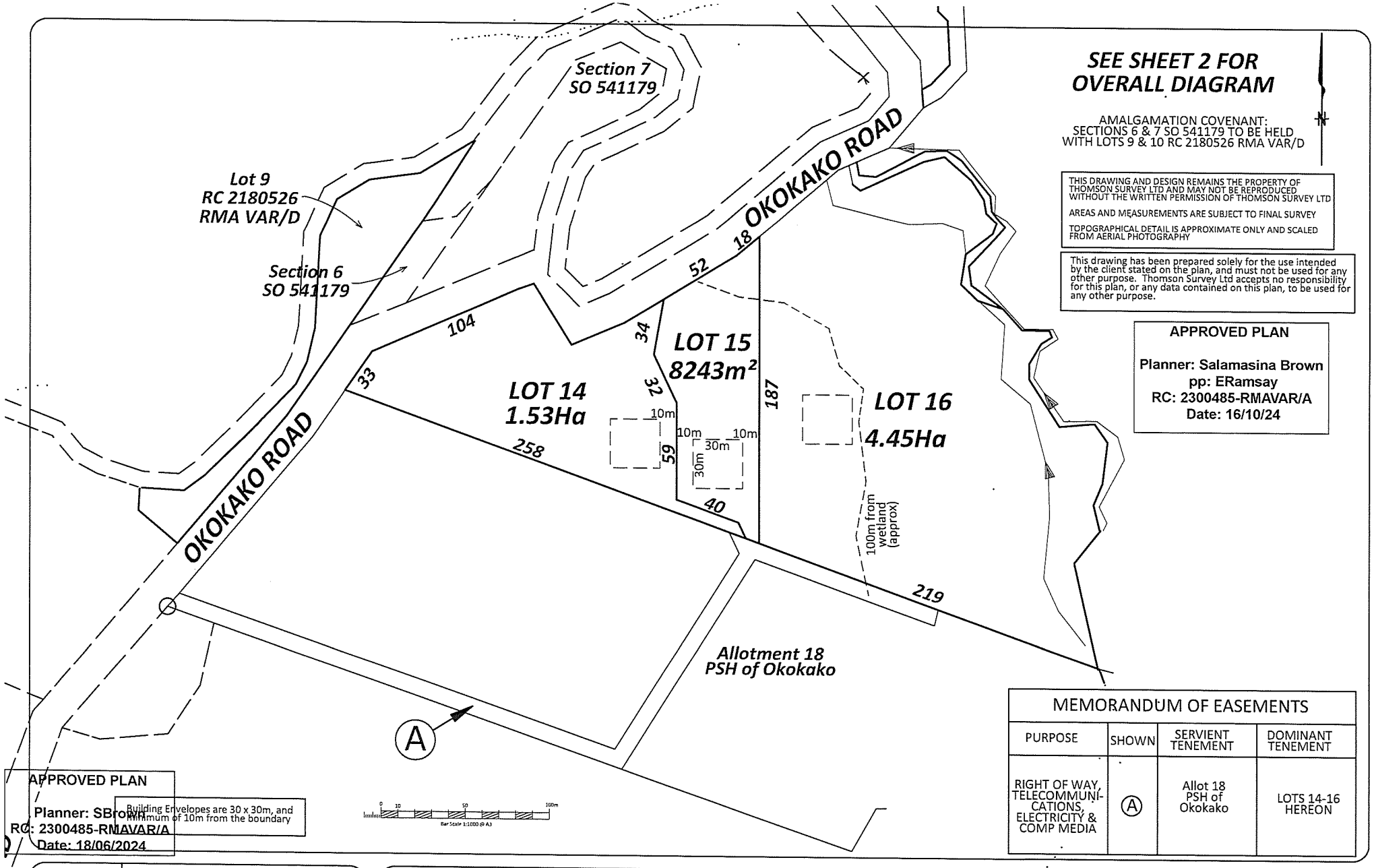
VARIATION TO RC 2300485 - PROPOSED SUBDIVISION OF SECTION 5 - 7 SO 541179 (SECTIONS 5 & 7 PREVIOUSLY ALLOT 19 PSH OF OKOKAKO)

PREPARED FOR: BILL

	Name	Date
Survey		
Design		
Drawn	SL	7.12.17
Approved		
Rev	G	06.05.24

ORIGINAL
SCALE 1:1000
SHEET SIZE A3
JOB: 9152 Allot 19 sub rev G.LCD

Surveyors Ref. No: 9152
Series
Sheet of



MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	A	Allot 18 PSH of Okokako	LOTS 14-16 HEREON

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322
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VARIATION TO RC 2300485 - PROPOSED SUBDIVISION OF SECTION 5 - 7 SO 541179 (SECTIONS 5 & 7 PREVIOUSLY ALLOT 19 PSH OF OKOKAKO)

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

DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to change condition 3 (b) of resource consent 2300485-RMAVAR/A to:

Applicant:	Okokiwi Downs Limited
Council Reference:	2300485-RMAVAR/B
Property Address:	Okokako Road, Kerikeri 0293, Allotment 18 PSH OF Okokako, Waimate North Road, Kerikeri 0293
Legal Description:	LOT 1 DP 173506 SECS 6 8 BLK V KAWAKAWA SD ALLOTS 15 18 OKOKAKA PSH PT SUBDIVISION 3 OTAWERE CLAIM SECS 1 3 5 6 7 SO 541179, LOT 1 DP 173506 SECS 6 8 BLK V KAWAKAWA SD ALLOTS 4-6 14 15 18 SEC 19 OKOKAKA PSH PT SUBDIVISION 3 OTAWERE CLAIM
Description of Application:	Variation to condition 3(b) of 2300485-RMAVAR/A pursuant to s127 of the RMA 1991.

The following changes and/or cancellations to the conditions of resource consent 2300485-RMAVAR/A are made:

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

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

Change Condition 3 (b) of 2300485-RMAVAR/A as follows:

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

In particular, the plans and details shall show:

I. ~~The upgrading of Okokako Road, from the end of the portion to be upgraded pursuant to RC 2180526, stage 2, to a point approximately~~

~~80m beyond ROW A's starting point, to a Type A rural metalled standard with a turning head at the~~ If not already completed under RC 2180526-RMAVAR/E, widening of Okokako Road to 5m metal carriageway width between chainage (approximate) 2710 and 2750m (including 5,5m on the crest); and construction of a T turning head as described in Figure 2 of the Assessment of Traffic Effects for Subdivision at Okokako Road, prepared by Engineering Outcomes and updated 11 March 2025, at the intersection of Okokako Road and ROW A ~~end to allow for turning by trucks and graders~~.

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

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

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

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

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

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

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

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

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

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

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

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

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

Advice Notes

Lapsing of Consent

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

Right of Objection

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

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

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

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

   a. The activity aims to improve safety for more users by widening key sections of Okokako Road. The areas to be upgraded will serve more properties ensuring improvements benefit a greater number of residents.

   b. An assessment has been made with regards to s127(4) of the Act. Any adverse effects on persons who may be affected by the change of the condition(s) will be less than minor.

4. In regard to sections 104(1)(ab) and 127(3) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:

   a. Operative Far North District Plan 2009,

   b. Proposed Far North District Plan 2022

   No changes to either of the two planning frameworks since the approval of 2300485-RMAVAR/A.

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

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

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

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

Approval

This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Patricia (Trish) Routley Date: 26 March 2025

Title: Manager Resource Consents

Schedule 1

Complete set of Consent Conditions for 2300485-RMASUB as amended by 2300485-RMAVAR/A

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

Part A – Subdivision

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomsen Survey, referenced Variation to RC 2300485 PROPOSED SUBDIVISION OF Sections 5-7 SO 541179 (Previously Allotment 19 Psh of Okokako), dated 06/05/2024 and attached to this consent with the Councils "Approved Stamp" affixed to it.

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

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

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

   (c) The fenced area around the wetland/swamp on Lots 16 as area 'C'.

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

   (a) Prepare and submit for Councils approval a Covenant drafted at the applicant's expense, to be registered on land in Sections 6 & 7 SO 541179 and Lots 9 & 10 of RC 2180256 pursuant to Sections 22(1)(b) and 240 of the RMA 1991, such that the land shall not be transferred, leased, or otherwise disposed of except in conjunction with each other. Provide a solicitor undertaking that the covenant approved Council under this condition will be registered on the titles of the affected land.

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

      In particular, the plans and details shall show:

      I. If not already completed under RC 2180526-RMAVAR/E, widening of Okokako Road to 5m metal carriageway width between chainage (approximate) 2710 and 2750m (including 5.5m on the crest); and construction of a T turning head as described in Figure 2 of the Assessment of Traffic Effects for Subdivision at Okokako Road,

prepared by Engineering Outcomes and updated 11 March 2025, at the intersection of Okokako Road and ROW A.

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

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

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

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

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

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

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

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

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

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

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

(c) Following approval of the plans as required for Condition 2(a) and selection of the contractor, provide to Council:
   a. Details of the successful contract.
   b. Details of the planned date and duration of the contract.
   c. Details of the supervising engineer.
   d. A Traffic Management Plan.

e. A Construction Management Plan.

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

I. The timing of civil construction works, including hours of work, key project and site management personnel.
II. The transportation of construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
III. The excavation works, including retaining structures (if any).
IV. Control of dust and noise on-site and any necessary avoidance or remedial measures.
V. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
VI. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road.
VII. Erosion and sediment control measures to be in place for the duration of the works.

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

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

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

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

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

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

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

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

(d) Upon completion of the works specified in condition 3(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.

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

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

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

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

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

Northern Area – Fulton Hogan (09) 408 6440

Southern Area – Ventia (09) 407 7851

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

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

(k) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

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

design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[All Lots]

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

[Lot 16]

Part B - Further Resolution

Pursuant to Section 241(3) Council resolves that the condition amalgamation holding sections 6 & 7 with Sections 5 SO 541179 be cancelled. This resolution is made subject to evidence of compliance with conditions 3(a) and (b) of this consent.

Advice Notes

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

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

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

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

Advice Notes

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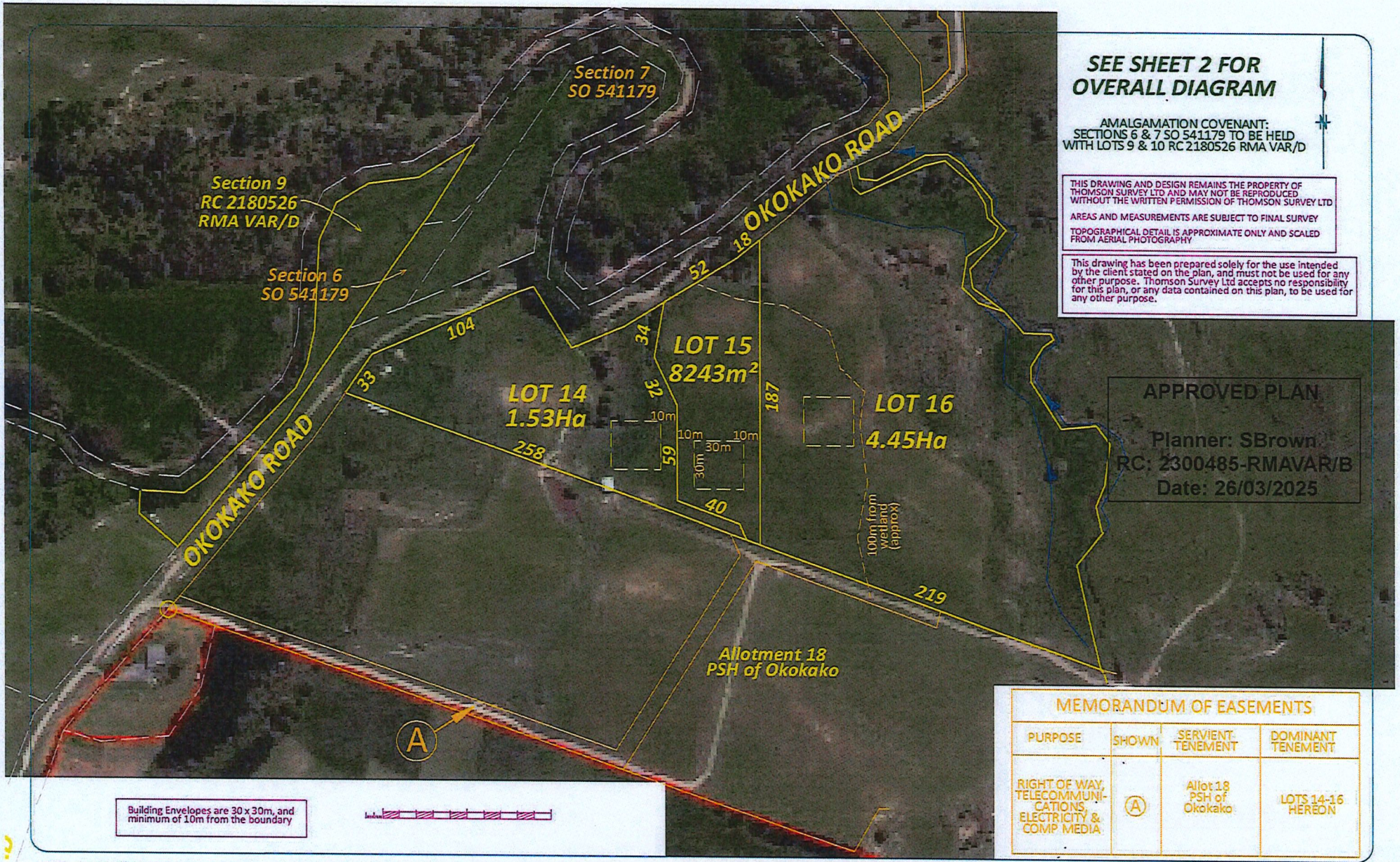
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Lapsing of Consent

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

Right of Objection

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



SEE SHEET 2 FOR OVERALL DIAGRAM

AMALGAMATION COVENANT:
SECTIONS 6 & 7 SO 541179 TO BE HELD WITH LOTS 9 & 10 RC 2180526 RMA VAR/D

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

APPROVED PLAN

Planner: SBrown
RC: 2300485-RMAVAR/B
Date: 26/03/2025

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & COMP MEDIA	(A)	Allot 18 PSH of Okokako	LOTS 14-16 HEREON

THOMSON SURVEY LIMITED
315 Kerikeri Rd
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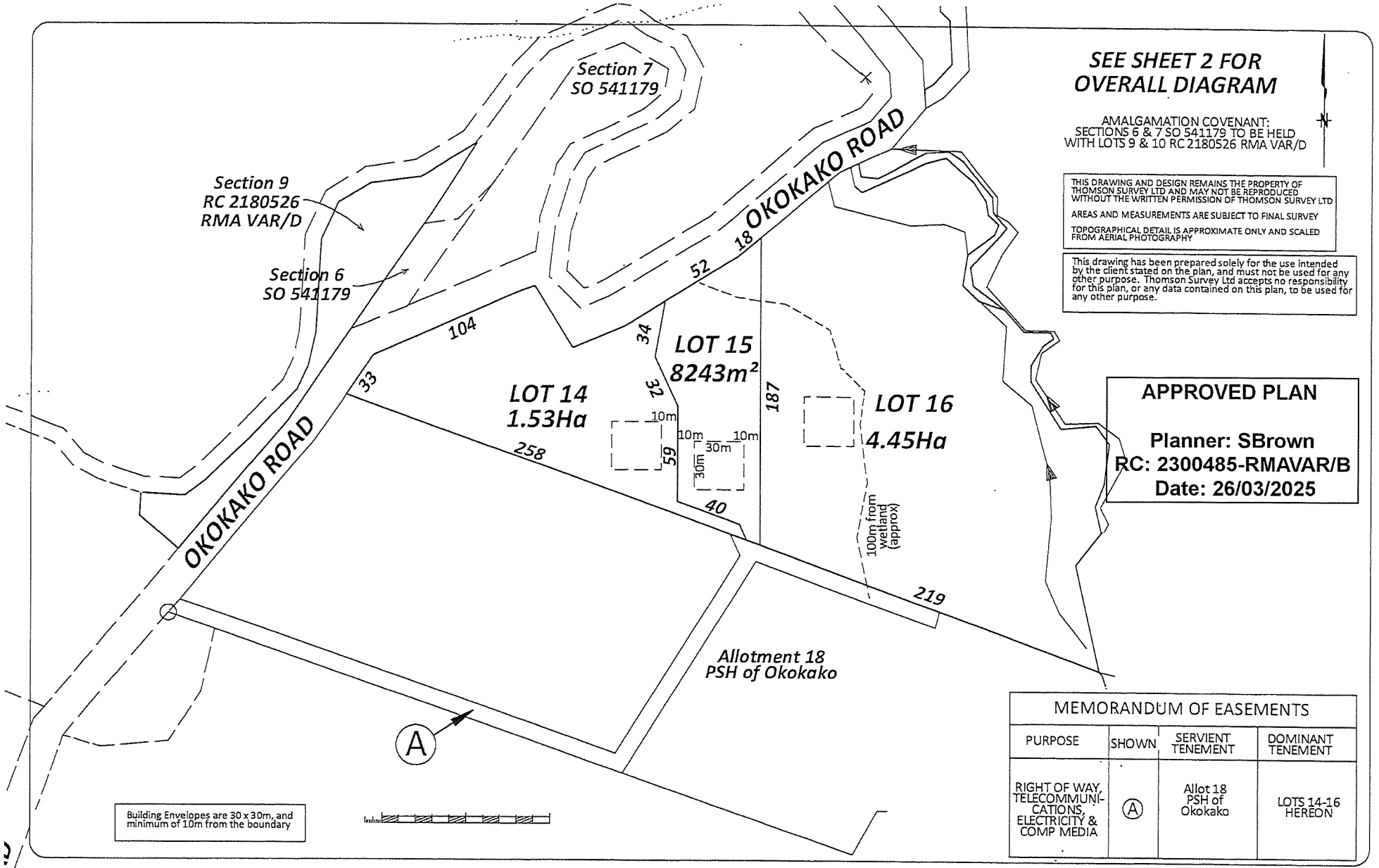
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Appendix 2 Record of Title

Appendix 2

Draft LT Plan 636319

Title Plan - LT 636319

Toitū Te Whenua
Land Information
New Zealand

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

Survey Details

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

Territorial Authorities

Far North District

Comprised In

RT 1211900
RT NA8D/629

Created Parcels

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

LT 636319 Schedule/Memorandum

Land registration district	Territorial authority
North Auckland	Far North District

Memorandum of Easements

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

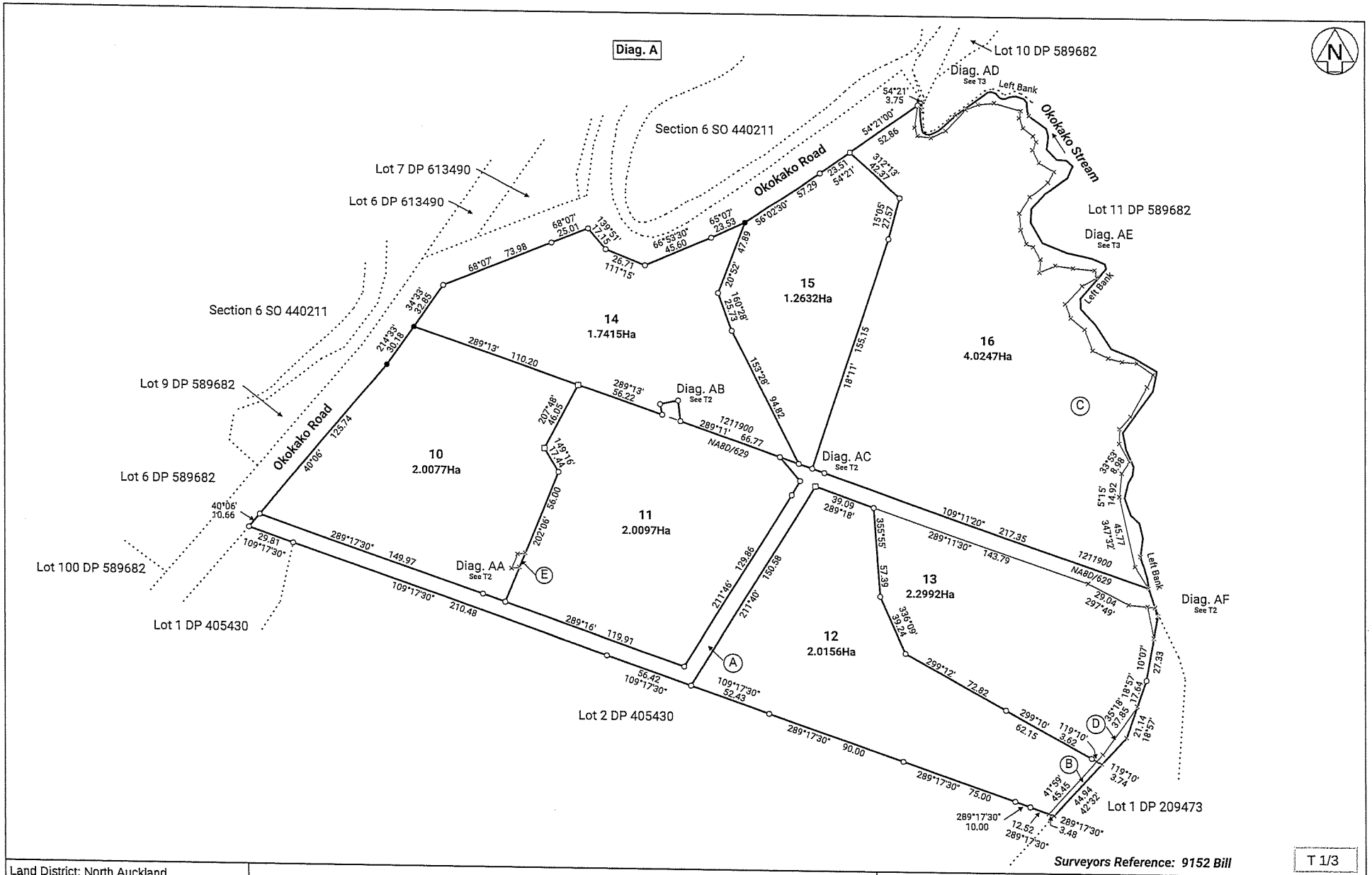
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way Right to drain water Right to convey electricity, telecommunications, water	A	Lot 13	Lot 10, Lot 11, Lot 14, Lot 15, Lot 12, Lot 16, Lot 11 DP 589682

Schedule of Easements

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

Notes

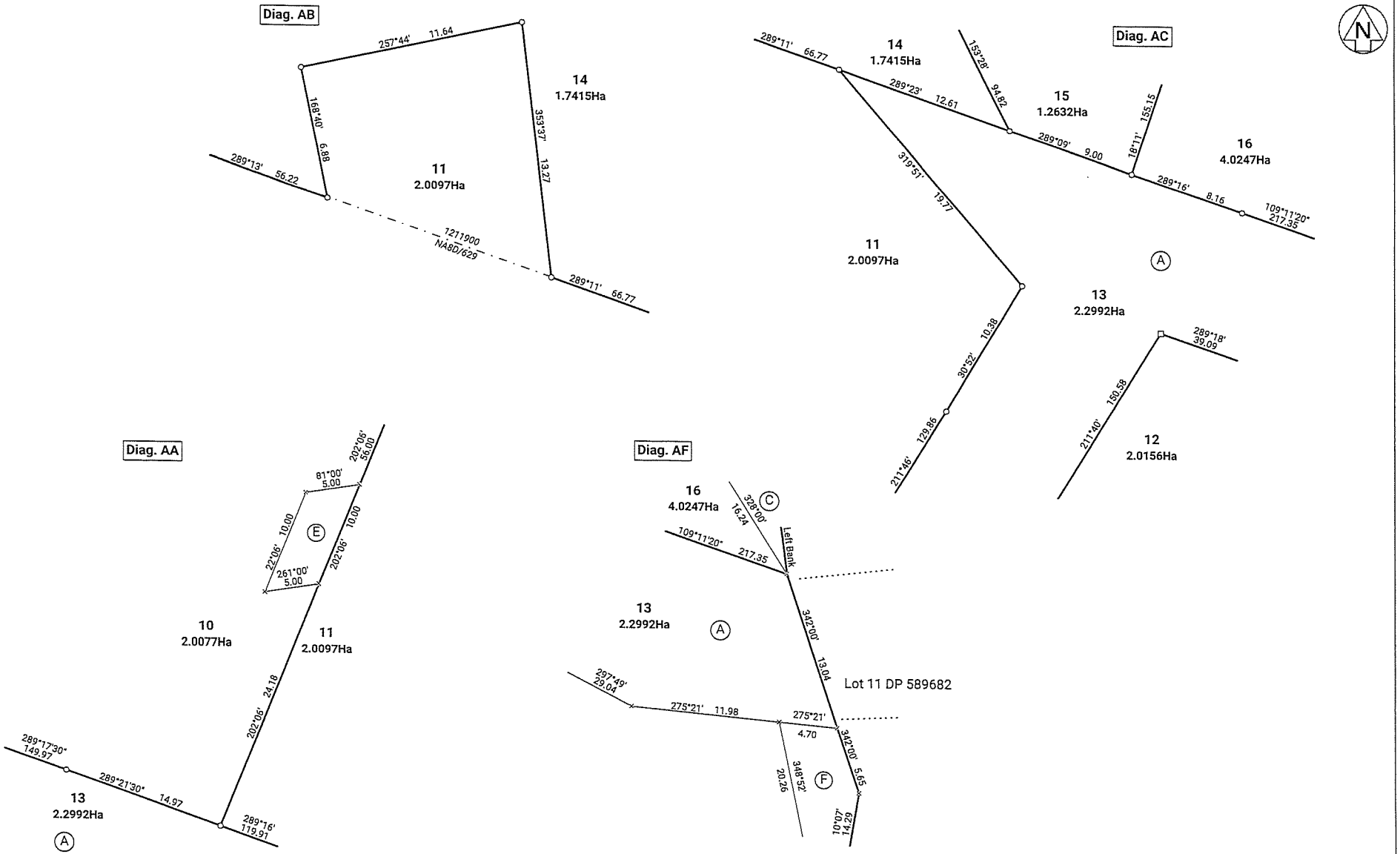
Area marked B , C, D and F are to be subject to a covenant (Wetland protection)



Surveyors Reference: 9152 Bill

T 1/3

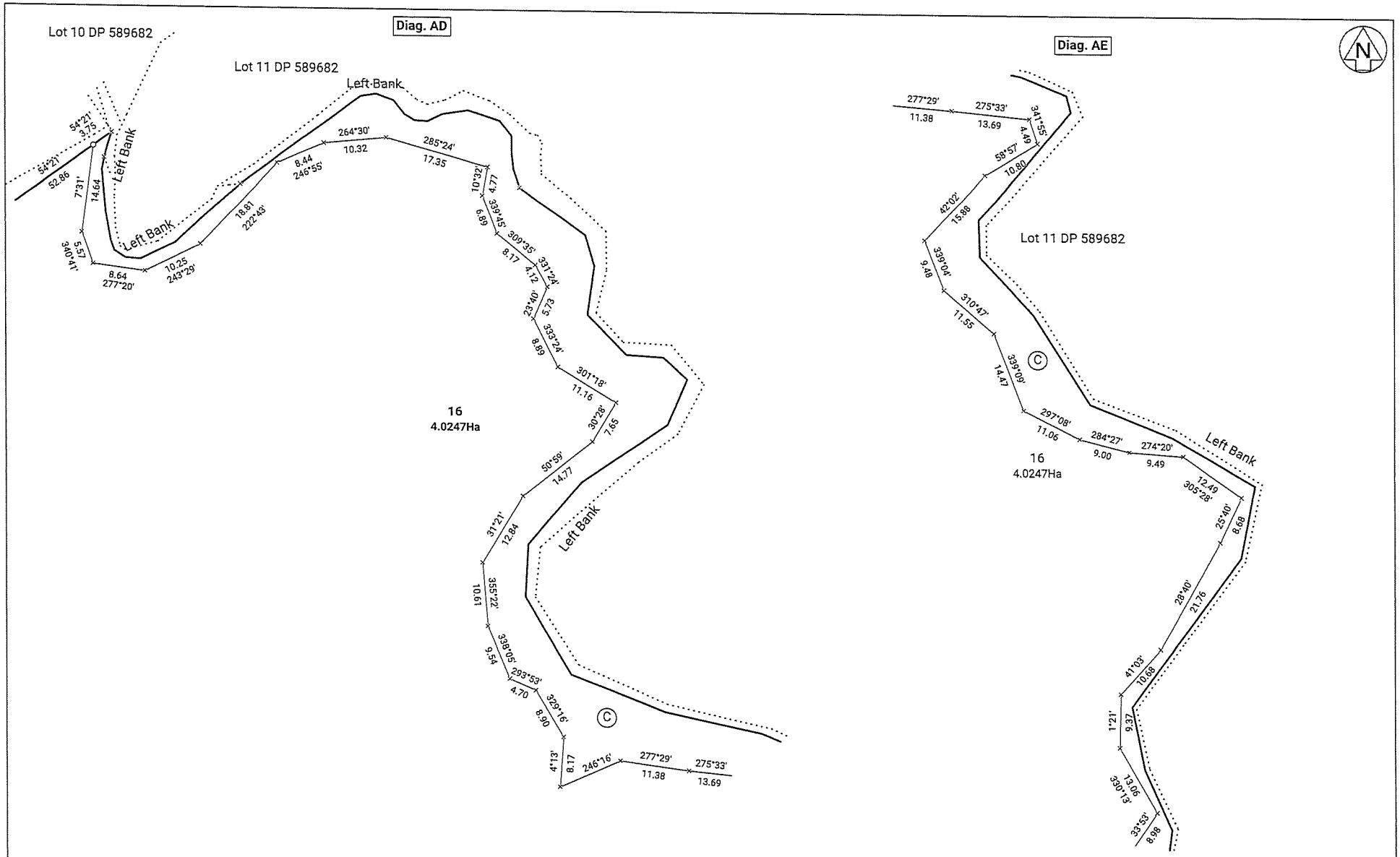
Land District: North Auckland Generated 28/10/2026 12:21 pm, Page 3 of 5	Lots 1, 2 and 12 to 16 being a Subdivision of Lot 5 DP 613490 and Allot 18 Parrish of Okokako	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Ref: 9152 Bill	Title Plan LT 636319 DRAFT



Surveyors Reference: 9152 Bill

T 2/3

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



Surveyors Reference: 9152 Bill

T 3/3

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

Appendix 3

Record of Title

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**1211900**
Land Registration District	**North Auckland**
Date Issued	26 February 2025

Prior References
1168140

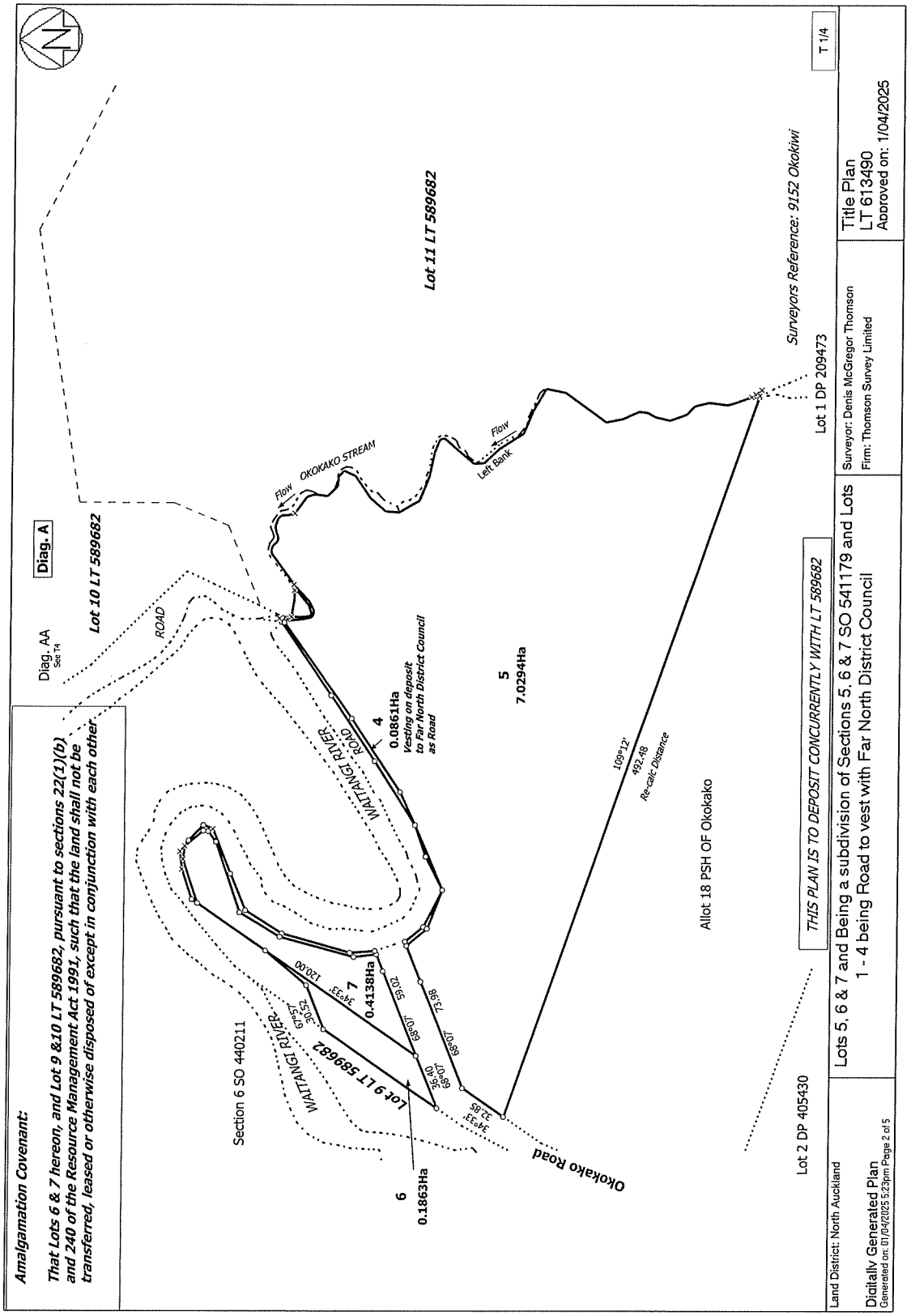
Estate	Fee Simple
Area	7.0294 hectares more or less
Legal Description	Lot 5 Deposited Plan 613490
Registered Owners	

Okokiwi Downs Limited

Interests

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

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


Amalgamation Covenant:
That Lots 6 & 7 hereon, and Lot 9 &10 LT 589682, pursuant to sections 22(1)(b) and 240 of the Resource Management Act 1991, such that the land shall not be transferred, leased or otherwise disposed of except in conjunction with each other.
Diag. A
Diag. AA
Set T4
Lot 10 LT 589682
Lot 11 LT 589682
ROAD
OKOKAKO STREAM
Flow
Flow
Left Bank
Lot 1 DP 209473
Surveyors Reference: 9152 Okokiwi
T 1/4
WAITANGI RIVER ROAD
4
0.0861Ha
Vesting on deposit to Far North District Council as Road
5
7.0294Ha
109°12'
492.48
Re-calc Distance
Allot 18 PSH OF Okokako
THIS PLAN IS TO DEPOSIT CONCURRENTLY WITH LT 589682
Section 6 SO 440211
WAITANGI RIVER
Lot 9 LT 589682
7
0.4138Ha
120.00
34°33'
59.02
68°07'
73.98
68°07'
68°07'
10°56'40"
68.91
34°33'
32.85
67°52'30"
6
0.1863Ha
Okokako Road
Lot 2 DP 405430
Land District: North Auckland
Digitally Generated Plan
Generated on: 01/04/2025 5:23pm Page 2 of 5
Lots 5, 6 & 7 and Being a subdivision of Sections 5, 6 & 7 SO 541179 and Lots 1 - 4 being Road to vest with Far North District Council
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Title Plan
LT 613490
Approved on: 1/04/2025