

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☒ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

LINITA DEVELOPMENTS LIMITED

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

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:

Micah Donaldson

Email:

Phone number:

Postal address:

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

Postcode

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:

LINITA DEVELOPMENTS LTD

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

Admiralty Drive, Watea,
Paihia

Postcode

Legal description:

2 DP 531141 & 44 DP 489633

Val Number:

Certificate of title:

RT NA12A/497

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 Time RC 2200029 VAR/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

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☒ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

Name/s: (please write in full)	Donaldson's Surveyors Ltd	
Email:		
Phone number:		Home
Postal address: (or alternative method of service under section 352 of the act)		
		Postcode 0245

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)	Micah Donaldson
Signature: (signature of bill payer)	
	Date 20-Jul-2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)	Micah Donaldson
Signature	
	Date 20-Jul-2026

A signature is not required if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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



DONALDSONS

REGISTERED LAND SURVEYORS

8762

20 July 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

Linita Developments Limited, Admiralty Drive, Watea, Paihia
RESOURCE CONSENT APPLICATION EXTENSION OF TIME
PURSUANT TO SECTION 125 RMA 1991

We hereby submit this application for an extension of time for Resource Consent RC 2200029 VAR/B, located in the Residential zone.

This application is accompanied by the following supporting documentation:

-  Application Form & Deposit \$2800
-  Planning Report
-  Record of Title
-  Resource Consent RC 2200029 VAR/B
-  Approved Design Plans
-  As-built Evidence

Yours faithfully

Micah Donaldson
Assoc. NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS



8762

20 July 2026

Resource Planner
Far North District Council
Private Bag 752
KAIKOHE 0400

Watea - Linita Developments Ltd - Admiralty Drive, Watea
RESOURCE CONSENT APPLICATION EXTENSION OF TIME
PURSUANT TO SECTION 125 RMA 1991

This application is made by Linita Developments Limited seeking an extension of time under section 125 of the Resource Management Act 1991 in relation to Resource Consent RC 2200029-RMAVAR/B, which authorises the staged subdivision of land at Puketona Road / Admiralty Drive, Watea, Paihia.

The resource consent is currently due to lapse on **4 August 2027**. While earlier stages of the subdivision have been progressed, the consent holder does not intend to complete Stage 4 prior to the current lapse date due to ongoing economic uncertainty and prevailing market conditions affecting the development sector.

Accordingly, an extension of **five years** is sought to provide sufficient time for the remaining stage of the subdivision to be completed when economic conditions are more favourable. A five-year extension is considered the minimum period reasonably necessary to allow the consent to be implemented in an orderly and economically viable manner.

Legal Descriptions as described on the Resource Consent

- Lot 2 DP 531141 & Lot 44 DP 489633 – Record of Title 866168

Legal Description based on current Title details (Post Stage 1)

- Lot 70 DP 571069 – Record of Title 1033410

Section 125 outlines lapsing of consents as follows:

125

A resource consent lapses on the date specified in the consent or, if no date is specified:

5 years after the date of commencement of the consent, if the consent does not authorise aquaculture activities to be undertaken in the coastal marine area, or

3 years after the date of commencement if the consent does authorise aquaculture activities to be undertaken in the coastal marine area.

(1A) However, a consent does not lapse under subsection (1) if, before the consent lapses: the consent is given effect to, or

an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account:



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- *whether substantial progress or effort has been and continues to be, made towards giving effect to the consent, and*
- *whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension, and*
- *the effect of the extension on the policies and objectives of any plan or proposed plan.*

In reference to 125(1A)(b)(i-iii) the following applies:

Whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent:

The subdivision has been substantially implemented, with the physical works for **Stages 1–3** completed. **Stage 4** has not yet commenced.

Since the resource consent was granted, the consent holder has continued to actively progress the development. Significant milestones achieved include:

- *Completion of engineering plan approval for **Stages 1–4**;*
- *Completion of the civil works for **Stages 1–3** and issue of section 223 & 224(c) certification for those stages; and*
- *Registration of titles for **Stage 1**.*

These works represent a significant investment of time and resources and demonstrate a clear commitment to implementing the consent. While the final stage of the subdivision has not proceeded, this is primarily a consequence of the prolonged downturn in the property market, and prevailing economic conditions affecting the viability of residential developments.

The consent holder has elected to defer implementation of the remaining stage until market conditions improve. This approach reflects prudent project management and does not detract from the substantial progress already made or the continuing intention to complete the development.

Having regard to the extent of the completed works, the approvals obtained, and the ongoing commitment to implementing the balance of the consent, it is considered that substantial progress and effort have been, and continue to be, made towards giving effect to the resource consent. Accordingly, the requirements of **section 125(1A)(b)(i)** are satisfied.

(ii) Whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension:

The proposed extension of time would not result in any new adverse effects, nor would it increase or alter the nature, scale or extent of the effects authorised by the existing resource consent.

The subdivision has already been substantially implemented, with **Stages 1–3 completed**, and overall the subject consent application area continues to function as a high-quality residential development. Most of the Stage 1 allotments have now been developed with dwellings, and there is no reliance on the completion of Stage 4 within the current lapse period to avoid or mitigate adverse effects.

The remaining conditions of consent relate primarily to the future construction and servicing of Stage 4. Granting an extension would not authorise any additional works or development beyond that already approved, but would simply allow the remaining stage to be completed within a longer timeframe.

Accordingly, the extension would merely defer the implementation of the balance of the consent and would not create any additional adverse effects on adjoining landowners or any other persons. As no person is considered likely to be adversely affected by the granting of the extension, written approvals from affected persons have not been sought and are not considered necessary.

Accordingly, the requirements of **section 125(1A)(b)(ii)** are satisfied.

The effect of the extension on the policies and objectives of any plan or proposed plan

The subject property is zoned **Residential** under the Far North District Council Transitional District Plan. Since the resource consent was granted in 2020, there have been no significant changes to the planning framework that would alter the suitability of the site for residential subdivision.

The Proposed Far North District Plan continues to recognise the site for residential development through an equivalent residential zoning and retains objectives and policies that support residential growth within urban areas at a greater housing density. Accordingly, the planning context that formed the basis for granting the original resource consent remains substantially unchanged.

The proposed extension of time does not alter the nature or scale of the approved subdivision and will not give rise to any additional adverse effects. It is therefore considered that granting the extension is consistent with the objectives and policies of both the operative and proposed district plans. Consequently, there is no planning basis to warrant a reassessment of the merits of the approved subdivision.

PROPOSED DISTRICT PLAN

Overview

The Far North District contains a mix of diverse communities and urban centres, a number of which are located within the coastal environment and/or have identified cultural and historic heritage values. The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to the rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure.

Objectives

The Proposed Far North District Plan zones the subject land **General Residential**. The proposed extension of time does not alter the nature, scale or design of the approved subdivision, nor does it authorise any additional development beyond that already granted by Resource Consent RC 2200029-RMAVAR/B. Accordingly, the extension has no material effect on the relevant objectives and policies of the Proposed District Plan.

GRZ-O1 seeks to provide a variety of residential densities, housing types and lot sizes that respond to housing demand, available infrastructure, and the amenity and character of the surrounding residential environment. The approved subdivision remains consistent with this objective, and the proposed extension does not alter those outcomes.

GRZ-O2 promotes the consolidation of urban residential development around available or programmed development infrastructure. The extension simply defers implementation of an already approved subdivision and does not compromise this objective or the long-term pattern of urban growth.

GRZ-O4 supports land use and subdivision where there is adequate and available development infrastructure. The extension does not change the infrastructure requirements or the ability of the development to be serviced in accordance with the approved consent conditions.

GRZ-P1 enables subdivision where adequate infrastructure is available and where development is consistent with the anticipated scale, character and amenity of the residential environment. The approved subdivision has previously been assessed as meeting these outcomes, and the proposed extension does not alter the approved development or its anticipated effects.

GRZ-P2 enables a range of residential development within the General Residential Zone where adequate infrastructure exists. The proposed extension neither changes the form of residential development anticipated by the consent nor limits the ability of the site to contribute to the residential objectives of the zone.

Overall, the objectives and policies are similar to those described under the Transitional District Plan, and the extension of time does not affect the consistency of the approved subdivision with the objectives and policies of the General Residential Zone. The proposal simply extends the period within which the already approved development may be implemented. The planning framework remains substantially unchanged, and the extension will not result in any additional adverse effects or undermine the intent of the Proposed District Plan.

The approved subdivision continues to comply with the relevant subdivision and residential development provisions of the Proposed District Plan. The General Residential Zone retains a controlled activity status for subdivision creating lots with a minimum area of 600m² under **SUB-S1**, consistent with the equivalent provisions of the Transitional District Plan.

Likewise, **GRZ-R3** provides for one standalone residential unit per site, or where each residential unit is provided with a minimum site area of 600m².

As the approved subdivision was designed to meet these standards, and the relevant rules remain substantially unchanged, the proposed extension of time does not give rise to any new planning issues or inconsistency with the current planning framework.

The development continues to be in keeping with recent national policy statements:

- National Policy Statement for Highly Productive Land 2022

The subdivision does not compromise versatile soils (class 1 – 2), and the regulations does not affect residential zoned land.

- National Policy Statement For Freshwater Management

There is no work required within or near wetlands.

- National Policy Statement for Indigenous Biodiversity

There is no vegetation clearance required, and the current level of indigenous restoration accords with the policy statement.

- NES 2011 – Soil contamination

There is no soil contamination to concern the NES 2011.

CONCLUSION

This application seeks an extension of the lapse period under section 125 of the Resource Management Act 1991 for **Resource Consent RC 2200029-RMAVAR/B**.

The proposed extension of time is consistent with the operative / transitional and proposed planning framework, and with the purpose and principles of the Resource Management Act 1991.

In accordance with section 125(1A)(b), the consent holder has continued to make substantial effort towards giving effect to the consent and demonstrates a continuing commitment to implementing the approved development despite the challenging economic conditions experienced in recent years.

The extension does not give rise to any new or additional adverse environmental effects. The scale, location, design and nature of the approved subdivision remain unchanged, and the extension simply defers the timeframe within which the consent may be implemented.

The effects of the development therefore remain the same as those previously assessed and approved and are considered **less than minor**. As no person is considered likely to be adversely affected by the granting of the extension, affected party approvals have not been sought and are not considered necessary.

The planning context has also remained substantially unchanged since the consent was granted. The site continues to be identified for residential development under both the Far North District Council Transitional District Plan and the Proposed Far North District Plan. The relevant objectives, policies and development standards continue to support the approved subdivision, and the proposal remains consistent with the planning framework that formed the basis for granting the original consent.

Granting an extension until **4 August 2032** provides a reasonable opportunity for the consent holder to implement the approved subdivision when market conditions improve, without resulting in any additional adverse environmental effects or prejudice to adjoining landowners or the wider community.

Overall, it is considered that the statutory tests under section 125(1A)(b) have been satisfied. The consent holder has demonstrated continuing effort towards implementing the consent, no persons are considered adversely affected by the extension, and the extension remains consistent with the objectives and policies of both the operative and proposed district plans. Accordingly, it is respectfully requested that Far North District Council grant an extension of the lapse period for **Resource Consent RC 2200029-RMAVAR/B** until **4 August 2032**.

Yours faithfully,

DONALDSONS

Land / Engineering Surveyors and Development Planners



Quickmap Title Details



Information last updated as at 12 Jul 2026

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

Identifier 1033410

Land Registration District North Auckland

Date Issued 15 November 2022

Prior References

866168

Type	Fee Simple
Area	8.0945 hectares more or less
Legal Description	Lot 70 Deposited Plan 571069

Registered Owners

Linita Developments Limited

C972574.1 Instrument creating an esplanade strip in favour of The Far North District Council pursuant to Resource Management Act 1991 - 26.3.1996 at 9:05 am (affects part formerly Lot 7 DP 170051)

8081637.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 24.2.2009 at 9:00 am (affects part formerly Lot 7 DP 170051)

8081637.13 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am (affects part formerly Lot 7 DP 170051)

8081637.14 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am (affects part formerly Lot 7 DP 170051)

8081637.15 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am (affects part formerly Lot 7 DP 170051)

8102056.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 16.3.2009 at 9:00 am (affects part formerly Lot 43 DP 489633)

8102056.16 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 16.3.2009 at 9:00 am (affects part formerly Lot 43 DP 489633)

Subject to a right (in gross) to drain stormwater over parts marked EA, KB and ZA and a right (in gross) to drain sewage over part marked KB all on DP 571069 in favour of Far North District Council created by Easement Instrument 8957800.6 - 10.5.2012 at 11:06 am

The easements created by Easement Instrument 8957800.6 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Easement Instrument 9189364.3 - 25.10.2012 at 3:57 pm (affects part formerly Lot 44 DP 489633)

Land Covenant in Easement Instrument 9795733.4 - 25.7.2014 at 3:01 pm

11451259.3 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 28.6.2019 at 12:27 pm (affects part formerly Lot 2 DP 531141)

11451259.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.6.2019 at 12:27 pm (affects part formerly Lot 2 DP 531141)

12458686.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.11.2022 at 2:35 pm

Subject to a right (in gross) to drain water over parts marked I and U on DP 571069 in favour of Far North District Council created by Easement Instrument 12458686.7 - 15.11.2022 at 2:35 pm

The easements created by Easement Instrument 12458686.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12458686.11 - 15.11.2022 at 2:35 pm

12458686.3 Variation of Consent Notice 11451259.4 pursuant to Section 221(5) Resource Management Act 1991 - 15.11.2022 at 2:35 pm

12643756.1 CAVEAT BY TOP ENERGY LIMITED - 22.12.2022 at 10:40 am

13052100.1 Variation of Land Covenant 12458686.11 - 26.7.2024 at 4:58 pm

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**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON APPLICATION TO CHANGE CONDITIONS OF A RESOURCE CONSENT
(Section 127)**

Resource Consent Number: 2200029-RMAVAR/B

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Linita Developments Limited

The activity to which this decision relates:

Decision A:

To change the conditions of **Decision A of 2200029**, being a consent to:

Stage 1 Subdivide Lot 2 DP 531141 and Lot 44 DP 489633 to create residential Lots 1 to 14 ranging in size between 600 m² and 2,520 m², access Lot 60 to be held as to one 1/6 share by Lot 11, one 1/6 share by Lot 12 and four 1/6 shares by Lot 69, access Lot 61 to be held as to one 1/6 share by Lot 13, one 1/6 share by Lot 14 and four 1/6 shares by Lot 69, road to vest Lot 62, and balance Lots 69 and 70

Lots 1 and 2 will be transferred to the owners of Lots 10 and 11 DP 489633 respectively.

Pursuant to section 241(3) of the Act, consent is sought to cancel the amalgamation of Lot 2 DP 531141 and Lot 44 DP 489633.

~~Easements Z and ZA are proposed over Lots 60 and 70 for stormwater~~

Easements in gross are proposed for rights to drain water and sewage, including an easement in gross over adjacent Lot 11 DP 489633.

Covenants XA – XF over Lots 1, 2, 3, 5, 7 and 9 are no build areas. The applicant has also volunteered a condition that no buildings shall be constructed on communal pre-treatment stormwater wetland Lot 70.

Covenant areas X and ZA over Lot 70 are for stormwater attenuation and shall be maintained on an ongoing basis by the owner of Lot 70, to be confirmed by consent notice.

Consent is also sought pursuant to section 221(3) of the Act to vary consent notice 11451259.4 as registered over Lot 2 DP 531141, cancelling condition (i) that requires an archaeological assessment.

Stage 2 Subdivide ~~lots 60, 70 and 71~~ Lot 70 of Stage 1 of RC2200029 to create residential Lots 23 to 49 ranging in size between 600 m² and 1,823 m², access Lot 63 to be held in six shares by Lots 29-34, road to vest Lot 64, recreation reserve Lot 65 of 3.02 2.88 hectares, Local Purpose Reserve (esplanade) Lot 66 of 1875

~~Easements in gross are proposed for rights to drain water and sewage.~~

Covenants XG, XH and XI over Lots 26, 28 and 30 are no built areas.

Pursuant to section 234 of the Act, consent is sought to cancel the 10-metre wide esplanade strips registered over Lot 2 DP 531141 and Lot 44 DP 489633 (instruments C972574.1 and 11451259.3).

As per the consent notice created in stage 1, the stormwater attenuation in Lot 70 shall be maintained on an ongoing basis by the joint owners of Lot 70. Consent is also sought pursuant to section 221(3) of the Act to vary that consent held

Stage 3 Subdivide ~~lots 15 to 22~~ 1 of RC2200029 to create residential Lots 15 to 22 ranging in size between 600 m² and 605m², access Lot 60 to be held in four 1/6 shares by Lots 15-18, and access Lot 61 to be held in four 1/6 shares by Lots 19-22. Lot 70 shall be held as 4 undivided 1/41th shares by the owners of Lots 16, 17,

~~to be sought to cancel the undivided 1/41th share in Lot 70 held by Lot 60 of Stage 2.~~

Easements in gross are proposed for rights to drain water and sewage.

Dispensation is required as a discretionary activity to reduce the legal width over proposed easement benefit rear Lot 21 16, BC to Lots 16, 17, 20 and 21 to rear

Stage 4 Subdivide Lot 70 age 2 of RC2200029 to create residential Lots 50 to 57 ranging in size between 639 m² and 960 m², and road to vest Lot 67 and balance Lot 70 of 1.1310 ha. Lot 70 shall be held as 4 undivided 1/41th shares by the owners of Lots 50, 51,

Easements in gross are proposed for rights to drain water and sewage.

To surrender easement EA, in particular as it relates to a right (in gross) to drain stormwater over part Lot 2 DP 531141 marked EA on DP 531141 (easement instrument 8957800.6).

An amalgamation condition that Lot 70 be held with Lot 46 DP 437469 (The Lake).

~~As per above, existing amalgamation conditions will be cancelled as required through the subdivision stages.~~

Decision B

To cancel consent notices pursuant to Sec 221(3)(a) of the Resource Management Act 1991 in Stage 2 and 4 as follows:

Condition 3(v) Consent Notice for stage 1 where Items (ii) (iii) (iv) are specific to Lot 70 to be cancelled in respect of Lots 23 – 49 in Stage Two.

Condition 3(v) Consent Notice for stage 1 where Items (ii) (iii) (iv) are specific to Lot 70 to be cancelled in respect of Lots 50 – 57 in Stage Four.

Subject Site Details

Address: Lot 2, Puketona Road, Paihia 0271
Legal Description: Lot 2 DP 531141, Lot 44 DP 489633
Certificate of Title reference: RT 866168

Decision A VARIATION TO CONSENT CONDITIONS:

The following changes are made to the consent conditions:

Conditions 2 a), c), g) x and xiii, v) v, 3 c), n), 5 a), b), f), i) i., 6 h), i), m), s), y), z) iv, 8 a), b), 9 h), n) i, 11 a), b), h), j), 12 n), u) amended

Condition 2 b), 3 d) deleted

Condition 2 g) xiv, 5 g) inserted

For the purpose of clarity the complete amended conditions of consent are as follows:

Stage 1 Subdivide Lot 2 DP 531141 and Lot 44 DP 489633 to create residential Lots 1 to 14, access Lots 60 & 61, road to vest Lot 62, and balance Lot 70. This includes an easement in gross for rights to drain water and sewage over adjacent Lot 11 DP 489633.

2. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:
 - (a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 1 shall be carried out in general accordance with the approved plan of 'Lots 1-14, 60 (common), 61 (common), 62 (road), 69 & 70 being a proposed subdivision of Lot 2 DP 531141 and Lot 44 DP 489633 and easement over Lot 11 DP 489633' prepared by Donaldsons Registered Land Surveyors,

~~That Lots 60, 70 and 71 thereon be held in the same record of title [reference 1645607]~~

- (c) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(ii) of the Resource Management Act 1991;

That Lot 1 thereon be transferred to the owner of Lot 10 DP 489633 and one record of title be issued to include all parcels [Reference 1609830]

That Lot 2 thereon be transferred to the owner of Lot 11 DP 489633 and one record of title be issued to include all parcels [Reference 1609830]

That Lot 60 thereon (legal access) be held as to one undivided 1/6 share by the owners of Lot 11, one undivided 1/6 share by the owners of Lot 12 and one undivided 4/6 share by the owners Lot 69 and that individual records of title be issued accordingly.

That Lot 61 thereon (legal access) be held as to one undivided 1/6 share by the owners of Lot 13, one undivided 1/6 share by the owners of Lot 14 and one undivided 4/6 share by the owners of Lot 69 and that individual records of title be issued accordingly.

[DLR reference 1754579]

- (g) Prior to commencing construction the consent holder shall submit the following engineering plans, specification and details of all roading works for all stages of RC2200029 for the certification of Council's development engineer or their delegate. Such works shall be designed in accordance with Council's engineering standards and guidelines 2004 - revised 2009 and NZS 4404:2004.

The plans shall be consistent with the detail included within the planning report prepared by Donaldsons Registered Land Surveyors, reference 7262, dated 16 July 2019, further information supplied by Donaldsons Registered Land Surveyors, and the 'Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019.

In particular the details shall show/include:

- ix. Shared legal access on Lots 60 and 61 shall be designed and constructed to a minimum ~~3.0 metre sealed carriageway width with passing bays.~~ **5.0 metre concrete carriageway width with kerb.**
- x. Shared legal access on Lot 63/right of way as designed and constructed to a minimum 5.0 metre sealed carriageway width with kerb.
- xi. Rights of way over easements CC and CB shall be designed and constructed to a minimum 5.0 metre sealed carriageway width.

xii. Rights of way over easements BA, BB, BC and BD serving Lots 16, 17, 20 and 21, and **CA, CB, and CC serving Lots 50 - 53** designed and constructed to a 3.0 metre sealed carriageway width.

xiii. **New vehicle crossings from public road to the shared legal access Lot 60 and 61 shall be constructed to Far North District Council S/2 standards.**

3. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:

(c) The consent holder shall provide evidence that the requirements of the New Zealand Transport Agency, as specified in their correspondence referenced

~~to the intersection of Nautical Drive and State Highway 11 (Pukerua Road) and sightline visibility improvements.~~

(d)

~~under access request (only) obtained. All works shall proceed in accordance.~~

(n) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made

(v) Secure the conditions below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:

v. All built development shall be undertaken as per the 'Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019, as submitted in support of subdivision consent RC2200029. This includes recommendations addressing foundation and structural design, consolidation settlement, site formation works, stormwater control,

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~~conditions that shall be required and registered against the respective lots.~~

Stage 2 Subdivide Lot 70 and 71 of Stage 1 of RC2200029 to create residential Lots 23 to 49, access Lot 63, road to vest Lot 64, recreation reserve Lot 65, Local Purpose Reserve (esplanade) Lot 66, Historic Reserve Lot 80, and balance Lots 69, 70 and 71.

5. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:

(a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 2 shall be carried out in general accordance with the approved plan of 'Lots 23-49, 63 (*common access*), 64 (*road*), 65 (*recreation reserve*), 66 (Local Purpose Reserve), 80 (Historic Reserve) and 70-being a proposed subdivision of Lot 70 Stage 1' prepared by Donaldsons Registered Land Surveyors, reference 7743 stage 2 of 4 stages, dated 1 October 2021, as attached to this consent and marked 'approved plan'.

(b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

That Lot 70 thereon (legal access) be held as to three undivided 1/11th shares

and records of title be issued in accordance therewith [reference to record]

That Lot 63 thereon (legal access) be held as to six undivided 1/6th shares by the owner of Lots 29-34 thereon all as tenants in common in the said shares and individual records of title be issued in accordance therewith [Reference 1609830]

(f) **That Lot 66 shall be shown as vesting in favour of Council as Local Purpose Reserve (esplanade)** with provision to be made prior to vesting to enable a future roading connection from the end of the proposed cu-de-sac in road to vest Lot 64 over the reserve to the common boundary with Lot 1 DP 531141.

(g) **That Lot 80 shall be shown as vesting in favour of Council as Historic Reserve.**

(i) Prior to commencing construction, the consent holder shall provide a management plan for recreation reserve Lot 65. The management plan shall be prepared by a suitably qualified and experienced person and include the following components:

i. A vehicle crossing with a gate/bollards and pedestrian access at the juncture of Lots 64 (road) and ~~65 (recreation space)~~ **66 (esplanade) to prevent motorised vehicles from entering the reserve.**

6. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:

- (h) Where ~~recreation reserve Lot 65~~ **reserve Lot 66** adjoins proposed road Lot 64 a vehicle crossing reinforced to take maintenance vehicles shall be constructed prior to s224 certification. This shall have a lockable gate over it to prevent non-maintenance vehicles from entering the reserve.
- (i) That the consent holder shall enter into and register a fencing covenant in perpetuity, pursuant to sections 5 and 6(2) of the Fencing Act 1978, which Indemnifies Council from contributing to the costs of fencing recreation reserve Lot 65, and from replacing and/or upgrading fencing which borders the reserve. To be registered on the new titles to residential Lots 26, 28, 30, 31, 32, 33, 40, ~~and 41~~ adjoining Lot 65, **and Lots 40 and 41 adjoining Lot 66 reserve**, at the consent holder's expense.
- (m) The consent holder shall provide evidence that the requirements of the New Zealand Transport Agency, as specified in their correspondence referenced PID 118122 dated ~~19 March 2019~~ **12 December 2020** and submitted in support of RC2200024, have been complied with.
- (s) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision of water for firefighting purposes for Stage 2 ~~If there is~~
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-a
- (y) The consent holder shall provide confirmation that the requirements of condition 2(n) relating to the archaeological assessment have been met. In satisfying this requirement, Council will accept the advice of Heritage New Zealand Pouhere Taonga **in that the boundaries of the Historic Reserve Lot 80 be clearly marked by timber posts (no wires).**
- (z) The respective lot owner is responsible for the ongoing protection of the bund shown on the 'Land use plan earthworks' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019, and the ongoing protection and enhancement of the bund planting in accordance with the requirements of the scheme approved and implemented through subdivision consent RC2200029, including the weed/pest management and ongoing maintenance requirements. **[Lots 41 to 48]**

**Stage 3 Subdivide Lot 69 (including reapportioning shares in Lot 70) of Stage 2
1 of RC2200029 to create residential Lots 15 to 22, and reapportioning shares in
access Lot 60, and access Lot 61.**

8. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:

- (a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 3 shall be carried out in general accordance with the approved plan of 'Lots 15 - 22, being a proposed subdivision of Lot 69 Stage 1' prepared by Donaldsons Registered Land Surveyors, reference ~~7262~~ **7743** stage 3 of 4, dated ~~21 January 2020~~ **1 October 2021**, as attached to this consent and marked 'approved plan'.
- (b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

*That Lot 60 thereon (legal access) be held as to four undivided $\frac{1}{4}$ **1/16th** shares by the owner of Lots 15-18 thereon all as tenants in common in the said shares and individual records of title be issued in accordance therewith **[DLR reference 1754579]***

*That Lot 61 thereon (legal access) be held as to four undivided $\frac{1}{4}$ **1/16th** shares by the owner of Lots 19-22 thereon all as tenants in common in the said shares and individual records of title be issued in accordance therewith **[DLR reference 1754579]***

9. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:

- (h) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision

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- (i) Secure the condition below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:

Stage 4 Subdivide Lot 71 (including reapportioning shares in Lot 70) of Stage 2 of RC2200029 to create residential Lots 50 to 57 and road to vest Lot 67

11. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:

(a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 4 shall be carried out in general accordance with the approved plan of 'Lots 50 – 57, 67 (road) and balance Lot 70 being a proposed subdivision of Lot 70' prepared by Donaldsons Registered Land Surveyors, reference 7262 **7743** stage 4 of 4, dated 21 January 2020 **1 October 2021**, as attached to this consent and marked 'approved plan'.

(b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

~~i. That Lot 70 thereon (legal access) be held as to four undivided 1/11th shares by the owners of Lots 50, 51, 52 and 53 thereon as tenants in common in the said shares and individual records of title be issued in accordance therewith [Reference 1645607]~~

ii. That Lot 70 be held with Lot 46 DP.437469 (record of title 538733) and that one record of title be issued that contains both parcels. [DLR reference 1754579]

12. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:

(h) The consent holder shall provide evidence that the requirements of the New Zealand Transport Agency, as specified in their correspondence referenced PID 118122 dated 19 March 2019 **12 December 2021** and submitted in support of RC2200024, have been complied with.

(n) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision

~~of Lots 50 to 57 requiring additional firefighting water supply storage to be addressed at the time of construction of a residential unit.~~

(u) Secure the conditions below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:

vi The stormwater attenuation pre-treatment wetland established within the lot to service subdivision consent RC2200029 shall be maintained on an ongoing basis by the owner/s of the lot as per the 'Planting scheme' provided in satisfaction of condition 2(l) of subdivision consent RC2200029. [Lot 70]

vii. The lot owner/s shall be responsible for the ongoing protection and enhancement of the planting areas established as per the planting scheme approved through subdivision consent RC2200029, including

weed/pest management. Council has an easement in gross over the area, however as per an agreement through RC2200029 shall not be responsible for future maintenance. [Lot 70]

viii.No buildings shall be constructed/erected on the communal pre-treatment stormwater wetland lot. For the purposes of this condition, a building shall be as defined in the District Plan. [Lot 70]

Decision A Clear Copy:

Stage 1 Subdivide Lot 2 DP 531141 and Lot 44 DP 489633 to create residential Lots 1 to 14, access Lots 60 & 61, road to vest Lot 62, and balance Lot 70. This includes an easement in gross for rights to drain water and sewage over adjacent Lot 11 DP 489633.

1. That Stage 1 shall be carried out prior to or in conjunction with any or all of the subsequent stages of development, referred to as Stages 2, 3 and 4.
2. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:

(a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 1 shall be carried out in general accordance with the approved plan of 'Lots 1-14, 60 (common), 61 (common), 62 (road), 69 & 70 being a proposed subdivision of Lot 2 DP 531141 and Lot 44 DP 489633 and easement over Lot 11 DP 489633' prepared by Donaldsons Registered Land Surveyors, reference 7743 scheme plan stage 1 of 4, dated 1 October 2021, as attached to this consent and marked 'approved plan'.

(b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(ii) of the Resource Management Act 1991;

That Lot 1 thereon be transferred to the owner of Lot 10 DP 489633 and one record of title be issued to include all parcels [Reference 1609830]

That Lot 2 thereon be transferred to the owner of Lot 11 DP 489633 and one record of title be issued to include all parcels [Reference 1609830]

That Lot 60 thereon (legal access) be held as to one undivided 1/6 share by the owners of Lot 11, one undivided 1/6 share by the owners of Lot 12 and one undivided 4/6 share by the owners Lot 69 and that individual records of title be issued accordingly.

That Lot 61 thereon (legal access) be held as to one undivided 1/6 share by the owners of Lot 13, one undivided 1/6 share by the owners of Lot 14 and one undivided 4/6 share by the owners of Lot 69 and that individual records of title be issued accordingly.

[DLR reference 1754579]

- (c) That all easements, including all rights to drain water and sewerage (including over adjacent Lot 11 DP 489633), be duly granted or duly reserved.
- (d) That Lot 62 shall be shown as vesting in favour of Council as road.
- (e) Covenants XA, XB, XC, XD, XE and XF over Lots 1, 2, 3 5, 7 and 9 shall be shown as no build areas.
- (f) Prior to commencing construction the consent holder shall submit the following engineering plans, specification and details of all roading works for all stages of RC2200029 for the certification of Council's development

engineer or their delegate. Such works shall be designed in accordance with Council's engineering standards and guidelines 2004 - revised 2009 and NZS 4404:2004.

The plans shall be consistent with the detail included within the planning report prepared by Donaldsons Registered Land Surveyors, reference 7262, dated 16 July 2019, further information supplied by Donaldsons Registered Land Surveyors, and the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019.

In particular the details shall show/include:

- i. All vehicle access to the site that is required for the purpose of giving effect to the subdivision limited to the temporary site access onto the State highway shown on the '*Development plan*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019, and the plan of the '*Site access – Puketona Road*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2020 as attached to this consent and marked 'approved plan'. The access shall avoid the wetland plantings within Lot 70.
- ii. Written evidence that the New Zealand Transport Agency has certified the construction documentation, a construction management plan, a temporary traffic management plan and a post-construction management plan for the above crossing, with all works to proceed accordingly. Where appropriate, this shall have regard to the staging of the development and associated timeframes. It shall address reinstatement of the temporary crossing.
- iii. Details of permanent barriers to be put in place to prevent traffic from entering the site from access points other than the temporary crossing onto the State highway referred to above, i.e. at the site's legal boundaries adjoining Admiralty Drive, Bosuns Way and Captains Loop, with all access associated with the subdivision to be limited to the temporary crossing onto the State highway referred to above. The barriers shall be maintained for the duration of the site works to the satisfaction of Council's resource consents monitoring officer or delegate. All contractors shall be advised of these requirements.
- iv. Signage at intersections and road marking associated with the new development.
- v. Lighting on road to vest designed to Far North District Council specifications and guidelines for road lighting design. The plans shall include detail of luminaires and lighting columns. Council has adopted NZTA M30:2014 '*Specification and Guidelines for Road Lighting Design*' which shall apply in conjunction with the current version of the AS/NZS 1158 '*Lighting for Roads and Public Spaces series of Standards*'.

The consent holder shall liaise with Council for guidance regarding standard street lighting and alternatives prior to forwarding plans for

certification, with the design to be in accordance with the associated road classification/sub-category.

In certifying the lighting, where Council's standard lighting options are not selected Council will consider the ongoing maintenance and cost requirements (including energy consumption and life cycle costs) for the asset.

vi. Road drainage details.

vii. Typical cross sections.

viii. The internal roading network, being roads to vest Lots 62 and 64. The road shall be designed and constructed to an Urban Type B standard, with a minimum carriageway width of 8.0 metres and a footpath on both sides of the carriageway with residential cul-de-sac end treatment.

Cul-de-sac details at the end of each road shall be in accordance with the Council's engineering standards and guidelines 2004-revised 2009.

Pavements shall be designed in accordance with Austroads guides with a design life of 25 years.

The road shall be surfaced with an asphaltic concrete layer with a minimum thickness of 30 mm. The turning area is to be surfaced with a mix 14 asphaltic concrete layer with a minimum thickness of 50 mm, with heavy duty kerb and channel. Asphalt concrete designs shall be in accordance with New Zealand Transport Agency pavement design specifications.

New vehicle crossings from public roads to the proposed lots shall be constructed to Far North District Council S/2 standards.

ix. The internal roading network, being road to vest Lot 67. The road shall be designed and constructed to an Urban Type A standard, with a minimum carriageway width of 6.5 metres and a footpath with a T-turning area end treatment.

Pavements shall be designed in accordance with Austroads guides with a design life of 25 years.

The road shall be surfaced with an asphaltic concrete layer with a minimum thickness of 30 mm. The turning area is to be surfaced with a mix 14 asphaltic concrete layer with a minimum thickness of 50 mm. Asphalt concrete designs shall be in accordance with New Zealand Transport Agency pavement design specifications.

New vehicle crossings from public roads to the proposed lots shall be constructed to Far North District Council S/2 standards.

x. Shared legal access on Lots 60 and 61 shall be designed and constructed to a minimum 5.0 metre concrete carriageway width with kerb.

xi. Shared legal access on Lot 63/right of way as designed and constructed to a minimum 5.0 metre sealed carriageway width with kerb.

xii. Rights of way over easements CC and CB shall be designed and constructed to a minimum 5.0 metre sealed carriageway width.

- xiii. Rights of way over easements BA, BB, BC and BD serving Lots 16, 17, 20 and 21, and CA, CB, and CC serving Lots 50 - 53 designed and constructed to a 3.0 metre sealed carriageway width.
- xiv. New vehicle crossings from public road to the shared legal access Lot 60 and 61 shall be constructed to Far North District Council S/2 standards.
- (g) Prior to commencing construction the consent holder shall submit detailed engineering plans, drawings and calculations of the proposed extension to the existing water supply network from Admiralty Drive and Captains Loop to service all stages of RC2200029, with connections provided to Lots 3 to 57, for the certification of Council's assets manager – three waters, infrastructure and asset management or their delegate. Water supply pipes shall have sufficient pressure and flow rate capacity to accommodate the required peak flow demands for the development in its complete state. The plans and drawings shall include:
 - i. Sizes and specifications of all pipes, manholes, valves, chambers and locations of all service connections.
 - ii. Locations of all individual water meters at the lot boundaries.
 - iii. Long sections of all pipelines.
 - iv. Clear demarcations of water supply assets that are to vest in Council and assets that are to remain in private ownership.
 - v. Details of the pipe support/strapping across the existing and new box culverts. The pipeline is to be installed at a level that is a minimum of 300mm above the 1:100 year AEP flood level and is to be set above any wastewater water reticulation pipeline.
 - vi. Details of new fire hydrants in road to vest Lots 62, 64 and 67 as a firefighting water supply system, conforming to SNZ PAS 4509:2008.
- (h) Prior to commencing construction the consent holder shall submit detailed engineering plans, design drawings, calculations and specifications of the proposed extension to the existing stormwater network for all stages of RC2200029, including Lots 3-57, roads to vest, access lots and rights of way, for the certification of Council's resource consents engineer or their delegate. The plans shall be in accordance with the requirements of Council's engineering standards and guidelines and SNZ 4404:2010. The system shall be designed generally in accordance with the recommendations of the '*Stormwater neutrality report*' prepared by Donaldsons Registered Land Surveyors, referenced 7262 and dated May 2019, and the '*Stormwater Wetland*' assessment prepared by Bay Ecological Consultancy Ltd, dated May 2019.

The plans and drawings shall include:

- i. Sizes and specifications of all pipes, manholes, valves, chambers and locations of all service connections.
- ii. Associated outfall structures including erosion and scour controls, and onsite disposal methods.
- iii. Calculations.

- iv. Pre and post development stormwater flow paths.
- v. Long sections of all pipelines.
- vi. Clear demarcations of stormwater assets that are to vest in Council and assets that are to remain in private ownership.
- vii. Stormwater mitigation measures.
- viii. A design certificate (Schedule 1A) from a suitably qualified engineer.

Notes: All service clashes such as the one between the proposed stormwater box culvert downstream of the wetland and the wastewater pipe should be designed out. It appears that the inlet of the existing box culvert is acting as a weir to control the level in the pond. This is not an ideal solution as there is no way of adjusting the level or releasing the water for maintenance, and it does not accommodate fish passage. An alternative solution at the outlet from the proposed wetland would be preferred. Access must be provided to allow maintenance of the wetland. The outlet from the roundabout pond will need to be carefully designed to avoid blockage, or a secondary outlet is to be installed as a contingency measure.

- (i) Prior to commencing construction the consent holder shall submit detailed engineering plans, drawings and calculations of the proposed extension to the existing wastewater network from Bosuns Way and Captains Loop Road to service all stages of RC2200029, for the certification of Council's assets manager – three waters, infrastructure and asset management. The plans and drawings shall be in accordance with Council's engineering standards and guidelines 2009 and NZS4404:2010, with connections to Lots 3 to 57. The plans shall include:
 - i. Sizes and specifications of all pipes, manholes, valves, chambers and locations of all service connections.
 - ii. Long sections of all pipelines.
 - iii. Clear demarcations of wastewater assets that are to vest in Council and assets that are to remain in private ownership.
 - iv. Details of the pipe support/strapping across the existing and new box culverts. The pipeline is to be installed at a level that is a minimum of 300mm above the 1:100-year AEP flood level and is to be set below any water reticulation pipeline.
- (j) The consent holder shall submit a '*Roadside planting and management plan*' for all roads to vest through RC2200029, being Lots 62, 64 and 67 (including the green space within Lot 64) prepared by a suitably experienced person for the certification of Council's district facilities team leader or delegate.

This shall include a service-free berm, maintaining at least 1,100 mm between the kerb and footpath for street tree planting.

The planting details shall be shown in a schedule and plan showing street trees every 10-15 metres along the road to vest, subject to maintaining at least 3 metres from any vehicle crossing and 15 metres from any road intersection.

As a minimum, the planting plan shall incorporate:

APPROVED PLAN

Planner: p.d.hale
RC: 2200029 VAREB
Date: 17/01/2022

- i. The number, position, spacing, stock size, and species of all proposed plantings (including native). The minimum specifications for trees shall be PB95 or 45 litres (including native) – single stem species with non-invasive root systems.
- ii. Root deflectors.
- iii. The location of the street trees in relation to the vehicle crossings and intersections.
- iv. A programme of establishment/planting techniques and post establishment protection and maintenance, including a plant replacement programme and weed/pest management, for a period of not less than three years from installation.
- v. Annual monitoring of the planting performance for the maintenance period, with provision for replacement of any plants where plant failure exceeds 10% within the first three years of planting. Such replanting shall be undertaken as soon as practicable and by the end of the following planting season (being May to September) immediately following failure. Any damaged, diseased or dead trees during this period shall be replaced by the consent holder to the satisfaction of Council's District Facilities Team Leader or delegate. Any replacement planting undertaken shall be maintained thereafter in accordance with the maintenance programme for a minimum of a further two planting seasons or three years from approval of the initial planting, whichever is the longest timeframe.

The plan shall be accompanied by a costing of the full value of the planting, including costs associated with establishment of the plantings and the maintenance period. Separate costings should be provided for Stages 1, 2 and 4 as the value will be used for bonding purposes.

- (k) The consent holder shall submit a final '*Planting scheme*' for the certification of Council's principal planner or designate detailing the area of wetland planting proposed on Lot 70 (currently shown as Lot 69 on the 'Wetlands' plan prepared by Donaldsons Registered Land Surveyors, referenced 7262 and dated May 2019). Overall, the scheme shall be consistent with the area identified in the '*Stormwater Wetland*' assessment prepared by Bay Ecological Consultancy Ltd, dated May 2019 and the associated planting guidelines. This comprises indigenous wetland and wetland shrub species over approximately 2,000 m² as per the plan of the 'Wetlands' attached to that report and prepared by Donaldsons Registered Land Surveyors, reference 7262 dated May 2019. It shall be prepared by a suitably qualified and experienced person, aimed to also enhance the ecological and amenity value of the lot, as well as servicing stormwater catchment A of RC2200029. The planting scheme shall address the following matters:
 - i. The number, position, spacing, stock size, and species of all proposed plantings.
 - ii. A programme of establishment/planting techniques and post establishment protection and ongoing maintenance in perpetuity, including a plant replacement programme, and weed/pest management, for a period of not less than three years from installation.

- iii. Annual monitoring of the planting performance, with provision for replacement of any plants where plant failure exceeds 10% within the first three years of planting. Such replanting shall be undertaken as soon as practicable and by the end of the following planting season (being May to September) immediately following failure. Any damaged, diseased or dead plants identified during this period shall be replaced by the consent holder to the satisfaction of Council's District Facilities Team Leader or delegate.
- iv. Any replacement planting undertaken shall be maintained thereafter in accordance with the maintenance programme for a minimum of a further two planting seasons or three years from approval of the initial planting, whichever is the longest timeframe.
- v. The protection and ongoing maintenance of the wetland area and associated infrastructure, such as inlet and outlet structures, to ensure that the area continues to provide for adequate stormwater management for catchment A of RC2200029.

The plan shall be accompanied by a costing of the full value of the planting, including costs associated with establishment and the maintenance period. The value will be used for bonding purposes.

- (l) The consent holder shall submit a '*Planting scheme*' for the certification of Council's principal planner or designate detailing screen planting/landscaping of the bund proposed through RC2200029 that is adjacent to the State highway, as shown on the '*Land use plan earthworks*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019. As a minimum, the scheme shall address the treatment of the southern side of the bund within the residential lots and wetland lot, i.e. from the centre of the bund to the State highway, and all of the bund area within road to vest Lot 67. The scheme shall be designed to meet the stated purpose of the bund in establishing a screen along the state highway roadside improving local amenity values as viewed from the Highway and reducing traffic noise for future residential units.

It shall be prepared by a suitably qualified and experienced person. The design shall be low maintenance and incorporate measures to ensure easy maintenance from within the site as opposed to accessing from the State highway. The planting scheme shall address the following matters:

- i. The number, position, spacing, stock size, and species of all proposed plantings.
- ii. A programme of establishment/planting techniques and post establishment protection and ongoing maintenance in perpetuity, including a plant replacement programme, and weed/pest management, for a period of not less than three years from installation.
- iii. Annual monitoring of the planting performance, with provision for replacement of any plants where plant failure exceeds 10% within the first three years of planting. Such replanting shall be undertaken as soon as practicable and by the end of the following planting season (being May to September) immediately following failure. Any damaged, diseased or

dead plants identified during this period shall be replaced by the consent holder to the satisfaction of Council's District Facilities Team Leader or delegate. Any replacement planting undertaken shall be maintained thereafter in accordance with the maintenance programme for a minimum of a further two planting seasons or three years from approval of the initial planting, whichever is the longest timeframe.

The plan shall be accompanied by a costing of the full value of the planting, including costs associated with establishment and the maintenance period. Separate costings should be provided for Stages 2 and 4 as the value will be used for bonding purposes.

- (m) Prior to any groundworks commencing, the consent holder shall undertake and provide an archaeological assessment of the site for RC2200029. Subsequent works shall be subject to any recommendations contained within the report that are relevant to the respective stage, with consent notices to be registered against future titles as required.
3. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:
- (a) The consent holder shall undertake all works as per the plans approved under condition 2 of Stage 1 and relating to Stage 1, to the satisfaction of the officer identified in condition 2 as approving the respective plan.
 - (b) That following the certification of the plans required under condition 2 of RC2200029 relating to Stage 1 and selection of the contractor/s, where relevant the consent holder shall provide to Council:
 - i. Details of the successful contractor/s.
 - ii. Details of the planned date and duration of contract/s
 - iii. Details of the supervising engineer/s.
 - iv. Evidence that a maintenance agreement has been entered into with the contractor who is to maintain any work which is to vest in Council for a minimum period of 12 months. This shall reference any bonding requirements.
 - (c) The consent holder shall provide evidence that the requirements of the New Zealand Transport Agency, as specified in their correspondence referenced PID 118122 dated 12 December 2020, have been complied with
 - (d) Provide evidence from a suitably qualified and experienced person that the street planting as detailed in the plan certified through condition 2(k) and applying to road to vest Lot 62 has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the satisfaction of Council's District Facilities team leader or delegate. The three-year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing).
 - (e) To ensure compliance with above condition 3(e) relating to street planting, the consent holder shall enter into an enforceable agreement and bond in favour of

APPROVED PLAN

Council to a sum of 150% of the value of the road reserve plantings to be undertaken (as costed in the approved roadside planting and management plan),
Planner: upkila
RC: 2200029 VARE
Date: 17/01/2022

- The bond shall be arranged prior to a certificate being issued pursuant to section 224(c) of the Act and shall be paid either in cash or secured by guarantee in accordance with Council's bonds and undertakings policy.
- ii. The bond shall be held for a maximum of three years from the date that the planting is initially completed to Council's satisfaction and may be released within the three year period if (in the opinion of Council's monitoring officer) the planting is established to the extent that it does not need further replacement planting or regular maintenance.
 - iii. The bond may be reduced and released on an annual basis proportionally on the satisfactory completion of the works and upon receipt of certification from a suitably experienced person qualifying the extent of the completed works and their value relative to the bond.
 - iv. The costs of preparing, executing and registering the bond shall be met by the consent holder.
 - v. The form of the bond shall be approved by Council's solicitor.
- (f) Provide evidence from a suitably qualified and experienced person that the '*Planting scheme*' certified through condition 2(l) and applying to Lot 70 above has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the satisfaction of Council's principal planner or delegate. The three-year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing). The temporary site access formed from the State highway shall avoid these plantings.
- (g) To ensure compliance with above condition 3(g) relating to wetland planting, the consent holder shall enter into an enforceable agreement and bond in favour of Council for a sum of 150% of the value of the wetland plantings to be undertaken (as costed in the approved planting scheme), such bond to be provided according to the following conditions:
- i. The bond shall be arranged prior to a certificate being issued pursuant to section 224(c) of the Act and shall be paid either in cash or secured by guarantee in accordance with Council's bonds and undertakings policy.
 - ii. The bond shall be held for a maximum of three years from the date that the planting is initially completed to Council's satisfaction and may be released within the three year period if (in the opinion of Council's monitoring officer) the planting is established to the extent that it does not need further replacement planting or regular maintenance.
 - iii. The bond may be reduced and released on an annual basis proportionally on the satisfactory completion of the works and upon receipt of certification from a suitably experienced person qualifying the extent of the completed works and their value relative to the bond.

- iv. The bond shall make provision for any change in circumstances arising from the reapportionment of shares in the lot through the stages of subdivision.
- (h) The consent holder shall provide as-built plans and RAMM data in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004 for the plans/works approved through condition 2(g) for Stage 1, to be submitted for the certification of Council's resource consent engineer or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works. With respect to street lighting, all works shall be undertaken by a Council approved contractor at the cost of the consent holder. The contractor shall certify that all luminaires have been installed in accordance with the approved plans and specifications, including a post completion lighting audit.
- (i) Following completion of the construction of the stormwater management system for Stage 1, the consent holder shall provide a works producer statement or certificate from a chartered professional engineer who monitored the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's engineering standards and guidelines 2009, and NZS4404:2010, to the satisfaction of Council's development engineer or their delegate. The stormwater assets located in road to vest Lot 62 shall vest in Council.
- (j) The consent holder shall provide as built plans and asset data sheets for the stormwater management system for Stage 1 complying with Council's engineering standards and Schedule 1D of NZS 4404:2010, showing the location of new buried services on Council land or land vested in Council. In addition, on completion of works provide RAMM data in the required format.
- (k) The consent holder shall provide for Council's approval a legal document which apportions future maintenance of the owner-maintained stormwater system on Lot 70 and a solicitor's undertaking to register the document against the titles of the affected allotments.
- (l) The consent holder shall provide as-built plans and asset data sheets of the reticulated water supply system for Stage 1 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the associated works.
- (m) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision of water for firefighting purposes for Stage 1-
- (n) The consent holder shall provide as-built plans and asset data sheets of the extension to the wastewater network for Stage 1 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans

shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works.

- (o) The consent holder shall provide documentation demonstrating that the service providers of power utility services and telecommunications to Lots 1 to 14 are satisfied with the arrangements made for provision of these services to the boundary of each residential lot.
- (p) With respect to residential Lots 1, 2, 3, 5, 7 and 9, the consent holder shall enter into and register a fencing covenant in perpetuity, pursuant to sections 5 and 6(2) of the Fencing Act 1978, which indemnifies the owner of land abutting the north western rear boundary of these lots and the north-eastern boundary of Lot 1 from contributing to the costs of boundary fencing and from replacing and/or upgrading fencing which borders the respective lots. (These boundaries are adjacent to land that is to vest in Council as reserve through Stage 2.)

To be registered on the new titles to residential Lots 1, 2, 3, 5, 7 and 9, at the consent holder's expense. A formal request should be made to the Council to have the covenant prepared at the appropriate time.

- (q) All earthworks carried out within Stage 1 shall follow the details and recommendations outlined in the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019.
- (r) The consent holder shall undertake the bulk earthworks within Stage 1 as per the following documents, with no works to occur on Saturday or Sunday:
 - '*Land use plan earthworks*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019
 - '*Sediment control plan*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019
 - '*Development plan*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019
- (s) Upon completion of the earthworks for Stage 1, the consent holder shall provide evidence from Northland Regional Council that the earthworks have been completed as per the conditions of the following consents issued by the regional council:
 - AUT.008401.16.01 Earthworks for development.
 - AUT.008401.17.01 Discharge stormwater to land from land disturbance activities.
 - AUT.008401.18.01 Divert stormwater associated with land disturbance activities.
- (t) The consent holder shall provide confirmation that the requirements of condition 2(n) relating to the archaeological assessment have been met. In satisfying this requirement, Council will accept the advice of Heritage New Zealand Pouhere Taonga.

- (u) Secure the conditions below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:
- i. Covenant areas XA, XB, XC, XD, XE and XF are flood prone and no buildings or structures shall be established within these areas that are identified on the survey plan for subdivision consent RC2200029. **[Lots 1, 2, 3 5, 7 and 9]**
 - ii. The stormwater attenuation pre-treatment wetland established within the lot to service subdivision consent RC2200029 shall be maintained on an ongoing basis by the owner/s of the lot as per the '*Planting scheme*' provided in satisfaction of condition 2(l) of subdivision consent RC2200029. **[Lot 70]**
 - iii. The lot owner/s shall be responsible for the ongoing protection and enhancement of the planting areas established as per the planting scheme approved through subdivision consent RC2200029, including weed/pest management. Council has an easement in gross over the area, however as per an agreement through RC2200029 shall not be responsible for future maintenance. **[Lot 70]**
 - iv. No buildings shall be constructed/erected on the communal pre-treatment stormwater wetland lot. For the purposes of this condition, a building shall be as defined in the District Plan. **[Lot 70]**
 - v. All built development shall be undertaken as per the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019, as submitted in support of subdivision consent RC2200029. This includes recommendations addressing foundation and structural design, consolidation settlement, site formation works, stormwater control, retaining walls and service connections. **[Lots 1 to 14]**

Stage 2 Subdivide Lot 70 of Stage 1 of RC2200029 to create residential Lots 23 to 49, access Lot 63, road to vest Lot 64, recreation reserve Lot 65, Local Purpose Reserve (esplanade) Lot 66, Historic Reserve Lot 80, and balance Lots 69.

- 4. That Stage 2 shall be carried out in conjunction with or following the completion of Stage 1.
- 5. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:
 - (a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 2 shall be carried out in general accordance with the approved plan of '*Lots 23-49, 63 (common access), 64 (road), 65 (recreation reserve), 66 (Local Purpose Reserve), 80 (Historic Reserve) and 70 being a proposed subdivision of Lot 70 Stage 1*' prepared by Donaldsons

Registered Land Surveyors, reference 7743 stage 2 of 4 stages, dated 1 October 2021, as attached to this consent and marked 'approved plan'.

- (b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

That Lot 63 thereon (legal access) be held as to six undivided 1/6th shares by the owner of Lots 29-34 thereon all as tenants in common in the said shares and individual records of title be issued in accordance therewith [Reference 1609830]

- (c) That all easements, including all rights to drain water and sewerage, be duly granted or duly reserved.
- (d) That Lot 64 shall be shown as vesting in favour of Council as road.
- (e) That Lot 65 shall be shown as vesting in favour of Council as recreation reserve. Where the reserve abuts the unnamed tributary, i.e. the reserve between the state highway and Waitangi River, the reserve shall be widened to include a strip at the top of the bank, to at least 2 metres wide and of suitable contour for public access and maintenance requirements.
- (f) That Lot 66 shall be shown as vesting in favour of Council as Local Purpose Reserve (esplanade) with provision to be made prior to vesting to enable a future roading connection from the end of the proposed cu-de-sac in road to vest Lot 64 over the reserve to the common boundary with Lot 1 DP 531141.

Note: This is intended to provide an opportunity for future roading connection to Lot 1 DP 531141 should this site be developed/subdivided in the future. For practical purposes, provision to establish the link should be created prior to vesting the reserve.

- (g) That Lot 80 shall be shown as vesting in favour of Council as Historic Reserve.
- (h) Covenants XG, XH and XI over Lots 26, 28 and 30 shall be shown as no build areas.
- (i) Prior to commencing construction, the consent holder shall provide a management plan for recreation reserve Lot 65. The management plan shall be prepared by a suitably qualified and experienced person and include the following components:
- i. A vehicle crossing with a gate/bollards and pedestrian access at the juncture of Lots 64 (road) and 66 (esplanade) to prevent motorised vehicles from entering the reserve.
 - ii. A weed and pest control plan prepared by a person with approved expertise. This plan shall address the existing state of the riparian and stream environments; identify areas where environmental enhancement may be achieved and propose management means and methods to accomplish such enhancement.

For clarity, the riparian margin is the adjoining 5 metres of land (both sides) next to the Waitangi River and unnamed tributary. ~~in Lot 65.~~

iii. A programme for ongoing weed and pest control for a period of not less than three years from initial implementation

iv. Annual monitoring of the weed and pest management for the three year maintenance period

v. Wayfinding and relevant by-law signage locations at every pedestrian access point and design.

The plan shall be accompanied by a costing of the full value of the weed and pest management, including costs associated with the maintenance period. The value will be used for bonding purposes.

6. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:

(a) The consent holder shall undertake all works as per the plans approved under condition 2 of Stage 1 and relating to Stage 2, to the satisfaction of the officer identified in condition 2 as approving the respective plan.

(b) That following the certification of the plans required under condition 2 of RC2200029 relating to Stage 2 and selection of the contractor/s, where relevant the consent holder shall provide to Council:

i. Details of the successful contractor/s.

ii. Details of the planned date and duration of contract/s. iii. Details of the supervising engineer/s.

iv. Evidence that a maintenance agreement has been entered into with the contractor who is to maintain any work which is to vest in Council for a minimum period of 12 months. This shall reference any bonding requirements.

(c) Provide evidence from a suitably qualified and experienced person that the street planting as detailed in the plan approved through condition 2(k) and applying to road to vest Lot 64 has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the satisfaction of Council's District Facilities team leader or delegate. The three-year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing).

(d) To ensure compliance with the above condition relating to street planting, the consent holder shall enter into an enforceable agreement and bond in favour of Council to a sum of 150% of the value of the road reserve plantings to be undertaken (as costed in the approved roadside planting and management plan), such bond to be provided according to the following conditions:

i. The bond shall be arranged prior to a certificate being issued pursuant to section 224(c) of the Act and shall be paid either in cash or secured by guarantee in accordance with Council's bonds and undertakings policy;

ii. The bond shall be held for a maximum of three years from the date that the planting is initially completed to Council's satisfaction and may be released within the three year period if (in the opinion of Council's monitoring officer)

the planting is established to the extent that it does not need further replacement planting or regular maintenance.

- iii. The bond may be reduced and released on an annual basis proportionally on the satisfactory completion of the works and upon receipt of certification from a suitably experienced person qualifying the extent of the completed works and their value relative to the bond.
 - iv. The costs of preparing, executing and registering the bond shall be met by the consent holder.
 - v. The form of the bond shall be approved by Council's solicitor.
- (e) As per Council policy 2125 applying to the naming of access lots and rights of way servicing six or more properties; provide a preferred road name and two alternatives for access Lot 63/right of way AS. The road name shall reflect the history of the area. The cost of purchasing and installing the road name shall lie with the consent holder.
 - (f) As per Council policy 2125 applying to the naming of roads to vest; in the event that road to vest Lot 64 is not treated as an extension of Admiralty Drive, provide a preferred road name and two alternatives for the road to vest. The road name shall reflect the history of the area. The cost of purchasing and installing the road name shall lie with the consent holder.
 - (g) The consent holder shall provide evidence from a suitably qualified and experienced person that the management plan for recreation reserve Lot 65 as detailed in the plan approved through condition 5(g) has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the certification of Council's District Facilities team leader or delegate. The three-year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing).
 - (h) Where reserve Lot 66 adjoins proposed road Lot 64 a vehicle crossing reinforced to take maintenance vehicles shall be constructed prior to s224 certification. This shall have a lockable gate over it to prevent non-maintenance vehicles from entering the reserve.
 - (i) That the consent holder shall enter into and register a fencing covenant in perpetuity, pursuant to sections 5 and 6(2) of the Fencing Act 1978, which indemnifies Council from contributing to the costs of fencing recreation reserve Lot 65, and from replacing and/or upgrading fencing which borders the reserve. To be registered on the new titles to residential Lots 26, 28, 30, 31, 32, 33, 40, and 41 adjoining Lot 65, and Lots 40 and 41 adjoining Lot 66 reserve, at the consent holder's expense.
 - (j) That the consent holder shall provide evidence from a suitably qualified and experienced person that the '*planting scheme*' certified through condition 2(m) and applying to the bund within Lots 41 to 48 has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the satisfaction of Council's principal planner or delegate. The three

year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing).

- (k) The consent holder shall enter into an enforceable agreement and bond in favour of Council for a sum of 150% of the value of the bund plantings to be undertaken (as costed in the approved planting scheme), such bond to be provided according to the following conditions:
 - i. The bond shall be arranged prior to a certificate being issued pursuant to section 224(c) of the Act and shall be paid either in cash or secured by guarantee in accordance with Council's bonds and undertakings policy.
 - ii. The bond shall be held for a maximum of three years from the date that the planting is initially completed to Council's satisfaction and may be released within the three year period if (in the opinion of Council's monitoring officer) the planting is established to the extent that it does not need further replacement planting or regular maintenance.
 - iii. The bond may be reduced and released on an annual basis proportionally on the satisfactory completion of the works and upon receipt of certification from a suitably experienced person qualifying the extent of the completed works and their value relative to the bond.

The bond shall make provision for any change in circumstances arising from the reapportionment of shares in the lot through the stages of subdivision.

- (l) The consent holder shall form a vehicle crossing from stormwater attenuation pre-treatment wetland Lot 70 to the road to vest for the purpose of providing permanent access for maintenance vehicles. This shall be formed to the certification of Council's resource consents engineer or their delegate
- (m) The consent holder shall provide evidence that the requirements of the New Zealand Transport Agency, as specified in their correspondence referenced PID 118122 dated 12 December 2020 and submitted in support of RC2200024, have been complied with.
- (n) The consent holder shall provide as-built plans and RAMM data in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004 for the plans/works approved through condition 2(g) for Stage 2, to be submitted for the certification of Council's resource consent engineer or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works. With respect to street lighting, all works shall be undertaken by a Council approved contractor at the cost of the consent holder. The contractor shall certify that all luminaires have been installed in accordance with the approved plans and specifications, including a post completion lighting audit
- (o) Following completion of the construction of the stormwater management system for Stage 2, the consent holder shall provide a works producer statement or certificate from a chartered professional engineer who monitored the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's engineering standards and guidelines 2009, and

NZS4404:2010, to the satisfaction of Council's development engineer or their delegate. The stormwater assets located in road to vest Lot 64 shall vest in Council.

- (p) The consent holder shall provide as built plans and asset data sheets for the stormwater management system for Stage 2 complying with Council's engineering standards and Schedule 1D of NZS 4404:2010, showing the location of new buried services on Council land or land vested in Council. In addition, on completion of works provide RAMM data in the required format.
- (q) The consent holder shall provide a solicitor's undertaking that the legal document apportioning future maintenance of the owner-maintained stormwater system on Lot 70, created through Stage 1 of RC2200029, will be registered against the titles of the affected allotments created through Stage 2.
- (r) The consent holder shall provide as-built plans and asset data sheets of the reticulated water supply system for Stage 2 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans shall be consistent with the plans approved through Stage 1 of RC2200029 and shall be submitted on completion of the associated works.
- (s) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision of water for firefighting purposes for Stage 2.
- (t) The consent holder shall provide as-built plans and asset data sheets of the extension to the wastewater network for Stage 2 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works.
- (u) The consent holder shall provide documentation demonstrating that the service providers of power utility services and telecommunications to Lots 23 to 49 are satisfied with the arrangements made for provision of these services to the boundary of each residential lot.
- (v) All earthworks carried out within Stage 2 shall follow the details and recommendations outlined in the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019.
- (w) The consent holder shall undertake the bulk earthworks within Stage 2 as per the following documents, with no works to occur on Saturday or Sunday:
 - '*Land use plan earthworks*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019
 - '*Sediment control plan*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019

APPROVED PLAN

'Development plan' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019

Planner: ~~Isabella~~

RC: 2200029 VAR/B

Date: 17/01/2022

(x) Upon completion of the earthworks for Stage 2, the consent holder shall provide evidence from Northland Regional Council that the earthworks have been completed as per the conditions of the following consents issued by the regional council:

- AUT.008401.16.01 Earthworks for development.
- AUT.008401.17.01 Discharge stormwater to land from land disturbance activities.
- AUT.008401.18.01 Divert stormwater associated with land disturbance activities.

(y) The consent holder shall provide confirmation that the requirements of condition 2(n) relating to the archaeological assessment have been met. In satisfying this requirement, Council will accept the advice of Heritage New Zealand Pouhere Taonga in that the boundaries of the Historic Reserve Lot 80 be clearly marked by timber posts (no wires).

(z) Secure the conditions below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:

- i. Covenant areas XG, XH and XI are flood prone and no buildings or structures shall be established within these areas that are identified on the survey plan for subdivision consent RC2200029. **[Lots 26, 28 and 30]**
- ii. All built development shall be undertaken as per the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019, as submitted in support of subdivision consent RC2200029. This includes recommendations addressing foundation and structural design, consolidation settlement, site formation works, stormwater control, retaining walls and service connections. **[Lots 23 to 49]**
- iii. Habitable buildings within 40 metres of the edge of the State Highway11 (Puketona Road) carriageway shall be insulated to achieve an indoor design level of 40 db. **[Lots 41 to 49]**
- iv. The respective lot owner is responsible for the ongoing protection of the bund shown on the 'Land use plan earthworks' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019, and the ongoing protection and enhancement of the bund planting in accordance with the requirements of the scheme approved and implemented through subdivision consent RC2200029, including the weed/pest management and ongoing maintenance requirements. **[Lots 41 to 48]**

Stage 3 Subdivide Lot 69 of Stage 1 of RC2200029 to create residential Lots 15 to 22, and reappportioning shares in access Lot 60, and access Lot 61.

7. That Stage 3 shall be carried out in conjunction with or following the completion of Stage 1.
8. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:
 - (a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 3 shall be carried out in general accordance with the approved plan of 'Lots 15 - 22, being a proposed subdivision of Lot 69 Stage 1' prepared by Donaldsons Registered Land Surveyors, reference 7743 stage 3 of 4, dated 1 October 2021, as attached to this consent and marked 'approved plan'.
 - (b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

That Lot 60 thereon (legal access) be held as to four undivided 1/6th shares by the owner of Lots 15-18 thereon all as tenants in common in the said shares and individual records of title be issued in accordance therewith [DLR reference 1754579]

That Lot 61 thereon (legal access) be held as to four undivided 1/6th shares by the owner of Lots 19-22 thereon all as tenants in common in the said shares and individual records of title be issued in accordance therewith [DLR reference 1754579]
 - (c) That all easements, including all rights to drain water and sewerage, be duly granted or duly reserved.
 - (d) That right of way easements shall be shown over proposed easements BA to benefit Lot 17, BB to benefit Lot 16, BC to benefit Lot 21 and BD to benefit Lot 20.
9. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:
 - (a) The consent holder shall undertake all works as per the plans approved under condition 2 of Stage 1 and relating to Stage 3, to the satisfaction of the officer identified in condition 2 as approving the respective plan.
 - (b) That following the approval of the plans required under condition 2 of RC2200029 relating to Stage 3 and selection of the contractor/s, where relevant the consent holder shall provide to Council:
 - i. Details of the successful contractor/s.
 - ii. Details of the planned date and duration of contract/s.
 - iii. Details of the supervising engineer/s.
 - iv. Evidence that a maintenance agreement has been entered into with the contractor who is to maintain any work which is to vest in Council for a minimum period of 12 months. This shall reference any bonding requirements.

- (c) The consent holder shall provide as-built plans and RAMM data in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004 for the plans/works approved through condition 2(g) for Stage 3, to be submitted for the certification of Council's resource consent engineer or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works.
- (d) Following completion of the construction of the stormwater management system for Stage 3, the consent holder shall provide a works producer statement or certificate from a chartered professional engineer who monitored the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's engineering standards and guidelines 2009, and NZS4404:2010, to the satisfaction of Council's development engineer or their delegate.
- (e) The consent holder shall provide as built plans and asset data sheets for the stormwater management system for Stage 3 complying with Council's engineering standards and Schedule 1D of NZS 4404:2010, showing the location of new buried services on Council land or land vested in Council. In addition, on completion of works provide RAMM data in the required format.
- (f) The consent holder shall provide a solicitor's undertaking that the legal document apportioning future maintenance of the owner-maintained stormwater system on Lot 70, created through Stage 1 of RC2200029, will be registered against the titles of the affected allotments created through Stage 3.
- (g) The consent holder shall provide as-built plans and asset data sheets of the reticulated water supply system for Stage 3 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans shall be consistent with the plans approved through Stage 1 of RC2200029 and shall be submitted on completion of the associated works.
- (h) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision of water for firefighting purposes for Stage 3.
- (i) The consent holder shall provide as-built plans and asset data sheets of the extension to the wastewater network for Stage 3 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works.
- (j) The consent holder shall provide documentation demonstrating that the service providers of power utility services and telecommunications to Lots 15 to 21 are satisfied with the arrangements made for provision of these services to the boundary of each residential lot.
- (k) All earthworks carried out within Stage 3 shall follow the details and recommendations outlined in the '*Geotechnical site assessment report Admiralty*

Drive, Watea (Stages 1-3) for Watea Developments Ltd prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019.

- (l) The consent holder shall undertake the bulk earthworks within Stage 3 as per the following documents, with no works to occur on Saturday or Sunday:

'Land use plan earthworks' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019

'Sediment control plan' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019

'Development plan' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019

- (m) Upon completion of the earthworks for Stage 3, the consent holder shall provide evidence from Northland Regional Council that the earthworks have been completed as per the conditions of the following consents issued by the regional council:

AUT.008401.16.01 Earthworks for development.

AUT.008401.17.01 Discharge stormwater to land from land disturbance activities.

AUT.008401.18.01 Divert stormwater associated with land disturbance activities.

- (n) Secure the condition below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:

- i. All built development shall be undertaken as per the *'Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd'* prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019, as submitted in support of subdivision consent RC2200029. This includes recommendations addressing foundation and structural design, consolidation settlement, site formation works, stormwater control, retaining walls and service connections. **[Lots 15 to 21]**

Stage 4 Subdivide Lot 71 (including reapportioning shares in Lot 70) of Stage 2 of RC2200029 to create residential Lots 50 to 57 and road to vest Lot 67

10. That Stage 4 shall be carried out in conjunction with or following the completion of Stage 1.
11. That before the survey plan is certified pursuant to section 223 the following requirements are to have been satisfied:
- (a) That subject to incorporating any changes necessitated by the following conditions of consent, Stage 4 shall be carried out in general accordance with the approved plan of *'Lots 50 – 57, 67 (road) and balance Lot 70 being a proposed subdivision of Lot 70'* prepared by Donaldsons Registered Land Surveyors, reference 7743 stage 4 of 4, dated 1 October 2021, as attached to this consent and marked 'approved plan'.

- (b) The survey plan shall show the following conditional amalgamations pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991;

That Lot 70 be held with Lot 46 DP.437469 (record of title 538733) and that one record of title be issued that contains both parcels. [DLR reference 1754579]

- (c) That all easements, including all rights to drain water and sewerage, be duly granted or duly reserved.
- (d) That Lot 67 shall be shown as vesting in favour of Council as road.

12. Before a certificate is issued pursuant to section 224(c) of the Act the following requirements are to have been satisfied:

- (a) The consent holder shall undertake all works as per the plans approved under condition 2 of Stage 1 and relating to Stage 4, to the satisfaction of the officer identified in condition 2 as approving the respective plan.
- (b) That following the approval of the plans required under condition 2 of RC2200029 relating to Stage 4 and selection of the contractor/s, where relevant the consent holder shall provide to Council:
 - i. Details of the successful contractor/s.
 - ii. Details of the planned date and duration of contract/s.
 - iii. Details of the supervising engineer/s.
 - iv. Evidence that a maintenance agreement has been entered into with the contractor who is to maintain any work which is to vest in Council for a minimum period of 12 months. This shall reference any bonding requirements.
- (c) Provide evidence from a suitably qualified and experienced person that the street planting as detailed in the plan approved through condition 2(k) and applying to road to vest Lot 67 has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the satisfaction of Council's District Facilities team leader or delegate. The three-year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing).
- (d) To ensure compliance with the above condition relating to street planting, the consent holder shall enter into an enforceable agreement and bond in favour of Council to a sum of 150% of the value of the road reserve plantings to be undertaken (as costed in the approved roadside planting and management plan), such bond to be provided according to the following conditions:
 - i. The bond shall be arranged prior to a certificate being issued pursuant to section 224(c) of the Act and shall be paid either in cash or secured by guarantee in accordance with Council's bonds and undertakings policy;
 - ii. The bond shall be held for a maximum of three years from the date that the planting is initially completed to Council's satisfaction and may be released within the three year period if (in the opinion of Council's

monitoring officer) the planting is established to the extent that it does not need further replacement planting or regular maintenance.

- iii. The bond may be reduced and released on an annual basis proportionally on the satisfactory completion of the works and upon receipt of certification from a suitably experienced person qualifying the extent of the completed works and their value relative to the bond.
 - iv. The costs of preparing, executing and registering the bond shall be met by the consent holder.
 - v. The form of the bond shall be approved by Council's solicitor.
- (e) As per Council policy 2125 applying to the naming of roads to vest; in the event that road to vest Lot 67 is not treated as an extension of Captains Loop, provide a preferred road name and two alternatives for the road to vest. The road name shall reflect the history of the area. The cost of purchasing and installing the road name shall lie with the consent holder.
- (f) That the consent holder shall provide evidence from a suitably qualified and experienced person that the 'planting scheme' approved through condition 2(m) and applying to the bund within Lots 70, 50 to 53, and 57 has been implemented. It shall be implemented prior to section 224c certification and maintained for three years thereafter to the satisfaction of Council's principal planner or delegate. The three-year period shall commence after implementation of the plan to the satisfaction of Council (as confirmed in writing).
- (g) The consent holder shall enter into an enforceable agreement and bond in favour of Council for a sum of 150% of the value of the bund plantings to be undertaken (as costed in the approved planting scheme), such bond to be provided according to the following conditions:
- i. The bond shall be arranged prior to a certificate being issued pursuant to section 224(c) of the Act and shall be paid either in cash or secured by guarantee in accordance with Council's bonds and undertakings policy.
 - ii. The bond shall be held for a maximum of three years from the date that the planting is initially completed to Council's satisfaction and may be released within the three year period if (in the opinion of Council's monitoring officer) the planting is established to the extent that it does not need further replacement planting or regular maintenance.
 - iii. The bond may be reduced and released on an annual basis proportionally on the satisfactory completion of the works and upon receipt of certification from a suitably experienced person qualifying the extent of the completed works and their value relative to the bond.
- The bond shall make provision for any change in circumstances arising from the reapportionment of shares in the lot through the stages of subdivision.
- (h) The consent holder shall provide evidence that the requirements of the New Zealand Transport Agency, as specified in their correspondence referenced

PID 118122 dated 12 December 2021 and submitted in support of RC2200024, have been complied with.

- (i) The consent holder shall provide as-built plans and RAMM data in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004 for the plans/works approved through condition 2(g) for Stage 4, to be submitted for the certification of Council's resource consent engineer or their delegate. The plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works. With respect to street lighting, all works shall be undertaken by a Council approved contractor at the cost of the consent holder. The contractor shall certify that all luminaires have been installed in accordance with the approved plans and specifications, including a post completion lighting audit
- (j) Following completion of the construction of the stormwater management system for Stage 4, the consent holder shall provide a works producer statement or certificate from a chartered professional engineer who monitored the works, certifying that the works have been completed in accordance with the approved engineering plans, Council's engineering standards and guidelines 2009, and NZS4404:2010, to the satisfaction of Council's development engineer or their delegate. The stormwater assets located in road to vest Lot 67 shall vest in Council.
- (k) The consent holder shall provide as built plans and asset data sheets for the stormwater management system for Stage 4 complying with Council's engineering standards and Schedule 1D of NZS 4404:2010, showing the location of new buried services on Council land or land vested in Council. In addition, on completion of works provide RAMM data in the required format.
- (l) The consent holder shall provide a solicitor's undertaking that the legal document apportioning future maintenance of the owner-maintained stormwater system on Lot 70, created through Stage 1 of RC2200029, will be registered against the titles of the affected allotments created through Stage 4.
- (m) The consent holder shall provide as-built plans and asset data sheets of the reticulated water supply system for Stage 4 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The plans shall be consistent with the plans approved through Stage 1 of RC2200029 and shall be submitted on completion of the associated works.
- (n) The consent holder shall provide written confirmation from Fire and Emergency New Zealand that they are satisfied with the arrangements made for the provision of water for firefighting purposes for Stage 4.
- (o) The consent holder shall provide as-built plans and asset data sheets of the extension to the wastewater network for Stage 4 in accordance with Council's engineering standards and Schedule 1D of NZS 4404:2004, to be submitted for the certification of Council's development engineers or their delegate. The

plans shall be consistent with the plans approved through Stage 1 and shall be submitted on completion of the works.

- (p) The consent holder shall provide documentation demonstrating that the service providers of power utility services and telecommunications to Lots 50 to 57 are satisfied with the arrangements made for provision of these services to the boundary of each residential lot.
- (q) All earthworks carried out within Stage 4 shall follow the details and recommendations outlined in the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019.
- (r) The consent holder shall undertake the bulk earthworks within Stage 4 as per the following documents, with no works to occur on Saturday or Sunday:
 - '*Land use plan earthworks*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019
 - '*Sediment control plan*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019
 - '*Development plan*' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019
- (s) Upon completion of the earthworks for Stage 4, the consent holder shall provide evidence from Northland Regional Council that the earthworks have been completed as per the conditions of the following consents issued by the regional council:
 - AUT.008401.16.01 Earthworks for development.
 - AUT.008401.17.01 Discharge stormwater to land from land disturbance activities.
 - AUT.008401.18.01 Divert stormwater associated with land disturbance activities.
- (t) The consent holder shall provide confirmation that the requirements of condition 2(n) relating to the archaeological assessment have been met. In satisfying this requirement, Council will accept the advice of Heritage New Zealand Pouhere Taonga
- (u) Secure the conditions below by way of a consent notice issued under section 221 of the Act, to be registered against the respective lot/s. The costs of preparing, checking and executing the consent notice shall be met by the consent holder:
 - i. All built development shall be undertaken as per the '*Geotechnical site assessment report Admiralty Drive, Watea (Stages 1-3) for Watea Developments Ltd*' prepared by Haigh Workman Civil and Structural Engineers, reference 19 171, dated November 2019, as submitted in support of subdivision consent RC2200029. This includes recommendations addressing foundation and structural design,

consolidation settlement, site formation works, stormwater control, retaining walls and service connections. **[Lots 50 to 57]**

- ii. Habitable buildings within 40 metres of the edge of the State Highway11 (Puketona Road) carriageway shall be insulated to achieve an indoor design level of 40 db. **[Lots 50 to 53, and 57]**
- iii. The respective lot owner is responsible for the ongoing protection of the bund shown on the 'Land use plan earthworks' prepared by Donaldsons Registered Land Surveyors, reference 7262, dated May 2019 and 5 November 2019, and the ongoing protection and enhancement of the bund planting in accordance with the requirements of the scheme approved and implemented through subdivision consent RC2200029, including the weed/pest management and ongoing maintenance requirements. **[50 to 53, 57 and 70]**
- vi. The stormwater attenuation pre-treatment wetland established within the lot to service subdivision consent RC2200029 shall be maintained on an ongoing basis by the owner/s of the lot as per the 'Planting scheme' provided in satisfaction of condition 2(l) of subdivision consent RC2200029. [Lot 70]
- vii. The lot owner/s shall be responsible for the ongoing protection and enhancement of the planting areas established as per the planting scheme approved through subdivision consent RC2200029, including weed/pest management. Council has an easement in gross over the area, however as per an agreement through RC2200029 shall not be responsible for future maintenance. [Lot 70]
- viii. No buildings shall be constructed/erected on the communal pre-treatment stormwater wetland lot. For the purposes of this condition, a building shall be as defined in the District Plan. [Lot 70]

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. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

3. The consent holder shall have regard to the advice notes in the approval letter from NZTA/Waka Kotahi reference PID 118122 dated 14 December 2020.

Decision B CANCELLATION OF CONSENT NOTICES:

Far North Council resolves to CANCEL consent notices pursuant to Sec 221(3)(a) of the Resource Management Act 1991 in Stage 2 and 4 as follows:

Condition 3(v) Consent Notice for stage 1 where Items (ii) (iii) (iv) are specific to Lot 70 to be cancelled in respect of Lots 23 – 49 in Stage Two.

Condition 3(v) Consent Notice for stage 1 where Items (ii) (iii) (iv) are specific to Lot 70 to be cancelled in respect of Lots 50 – 57 in Stage Four.

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 changes are no more than minor and that there are no affected persons or affected order holders.
2. There have been no changes to objectives and policies in the Operative District Plan since the original consent was issued, and the proposed changes being sought are considered to remain consistent with the existing objectives and policies in the Operative District Plan.

Relevant Regional planning provisions include:

- (d) The Northland Regional Policy Statement 2016;
- (e) The Northland Regional Plan 2019;

3. No other matters are considered relevant in making this decision.
4. 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 for changes to consent conditions, achieves the purpose of the Act.
5. In summary it is considered that the proposed changes are consistent with the sustainable management purpose of the RMA.

Approval

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



Pat Killalea, Principal Planner

Date: 17th January 2022

Right of Objection

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

Lapsing of Consent

You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.

Please Quote File: REG.008401.16, ACT.165631
MLAK:NJAC

25 September 2023

Linita Developments Limited
Email: lindsay@linita.co.nz; bob@donaldsons.net.nz

Dear Linita Developments Limited,

**MONITORING REPORT FOR RESOURCE CONSENT AUT.008401.16.01: ACTIVITIES ASSOCIATED WITH
57-LOT URBAN SUBDIVISION AT ADMIRALTY DRIVE, WATEA, PAIHIA**

An officer of the Northland Regional Council inspected the completed earthwork activity on
Thursday, 21 September 2023 to assess compliance with resource consent AUT.008401.16.01.

All conditions, of the resource consent were complied with for the final inspection.

An invoice which covers council's travel, fieldwork and administration costs for the inspection will
follow shortly.

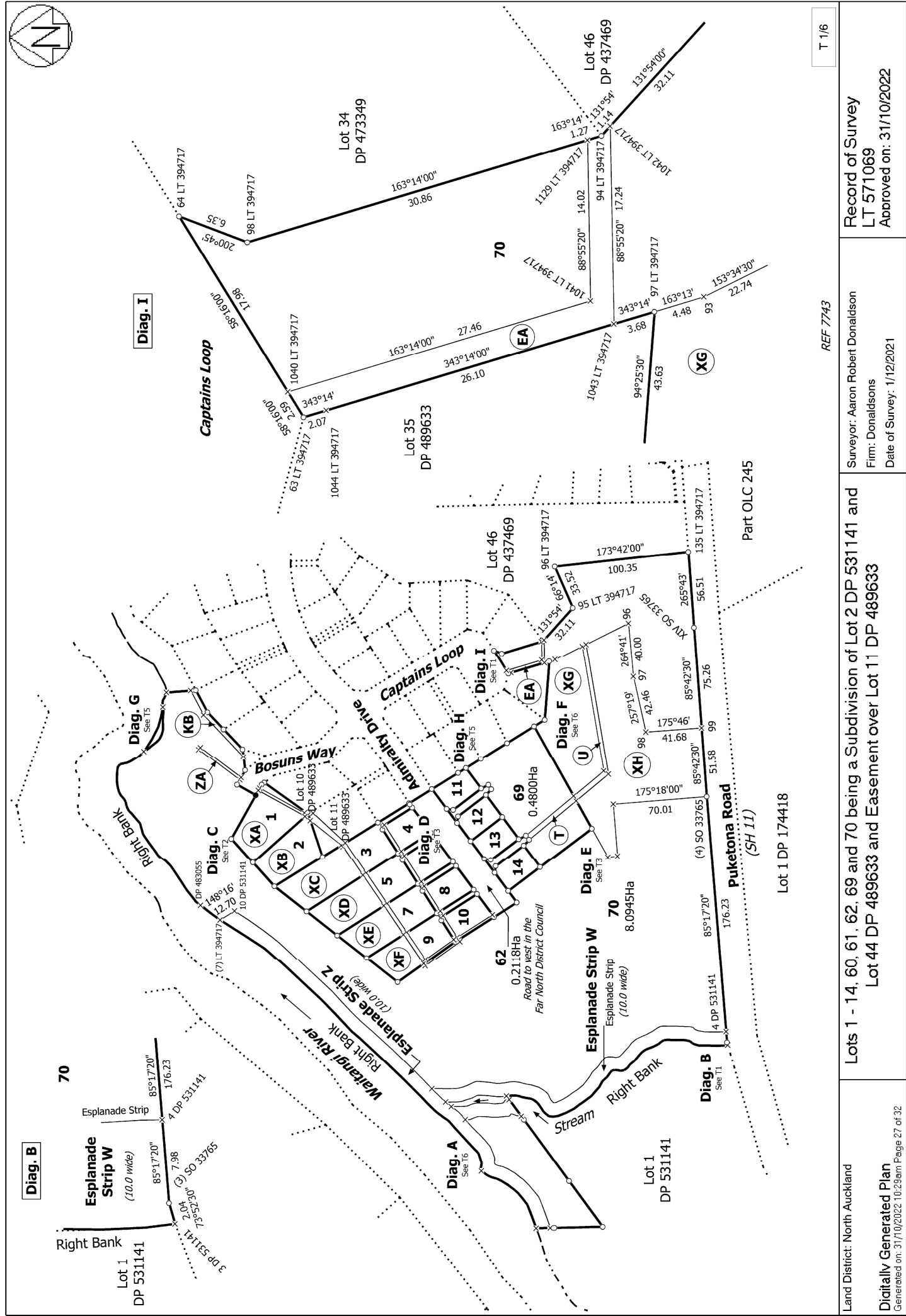
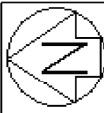
Please do not hesitate to contact me if you have any queries regarding the monitoring report.

Yours faithfully

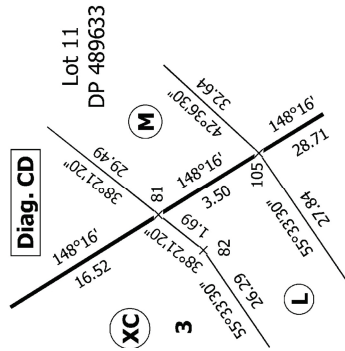
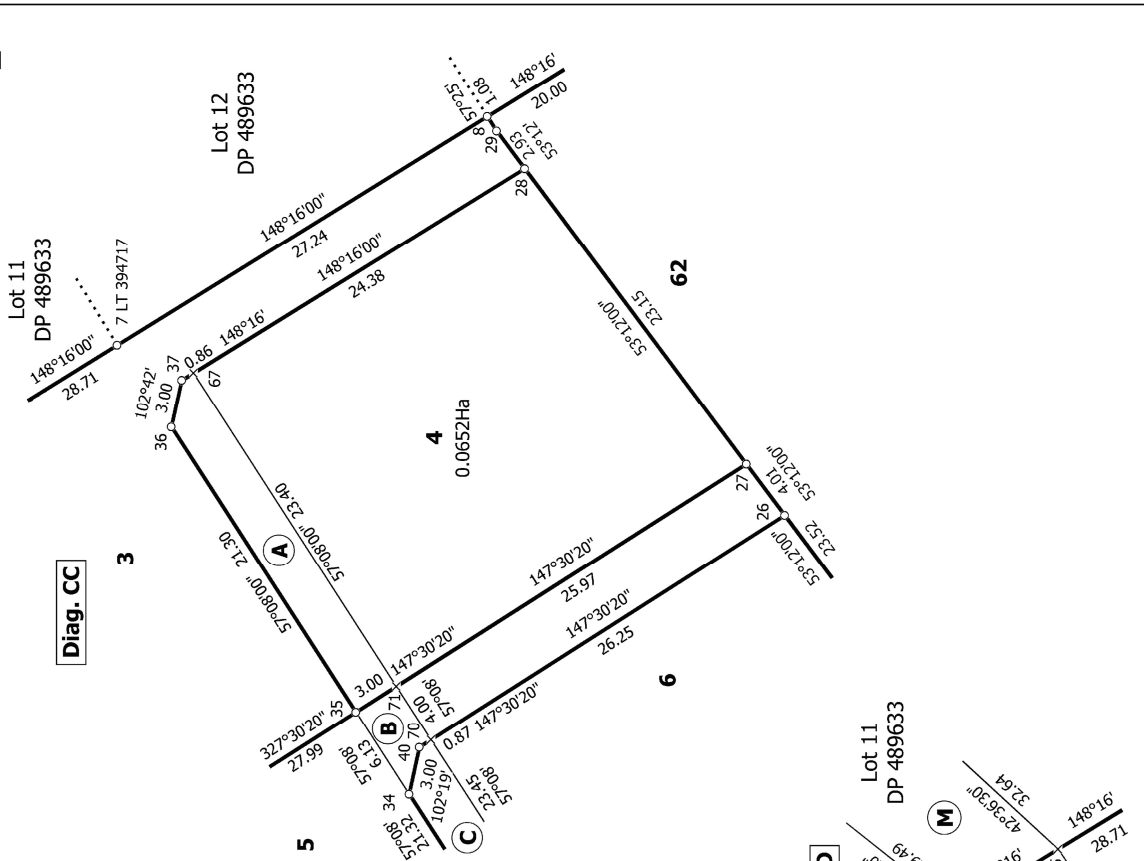
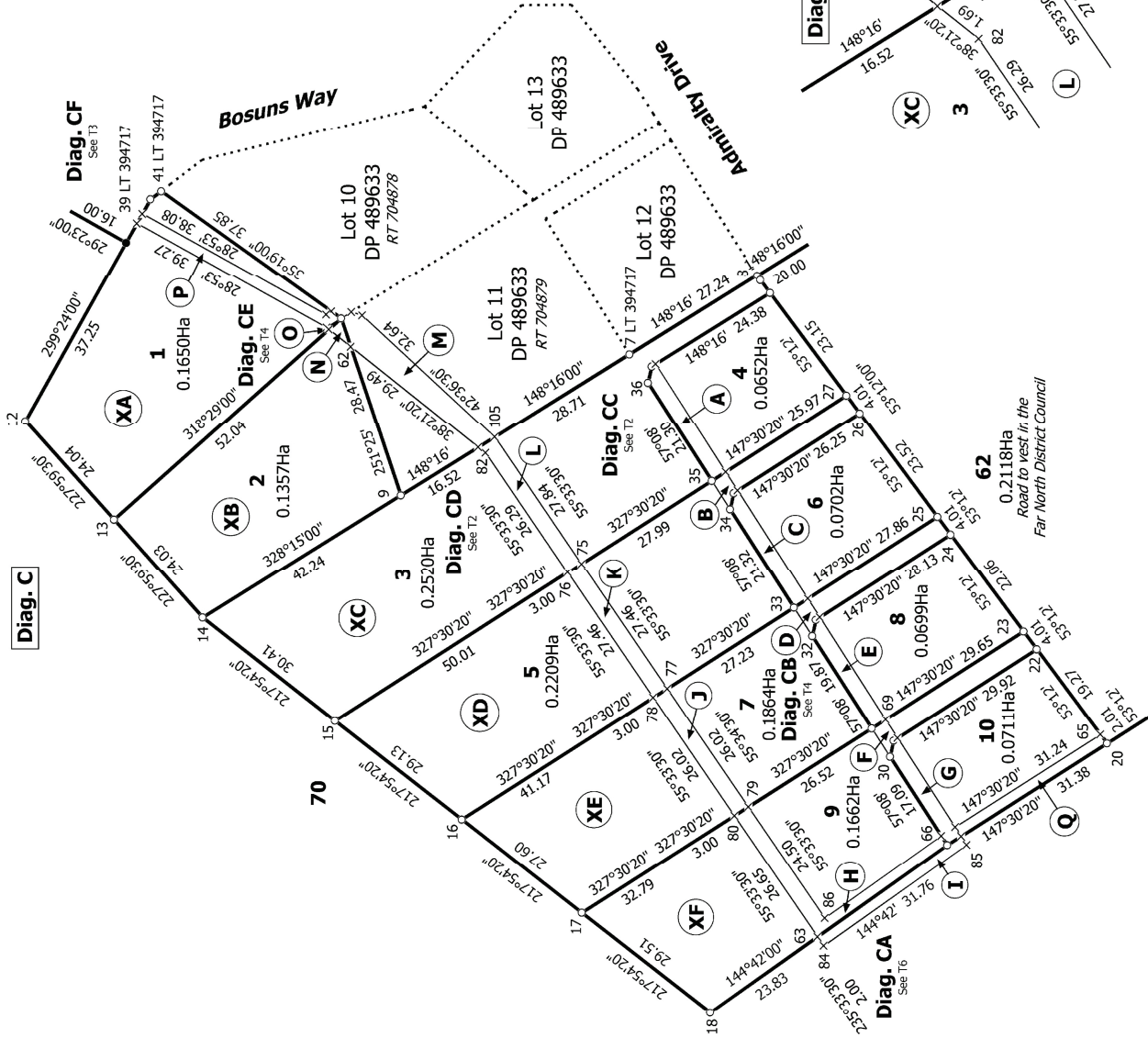


Melissa Lakin
Environmental Monitoring Officer

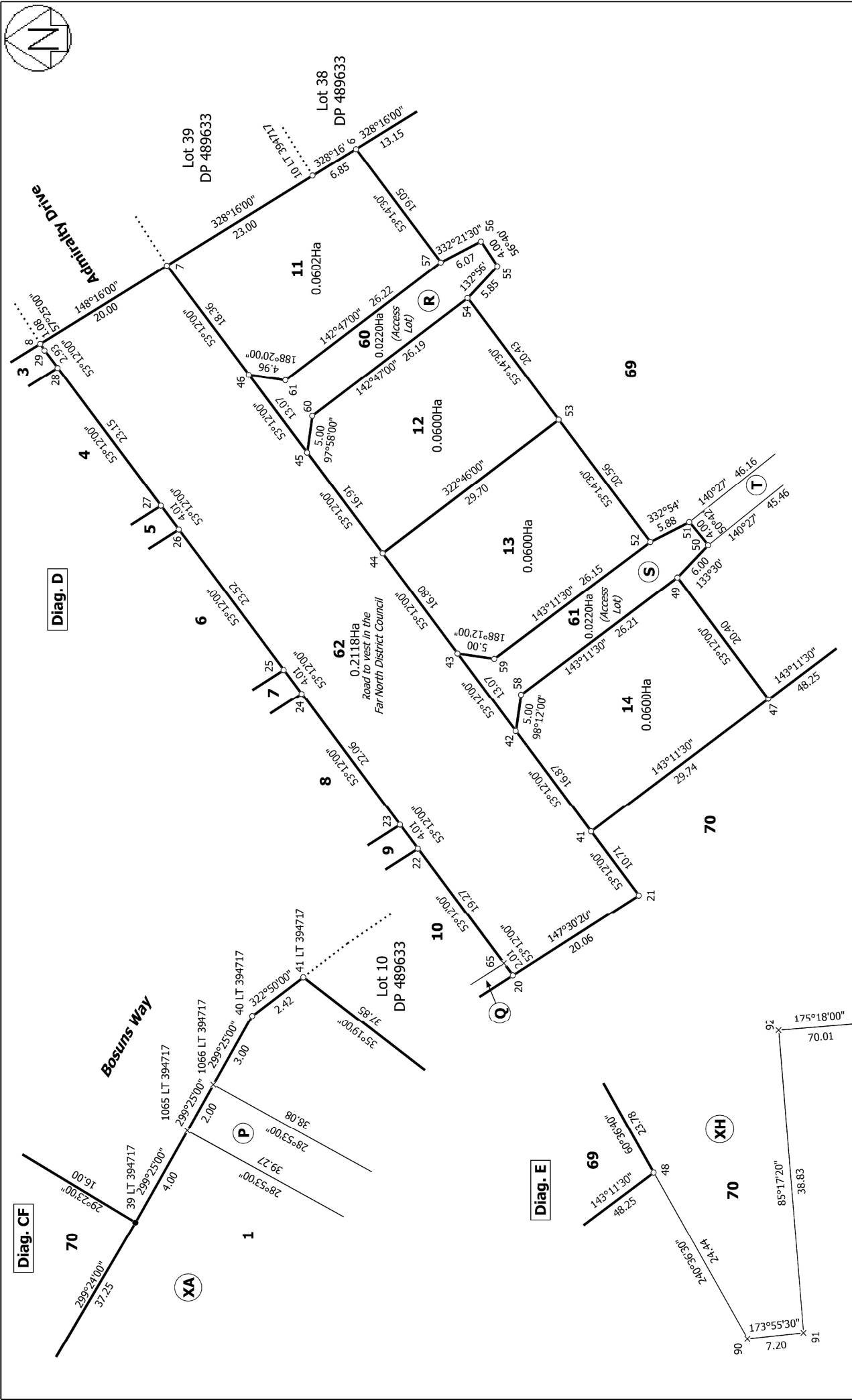
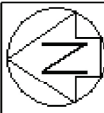
Condition 1	Compliance
The Consent Holder shall undertake the earthworks activities generally in accordance with the following attached Donaldsons Registered Land Surveyors drawings entitled: (a) <i>“Land Use Plan - Earthworks”</i>; Ref No: 7262; Dated May 2019; (b) <i>“Sediment Control Plan”</i>; Ref No: 7262; Dated May 2019; and (c) <i>“Stormwater Discharge Plan”</i>; Ref No: 7262; Dated May 2019.	Full compliance
Condition 8	Compliance
All bare areas of land and fill shall be covered with aggregate, or topsoiled and established with a suitable grass/legume mixture to achieve an 80% groundcover within three months following the completion of earthworks. Temporary mulching or other suitable groundcover material shall be applied to achieve total groundcover of any areas unable to achieve the above requirements.	Full compliance



Land District: North Auckland		REF 7743		T 1/6	
Digitally Generated Plan Generated on: 31/10/2022 10:29am Page 27 of 32		Lots 1 - 14, 60, 61, 62, 69 and 70 being a Subdivision of Lot 2 DP 531141 and Lot 44 DP 489633 and Easement over Lot 11 DP 489633		Record of Survey LT 571069 Approved on: 31/10/2022	
		Surveyor: Aaron Robert Donaldson Firm: Donaldsons Date of Survey: 1/12/2021			



Land District: North Auckland	Lots 1 - 14, 60, 61, 62, 69 and 70 being a Subdivision of Lot 2 DP 531141 and Lot 44 DP 489633 and Easement over Lot 11 DP 489633	Surveyor: Aaron Robert Donaldson Firm: Donaldsons Date of Survey: 1/12/2021	Record of Survey LT 571069 Approved on: 31/10/2022
Digitally Generated Plan Generated on: 31/10/2022 10:29am Page 28 of 32			



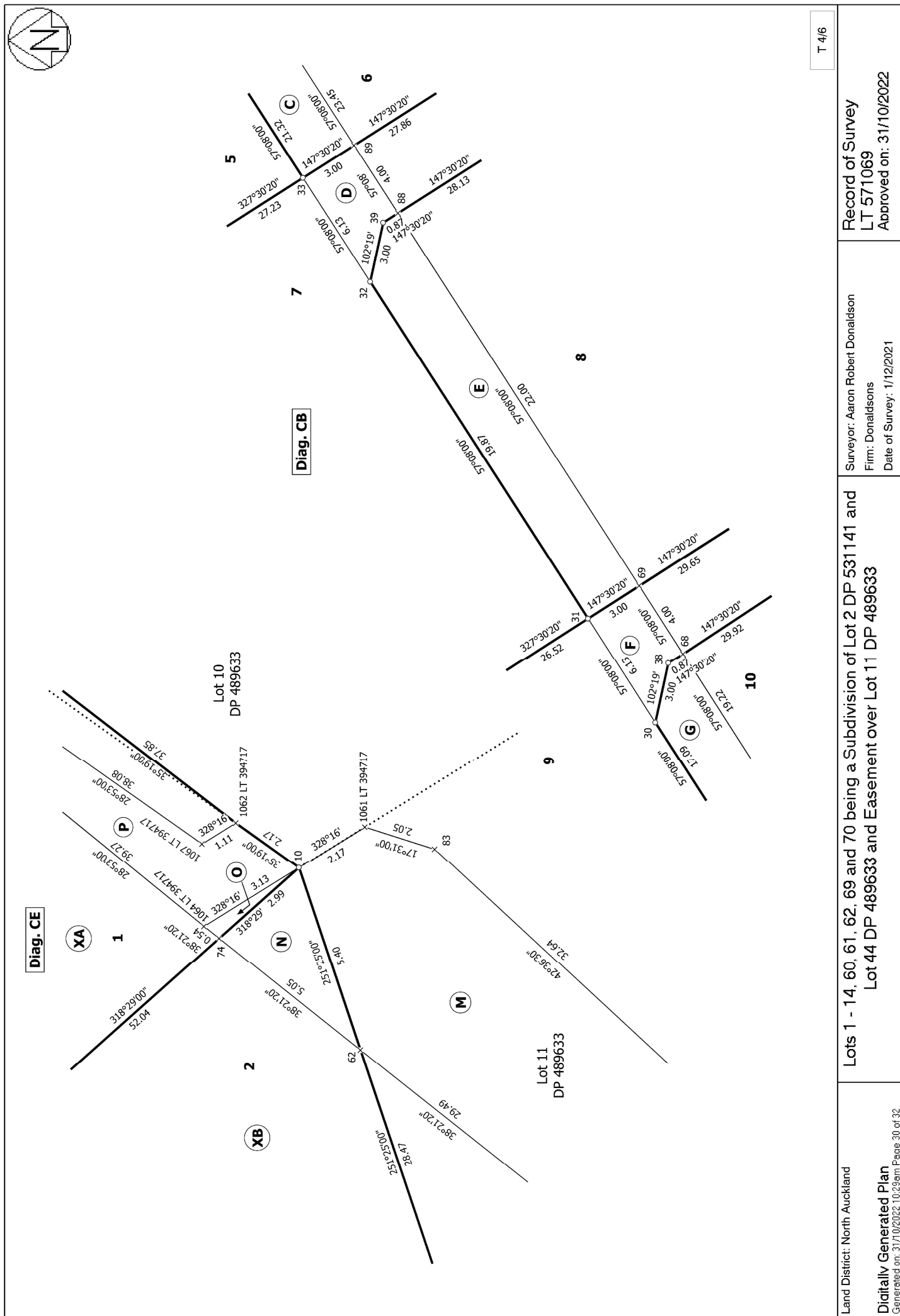
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Land District: North Auckland	Lots 1 - 14, 60, 61, 62, 69 and 70 being a Subdivision of Lot 2 DP 531141 and Lot 44 DP 489633 and Easement over Lot 11 DP 489633	Surveyor: Aaron Robert Donaldson Firm: Donaldsons Date of Survey: 1/12/2021	Record of Survey LT 571069 Approved on: 31/10/2022
Digitally Generated Plan Generated on: 31/10/2022 10:29am Page 29 of 32			



65

Recreation Reserve

SCHEDULE OF QUANTITIES

Hotmix seal	1592 m ²
Kerb & Channel (conc)	441 m
Footpath (1.5m)	454 m ²
Entrances (hd conc)	974 m ²
Concrete around attenuation basin	490 m ²
Street trees	19

26

28

27

30

29

31

32

33

34

35

36

38

37

39

40

66

esplanade

68

road reserve

67

esplanade

41

42

43

44

45

46

47

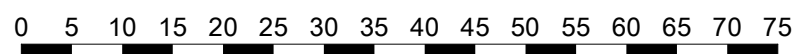
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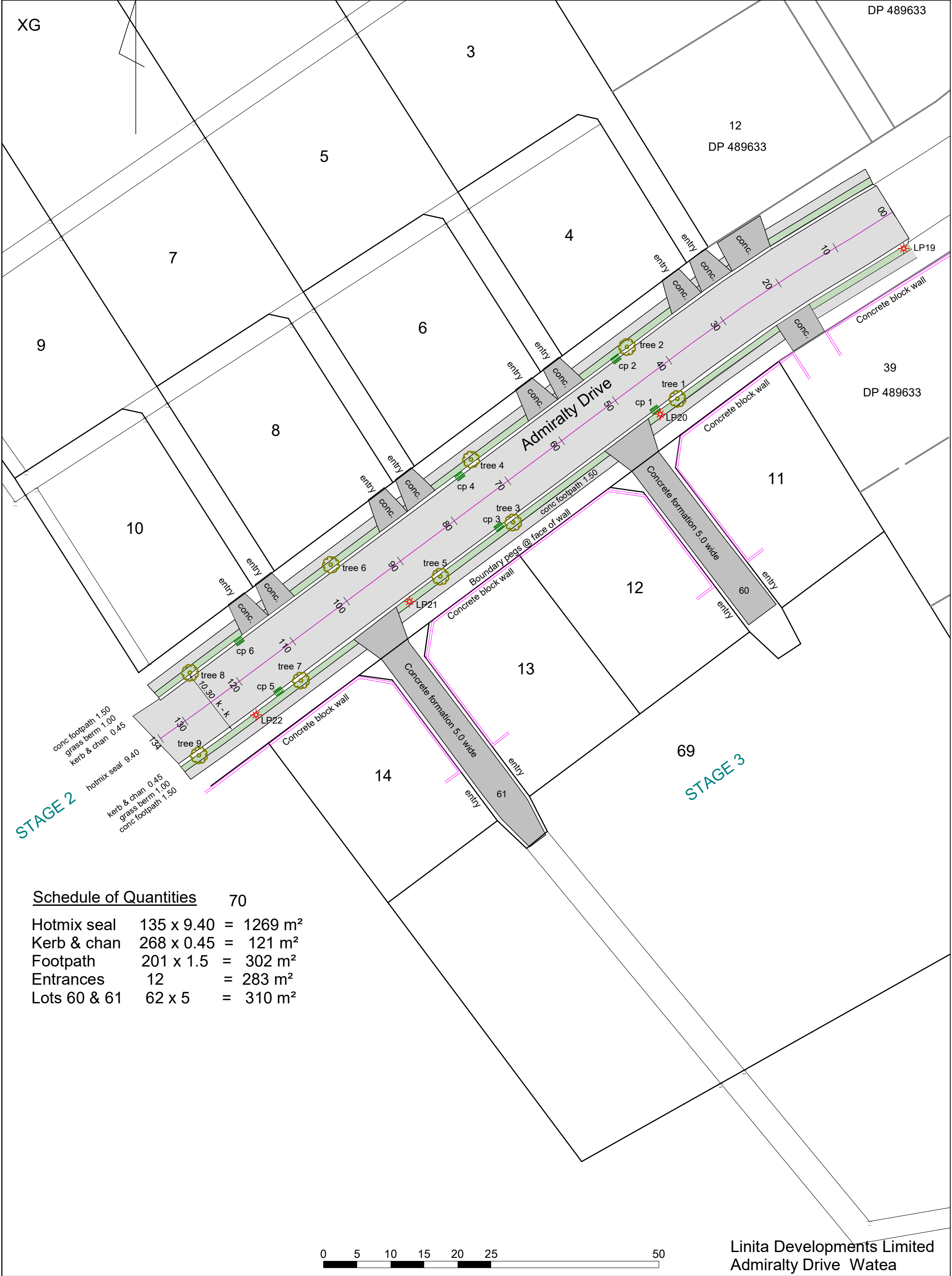
Puketona Road

SH 11

Admiralty Drive

Watera by Linita Developments





Schedule of Quantities

70

Hotmix seal	135 x 9.40	=	1269 m ²
Kerb & chan	268 x 0.45	=	121 m ²
Footpath	201 x 1.5	=	302 m ²
Entrances	12	=	283 m ²
Lots 60 & 61	62 x 5	=	310 m ²

0 5 10 15 20 25 50

Linita Developments Limited
Admiralty Drive Watea

LOT SUMMARY

Residential 1 - 57
Wetland 70
Common 60, 61, 63
Roads 62, 64, 67
Reserves 65, 66, 80

PROPOSED AMALGAMATION CONDITIONS

- 1/ That Lot 1 be transferred to the owner of Lot 10 DP 489633 and that one title be issued to include both parcels.
- 2/ That Lot 2 be transferred to the owner of Lot 11 DP 489633 and that one title be issued to include both parcels.
- 3/ That Lot 60 (legal access) be held as to six undivided 1/6 shares by the owners of Lots 11, 12, 15 - 18 as tenants in common in the said shares and that individual titles be issued in accordance therewith.
- 4/ That Lot 61 (legal access) be held as to six undivided 1/6 shares by the owners of Lots 13, 14, 19 - 22 as tenants in common in the said shares and that individual titles be issued in accordance therewith.
- 5/ That Lot 63 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 29 - 34 hereon as tenants in common in the said shares and that individual R'sT be issued in accordance therewith.
- 6/ That Lot 70 be transferred to the owner of Lot 46 DP 437469 (RT 538733) and that one title be issued to include both parcels.

NOTES

- All Esplanade strips to be cancelled C972574.1 & others
- All existing amalgamation conditions are to be cancelled
- Areas shown XA - XI are restrictive covenants (no buildings)
- Area shown X is for stormwater pre-treatment attenuation (wetland).

SEE ALSO

THE INDIVIDUAL STAGED PLANS 1 - 4
STORMWATER ASSESSMENT REPORT
DRAFT CIVIL WORKS PLANS

Title: 866168
Total area: 10.4917 ha
Zones : Residential & Conservation

0 10 20 30 40 50 100 150
original size is A0

Variation 3 Date 1 October 2021
2022 / 7743 Scheme plan stages 1 - 4 at A0

7743

OVERALL PLAN OF PROPOSED SUBDIVISION OF LOT 2 DP 531141 AND LOT 44 DP 489633 AND EASEMENT OVER LOT 11 DP 489633 BY LINITA DEVELOPMENTS LIMITED

DONALDSONS
REGISTERED LAND SURVEYORS

NOTES

All existing amalgamation conditions are to be cancelled
All existing esplanade strips are to remain

Existing Easements in Gross

Right to drain water shown A, B, EA & EB
Right to drain sewage shown C

AMALGAMATION CONDITIONS

- 1/ That Lot 1 be transferred to the owner of Lot 10 DP 489633 and that one title be issued in accordance therewith.
- 2/ That Lot 2 be transferred to the owner of Lot 11 DP 489633 and that one title be issued in accordance therewith.
- 3/ That Lot 60 (legal access) be held as to one undivided 1/6 share by Lot 11, one undivided 1/6 share by Lot 12 and four undivided 1/6 shares by Lot 69 and that individual records of title be issued accordingly.
- 4/ That Lot 61 (legal access) be held as to one undivided 1/6 share by Lot 13, one undivided 1/6 share by Lot 14 and four undivided 1/6 shares by Lot 69 and that individual records of title be issued accordingly.

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED	BENEFITED
Right to drain water & sewage	D	11.DP.489633	FAR NORTH DISTRICT COUNCIL
	E	Lot 3	
	F	Lot 5	
	G	Lot 5	
	H	Lot 6	
	I	Lot 7	
	J	Lot 7	
	K	Lot 8	
	L	Lot 9	
	M	Lot 9	
Right to drain sewage	N	Lot 10	
	O	Lot 69	
Right to drain water	P	Lot 9	
	Q	Lot 10	
	S	Lot 60	
	Z	Lot 69	
	ZA	Lot 70	

PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED	BENEFITED
Right of Way & right to convey electricity telecommunications and water	R	Lot 60	Lot 11, 12 & 69
	S	Lot 61	Lot 13, 14 & 69

PROPOSED CONSENT NOTICE CONDITIONS (s221 RMA)

- 1) Areas shown XA - XF affecting Lots 1, 2, 3, 5, 7 & 9 are flood prone so no buildings or structures are permitted.
- 2/ Covenant area 'X' over Lot 70 is to be maintained as a stormwater pre treatment attenuation wetlands.

Applicant: Linita Developments Ltd

Title: 866168

Total RT area: 10.4917 ha

Zone: Residential & Conservation

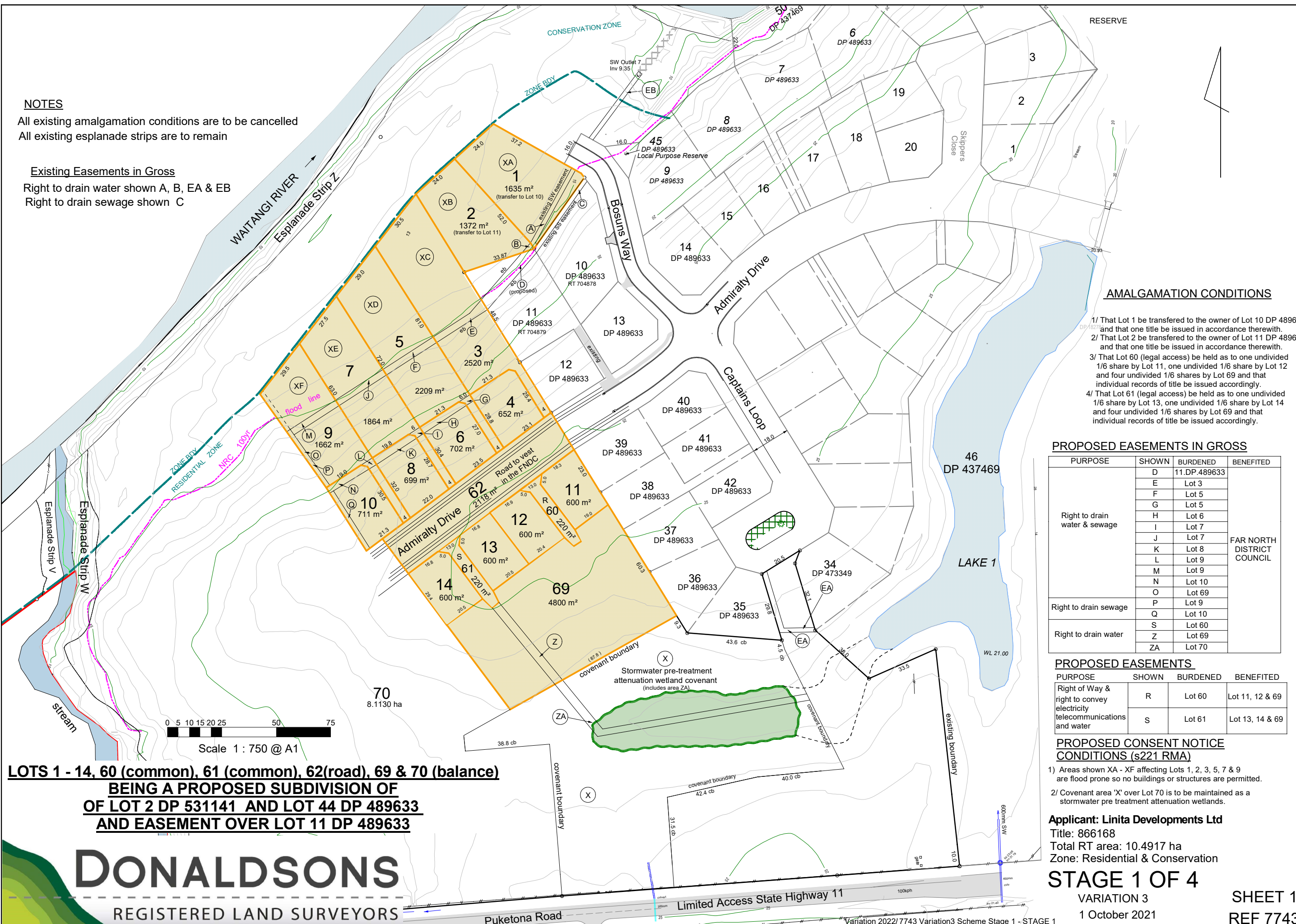
STAGE 1 OF 4

VARIATION 3

1 October 2021

SHEET 1

REF 7743



Existing Easements (created at stage 1)
Right to drain stormwater marked EA & EB (fn/dc)
Right to drain stormwater marked Z & ZA (fn/dc)

Existing Covenants (created at stage 1)
Stormwater pre-treatment attenuation wetlands
covenant marked X & ZA on Lot 70 (Sec 221 RMA)

NOTES

1/ All esplanade strips are to be cancelled
(C972574.1 & others)

AMALGAMATION CONDITION

That Lot 63 hereon (legal access) be held as to
six undivided 1/6 shares by the owners of
Lots 29 - 34 hereon as tenants in common in the
said shares and that individual RTs be issued
in accordance therewith.

PROPOSED EASEMENTS

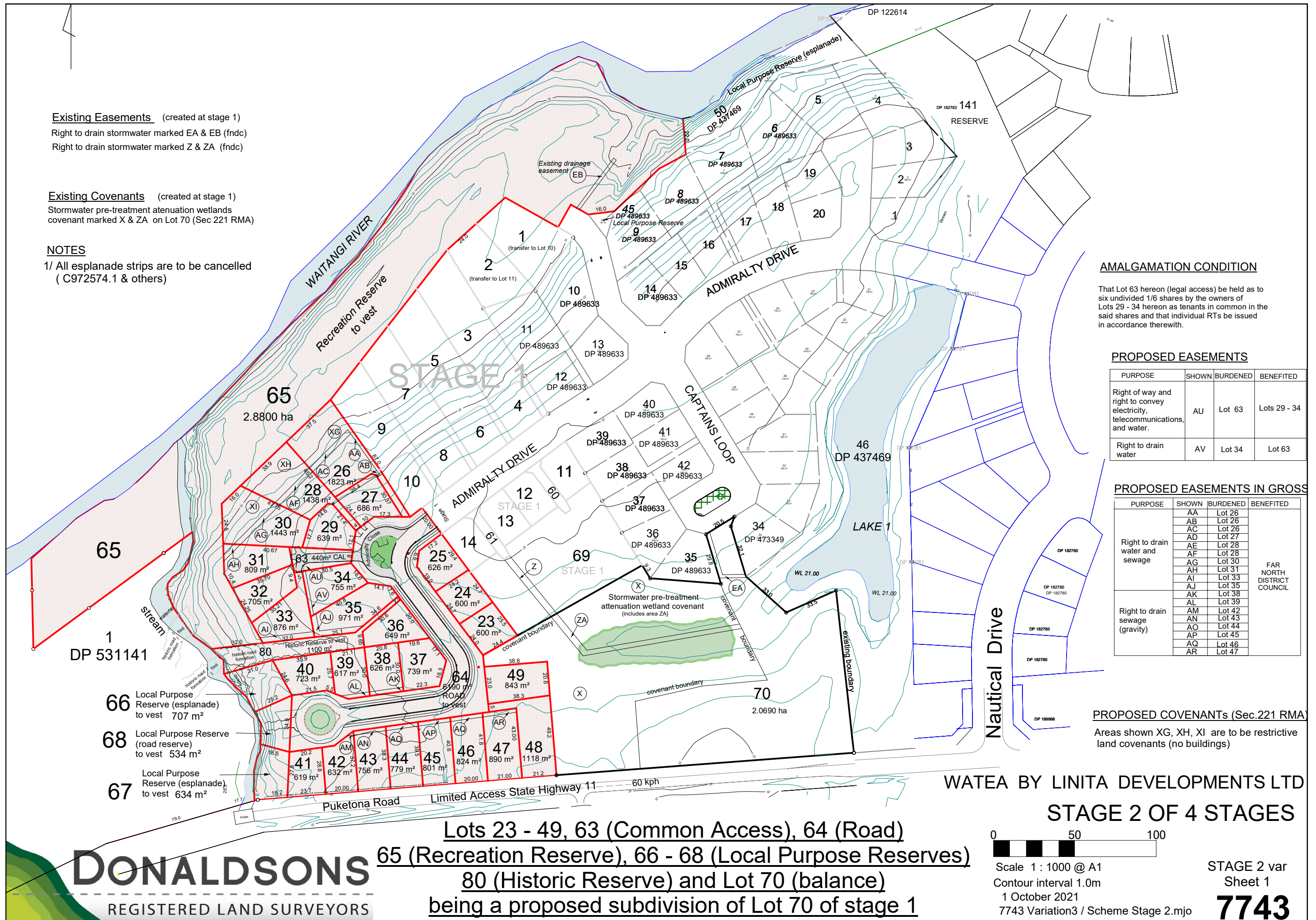
PURPOSE	SHOWN	BURDENED	BENEFITED
Right of way and right to convey electricity, telecommunications, and water.	AU	Lot 63	Lots 29 - 34
Right to drain water	AV	Lot 34	Lot 63

PROPOSED EASEMENTS IN GROSS

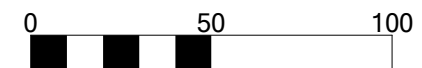
PURPOSE	SHOWN	BURDENED	BENEFITED
Right to drain water and sewage	AA	Lot 26	FAR NORTH DISTRICT COUNCIL
	AB	Lot 26	
	AC	Lot 27	
	AD	Lot 27	
	AE	Lot 28	
	AF	Lot 28	
	AG	Lot 30	
	AH	Lot 31	
	AI	Lot 33	
	AJ	Lot 35	
Right to drain sewage (gravity)	AK	Lot 38	
	AL	Lot 39	
	AM	Lot 42	
	AN	Lot 43	
	AO	Lot 44	
	AP	Lot 45	
	AQ	Lot 46	
	AR	Lot 47	

PROPOSED COVENANTS (Sec.221 RMA)

Areas shown XG, XH, XI are to be restrictive
land covenants (no buildings)



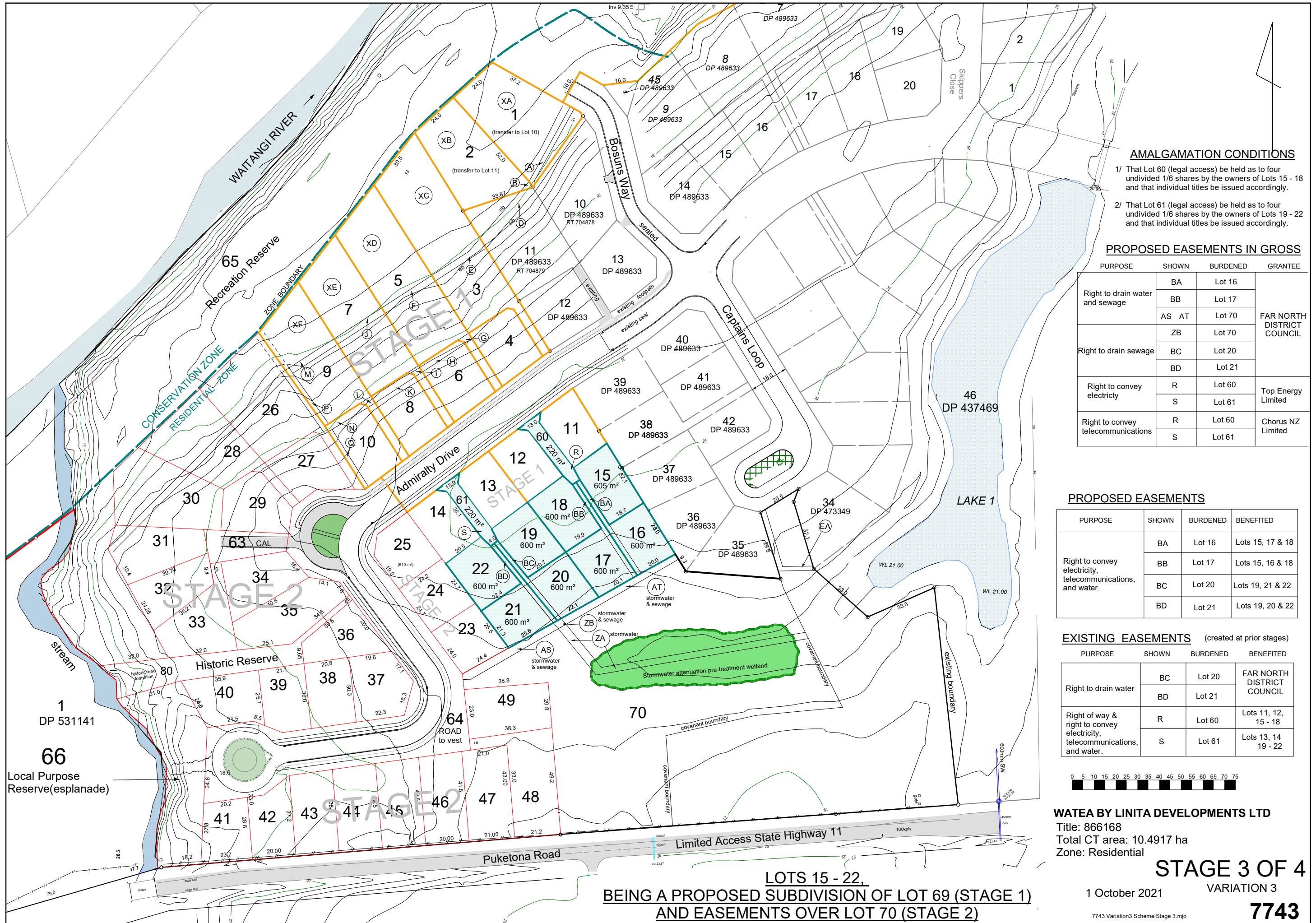
Lots 23 - 49, 63 (Common Access), 64 (Road)
65 (Recreation Reserve), 66 - 68 (Local Purpose Reserves)
80 (Historic Reserve) and Lot 70 (balance)
being a proposed subdivision of Lot 70 of stage 1



Scale 1 : 1000 @ A1
Contour interval 1.0m
1 October 2021
7743 Variation3 / Scheme Stage 2.mjo

STAGE 2 var
Sheet 1

7743



AMALGAMATION CONDITIONS

- 1/ That Lot 60 (legal access) be held as to four undivided 1/6 shares by the owners of Lots 15 - 18 and that individual titles be issued accordingly.
- 2/ That Lot 61 (legal access) be held as to four undivided 1/6 shares by the owners of Lots 19 - 22 and that individual titles be issued accordingly.

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED	GRANTEE
Right to drain water and sewage	BA	Lot 16	FAR NORTH DISTRICT COUNCIL
	BB	Lot 17	
	AS AT	Lot 70	
Right to drain sewage	ZB	Lot 70	Top Energy Limited
	BC	Lot 20	
	BD	Lot 21	
Right to convey electricity	R	Lot 60	Chorus NZ Limited
	S	Lot 61	
Right to convey telecommunications	R	Lot 60	Chorus NZ Limited
	S	Lot 61	

PROPOSED EASEMENTS

PURPOSE	SHOWN	BURDENED	BENEFITED
Right to convey electricity, telecommunications, and water.	BA	Lot 16	Lots 15, 17 & 18
	BB	Lot 17	Lots 15, 16 & 18
	BC	Lot 20	Lots 19, 21 & 22
	BD	Lot 21	Lots 19, 20 & 22

EXISTING EASEMENTS (created at prior stages)

PURPOSE	SHOWN	BURDENED	BENEFITED
Right to drain water	BC	Lot 20	FAR NORTH DISTRICT COUNCIL
	BD	Lot 21	
Right of way & right to convey electricity, telecommunications, and water.	R	Lot 60	Lots 11, 12, 15 - 18
	S	Lot 61	Lots 13, 14 19 - 22

WATEA BY LINITA DEVELOPMENTS LTD

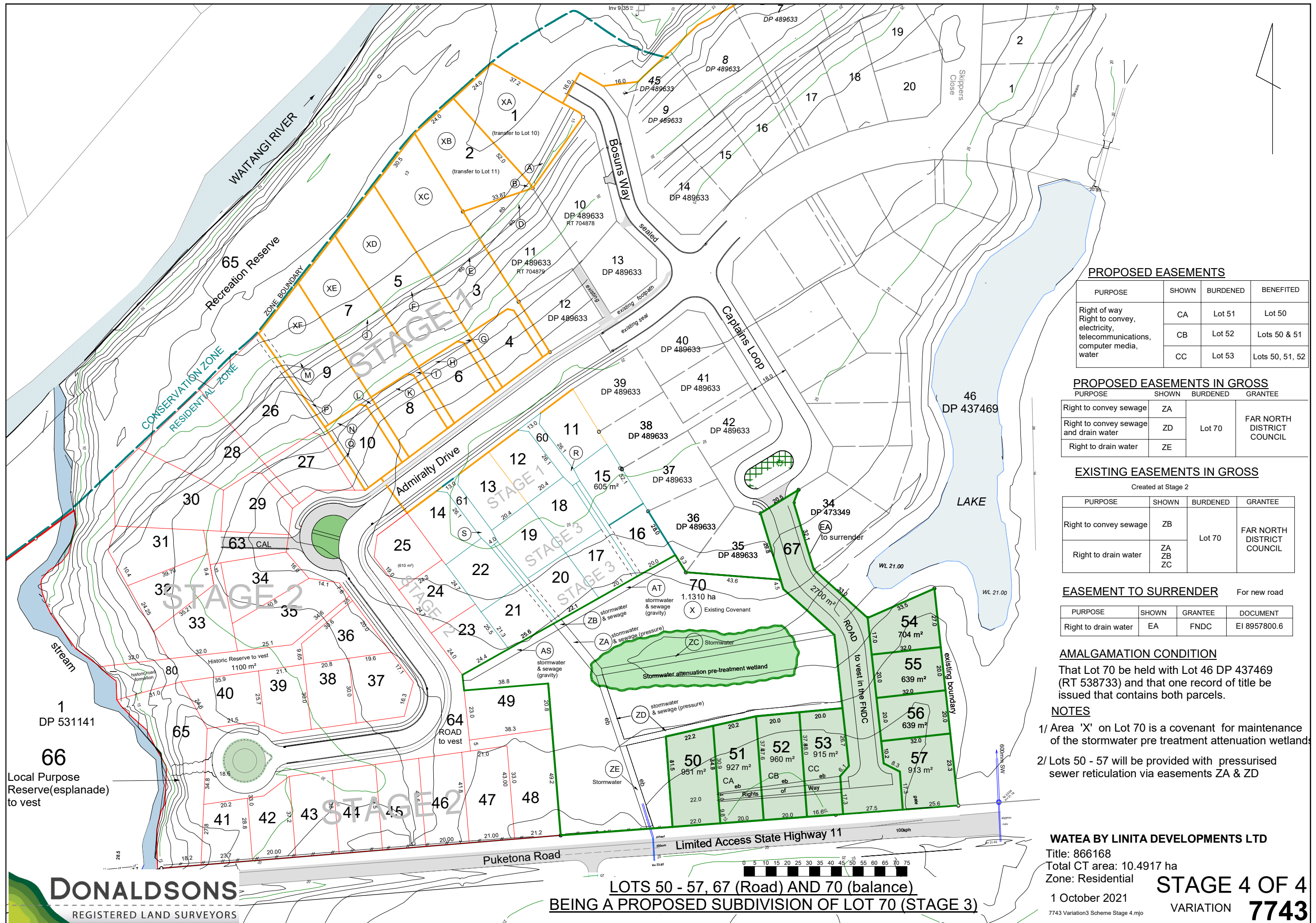
Title: 866168
Total CT area: 10.4917 ha
Zone: Residential

STAGE 3 OF 4

1 October 2021

7743 VARIATION 3

7743 Variation3 Scheme Stage 3.mjo



PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED	BENEFITED
Right of way Right to convey, electricity, telecommunications, computer media, water	CA	Lot 51	Lot 50
	CB	Lot 52	Lots 50 & 51
	CC	Lot 53	Lots 50, 51, 52

PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	GRANTEE
Right to convey sewage	ZA	Lot 70	FAR NORTH DISTRICT COUNCIL
Right to convey sewage and drain water	ZD		
Right to drain water	ZE		

EXISTING EASEMENTS IN GROSS			
Created at Stage 2			
PURPOSE	SHOWN	BURDENED	GRANTEE
Right to convey sewage	ZB	Lot 70	FAR NORTH DISTRICT COUNCIL
Right to drain water	ZA		
	ZB ZC		

EASEMENT TO SURRENDER			
For new road			
PURPOSE	SHOWN	GRANTEE	DOCUMENT
Right to drain water	EA	FNDC	EI 8957800.6

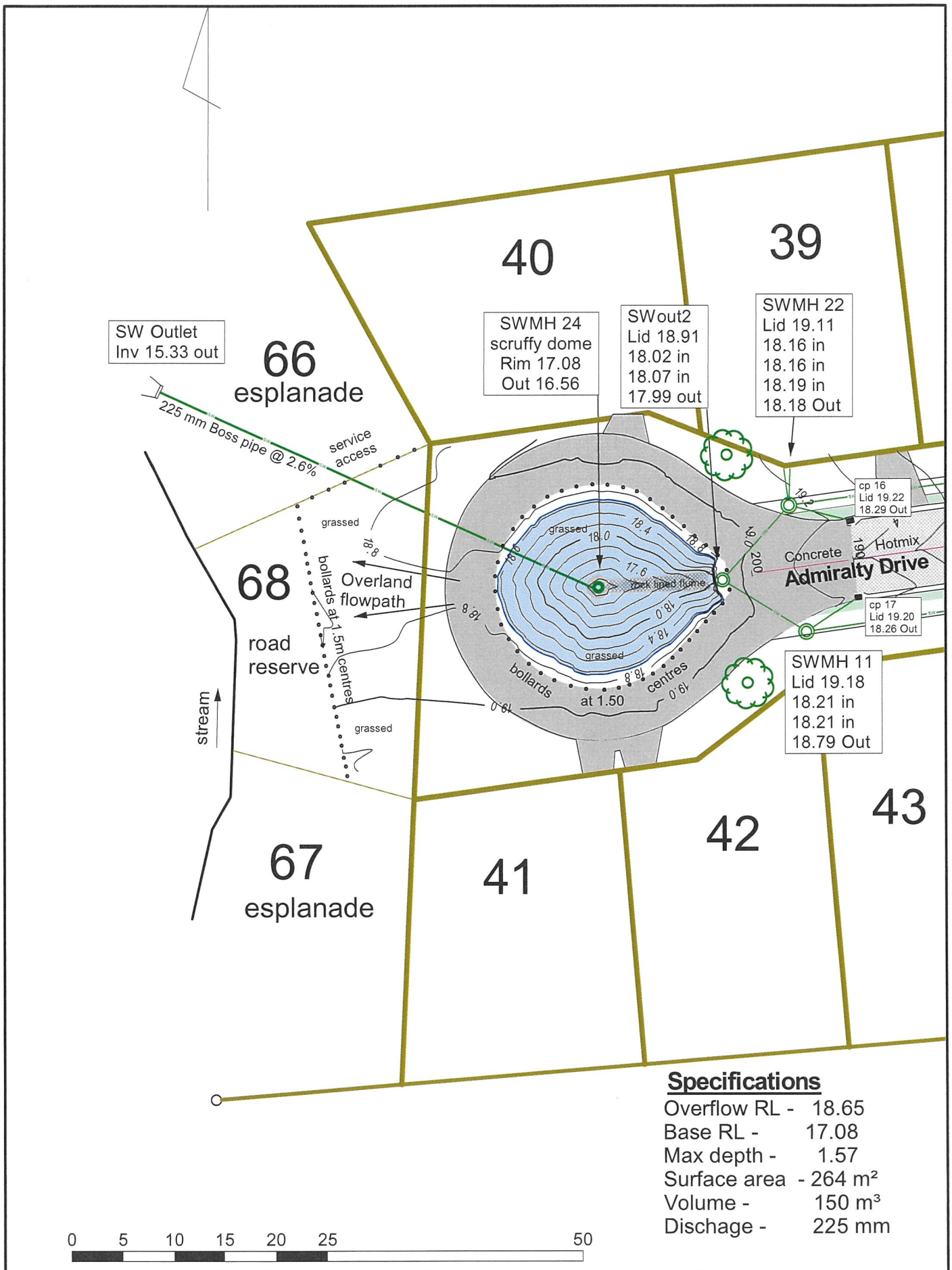
AMALGAMATION CONDITION
That Lot 70 be held with Lot 46 DP 437469 (RT 538733) and that one record of title be issued that contains both parcels.

- NOTES**
- Area 'X' on Lot 70 is a covenant for maintenance of the stormwater pre treatment attenuation wetlands
 - Lots 50 - 57 will be provided with pressurised sewer reticulation via easements ZA & ZD

WATEA BY LINITA DEVELOPMENTS LTD
Title: 866168
Total CT area: 10.4917 ha
Zone: Residential
1 October 2021
7743 Variation3 Scheme Stage 4.mjo

STAGE 4 OF 4
VARIATION **7743**





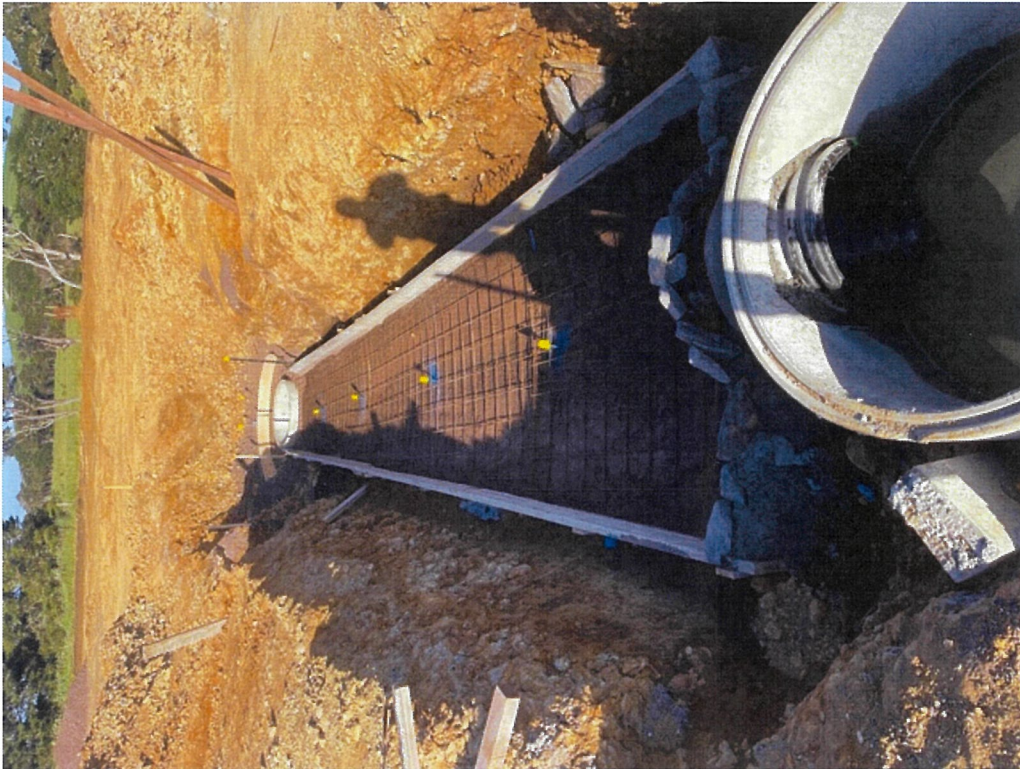
ASBUILT ATTENUATION BASIN



SCALE: 1 : 500	DATE: 9 August 2023	RC 2200029 VAR/B	Ref 7743
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Bob Donaldson

From: Lindsay Gray <lindsay@linita.co.nz>
Sent: Tuesday, 30 November 2021 12:00 PM
To: Bob Donaldson
Subject: Bottom end



COMPUTATION VIA PRISMS

SURFACES:

=====

Design: 7743 ASBUILT STAGE 2 culdesac basin - DTM-pond
Natural: 18.6 (m)

REGION:

=====

Boundary: BND-pond18.65

SURFACE AREAS:

=====

Design: 270.6 (square meters)
Natural: 264.0 (square meters)

PLAN AREAS:

=====

Boundary: 264.0 (square meters) within the boundary
Design: 264.0 (square meters) within the boundary and
within design surface
Natural: 264.0 (square meters)

Factor:

=====

Swell: 1.000
Shrink: 1.000

CUT/FILL/MATCHING AREAS:

=====

Cut: 264.0 (square meters)
Fill: 0.0 (square meters)
Matching: 0.0 (square meters)
Total Area: 264.0 (square meters)
Cut 3D: 270.6 (square meters)
Fill 3D: 0.0 (square meters)
Matching 3D: 0.0 (square meters)
Total Area 3D: 270.6 (square meters)

VOLUMES:

=====

Cut to Fill Ratio: 0.000
Cut: 149.514 (cubic meters)
Fill: 0.000 (cubic meters)
Net: 149.514 (cubic meters) [cut]

Cut: 0.566 (cubic meters) / (square meters)
Fill: 0.000 (cubic meters) / (square meters)

Average Cut Depth: 0.566 (m)
Maximum Cut Depth: 1.577 (m)
Average Fill Depth: 0.000 (m)
Maximum Fill Depth: 0.000 (m)

Table of Contents

10 - Year

Hydrograph Reports

Hydrograph No. 5, Pond Route, Basin Design	1
Detention Pond Reports - Basin	2

Hydrograph Report

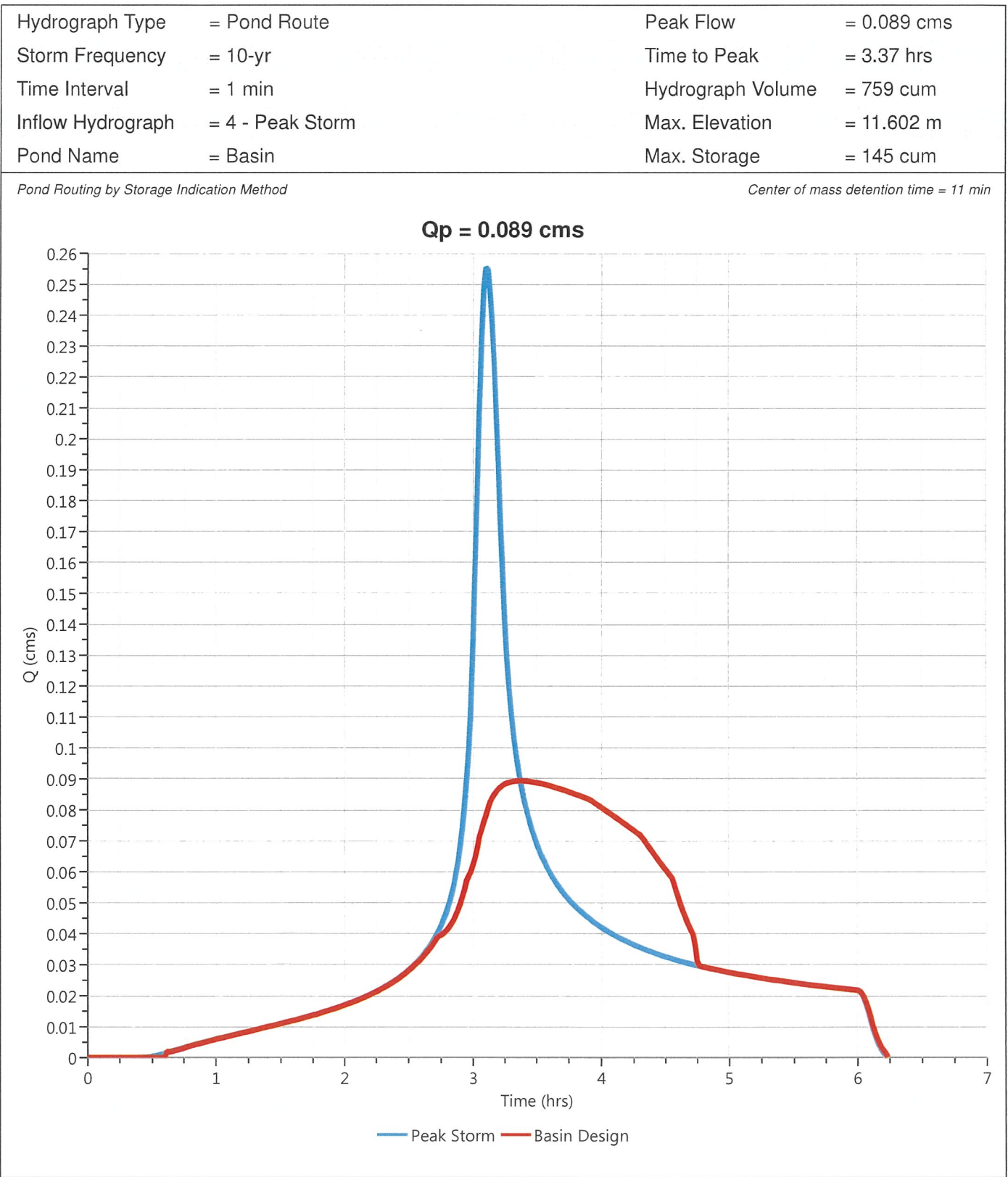
Project Name: 7262 - Watea Catchment B

Hydrology Studio v 3.0.0.6

05-07-2019

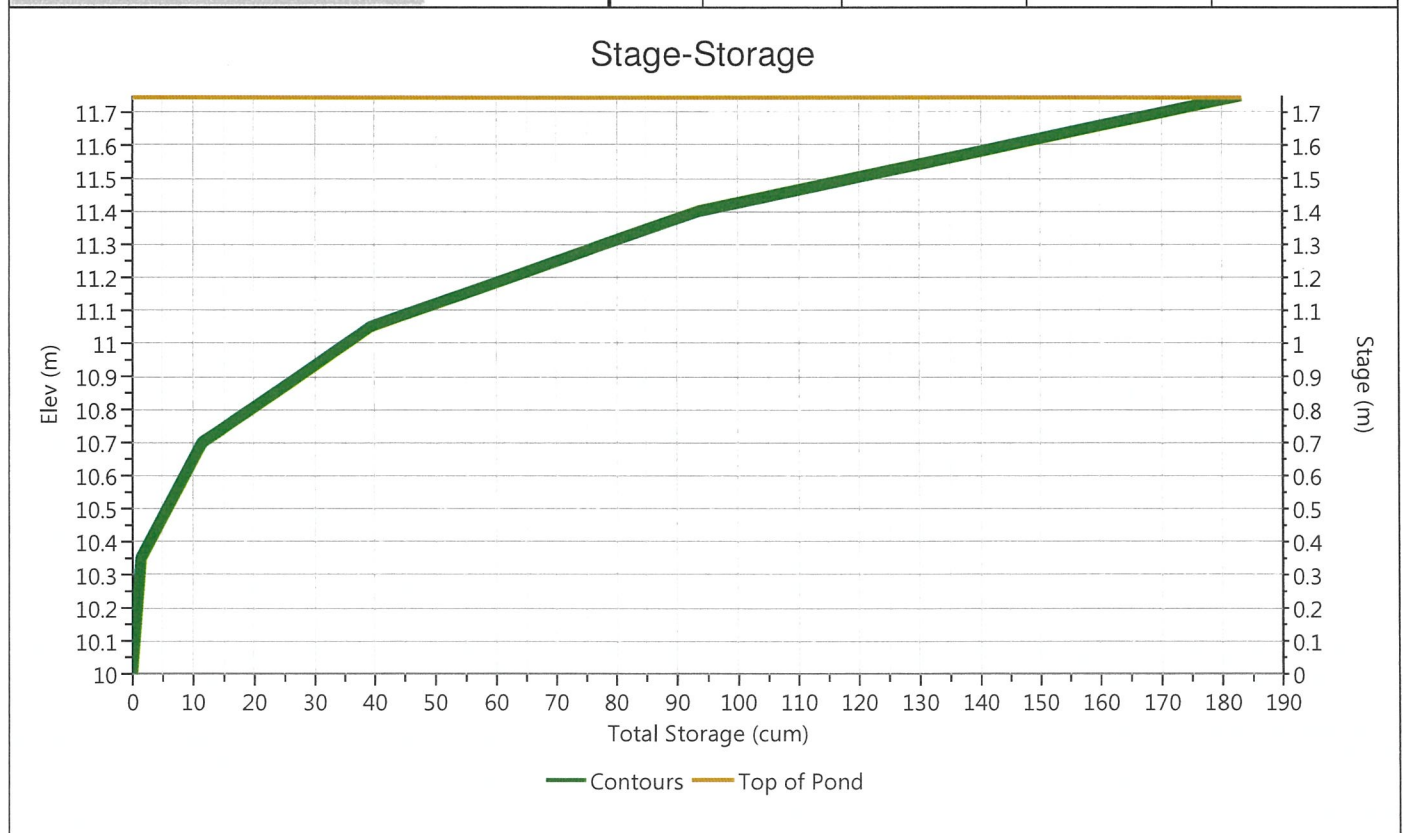
Basin Design

Hyd. No. 5



Basin

Stage-Storage

[illegible]

Pond Report

Project Name: 7262 - Watea Catchment B

Hydrology Studio v 3.0.0.6

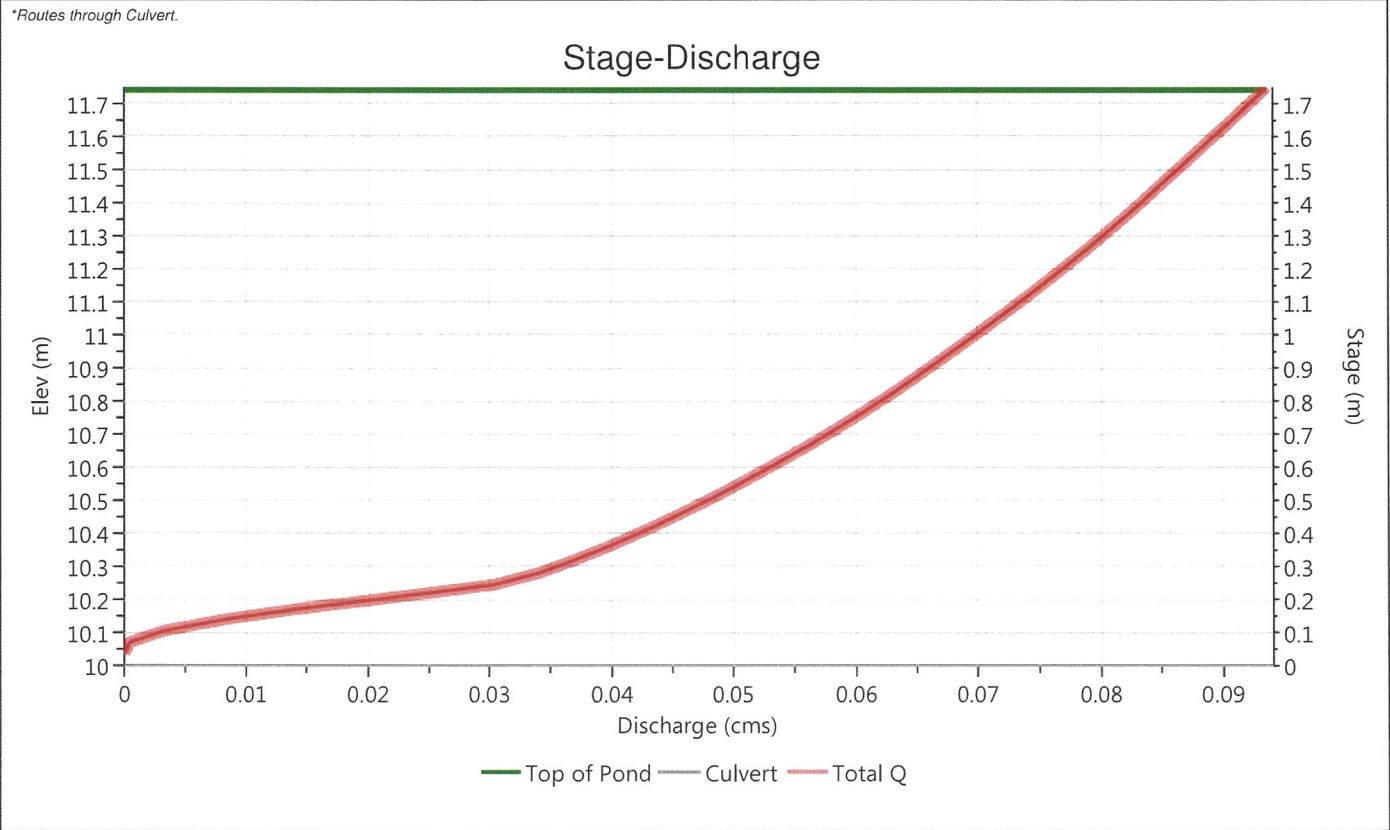
05-07-2019

Basin

Stage-Discharge

Culvert / Orifices		Orifices			Perforated Riser
	Culvert	1	2	3	
Rise, mm	225				Perf. Rise, mm
Span, mm	225				Perf. Span, mm
No. Barrels	1				No. Perforations
Invert Elevation, m	10.05				Invert Elevation, m
Orifice Coefficient, Co	.6				Height, m
Length, m	20				Orifice Coefficient, Co
Barrel Slope, %	1.1				
N-Value, n	0.013				
Weirs		Weirs			Ancillary
	Riser*	1	2	3	
Shape / Type					Exfiltration, mm/hr
Crest Elevation, m					
Crest Length, m					
Angle, deg					
Weir Coefficient, Cw					

*Routes through Culvert.



Project Name: 7262 - Watea Catchment B

05-07-2019

Stage-Storage-Discharge Summary

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Basin

Pond Drawdown

