

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Kathryn Hutton

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

6. Address for Correspondence

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

Name/s:

Donaldsons Surveyors

Email:

n

Phone number:

v

Home

Postal address:

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

Postcode

0245

** 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:

Kathryn Hutton

**Property Address/
Location:**

1

Postcode

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

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)

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.

☐ Yes ☐ No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

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

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

Donaldsons Surveyors Ltd

Email:

Phone number:

Postal address:

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

ne

:code

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 10-Aug-2026

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Micah Donaldson

Signature:

Date 10-Aug-2026

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

Checklist (please tick if information is provided)

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

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

DONALDSONS

REGISTERED LAND SURVEYORS

8750

10 August 2026

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

Dear Nicola & Jo,

PROPOSED SUBDIVISION

K. Hutton, 137 Hupara Road, Pakaraka

We hereby submit this application for Resource Consent to undertake a subdivision to create two additional lots. Under the Operative (Transitional) District Plan and the Proposed District Plan the subdivision proposal is a Non-Complying Activity.

This application is accompanied by the following supporting documentation:

- Application Form & Deposit \$5000
- Planning Report
- Record of Title
- Engineering Assessment – PK Engineering
- Scheme Plan – Subdivision

Yours faithfully

Micah Donaldson
Assoc.NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

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



DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED SUBDIVISION

K. HUTTON, 137 HUPARA ROAD, PAKARA

DATE: 10 AUGUST 2026

REFERENCE: 8750



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INTRODUCTION

The applicant is seeking resource consent to undertake a subdivision of their property located at 137 Hupara Road. The proposal involves the creation of two additional allotments from the existing landholding, with the following proposed site areas:

- Lot 1 = 4.09ha
- Lot 2 = 4.07
- Lot 3 = 8000m²
- Lot 4 = Road to vest (149m²)

The subject site is located within the Rural Production Zone under the Operative (transitional) Far North District Plan. In accordance with the relevant provisions, the subdivision is classified as a non-complying activity.

SITE DESCRIPTION

The property is accessible at 137 Hupara Road, approximately 20km from Kerikeri.

Estate	Title	Appellation	Area	Owner
Fee Simple	RT NA128C/604	Lot 1 DP 202437	8.9606 ha	Peter Cook

Interests:

- 1) Appurtenant water supply right created by Transfer 315500.
- 2) Power supply right over areas 'D' & G' as shown on the scheme plan - created by Transfer C983079.4.

There are three existing residences situated over the property, each would occupy one on the three proposed lots.

NRC Maps show the property to have low to moderately low instability risk.

FNDC Maps do not show any flooding issues, kiwi presence or significant ecology.

The soil type is Marua clay loam - MR,MRH (NZMS 290 Sheet P04/05). young greywacke soils

- These soils are part of the Marua and Omaiko soil suites
- Greywacke is a hard, compacted mix of sandstone and siltstone basement rock
- Soils are weakly to moderately leached.

The soil land use capability is recorded as 4e 7, indicating it is **not** representative of versatile soil quality.

The property has a number of open drains that direct stormwater from the upper gully through the low lying flat plain. These will include proposed stormwater easements to manage those flowpaths.

In 2018 resource consent was granted for the same allotment configuration under RC 2180217, which has since lapsed. The only difference between that consent and this proposal is Lot 4 road to vest. This has been confirmed as an area that is encroaching into the road carriageway, as detailed on the scheme plan.

OPERATIVE DISTRICT PLAN

The property is located in the Rural Production zone and is not affected by any Resource Overlays under the Far North Operative District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured to meet the restricted discretionary rule with two lots over 4000m² and the balance area over 4.0ha. Unfortunately, the title was issued 6 days after the cutoff date 28th April 2000.

TABLE 13.7.2.1: MINIMUM LOT SIZES	Restricted Discretionary
<i>Rural Production</i>	<i>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000.</i>

Lot 1 = 4.09ha, Lot 2 = 4.07ha, and Lot 3 = 8000m²
 All lots are over 4000m², with a balance area over 4ha.
 Lot 4 is not applicable.

The subject title date was issued 4 May 2000.

The proposal therefore is presented as a **Non Complying activity**.

ALLOTMENT DIMENSIONS (Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

The lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries. **Complies.**

13.10 Assessment

Allotment Sizes and Dimensions

The proposed allotments have sufficient size and dimensions to accommodate the existing dwellings, parking, outdoor living areas, on-site wastewater disposal, and stormwater management in accordance with the permitted activity standards. As these activities are already established on each lot, the proposed allotments are considered to be of an appropriate size and shape.

Hazards

Northland Regional Council mapping identifies the site as having a low to moderate instability risk. There are no known natural hazards affecting the proposed allotments that would prevent their intended use, given this is an as-built situation.

Northland Regional Council records identify the land as having a susceptibility to instability. The geotechnical report prepared by PK Engineering (attached) identifies a historic slip on proposed Lot 1. The slip is located away from the existing dwelling and does not affect the current residential use of the site.

The land is not identified as a Hazardous Activities and Industries List (HAIL) site, and there is no evidence of previous orchard activity shown on Retro-lens.

Each proposed lot already contains an established dwelling. Given the existing residential use, further geotechnical investigations are not considered necessary for the purposes of this subdivision.

Water Supply

Each dwelling is supplied by independent roof water collection and storage system, which provides a potable water supply.

An appurtenant private irrigation water supply easement is registered against the title, although it is unclear whether this supply remains operational.

As all dwellings are existing and lawfully established, it is not considered appropriate to impose a consent notice requiring compliance with current firefighting water supply standards. The proposal simply recognises the existing use through subdivision and does not create any additional need for firefighting water.

Stormwater

All proposed lots **comply** with the permitted activity standards for impermeable surface coverage and therefore do not trigger the need for a stormwater assessment or detention measures.

Lot 1 = 2% Lot 2 = 3.1% Lot 3 = 7.5%

Existing impermeable surfaces were lawfully established and are now protected by existing use rights. The proposed subdivision does not result in any additional impermeable surface coverage or alter existing stormwater runoff characteristics. Accordingly, the subdivision itself does not give rise to any additional stormwater effects.

Stormwater easements are proposed, allowing discharge to a defined gully and over the existing natural & modified overland flow paths to ensure these drainage paths are retained and appropriately protected.

Sewage

Wastewater disposal was addressed at the building consent stage, and the assessment attached prepared by PK Engineering dated September 2017, covers the pre-development situation. All onsite wastewater is contained within the proposed boundary alignment.

Energy Supplies & Telecommunications

Comments from Top Energy are attached. Electricity requirements are nil. Easements are proposed for private rights to convey electricity. It is understood that electricity on Lot 3 is reliant on solar only.

For telecommunications Chorus NZ is not interested in developments where there are no new lead-ins and on that basis were not consulted.

It is suggested that council include a consent notice that states provision for electricity and telecommunications **were not a requirement** of the consent for Lots 1 - 3.

Easements & Covenants

Easements

Proposed and existing easements are described on the scheme plan.

There are no existing land covenants.

Proposed Land Covenants Section 221 RMA

(i)

Provision of electricity and telecommunication connections to the lots was not a requirement of this resource consent. Any future connection to electricity and telecommunications networks shall be the responsibility of the landowner and subject to separate arrangements with the relevant network service providers.

LOTS 1 - 3

Amalgamation Conditions

There are no proposed amalgamation conditions.

Property Access

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Traffic occurs from single residential units and farming based use, therefore all are exempt.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

- (i) an activity establishes; or*
- (ii) the nature of an activity changes; or*
- (ii) buildings are altered to increase the number of persons provided for on the site;*

A rural lot intended for a single residential unit (dwelling) requires 2 parks, and this is achievable on the lots having adequate tracking curves and manoeuvring areas without concern.

15.1.6B.1.2 - 15.1.6B.1.4 (*being access onto Williams Road, Kerikeri Road & Accessible car parks*)

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

All lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS

15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1

Standards for private access

The property gains access from Hupara Road, which has a legal road width of 20 metres and a sealed carriageway approximately 6.0 metres wide.

The existing entrance serving proposed Lot 1 has recently been upgraded with a concrete vehicle crossing and is considered to comply with the applicable engineering standards. The entrance provides 5-metre radii, a width of 3 metres at the legal boundary, and is set back approximately 5 metres from the edge of the sealed carriageway. No further upgrading is considered necessary.

The existing entrance serving proposed Lots 2 and 3 comprises a double-width access that is partly sealed and partly metalled. The entrance incorporates compliant 5-metre radii and provides suitable

access for both allotments. To meet Council's engineering standards, the metalled section between the existing seal and the legal boundary (defined by proposed Lot 4) should be sealed as a condition of consent.

The shared access serving proposed Lots 2 and 3 comprises a 3-metre-wide metalled carriageway. Given that the access serves only two allotments, passing bays are not required. Stormwater is managed by existing open side drains, and the access gradient does not exceed 1 in 5. The existing access is therefore considered suitable to serve the proposed subdivision.



Access & Entrance Lots 2 & 3



Entrance Lot 1



Entrance Lot 1



Access Lots 2 & 3

Appendix 3B-2

Standards for Roads to vest.

The applicant proposes **Lot 4** as **road to vest** in the Far North District Council.

Lot 4 comprises a narrow strip of land near at the property entrance where the existing property boundary extends into the formed road carriageway, as identified by the topographic survey and shown on the Scheme Plan. The proposed road vesting will appropriately relocate the legal boundary away from the formed carriageway, ensuring the road reserve fully encompasses the existing road and associated roading infrastructure.

Appendix 3C

Parking spaces required.

No concern.

Appendix 3D*Manoeuvring and parking space dimensions*

(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E

Tracking curves would be compliant without concern.

15.1.6C.1.1

(a)

The access complies with Appendix 3B1.

Conditions of consent may include that the shared access be upgraded to achieve a 3m wide carriageway, and a 200mm basecourse depth.

(b)

Applicable only to urban & commercial zones.

(c)

A private accessway may serve a maximum of 8 household equivalents.

The shared access serves two household equivalents.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

There is no intersection within 30m.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.
Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

Not applicable.

(b)
Commercial zones.
Not applicable.

(c) *All private accessways in all urban zones which serve two or more activities are to be sealed or concreted*
Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones
The applicant seeks consent to breach this standard.

Assessment

15.1.6C.4.1 PROPERTY ACCESS

(a) *Adequacy of sight distances available at the access location.*

Very good sight visibility along the full 100m length of the access, including where a passing bay is required (note a dispensation is requested to not form the passing bay).

(b) *Any current traffic safety or congestion problems in the area.*

There are none. This is not an active rural production situation where heavy vehicles are commonplace. There are no land use activities occurring to cause more frequent or concentrated traffic movements.

(c) *Any foreseeable future changes in traffic patterns in the area.*

There are none.

(d) *Possible measures or restrictions on vehicle movements in and out of the access.*

None required.

(e) *The adequacy of the engineering standards proposed and the ease of access to and from, and within, the site.*

The access formation is well formed with adequate berms allowing vehicles to pull to the side.

(f) The provision of access for all persons and vehicles likely to need access to the site, including pedestrian, cycle, disabled and vehicular.

No concern.

(g) The provision made to mitigate the effects of stormwater runoff, and any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties.

Stormwater runoff is well controlled.

(h) For sites with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:

(j) The provisions of the roading hierarchy, and any development plans of the roading network. The need to provide alternative access for car parking and vehicle loading in business zones by way of vested service lanes at the rear of properties, having regard to alternative means of access and performance standards for activities within such zones.

Not applicable.

(k) Any need to require provision to be made in a subdivision for the vesting of reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land; future connection of pedestrian accessways from street to street; future provision of service lanes; or planned road links that may need to pass through the subdivision; and the practicality of creating such easements at the time of subdivision application in order to facilitate later development.

Not applicable to passing bays.

(l) Enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available (consent notices shall be registered on such Certificates of Title pursuant to Rule 13.6.7). (m) With respect to access to a State Highway that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connection to the local road network and the provision of written approval from the New Zealand Transport Agency.

Not applicable.

15.1.6C.1.4 ACCESS OVER FOOTPATHS

Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

Conditions of consent may include that the entrance to Lots 2 & 3 be upgraded in accordance with council engineering standards May 2023.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

No concerns.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms would be grassed.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

No concerns.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

The proposal includes the vesting of proposed Lot 4 as legal road to address the section of the existing road carriageway that presently encroaches onto the site land near the entrance to proposed Lots 2 & 3.

Proposed Lot 4 terminates at existing easement 'D' (power easement in favour of Lot 1 DP 169773). Because this easement is registered against the title, vesting this land as legal road would require the easement to be surrendered or otherwise dealt with before title could be issued. This has the potential to unnecessarily delay or preventing completion of the subdivision.

To avoid this common issue, it is proposed to end Lot 4 at the power easement boundary so that there is no need for the easement to be cancelled. This approach preserves the existing legal rights while avoiding unnecessary administrative complexity with road vesting.

Furthermore, road widening within the areas affected by Easements 'D' and 'E' would provide little practical benefit because it captures the stream corridor, which constrains any future widening of the formed carriageway, making it unlikely that this portion of the land would ever be required for roading purposes.

On this basis, the proposal is considered to achieve the intent of Rule 15.1.6C.1.8. If council considers this has not upheld the requirement satisfactorily then we request a land use dispensation.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

No concern.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

As described, Lot 4 is proposed for this reason.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal complies with all transportation standards.

EFFECT OF EARTHWORKS AND UTILITIES

The subdivision activity does not require any earthworks

Soil

The property is reportedly mapped to be underlain by Class 4 soils. Such soils are not recognised as versatile.

Access to water bodies

There are none to consider.

Land Use Incompatibility

The surrounding area is characterised by rural production and lifestyle activities interspersed with established rural residential development. Rural activities, including farming operations, agricultural machinery, stock movements, vegetation management, and associated noise, dust and odour, are an anticipated and integral part of the Rural Production Zone.

The proposed subdivision does not introduce a new or incompatible land use. Each proposed allotment contains an existing dwelling, and the proposal simply recognises the current pattern of occupation by creating separate titles. Accordingly, the subdivision is not expected to increase the potential for reverse sensitivity effects or place additional constraints on surrounding rural activities. The proposal is consistent with the established character and land use pattern of the immediate locality and does not require any specific mitigation measures to address land use compatibility.

No other existing or proposed activities have been identified that would give rise to adverse land use compatibility effects. Accordingly, the proposal is considered to maintain the productive function of the Rural Production Zone while appropriately recognising the site's existing residential use.

Proximity to Airports

No concern.

Natural Character of the coastal environment

The property does not have a coastal influence.

Energy Efficiency

The proposal is considered to adopt an acceptable level of energy efficiency all lots open to the north supporting sun angles for solar gains. Lot 3 has already established solar power facilities.

NATURAL AND PHYSICAL RESOURCES

There are no obvious adverse impacts on any vulnerable natural and physical resources.

No earthworks or vegetation clearance.

Department of Conservation were not considered affected parties as there is no impact on vulnerable vegetation.

The property is not within a high-density Kiwi zone.

OBJECTIVES (*Subdivision*)

13.3.2 *To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.*

The proposal does not involve earthworks, vegetation clearance, or the establishment of new building platforms. Each proposed allotment contains an existing dwelling and associated infrastructure, with no intensification of land use resulting from the subdivision. Existing stormwater flow paths are recognised and protected through proposed easements, ensuring that natural drainage patterns are maintained.

The site is not identified as containing significant indigenous vegetation, significant habitats, or other ecological features requiring protection. The soils are classified as Land Use Capability Class 4e7 and are not recognised as versatile soils. Accordingly, the proposal will not adversely affect the productive capacity of the land or result in adverse ecological effects.

The subdivision is not expected to generate actual or potential adverse effects on the surrounding environment. As the proposal simply creates separate titles around existing residential activities, it does not increase the likelihood of reverse sensitivity effects beyond those that already exist. The surrounding rural environment will continue to accommodate normal rural production activities, and the occupants of the proposed lots can reasonably expect the noise, dust, odour and other effects that are inherent within the Rural Production Zone.

It is also relevant that substantially the same subdivision layout was previously granted resource consent under **RC 2180217**. Although that consent has since lapsed, the previous approval demonstrates that Council has already assessed the environmental effects of the subdivision and determined that they were acceptable. The current proposal is not materially different in terms of its layout or environmental effects, and there is no evidence to suggest that the receiving environment has changed in a way that would alter that assessment.

Overall, the proposal is considered to avoid, remedy or mitigate any actual or potential adverse effects arising from the subdivision and is therefore consistent with the intent of Objective 13.3.2.

13.3.4 *To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.*

The property has been significantly modified over decades of farming. The parent title permits a range of routine activities and is not considered to cause any form of alienation or contravene the intent of the Rural Production zone. Moreover, the property is not known to contain any scheduled heritage resources.

13.3.5 *To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage sufficient to meet the needs of the activities that will establish all year round.*

The proposal satisfies these requirements without concern.

Overall, the proposal meets the subdivision objectives, and the low environmental impact of the activity makes further policy considerations unnecessary.

In outline of the Rural Production zone Environmental Provisions the following provides emphasis on the zones capacity to support a variety of land use activities.

Rural Environment

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

8.6.2.1 A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.

8.6.2.2 A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.

The subject site is located within the Rural Production Zone, which provides for a diverse range of rural activities, including primary production, rural living, and associated activities that contribute to the social, economic and cultural wellbeing of rural communities.

The proposal is consistent with the anticipated outcomes of the Rural Production Zone, as it does not introduce an incompatible activity or result in a change to the existing use of the land. Each proposed allotment contains an existing dwelling and associated infrastructure, and the subdivision simply formalises the existing pattern of occupation through the creation of separate titles.

The proposal does not compromise the ability of surrounding landowners to undertake rural activities. Normal rural effects, including noise, dust, odour, agricultural activity and machinery movements, remain anticipated within this environment, and the proposed allotments are appropriately located to coexist with surrounding rural land uses.

The subdivision does not result in the loss of significant productive soils or adversely affect the life-supporting capacity of air, water, soil or ecosystems. The site is identified as Land Use Capability Class 4e7, which is not considered highly versatile land, and no significant ecological features have been identified that would be adversely affected.

The proposal will support the continued social and economic wellbeing of the existing residents by providing separate legal titles for established residential activities, while ensuring that adverse effects on the surrounding rural environment are avoided, remedied or mitigated.

Accordingly, the proposal is considered to be consistent with the environmental outcomes expected for the Rural Production Zone.

8.6.3 OBJECTIVES

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

The subdivision does not change the current use of the site or introduce activities that would compromise the productive or environmental values of the surrounding rural area. The existing dwellings and associated infrastructure will remain, with each allotment being capable of accommodating its established use without requiring additional development that could generate adverse effects.

The proposal supports the social wellbeing of the existing occupants by providing separate legal allotments that reflect the established occupation of the property. It also maintains the ability of

surrounding landowners to continue undertaking rural activities by avoiding the introduction of a more sensitive land use pattern that would create additional constraints on legitimate rural operations.

The site does not contain identified significant natural values requiring protection, and the subdivision will not result in vegetation clearance, earthworks, or changes to natural systems that would adversely affect ecological features. Existing stormwater flow paths are recognised through proposed easements, ensuring the continued management of natural drainage patterns.

The proposal represents an efficient use of the existing developed land resource and is considered to promote the sustainable management of natural and physical resources within the Rural Production Zone.

8.6.4 POLICIES

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

The subdivision does not present any measurable adverse effects on significant natural values.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the provisions of the Proposed District Plan and is not influenced by any overlays.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment.

While the Rural Production Zone seeks to protect productive rural land from inappropriate fragmentation, it also recognises that rural environments are diverse and include existing rural residential patterns. The efficient use of land can be appropriate where subdivision reflects the

existing characteristics of the site, does not compromise versatile soils or significant natural values, and avoids creating additional conflicts with surrounding rural activities.

In this instance, the proposal does not represent further fragmentation of productive land for the purpose of establishing new rural lifestyle development. The subdivision reflects the existing pattern of occupation, with each proposed allotment containing an established dwelling and associated infrastructure.

Rural land also needs to remain economically and socially viable. Where land is physically separated from larger farming operations, constrained by existing development, or not well suited to productive use, recognising established land uses can contribute to the ongoing utilisation and sustainability of the rural environment.

Accordingly, the proposal is considered to represent an appropriate form of subdivision within the Rural Production Zone, recognising the existing characteristics of the site while maintaining the ability of surrounding rural land to continue operating for productive purposes.

Objectives

RPROZ-O2 *The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

There is no likely change to the production use given the property is already lifestyle based.

RPROZO3 *Land use and subdivision in the Rural Production zone:*

a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

No concern.

b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;

The immediate environment presents no unreasonable reverse sensitivity effects to suggest the need for mitigation.

c. does not compromise the use of land for farming activities, particularly on highly productive land;

The existing mix of lifestyle and rural production within the wider environment is testament that rural activities and lifestyle living are compatible under the right conditions. The subdivision expands on this theme without cause to incompatibility issues.

d. does not exacerbate any natural hazards;

The sites are all already developed. The subdivision does not exacerbate any natural hazards.

e. is able to be serviced by on-site infrastructure.

Typical rural infrastructure and services are accessible.

RPROZO4 *The rural character and amenity associated with a rural working environment is maintained.*

The rural character and amenity of this environment is undoubtedly supportive of lifestyle-based activity, and the subdivision accordingly promotes this existing theme.

Policies

RPROZP5

Avoid land use that:

- a. *is incompatible with the purpose, character and amenity of the Rural Production zone;*
- b. *does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- c. *would result in the loss of productive capacity of highly productive land;*
- d. *would exacerbate natural hazards; and*
- e. *cannot provide appropriate on-site infrastructure.*

The proposal is considered to uphold (a – e).

RPROZP6

Avoid subdivision that:

- a. *results in the loss of highly productive land for use by farming activities;*

The proposal does not result in the loss of highly productive.

- b. *fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
 1. *the type of farming proposed; and*

Each proposed allotment contains an established residential environment, including the associated pasture areas, which can continue to be utilised for small-scale rural activities such as grazing, gardens, and home produce production.

2. *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*

Not applicable.

SUBDIVISION

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

- a. *achieves the objectives of each relevant zone, overlays and district wide provisions;*

The sites unique environment is considered to adequately uphold relevant zone objectives.

b. contributes to the local character and sense of place;

The character and sense of place is set, and the proposal is consistent with this theme.

c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;

As described the rural character defines an absolute lifestyle base and the proposal is consistent with this theme, without introducing any reverse sensitivity effects.

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

In this particular case, the property and surrounding land use activities do not align with highly productive land operations.

e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and

No concerns.

f. manages adverse effects on the environment.

The proposal offers management techniques through implementation of consent notice.

SUB-P3 Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;*
- b. comply with the minimum allotment sizes for each zone;*
- c. have an adequate size and appropriate shape to contain a building platform; and*
- d. have legal and physical access.*

The proposal is considered to accord with these parameters.

SUB-R3 Subdivision of land to create a new allotment.

Activity status where compliance not achieved with CON-2: **Discretionary**

Where:

DIS-1

1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.

Activity status where compliance not achieved with DIS-1: **Non-complying**

SUB-S1 Minimum allotment sizes

Rural Production 40ha (Controlled) or 8ha (discretionary)

SUB-R6 Environmental benefit subdivision

Restricted Discretionary Activity

Table 1

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 4ha - less than 10ha	1
Greater than 10ha - less than 20ha	2
Greater than 20ha	3

Total area of natural wetland to be legally protected on an individual Record of Title

Table 2

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha - less than 1ha	1
Greater than 1ha - less than 2ha	2
Greater than 2ha	3

The applicant does not present the application on the basis of subdividing under the environmental benefit rule, and therefore the proposal aligns under the proposed district plan as a non-complying activity that upholds the objectives and policies of rural production environment and subdivision chapter.

DISTRICT WIDE – OTHER MATTERS

SUB-S3 Water supply

As described under the operative plan assessment there is no concern.

SUB-S4 Stormwater management

- *All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties.*
- *The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge;*
- *The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property;*
- *The stormwater system will not connect or be able to overflow to the wastewater network.*
- *The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change.*
As described all impermeable surfaces are lawfully established under approved building consents, therefore no intervention by way of attenuation is necessary.
- *The stormwater system is designed and constructed for an asset life of at least 50 years.*

As described under the operative plan assessment there is no concern.

RLZ-R2 Impermeable surface coverage

PER-1

*The impermeable surface coverage of any site is no more than **12.5%** or 2,500m², which ever is lesser.*

Complies therefore the below assessment not required.

Matters of discretion under land use activities are restricted to:

- a. the extent to which landscaping or vegetation may reduce adverse effects of run-off;*
- b. the effectiveness of the proposed method for controlling stormwater on site;*
- c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites; and*
- d. whether water sensitive design methods and use of green spaces can be used;*
- e. any cumulative effects on total catchment impermeability;*
- f. natural hazard mitigation and site constraints; and*
- g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.*

There are no new stormwater effects to trigger these matters.

Matters of discretion under subdivision activities are restricted to:

- control of water-borne contaminants, litter and sediments;*
- the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);*
- the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including water sensitive design methods;*
- the location, scale and construction of stormwater infrastructure; and*
- measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area;*
- adverse effects on the surrounding environment and neighbouring properties from the collection, treatment and disposal of stormwater; and*
- The ability of the stormwater system to ensure that the peak discharge flow rates from the site are not increased beyond the levels that exist prior to the proposed subdivision and future land uses (except in circumstances where that is not appropriate).*

There is no change to flow rates as a consequence of the subdivision. Nothing further required.

SUB-S5 Wastewater disposal

- Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; and*

- *Where connection is not available, all allotments shall be provided with a means of collecting, treating and disposing of wastewater within the site area of the allotment.*

As described under the operative plan assessment there is no concern.

SUB-S6 Telecommunications and power supply

Every new allotment (excluding any allotments for access, roads, network utilities or reserves) shall be provided with a connection, or easements to secure connection, to:

- 1. A reticulated electricity supply system at the boundary of the new allotment; and*
- 2. Telecommunications services at the boundary of the new allotment, provided by:*

As described under the operative plan assessment there is no concern.

SUB-S7 Easements for any purpose

Easements are outlined on the scheme plan.

SUB-S8 Esplanades

Any subdivision involving the creation of one or more allotments less than 4ha which adjoins MHWS or bank of river whose average width of 3m or more, or a lake greater than 8ha.

Not applicable.

TRANSPORTATION

The transport network is largely a physical resource, comprised of assets such as roads and rail corridors, but also walking and cycleways, parking facilities and public transport services. The predominant mode of transport across the district is the private motor vehicle as there is limited public transport available. This can create pressures on the transportation network, including increasing demand for car parking in the town centres.

Under the transportation assessment, the applicant seeks a dispensation to not form a passing bay, and offers road to vest where Hapura Road carriageway encroaches across the boundary.

Property Access

Lots 1 - 3 utilise existing lawfully established entrances onto Hapura Road.

TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 20 daily one way movements.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt.

Traffic occurs from single residential units and therefore all are exempt.

TRAN-R1 PARKING

As described no concern.

PER-1

With the exception of PER-2, parking spaces and loading spaces are located on site and they shall not be located over any footpaths, access, manoeuvring, or outdoor living areas.

Complies.

PER-2

Stacked parking is permitted for one of two spaces associated with a specific residential unit, and may include a parking space on the access in front of a garage or carport.

Complies.

PER-3

Parking spaces and loading spaces are permanently marked or delineated, except when they are:
- associated with a residential unit which is not a multi-unit development; or
- associated with the fuel refill and pumps at service stations.

Complies.

PER-4

All parking and loading spaces comply with: TRAN-S1 Requirements for parking.

Complies.

TRAN-S1 Requirements for parking

All zones

1) The minimum number of on-site bicycle spaces are provided for each activity in accordance with TRAN-Table 1 - Minimum number of bicycle parking spaces

No concern.

2) The minimum number of accessible car parking spaces must be provided in accordance with TRAN-Table 2 - Minimum number of accessible car parking spaces and TRAN-Table 3 - Theoretical parking demand factor;

Residential unit 1 per unit

Complies.

3) *Loading spaces for commercial activities, offices, industrial activities, commercial service activities, hospital activities, and educational facilities are provided on site in accordance with TRAN-Table 4 - Minimum on-site loading bay requirements;*

Not applicable.

4) *End-of-trip facilities for commercial activities, offices, industrial activities, commercial service activities, hospital activities and educational facilities are provided for staff use in accordance with TRAN-Table 5 - End of trip facility requirements;*

Not applicable.

5) *All on-site car parking and manoeuvring areas are provided in accordance with TRAN-Table 6 - Parking and manoeuvring dimensions; and*

Complies.

6) *If any activity is not represented within TRAN-Table 1 - Minimum number of bicycle parking spaces then the activity closest in nature to the proposed activity shall apply, provided that where there are two or more similar activities in the table, the activity with the higher bicycle parking rate shall apply.*

No concern.

7) *Short stay bicycle parking spaces required under TRAN-Table 1 shall:*

Be clearly visible or signposted.

Be located within 30m of public entrances to the activity.

Consist of stands that are securely attached to an immovable object such as a wall or the ground.

Not applicable.

8) *Long stay bicycle parking spaces required under TRAN-Table 1 shall be undercover and secure from theft.*

Not applicable

ACCESS

TRAN-R2

New or altered vehicle crossings and access, including private accessways (excluding access from a State Highway or Limited Access Road)

NOTE:

Altered includes, but is not limited to, any widening, narrowing, gradient changing, redesigning, change in use, and relocating of a vehicle crossing or accessway, but excludes resurfacing.

Where:

PER-1

A private accessway serves a maximum of 8 allotments.

Complies.

PER-2

Where access is required for 9 or more allotments, access shall be by public road.

Not applicable.

PER-3

The vehicle crossing is not off a road classified arterial as shown on the Transport Network Hierarchy layer.

Not applicable.

PER-4

Any vehicle crossings that are no longer required must be reinstated to match the existing footpath and kerbing, or the shoulder and berm are reinstated where there is no footpath or kerbing, with all works to be undertaken as per any required traffic management plan and corridor access request.

Crossings are required.

PER-5

Private accessways shall be designed and constructed in accordance with TRAN-Table 10 - Requirements for private accessways.

The minimum legal width is 6m, which complies for 2 users.

The minimum carriageway width 3.5m, which complies for 2 users.

Gradients from the road boundary are -3%, and therefore comply with 12.5% maximum limits.

PER-6

Vehicle crossings and private accessways shall be designed and constructed in accordance with TRAN-Table 11 - Sealing requirements for vehicle crossings and private accessways.

This would be subject to consent conditions.

PER-7

The vehicle crossing, access, or private accessway complies with standards:

TRAN-S2 Requirements for vehicle crossings; and

TRAN-S2 Requirements for vehicle crossings

TRAN-S2 Requirement for Vehicle Crossing

1) No more than the maximum number of vehicle crossings shall be provided per frontage in accordance with TRAN-Table 7 - Maximum number of vehicle crossings per frontage;

Lot 1 has a 150m frontage, which would allow for 3 entrances.

Lot 2 has a 58m frontage, which would allow for 2 entrances.

No new entrances are proposed.

2) New vehicle crossings shall be located at least 8m from a dedicated pedestrian crossing facility;

There are no new crossings.

3) Where a site has frontage to more than one road, the vehicle crossing(s) shall be provided onto the road that has the lower road classification;

Not applicable.

4) New vehicle crossings shall meet the minimum separation distance requirements from intersections as set out in TRAN-Table 8 - Minimum distance of vehicle crossings from intersections; and

No concern.

5) New vehicle crossings shall be located to meet the minimum sight distance requirements as set out in TRAN-Table 9 - Minimum sight distances for vehicle crossings.

The crossing exists. No new crossing.

TRAN-S3 Requirements for passing bays.

The access exceeds 100m in length over Right of Way 'A' and would require 1 passing bay to comply with this rule. The applicant seeks a dispensation to not form any passing bay, on the basis this is an existing use situation and proves to function without concern.

Where the standard is not met, matters of discretion are restricted to:

- any adverse effects on the ease and safety of vehicle manoeuvres;

The access is a near straight alignment along an easy grade that allows for good sight visibility and the ability for vehicles to pull off to the side without concern.

- the extent to which the safety and efficiency of road operations will be adversely affected;

There is no concern. The only affected party is the applicant who currently would own all lots.

- any adverse effects on character and amenity of the surrounding environment;

There is none.

- any impacts on public waste collection; and

There is none.

- any characteristics of the proposed use that will make compliance unnecessary.

There is none.

NOTE:

Fire and Emergency New Zealand publishes guidance in the context of Building Code requirements.

No concern.

TRAN-R3 *Design and location of pedestrian access for allotments where vehicle access is not provided*

All zones

PER-1

Where the pedestrian access serves one allotment and no vehicle access is provided, pedestrian access must be provided that:

- Has a surface treatment that is firm, stable and slip-resistant in any weather conditions; and
- Provides direct and continuous access to the buildings from a public footpath.

Not applicable.

PER-2

Where 2 or more allotments require shared access and no vehicle access is provided, pedestrian access must be provided that:

- Meets the requirements in PER-1;
- Has a minimum formed width of 1.8m along its full length;
- Is free from permanent obstructions and have a clear height of at least 2.1m and a clear width of at least 3m.

Not applicable.

TRAN-R4 - TRAN-R13

Not applicable.

RESOURCE MANAGEMENT ACT 1991

The proposed subdivision is an activity regulated under the Resource Management Act 1991 and requires resource consent. Accordingly, the proposal has been assessed against the relevant statutory provisions to

determine whether the actual and potential adverse effects on the environment are considered less than minor and whether the proposal achieves the purpose and principles of the Act.

SCHEDULE 4

An application for Resource Consent for an activity must include the following, outlining aspects of relevance to the proposed activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

(1)

The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2)

In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposed subdivision is considered to be consistent with this purpose. The proposal does not establish new residential development or intensify the use of the land. Rather, it creates separate legal allotments around existing dwellings that have already established the pattern of occupation on the site.

The subdivision has been designed to retain the existing rural character and function of the property while recognising the established residential use. Each allotment contains sufficient land to support small-scale rural activities associated with rural living, and the balance of the surrounding rural environment will continue to be available for productive use.

The proposal will not compromise the life-supporting capacity of air, water, soil or ecosystems, nor will it result in significant adverse environmental effects. Existing stormwater flow paths are protected through easements, no significant ecological features are affected, and the land is not identified as highly productive.

Accordingly, the proposal is considered to promote the sustainable management of natural and physical resources by recognising an existing pattern of development while maintaining the productive and environmental values of the Rural Production Zone.

Matters of national importance

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

The property is able to carry out the subdivision without any direct disturbance of wetlands, lakes or rivers. The impact on the coast is nil.

All building activity is complete and therefore does not require consideration of impacts as a consequence of subdividing.

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

There are no known outstanding natural features or landscapes on the site, as defined in the district plan.

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

There are none.

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

Not applicable.

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The proposal has no adverse impacts on culture or traditions.

There is absolutely no vegetation clearance or earthworks, other than constructing one entrance.

There is no influence on Fisheries.

The proposal is considered sufficiently in keeping with the Rural Production zone intent, objectives and policies.

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

There are no known historic heritage sites.

(g) the protection of protected customary rights.

There are no known customary rights to consider.

Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) kaitiakitanga:

- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

The proposal has had particular regard to the matters set out in section 7 of the Resource Management Act 1991. In doing so, it recognises the existing characteristics of the site while ensuring that the long-term use of the land remains compatible with the surrounding rural environment.

The subdivision does not facilitate additional residential development, nor does it alter the established pattern of land use.

Existing services and access arrangements will continue to be utilised, natural stormwater flow paths are retained through easements, and the vesting of Lot 4 as legal road resolves an existing encroachment of the carriageway onto private land, providing a practical benefit to the public road network.

Existing environmental values are maintained, with no identifiable reduction in the quality of the surrounding environment.

It is also relevant that substantially the same subdivision configuration was previously approved by the Far North District Council under Resource Consent RC 2180217. Although that consent has since lapsed, the current proposal does not materially alter the form of subdivision or the receiving environment previously assessed. The proposal therefore continues to represent an appropriate and sustainable use of the land resource.

Having regard to the matters set out in section 7, the proposal is considered to promote the efficient use and development of natural and physical resources while maintaining the environmental and productive values of the Rural Production Zone.

Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard:*
- (ii) other regulations:*
- (iii) a national policy statement:*
- (iv) a New Zealand coastal policy statement:*
- (v) a regional policy statement or proposed regional policy statement:*
- (vi) a plan or proposed plan;*

Under various headings, the application covers all relevant provisions including, the Far North District Plan, National Policy Statement, National Environmental Standards, and Regional Policy Statements. There are no other relevant provisions. These are discussed under their respective headings.

An application must also include an assessment of the activity's effects on the environment that -

- (a) includes the information required by clause 6*
- (b) address the matters specified in clause 7; and*
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

- (1) An assessment of the activity's effects on the environment must include the following information:**
 - (a) if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposal is not considered to result in any 'significant' adverse effects to require reconsideration of location or methods of subdividing, being an as-built situation.

The proposed lots contribute on an ongoing basis to the social and economic wellbeing of the community through promoting greater housing opportunities, particularly for those working in the rural sector.

- (b) an assessment of the actual or potential effects on the environment of the activity.*

The current title has various development opportunities that could see considerable change to the immediate landscape without need for resource consent, defining the 'permitted baseline.'

The potential effects therefore need to be considered alongside the district plans permitted activity threshold, and there is no significant change occurring because of subdividing.

Points of merit include the applicant's contribution to increasing rural lifestyle opportunities which in turn adds further economic stimulus to the community through ongoing expenditure through every day living.

The level of effects are considered adequately understood and deemed less than minor.

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of -*
 (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects;*
 and
 (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

No concerns.

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

No concerns the subdivision does not introduce any effects to require management other than those outlined under proposed consent notice.

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Any adverse effects on the environment remain less than minor therefore there is no need for consultation.

(g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring required.

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern the subdivision all physical effects exist.

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the heading 'Northland Regional Policy Statement' following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The subject environment has evident rural lifestyle activity to which the subdivision promotes.

Considerable positive effects arise through greater diversity of lifestyle lots on the residential market.

(b) any physical effects on the locality, including any landscape, and visual effects.

The vicinity forms a well occupied rural setting with many lifestyle blocks now setting a definite precedent. The locality is considered suitable to absorb further effects of development in accordance with the evident development trends. The proposal defines gradual rural expansion, and not seen to deplete the environment or cause adverse cumulative effects.

The reverse sensitivity effects are considered low impact.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.

There is no physical damage to ecosystems.
The subdivision does not result in any habitat disturbance.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

No concern.
The property has no recorded archaeological sites (Archsite NZ) or listed sites of cultural significance under the district plan.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

No concerns.
The proposal does not introduce any contaminants of concern.

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

No known concerns.

In summary, the proposal supports the social and economic wellbeing of the landowner and the wider community by creating opportunities for independent land ownership while recognising an established pattern of development. The subdivision enables the efficient use of the land resource without increasing the intensity of development or compromising the productive function of the surrounding rural environment. As the proposal does not give rise to significant adverse environmental effects, it is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

CONSULTATION

95E Consent authority decides if person is affected person

(2)

The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—
(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect;

The application has demonstrated that the actual and potential adverse effects arising from the proposed subdivision are considered less than minor and will not result in effects that are out of character with the existing rural environment. It is also relevant that Council previously approved substantially the same subdivision under Resource Consent RC 2180217, indicating that the proposal has previously been assessed as having acceptable environmental effects. Accordingly, there are no persons considered to be adversely affected, and public or limited notification is not considered necessary under section 95 of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to or adverse impact on ecosystems.

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

Lifestyle allotments contribute to the community supporting much needed property ownership opportunities.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

REGIONAL DEVELOPMENT AND DESIGN GUIDELINES

Subdivision, use and development should be located, designed and built in a planned and coordinated manner which:

- (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*

5.1.1 Policy - Planned and coordinated development

Part A) Regional form and development guidelines

New subdivision, use and development should:

- (a) Demonstrate access to a secure supply of water;*

Lifestyle blocks utilise roof surface collection and storage in water tanks for potable supplies. These are generally a reliable source of water that meet the guideline intent.

- (b) Demonstrate presence or capacity or feasibility for effective wastewater treatment;*

On site effluent disposal presents no concern with 100% backup readily available.

- (c) If of an urban or residential nature connect well with existing development and make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield (undeveloped) areas;*

Not applicable.

- (d) If of an urban or residential nature provide, where possible, opportunities to access a range of transport modes;*

Not applicable.

- (e) If of a community-scale, encourage flexible, affordable and adaptable social infrastructure that is well located and accessible in relation to residential development, public transport services and other development;*

Not applicable.

- (f) Recognise the importance of and provide for parks, in regards to medium and large-scale residential and residential / mixed use development.*

Not applicable.

(g) If of a residential nature be, wherever possible, located close to or sited in a manner that is accessible to a broad range of social infrastructure;

Not applicable.

(h) Be directed away from regionally significant mineral resources and setback from their access routes to avoid reverse sensitivity effects;

There are no known nearby regionally significant mineral resources.

(i) Be designed, located and sited to avoid adverse effects on energy transmission corridors and consented or designated renewable energy generation sites (refer to 'Regional form and infrastructure' for more details and guidance);

There are no subject energy transmission corridors, or renewable energy sites. Top Energy Ltd has no concerns.

(j) Be designed, located and cited to avoid significant adverse effects on transportation corridors and consented or designated transport corridors;

No concerns.

(k) Be directed away from 10-year and 100-year flood areas and high-risk coastal hazard areas (refer to 'Natural hazards' for more details and guidance);

There are no severe flooding concerns within the building sites and there are no applicable high-risk coastal hazards.

(l) Seek to maintain or improve outstanding landscape and natural character values and provide for the protection of significant historic and cultural heritage from inappropriate subdivision, use and development (refer to 'Land, Water and Common Resources' for more details and guidance);

The proposal has no impact on listed outstanding landscapes, natural character, historic or aspects of known cultural significance.

(m) Protect significant ecological areas and species, and where possible enhance indigenous biological diversity (refer to 'Maintaining and enhancing indigenous ecosystems and species' for more details and guidance);

Not applicable.

(n) Maintain and improve public access to and along the coastal marine area, lakes and rivers;

Not applicable.

(o) Avoid or mitigate adverse effects on natural hydrological characteristics and processes (including aquifer recharge), soil stability, water quality and aquatic ecosystems, including through low impact design methods where appropriate;

No concern.

(p) Adopt, where appropriate, sustainable design technologies such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater storage and grey water recycling techniques;

Typically, rural lifestyle lots of these sizes provide sufficient land to lead a fully sustainable lifestyle.

(q) Be designed to allow adaptation to the projected effects;

The effects of lifestyle sites are low impact and can often see vast improvements through personal acts of landscaping, weed and pest control. This is evident on surrounding lifestyle lots in this vicinity.

(r) Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to the site of development;

The proposal does not result in adverse effects.

(s) Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods);

No concerns.

(t) Take into account adopted regional / sub-regional growth strategies;

No concern.

(u) Where appropriate, encourage housing choice and business opportunities, particularly within urban areas.

Lifestyle allotments provide a place of residence and for work and home style business activity proving an important component of the rural community.

(b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;

Not applicable.

(c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;

Rural lifestyle lots in a rural environment are not seen to present cumulative adversity, as they provide diversity in their ability to undertake a semi sustainable lifestyle.

(d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;

The lots are designed with consideration to these components.

(e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;

No concerns.

(f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

There are no versatile soils.

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

The proposal will maintain the established sense of place, reflecting the existing pattern of mixed rural and lifestyle development within the locality. The current zoning framework already enables land uses and densities consistent with the scale of the proposed subdivision.

(h) Is or will be serviced by necessary infrastructure.

The sites are adequately served by necessary infrastructure.

In summary, the proposal is considered to be consistent with the intent of the Northland Regional Policy Statement by providing for the sustainable development of the land while safeguarding resources for future generations. The subdivision does not involve highly versatile soils, is not adversely affected by significant coastal or inland natural hazards, and will not compromise identified ecological values or the environmental integrity of the site. Accordingly, the proposal is considered to achieve the relevant objectives and policies of the Regional Policy Statement.

NATIONAL POLICY STATEMENT

FOR FRESHWATER MANAGEMENT 2020

Part 1

1.3 Fundamental concept - Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the

wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:

- (a) first, the health and wellbeing of water bodies and freshwater ecosystems
- (b) second, the health needs of people (such as drinking water)
- (c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

2.2

Policy 3

Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4

Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6

There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9

The habitats of indigenous freshwater species are protected.

3.5 Integrated management

(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:

- (a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.
- (b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.
- (c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
- (d) Encourage the co-ordination and sequencing of regional or urban growth.

In summary, the proposal is considered to be consistent with the intent of the National Policy Statement for Freshwater Management. The subdivision does not introduce new land use activities, earthworks, or development that would adversely affect freshwater values or the functioning of natural drainage systems. Existing overland flow paths are recognised and protected through proposed stormwater easements, ensuring that natural drainage patterns are maintained. As the proposal simply creates separate legal allotments around an established pattern of development, no additional adverse effects on freshwater resources are anticipated.

NATIONAL ENVIRONMENTAL STANDARDS

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) does not trigger any additional requirements for this proposal. There is no evidence that the site has been subject to a historical Hazardous Activity or Industry listed on the Hazardous Activities and Industries List (HAIL), including commercial horticultural or orchard activities. Accordingly, a Preliminary Site Investigation (PSI) is not considered necessary.

Any existing hobby farming activities occurring on the property are longstanding and will continue unchanged following subdivision. The proposal does not involve a change in land use or soil disturbance associated with any potentially contaminated land and therefore does not trigger the operative provisions of the NES-CS. Should any existing activities technically fall within a HAIL classification, they are existing and continuing activities and are not altered by the proposed subdivision.

CONCLUSION

The proposed subdivision has been assessed against the relevant provisions of the Resource Management Act 1991, the applicable national planning instruments, the Northland Regional Policy Statement, and the Operative Transitional and Proposed Far North District Plans.

The proposal recognises an established pattern of development by creating separate legal allotments for three existing dwellings. It does not facilitate additional residential development or intensify the existing use of the land. The proposal also provides a public benefit by regularising the legal road boundary where the existing carriageway extends onto private land.

The assessment has found that the proposal will not result in significant adverse environmental effects. The actual and potential adverse effects arising from the subdivision are considered to be **less than minor**.

It is also relevant that substantially the same subdivision layout was previously approved by the Far North District. A minor Land Use consent is supported to breach the passing bay standard under both the operative and proposed plans (rules 15.1.6C.1.3 & TRAN-S3 respectively).

Overall, the proposal is considered to achieve the purpose and principles of the Resource Management Act 1991 and is consistent with the relevant statutory planning documents. Accordingly, resource consent is considered appropriate, subject to appropriate conditions.



Micah Donaldson
MNZIS - Assoc. NZPI





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA128C/604**
Land Registration District **North Auckland**
Date Issued 04 May 2000

Prior References
NA87D/627

Estate Fee Simple
Area 8.9606 hectares more or less
Legal Description Lot 1 Deposited Plan 202437
Registered Owners
Kathryn Leigh Hutton and Enable Accounting Limited

Interests

Appurtenant hereto is a water right created by Transfer 315500 (excepting the parts Werowero 4 Block formerly CT NA721/116)

Subject to a power supply right over parts marked B and E on DP 169773 created by Transfer C983079.4 - 18.4.1996 at 11.16 am

11083856.1 Mortgage to Bank of New Zealand - 1.5.2018 at 1:09 pm





SITE SUITABILITY REPORT

FOR
PROPOSED SUBDIVISION
OF
LOT 1 DP 202437
FOR
KEVIN AKAST
AT
140 HUPARA ROAD, PAKARAKA

Job No: 17-83
Date: September 2017

Level 1 National Bank Building 90 Kerikeri Road, Kerikeri, New Zealand
Telephone: 09 407 3255 Fax: 09 407 3256 Email: pk.engin@xtra.co.nz

1. INTRODUCTION

This report was requested by Kevin Akast and has been prepared to provide an assessment of the Suitability of Lots 2 & 3 of the proposed subdivision of Lot 1 DP 202437 for future development.

This report assesses the proposed lots in regard to land stability, access, stormwater flows, and wastewater disposal and has been prepared for the sole use of our client. It shall not be used, reproduced or copied in any manner or form without the permission of P K Engineering Limited.

2. GENERAL SITE DESCRIPTION

Lot 1 DP 202437 encompasses an area of 8.98 ha. The lot is grassed and currently used for pasture. The north, north west and north east areas of the lot slope at an angle of 13 – 22° (1 in 2.5 to 1 in 4.3) toward a low lying, flat area through the southern portion of the section which is reasonably wet and boggy.

The property is proposed to be subdivided into Lot 1 – 4.10ha, Lot 2 – 4.04ha & Lot 3 – 0.81ha. Reference should be made to shown on the attached subdivision plan provided by DMS Surveyors Ltd.

A relocated house has been recently placed onto the proposed Lot 1. Reference should be made to our Site Suitability Report report dated March 2016 for details and recommendations for this development.

The scope for this report is primarily to provide information on the suitability of the proposed Lots 2 & 3 for future development.

It is understood that relocatable dwellings of around 100m³ are proposed to be placed on each of these lots, supported onto timber piled foundations.

The proposed building platforms for Lots 2 & 3 are located on elevated regions well above the wet areas of the site. The southern half of Lot 2 is located within the wetter, lower elevations of the site and as such is considered largely unsuitable for dwelling construction.

Signs of instability are evident throughout the steeper portion of the site. A historic slip area is evident on the north western boundary of the proposed Lot 1 as shown on the Overall Site Plan 'S1'. The ground around the proposed building areas for Lots 2 & 3 however is at a gentler gradient and appears visually very stable.

A right of way easement (B on accompanying Subdivision Plan) is proposed to provide driveway access along the eastern edge of Lot 2 to Lot 3. This driveway should be able to achieve a maximum gradient of less than 1 vertical to 5 horizontal.

3. SITE INVESTIGATIONS

3.1 VISUAL INSPECTION

A thorough walkover of the proposed site and all surrounding slopes was undertaken and geotechnical features relating to site stability and stormwater flows were noted.

3.2 SUBSURFACE INVESTIGATIONS

Eight subsurface exploratory augerholes have been drilled within Lots 2 & 3 for the purpose of this assessment. These holes are located on the accompanying site plan 'S1' as AH4 - AH11.

Soil strength measurements (insitu undrained shear strength) were recorded at regular intervals in all auger holes. Scala Penetrometer tests were then undertaken from the base of several auger holes in order to establish the depth to underlying rock.

The logs of the eight auger holes and five scala penetrometer tests are included in Appendix A.

Lot 2:

Auger holes AH4 - AH7 were drilled within the proposed Lot 2.

These holes all encountered orange and reddish brown firm silty and sandy clays of volcanic origin. Insitu undrained shear strength was generally well in excess of 100 kPa. The only weaker material identified was at 2 to 2.5m depth in auger hole AH 6, which was drilled in the lower portion toward the south of the lot. This weaker layer is consistent with weak material found within similar elevations in Lot 1 where the groundwater table is located at shallow depth.

There are no instability issues foreseen within the higher region of this lot around the proposed building platform due to the high strength subsoil identified and the relatively gentle slopes in this area.

Lot 3:

Auger holes AH8 - AH11 were drilled across the proposed building area in Lot 3.

These augerholes all encountered firm orange and reddish brown silty clays of volcanic origin. All subsoil material below 0.5m depth returned in situ shear strength readings in excess of 100 kPa.

Shallow underlying rock was discovered in the scala penetrometer tests undertaken from the base of these holes. There appears to be a very well indurated limestone or mudstone rock deposit located at less than 1m depth within the northern portion of this lot. This rock was impenetrable with our field equipment. In the southern portion of the lot, highly weathered rock is present at depths ranging from 1.0 to 3.0m. Reference should be made to Section B - B on sheet 'S2' for an indication of the rock formations across this lot.

3.3 SOAKAGE TESTS

Lot 2:

A Soakage test (SH5) was undertaken for this lot to assist in wastewater disposal design. This test was conducted in accordance with the TP 58 guidelines.

This test revealed the sub-soil to have moderate to good drainage rates. The drainage rates were slightly better than other testing conducted around the proposed subdivision.

We recommend that the sub-soil for Lot 2 be categorised as a Category 4 type soil (i.e. moderate drainage).

Lot 3:

A Soakage test (SH6) was undertaken for this lot to assist in wastewater disposal design. This test was conducted in accordance with the TP 58 guidelines.

This test revealed the sub-soil to have moderate to slow drainage rates.

We recommend that the sub-soil for Lot 3 be categorised as a Category 5 type soil (i.e. slow drainage).

4. GEOLOGY

Weakly to moderately leached northern yellow brown earths.

The local soil type has been classified as Marua clay loam

The underlying rock has been classified as greywacke and argillite with calcareous mudstone and limestone deposits to the north.

5. SITE STABILITY

5.1 GENERAL

The subsoil profile for Lots 2 & 3 consists predominantly of high strength consolidated sandy and silty clays with allowable bearing pressure in excess of 100 kPa, and can be described as "good ground" as defined in NZS3604:2011.

Underlying rock is present at depths of between 1 and 3m below existing ground level across Lot 3, while in Lot 2 the firm clay transitions to semi weathered rock at depths greater than 2.5m below existing ground level.

Lot 2:

An NZS3604 type of timber piled foundation would be considered suitable for the foundation for this dwelling, provided all piles are embedded a minimum of 600mm into firm natural ground. A larger pole platform foundation may also be utilised where the floor level is a significant height (i.e. >2.0m) above

finished ground. Note that the topsoil layer should be excluded from the embedment depths required in the pile design.

Lot 3:

An NZS3604 type of timber piled foundation would also be considered suitable for the foundation for this dwelling, provided all piles are embedded a minimum of 600mm into firm natural ground. A larger pole platform foundation may also be utilised where the floor level is a significant height (i.e. >2.0m) above finished ground.

Note that the topsoil layer should be excluded from the embedment depths required in the pile design.

Shallow rock is present at less than 1m depth within the northern portion of this section, which would likely prove very difficult to penetrate with bored or driven piles. As such, required embedment depths of timber piles may not be able to be achieved.

In such a case, a bracing design should be conducted by a suitably experienced Chartered Professional Engineer to provide lateral stability to the dwelling foundation.

Alternatively, the dwelling should be located a minimum of 35m from the northern boundary in order to avoid this hard shallow rock.

5.2 BUILDING FOUNDATIONS

The following ultimate unit parameters should be utilized for the design of footings and piled foundations for Lots 2 & 3:

IN CLAY:

- Bulk Density	= 18 kN/m ³
- Cohesion (c')	= 15kPa
- Internal Angle of Friction	= 30°
- Unconfined Shear Strength	= 100kPa
- End Bearing	= 150kPa
- Adhesion	= 30kPa

IN SEMI-WEATHERED ROCK:

- Bulk Density	= 25 kN/m ³
- Cohesion (c')	= 0kPa
- Internal Angle of Friction	= 60°
- End Bearing	= 2mPa

Due to the backslopes present at these sites, any proposed retaining wall which exceeds 1.0m retained height should be designed by a suitably qualified Chartered Professional Engineer. Any retaining wall subject to vehicular loading should also be designed by a suitably qualified Chartered Professional Engineer.

5.3 CUT BATTER SLOPES

Maximum cut batters up to 1.5m may be used in developing these sites provided they have a slope of 1 vertical to 2 horizontal. All cut batter slopes should be planted in vegetation following excavation.

5.4 WATER TANKS

Water tanks may be placed in any area considered suitable on these sites. The tanks should be buried at least 1m into the ground.

6. STORMWATER

The careful management of stormwater runoff is vital to the continued stability of the proposed building sites. Stormwater from the following sources should be piped well away from the building sites:

- Water tank overflows
- Gutter and spouting overflows
- Metalled driveway

All stormwater flows for this site should be directed to the existing drains on site and ultimately to the existing 450mm diameter culvert crossing Hupara road at the south east corner of the site.

A 1m wide by minimum 300mm deep grassed swale drain should be placed along the full length of the proposed driveway for these lots.

As this site is zoned as Rural Production under the Far North District Plan, the maximum allowable coverage of buildings and impermeable surfaces (driveways, concreted areas etc) is 15% of the total lot area.

For the lot sizes as used in this report, this corresponds to the following maximum allowable impermeable surface areas:

Lot 1 – 15% of 41,000	= <u>6,150m²</u>
Lot 2 – 15% of 40,400	= <u>6,060m²</u>
Lot 3 – 15% of 8,100	= <u>1,215m²</u>

Due to their large size this should not be an issue for the developments on Lots 1 & 2.

If the allowable impermeable surface area is to be exceeded for Lot 3 then attenuation of stormwater flows will need to be provided in order to reduce the flow leaving this site to its pre-developed (i.e. greenfield) level.

This attenuation may be provided either by dedicated space within the water supply tanks for the dwelling, a dedicated stormwater detention tank or a pond. The design of such a system would be required to be undertaken by a Chartered Professional Engineer.

It is also imperative that a system of silt fences be erected to circumvent any areas left exposed due to earthworks during the construction process. This will prevent the migration of silt into the drainage flow paths and eventually to the shoreline.

7. WASTEWATER

Lot 2:

The soakage tests revealed the soils at this location to exhibit good to moderate drainage rates. It has been classified as a Category 4 type of earth as per the recommendations set by Technical Publication No. TP58. Groundwater was not found in any borehole conducted in the higher elevations of this lot.

The design loadings for the proposed dwelling on this lot have been based on Category C - 200 litres per person per day for on-site roof water supply as per the TP58 guidelines Table 6.2.

A three bedroom dwelling is proposed for this lot, with a total wastewater usage of 1000 litres per day.

A TP58 Appendix E assessment has been completed for this future dwelling and is provided with this report. This assessment will need to be revised in the event that a higher occupancy is planned for any future developments.

Due to the large land area available on this lot, primary wastewater treatment is considered appropriate, consisting of a 4,500 litre dual chamber septic tank with an Orenco or Zabel type outlet filter.

The wastewater should be disposed of by a minimum of 200 lineal metres of sub-surface dripper line irrigation.

A dosing rate of 5mm/day has been used for this design.

The irrigation lines are to be laid level at 1.0m spacings, buried approximately 300mm and covered over with topsoil. This should be a pressure compensated siphon system and adequate driving head must be provided between the septic tank and the treatment field. This system should be installed by a suitably experienced drainlayer.

An additional 100% reserve area (i.e. 200m²) is required to be provided.

It is required that the disposal field is located a minimum of 20m from any surface water and open drains, 3m from buildings, 1.5m from property boundaries and 1200mm above the groundwater table.

As an alternative, conventional trenches may also be used for the wastewater disposal on this lot. An approximate area of 70m² would be required (i.e. 140 lineal metres of 0.5m wide trenches). If this option is preferred then this TP58 wastewater design would need to be revised.

Lot 3:

The soakage tests revealed the soils at this location to exhibit moderate to poor drainage rates. It has been classified as a Category 5 type of earth as per the recommendations set by Technical Publication No. TP58. Groundwater was not found in any borehole in this lot.

Primary wastewater treatment is also considered appropriate for this lot, consisting of a 4,500 litre dual chamber septic tank with an Orenco or Zabel type outlet filter.

The wastewater should be disposed of by a minimum of 250 lineal metres of sub-surface dripper line irrigation.

A dosing rate of 4mm/day has been used for this design.

The irrigation lines are to be laid level at 1.0m spacings, buried approximately 300mm and covered over with topsoil. This should be a pressure compensated siphon system and adequate driving head must be provided between the septic tank and the treatment field. This system should be installed by a suitably experienced drainlayer.

An additional 100% reserve area (i.e. 250m²) is required to be provided.

It is required that the disposal field is located a minimum of 20m from any surface water and open drains, 3m from buildings, 1.5m from property boundaries and 1200mm above the groundwater table.

If an alternative system is desired in order to reduce the area required for wastewater disposal on this lot, it would also be suitable to use a field consisting of seepage assisted Evapotranspiration (E-T) mounds. A field area of approximately 125m² would be required. This area could be achieved with two mounds of around 20m length x 2.5m width with 2m gaps between the mounds.

Extra cost would be incurred with the set up and running of the powered aeration plant, however a better level of wastewater treatment would be provided.

If this option is preferred then this TP58 wastewater design would need to be revised.

8. ACCESS AND SERVICES

Driveways are able to be provided to the proposed house sites on each lot from the proposed easement B. This access is to be a maximum of 1 in 5 gradient if sealed or 1 in 4 if unsealed. A drain is to be provided along the full length of the proposed driveway, discharging to the existing culvert at Hupara road.

9. RECOMMENDATIONS

I recommend that:

- Future dwellings on the proposed Lots 2 & 3 be located as shown on the attached plans.
- The dwellings for each of these lots may be placed onto a timber piled foundation constructed as per NZS3604:2011 requirements, with all piles embedded a minimum of 600mm into firm natural clay.
Alternatively, a pole platform type of foundation could be utilised. This should be designed by a Chartered Professional Engineer.
- The Lot 3 dwelling should be designed with consideration to the shallow, well indurated rock at the northern end of this lot. A braced pile design is required to be conducted by a Chartered Professional Engineer or alternatively, the structure should be placed a minimum of 35m from the northern lot boundary.
- Any proposed retaining wall which exceeds 1.0m retained height or subject to vehicular loading be designed by a suitably qualified Chartered Professional Engineer.
- A wastewater treatment and disposal system consisting of primary treatment and sub surface dripper irrigation be utilised for the dwellings on Lots 2 & 3 as per the design given in this report. These lines are to be a pressure compensated siphon system with adequate driving head.
- Only bio-degradable detergents and cleaning agents should be used in any water discharging to the septic tanks.
- The tanks should be de-sludged at 18 month intervals.
- Grazing animals must be kept away from the disposal fields.
- All required wastewater disposal field setbacks are maintained as per the Technical Publications TP 58 guidelines and as detailed in this report.
- Stormwater be disposed of as indicated in the stormwater section 6 of this report.

10. CONCLUSION

There are suitable and stable building platforms available for each lot on the proposed subdivision as shown on our attached plans and stormwater and wastewater disposal can be achieved in a sustainable manner provided the recommendations in this report are followed correctly. Access and parking areas can be provided for each lot.

The wastewater treatment and disposal design for each lot should be re-addressed at the building consent stage.



Pradeep Kumar.
B.E hons, NZCE, MIPENZ,
IntPE, CP Eng.
(Structural, Geotechnical)
Chartered Professional Engineer.

APPENDIX A

LOT 1

- AUGERHOLE LOGS
- SCALA PENETROMETER LOGS
- SOAKAGE TESTS
- TP58 APPENDIX E

LOT 2

- AUGERHOLE LOGS
- SCALA PENETROMETER LOGS
- SOAKAGE TESTS
- TP58 APPENDIX E

- PROPOSED SUBDIVISION PLAN
- SITE PLAN
- SECTIONS

'S1'

'S2'

5 August 2026

Micah Donaldson
Donaldsons Surveyors Limited
PO Box 211
KERIKERI

Email: micah@donaldsons.net.nz

To Whom It May Concern:

5 May 2025

Kathryn Leigh Hutton and Neville Albert Rule
1352 Otangaroa Road
RD 2
Kaeo 0479

Building consent number: CCC-2023-639/1
Property ID: 3317475
Address: 137 Hupara Road, Pakaraka 0472
Description: Proposed Lot 3 - Foundations for Relocated Second-Hand Dwelling New Deck and Install On-Site Wastewater Disposal System

Includes an amendment: Onsite wastewater system

Includes amendment: Reduced Scope Of Works & Add A Freestanding Fireplace

Dear Sir / Madam

Issue of Code Compliance Certificate (CCC)

Congratulations on successfully completing your building project.

A Code Compliance Certificate (CCC) has now been issued for your building project.

This brings the consent process to its conclusion and your property files have been updated accordingly.

Thank you for choosing to build in the Far North.

FORM 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

Building Consent Number: CCC-2023-639/1

THE BUILDING

Street Address of Building: _____ Legal description of land where building is located: _____
Building Name: _____ Level/Unit Number: _____ Current, lawfully established, use: 2.0 Housing
Location of Building within site / block number _____ Year first constructed: 2023

THE OWNER

Name of Owner: Kathryn Leigh Hutton and Neville Albert Rule Contact Person Name: Kathryn Hutton
Mailing Address: 1352 Otangaroa Road
RD 2
Kaeo 0479
Street Address / Registered Office: As Above
Phone Number: _____ Landline: _____ Mobile: _____
Daytime: _____ After Hours: _____ Facsimile Number: _____
Email Address: _____ Website: _____

First point of contact for communications with the building consent authority:

As above

BUILDING WORK

The following building work is authorised and issued by Far North District Council:
Proposed Lot 3 - Foundations for Relocated Second-Hand Dwelling New Deck and Install On-Site Wastewater Disposal System
Includes an amendment: Onsite wastewater system
Includes amendment: Reduced Scope Of Works & Add A Freestanding Fireplace

CODE COMPLIANCE

- The building consent authority named below is satisfied, on reasonable grounds that the building work complies with the building consent (Building Act 2004).

Signature:

Trent Blakeman

Position:

Manager – Building Services, Delivery and Operations

On behalf of:

Far North District Council (Building Consent Authority)

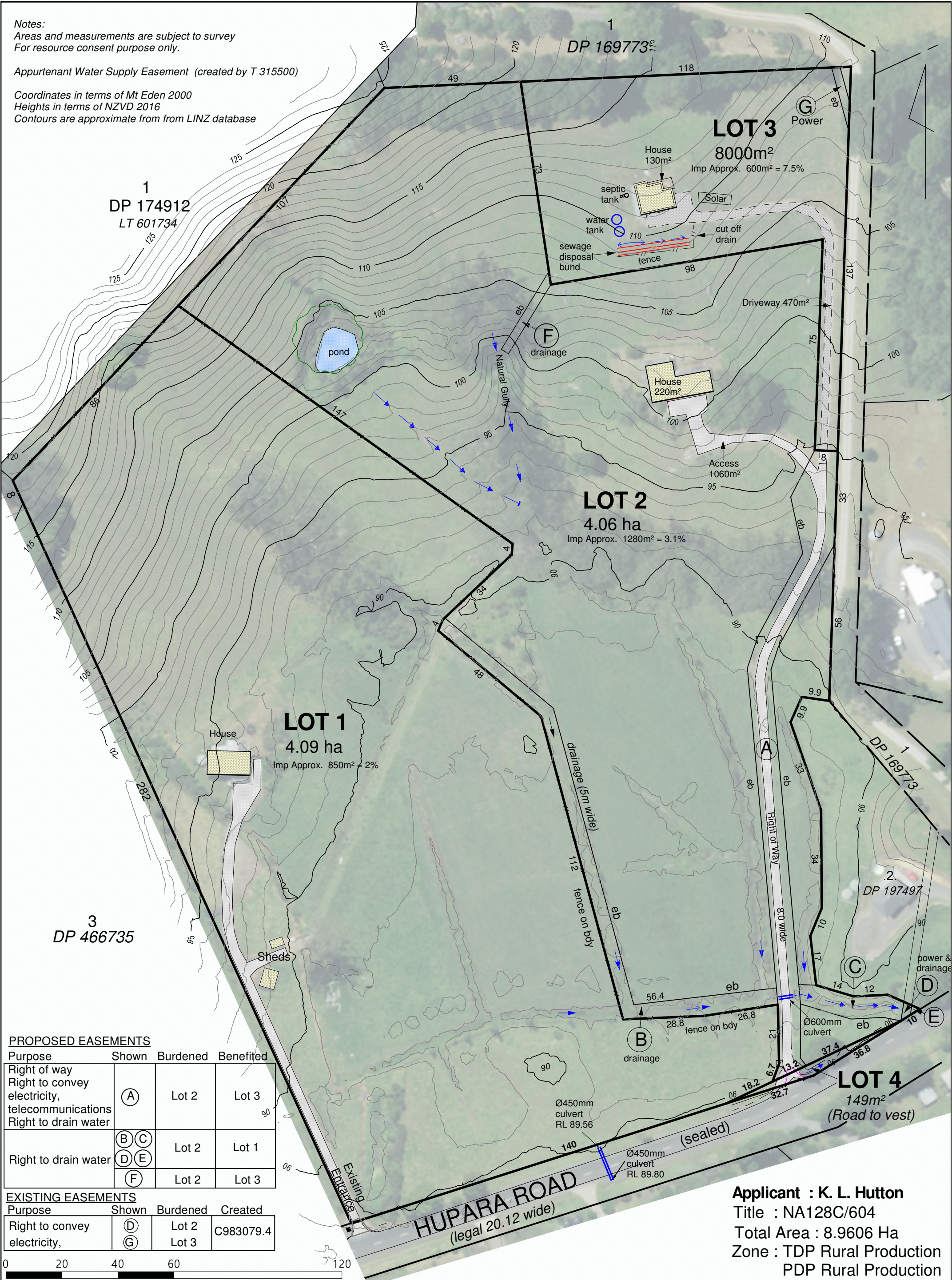
Date:

8 May 2025

Notes:
Areas and measurements are subject to survey
For resource consent purpose only.

Appurtenant Water Supply Easement (created by T 315500)

Coordinates in terms of Mt Eden 2000
Heights in terms of NZVD 2016
Contours are approximate from LINZ database



PROPOSED EASEMENTS			
Purpose	Shown	Burdened	Benefited
Right of way			
Right to convey electricity, telecommunications	(A)	Lot 2	Lot 3
Right to drain water			
Right to drain water	(B)(C)(D)(E)(F)	Lot 2	Lot 1
		Lot 2	Lot 3
EXISTING EASEMENTS			
Purpose	Shown	Burdened	Created
Right to convey electricity,	(D)(G)	Lot 2	C983079.4

Applicant : K. L. Hutton
Title : NA128C/604
Total Area : 8.9606 Ha
Zone : TDP Rural Production
PDP Rural Production

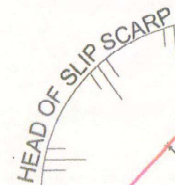
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Scale @ A3 : 1:1200
Date : August 2026
REF : 8750

**WASTEWATER DISPOSAL FIELD
MINIMUM SETBACK DISTANCES**

BUILDINGS:	3m
PROPERTY BOUNDARY:	1.5m
SURFACE WATER:	20m
GROUNDWATER:	1200mm
RETAINING WALLS:	3m

NOTE:

THE IRRIGATION FIELD LOCATIONS SHOWN ARE
INDICATIVE ONLY.
FIELDS MAY BE LOCATED AS DESIRED ENSURING
THAT THE REQUIRED SETBACK DISTANCES ARE
MAINTAINED



HEAD OF SLIP SCARP
OLD SLIP
APPROX. TOE OF SLIP

LOT 1
4.10 HA

4,500 LITRE DUAL CHAMBER SEPTIC
TANK WITH OUTLET FILTER

45.8

73.3

LOT 3
0.81 HA

PROPOSED HOUSE SITE
LOT 3

118.1 bdy

AH10

AH9

AH7

AH8

SH6

AH7

AH4

PROPOSED HOUSE SITE
LOT 2

LOT 2
4.04 HA

MIN. 200 LINEAL METRES OF
SUB-SURFACE DRIPPER LINE IRRIGATION
LINES LAID LEVEL SPACED 1m APART
FLUSH VALVE AT END OF EACH LINE

CONTROL VALVE ON LOWERMOST
DRIPPER LINE

PROPOSED HOUSE SITE
LOT 3

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

105.00

NORTH

MIN. 250 LINEAL METRES OF
SUB-SURFACE DRIPPER LINE IRRIGATION
LINES LAID LEVEL SPACED 1m APART
FLUSH VALVE AT END OF EACH LINE

100% RESERVE AREA

4,500 LITRE DUAL CHAMBER SEPTIC
TANK WITH OUTLET FILTER

100% RESERVE AREA

1.0m WIDE x MIN 300 DEEP SWALE DRAIN
ALONG DRIVEWAY EDGE TO SOUTHERN
END OF PROPERTY

Ø3000 CULVERT

(12.0)

101.3

101.3

101.3

101.3

101.3

101.3

101.3

101.3



P.K. ENGINEERING LIMITED
CHARTERED PROFESSIONAL ENGINEERS

LEVEL 1
National Bank Building
90 Kentwell Road,
P.O. Box 464
KIRKLAND
Tel: (09) 4073255
Fax: (09) 4073256
E-mail: pk.eng@xtra.co.nz

PROJECT:
**PROPOSED SUBDIVISION OF
LOT 1 DP202437**

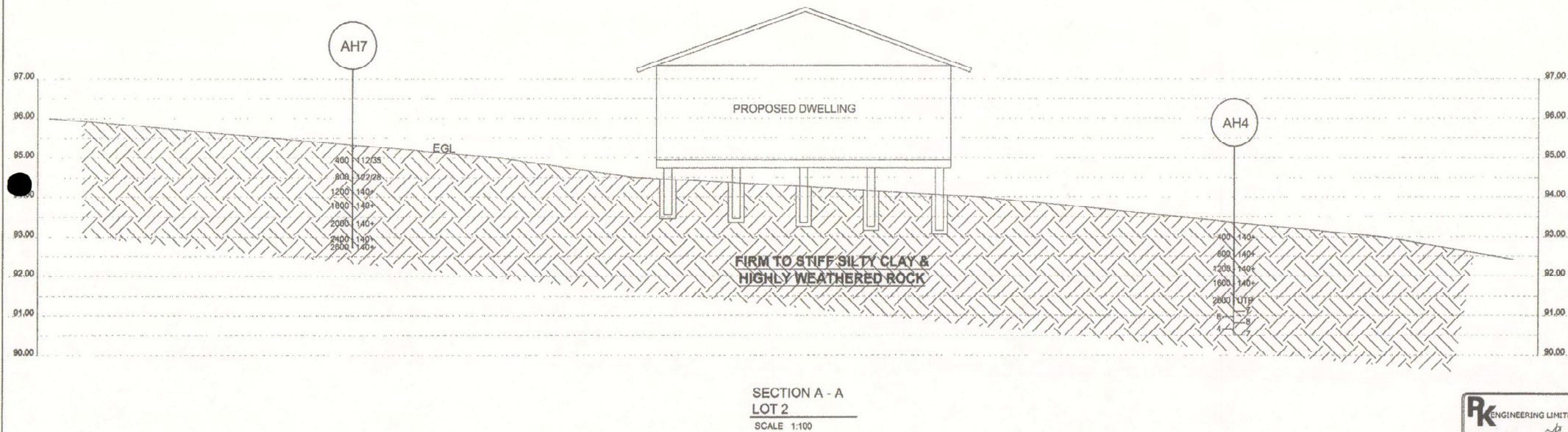
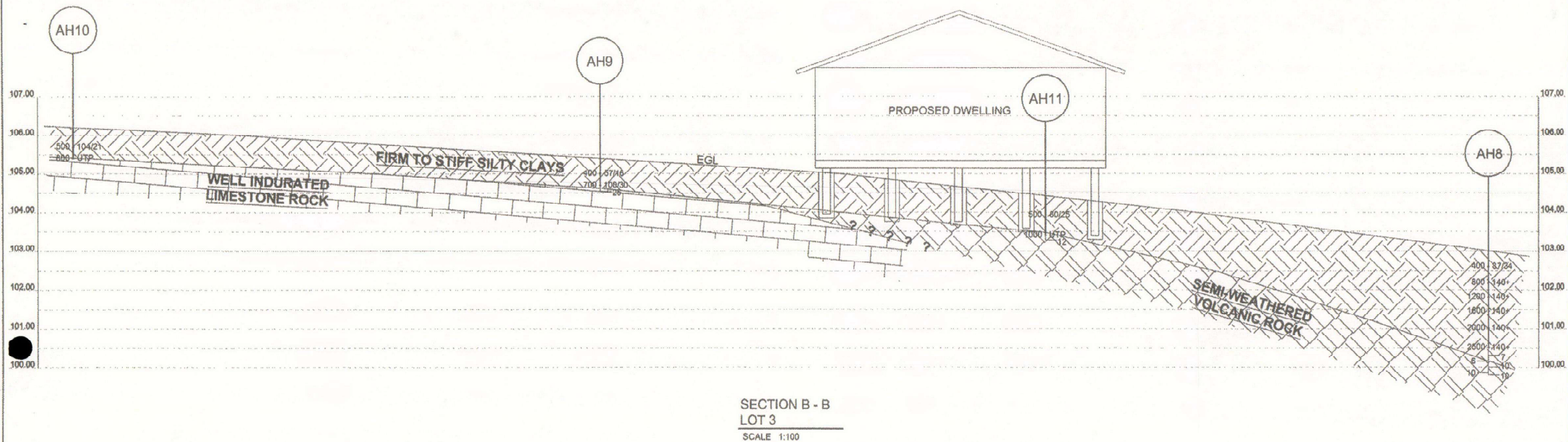
CLIENT:
KEVIN AKAST

DRAWING:
SITE PLAN

Drawn: SF
Checked: PK
Date: AUG 2017
Scale: 1:1000
CAD FILE NAME: 17-83 Akast.dwg
PROJECT No: 17-83

SHEET No:
S1

A3



PK ENGINEERING LIMITED
DATE: 12 09 2017
CHECKED BY:
PROJECTED BY:
CHARTERED PROFESSIONAL ENGINEER
(STRUCTURAL, GEOTECHNICAL)
MEM. OF THE ENGINEERING COUNCIL OF AUSTRALIA

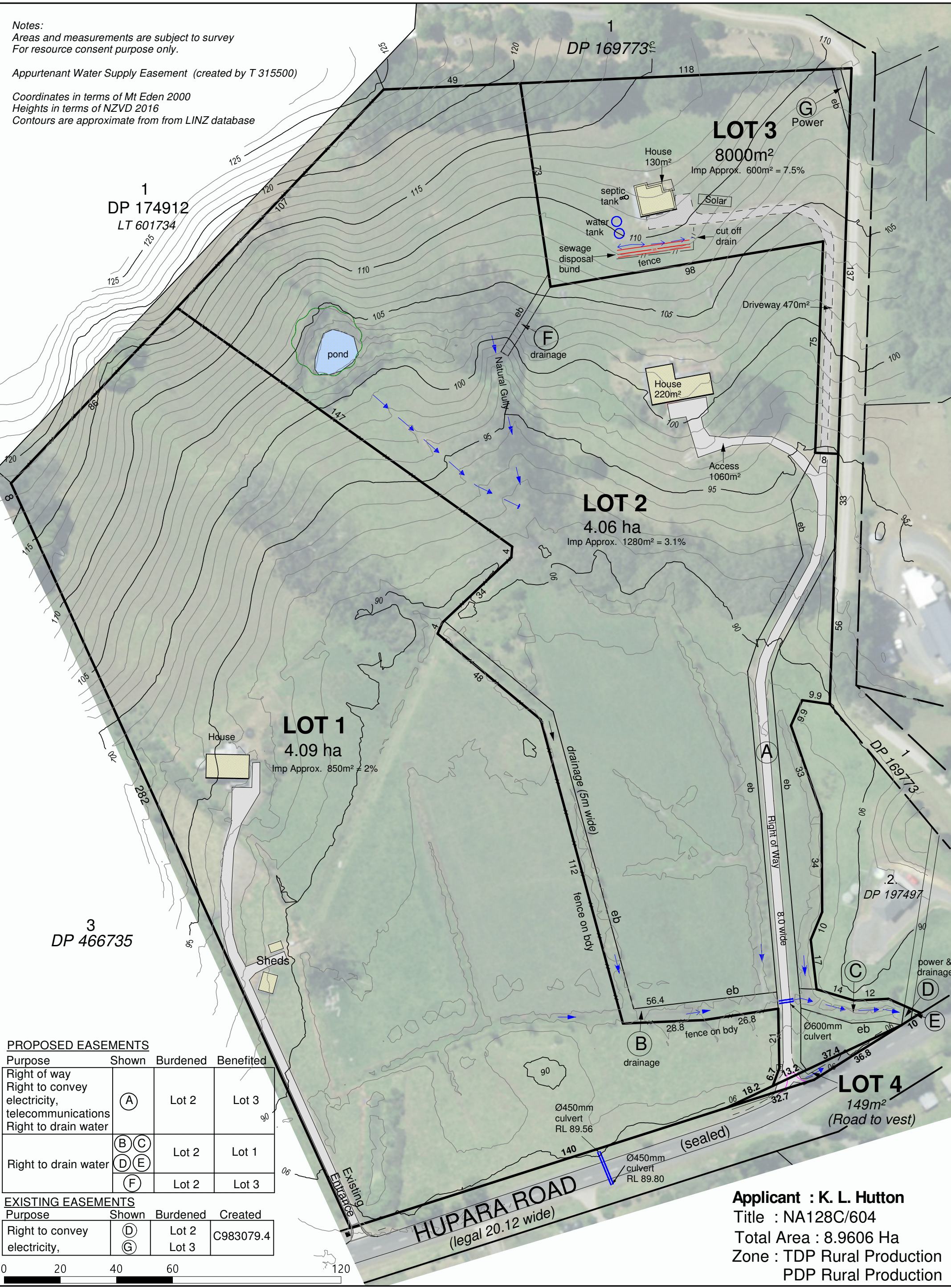
PK ENGINEERING LIMITED CHARTERED PROFESSIONAL ENGINEERS	LEVEL 1 National Bank Building 90 Kerkira Road, P.O. Box 464 KERIKERI Tel. (09) 4073255 Fax. (09) 4073256 E-mail: pk.engine@xtra.co.nz	PROJECT: PROPOSED SUBDIVISION OF LOT 1 DP202437	CLIENT: KEVIN AKAST	DRAWING: SECTIONS	Drawn: SF Checked: PK Date: AUG 2017 Scale: 1:100 CAD FILE NAME: 17-83 Akast.dwg PROJECT No: 17-83	SHEET No: S2 A3
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Notes:
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For resource consent purpose only.

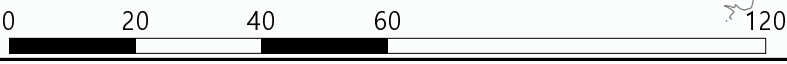
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