

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

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

☐ 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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Chris Fewkes

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Micah Donaldson

Email:

Phone number:

Postal address:

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

Postcode

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

--

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

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

Name/s:

Chris Fewkes

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☐ No

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

9. Description of the proposal

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

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

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

☐ 2009 ☐ 2023

10. Would you like to request public notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard Consent

☐ Other (please specify)

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

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

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

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

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

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

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

14. Assessment of environmental effects:

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

Your AEE is attached to this application ☐ Yes

15. Draft conditions:

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

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

16. Billing Details:

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

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

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)	Micah Donaldson
Signature: (signature of bill payer)	Date 17-Jul-2026

MANDATORY

17. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

18. Declaration

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

Name (please write in full)	Micah Donaldson
Signature	Date 17-Jul-2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

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

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



8432

17 July 2026

Resource Planner
Far North District Council
Private Bag 752
KAIKOHE 0400

C. J. Fewkes, 86 Cobham Road, Kerikeri
RESOURCE CONSENT APPLICATION EXTENSION OF TIME
PURSUANT TO SECTION 125 RMA 1991

This application is made by Chris Fewkes seeking an extension of time under section 125 of the Resource Management Act 1991 in relation to Resource Consent RC 2300473, which authorises the subdivision of land at 86 Cobham Road, Kerikeri.

The resource consent is currently due to lapse on 24 August 2026. Due to ongoing economic uncertainty and prevailing market conditions, the consent holder does not intend to complete the subdivision before the lapse date. Accordingly, an extension of **three years** is sought to enable the development to proceed when economic conditions improve. A three-year extension is anticipated the minimum period necessary.

Legal Descriptions

Pt Lot 1 DP 58333 - RT NA12A/497

Section 125 outlines lapsing of consents as follows:
125

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

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

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

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

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

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



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

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

While physical development has not yet commenced, the consent holder has continued to actively progress the development since the resource consent was granted. This has included:

- investigating and seeking development funding through potential investment partners;
- exploring opportunities to sell the development to prospective developers; and
- considering alternative subdivision layouts, including higher-density development options (refer to the attached draft concept plan).

These activities demonstrate an ongoing commitment to implementing the consent and reflect continued effort to progress the development despite the challenging economic environment experienced over recent years.

The slowdown in the property market and increased development costs have significantly affected the feasibility of many subdivision projects. Deferring implementation during this period has enabled the consent holder to avoid committing to a development under unfavourable market conditions, thereby reducing the financial risk associated with overcapitalisation and poor lot sales.

Although implementation has been delayed, the consent holder has remained actively engaged in assessing viable pathways for the development to proceed. It is therefore considered that substantial effort has been, and continues to be, made towards giving effect to the resource consent. Accordingly, this aspect of section 125(1A)(b)(i) is considered to be satisfied.

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

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

The subject site continues to operate as an established residential property, and there is no reliance on the subdivision being completed within the current lapse period to avoid adverse effects.

The conditions of consent primarily relate to the future construction and servicing of the subdivision. These works have not commenced and do not require access to, or reliance upon, adjoining properties prior to implementation.

The granting of an extension would simply defer implementation of the consent and would not generate any additional environmental effects beyond those previously assessed. As no person is considered likely to be adversely affected by the extension itself, written approvals from affected persons have not been sought and are not considered necessary.

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

The subject property is zoned **Residential** under the Far North District Council Transitional District Plan. Since the resource consent was granted in 2021, there have been no significant changes to the planning framework that would alter the suitability of the site for residential subdivision.

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

The proposed extension of time does not alter the nature or scale of the approved subdivision and will not give rise to any additional adverse effects. It is therefore considered that granting the extension is consistent

with the objectives and policies of both the operative and proposed district plans. Consequently, there is no planning basis to warrant a reassessment of the merits of the approved subdivision.

PROPOSED DISTRICT PLAN

Overview

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

Objectives

The Proposed Far North District Plan zones the subject land **General Residential**. The proposed extension of time does not alter the nature, scale or design of the approved subdivision, nor does it authorise any additional development beyond that already granted by Resource Consent RC 2300473. Accordingly, the extension has no material effect on the relevant objectives and policies of the Proposed District Plan.

GRZ-01 seeks to provide a variety of residential densities, housing types and lot sizes that respond to housing demand, available infrastructure, and the amenity and character of the surrounding residential environment. The approved subdivision remains consistent with this objective, and the proposed extension does not alter those outcomes.

GRZ-02 promotes the consolidation of urban residential development around available or programmed development infrastructure. The extension simply defers implementation of an already approved subdivision and does not compromise this objective or the long-term pattern of urban growth.

GRZ-04 supports land use and subdivision where there is adequate and available development infrastructure. The extension does not change the infrastructure requirements or the ability of the development to be serviced in accordance with the approved consent conditions.

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

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

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

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

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

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

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

- National Policy Statement for Highly Productive Land 2022

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

- National Policy Statement For Freshwater Management

There is no work required within or near wetlands.

- National Policy Statement for Indigenous Biodiversity

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

- NES 2011 – Soil contamination

Decision 'C' Land Use consent continues to be required under the NES 2011, and there has not been any change to this regulation.

CONCLUSION

This application seeks an extension of the lapse period under section 125 of the Resource Management Act 1991 for **Resource Consent RC 2300473**.

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

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

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

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

The planning context has also remained substantially unchanged since the consent was granted. The site continues to be identified for residential development under both the Far North District Council Transitional District Plan and the Proposed Far North District Plan.

The relevant objectives, policies and development standards continue to support the approved subdivision, and the proposal remains consistent with the planning framework that formed the basis for granting the original consent.

Granting an extension until **24 August 2029** provides a reasonable opportunity for the consent holder to implement the approved subdivision when market conditions improve, without resulting in any additional adverse environmental effects or prejudice to adjoining landowners or the wider community.

Overall, it is considered that the statutory tests under section 125(1A)(b) have been satisfied. The consent holder has demonstrated continuing effort towards implementing the consent, no persons are considered adversely affected by the extension, and the extension remains consistent with the objectives and policies of both the operative and proposed district plans. Accordingly, It is respectfully requested that Far North District Council grant an extension of the lapse period for **Resource Consent RC 2300473** until **24 August 2029**.

Yours faithfully,

Micah Donaldson

DONALDSONS

Land / Engineering Surveyors and Development Planners





DONALDSONS

REGISTERED LAND SURVEYORS

8432

17 July 2026

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

Dear Nicola & Jo,

C. J. Fewkes, 86 Cobham Road, Kerikeri
RESOURCE CONSENT APPLICATION EXTENSION OF TIME
PURSUANT TO SECTION 125 RMA 1991

We hereby submit this application for an extension of time for Resource Consent RC 2300473, located in the Residential zone.

This application is accompanied by the following supporting documentation:

-  Application Form & Deposit \$2800
-  Planning Report
-  Record of Title
-  Resource Consent RC 2300473
-  Approved Design Plans
-  Evidence of Progress – Scheme (consideration of alternative option)

Yours faithfully

Micah Donaldson
Assoc. NZPI - RPSURV

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ

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



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA12A/497** **Part-Cancelled**

Land Registration District **North Auckland**

Date Issued 31 July 1967

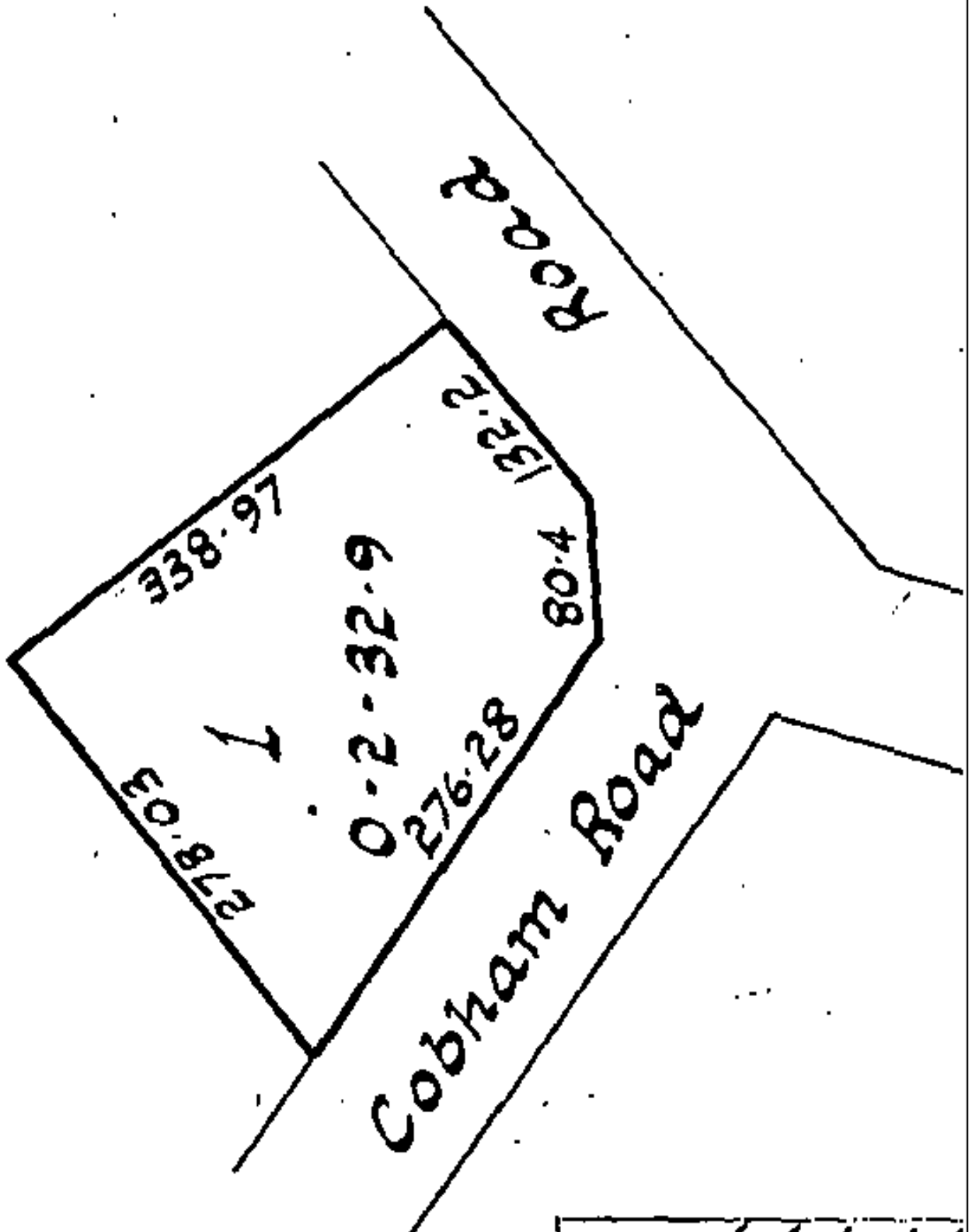
Prior References

NA1878/7

Estate Fee Simple
Area 2856 square metres more or less
Legal Description Lot 1 Deposited Plan 58333
Registered Owners
Christopher John Fewkes

Interests

Fencing Agreement in Transfer 655934
Appurtenant hereto is a water right created by Transfer A244762 - 6.9.1967 at 10.15 am
D692071.2 Mortgage to The National Bank of New Zealand Limited - 22.3.2002 at 9.00 am
6213118.1 Gazette Notice (4.11.2004 No 143 p 3596) declaring part (174m2) shown as Section 1 on SO 333227 is acquired for road and vested in the Far North District Council on the 4.11.2004 - 11.11.2004 at 9:00 am



FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (COMBINED)**

Resource Consent Number: 2300473-RMACOM

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

Christopher John Fewkes

The activities to which this decision relates are listed below:

Activity A: Subdivision

The proposed activity is to subdivide Lot 1 DP 58333 to create four additional allotments. The allotment sizes are as follows:

- Lot 1 – 564m² (plus ¼ share in Lot 5, 137m² = 702m²)
- Lot 2 – 468m² (plus ¼ share in Lot 5, 137m² = 605m²)
- Lot 3 – 488m² (plus ¼ share in Lot 5, 137m² = 625m²)
- Lot 4 – 612m² (plus ¼ share in Lot 5, 137m² = 750m²)
- Lot 5 – 550m² (Common access)

The applicant seeks an amalgamation condition to join proposed Lot 5 with Lot 1-4 as an undivided ¼ share.

Activity B: Landuse

- To reduce the minimum building setback from the road from 10 metres on Lots 1 and 4 to 5 metres minimum.
- To reduce the minimum internal building setback required for lots 1-4 from 3metres to 1.2metres. Setback from the north west and north east boundaries is to remain as 3metres.

The proposal breaches Rule 12.3.6.1.3 Excavation and/or Fill. The proposal seeks 600m³ of earthworks.

Activity C: NES

Land Use consent is requested to breach the NES 2011 standards for soil disturbance greater than 25m³ / 500m² (Regulation 8.3(c)) and this is assessed under the land use component as a controlled activity on the basis of being supported by a Detailed Site Investigation.

Subject Site Details

Address:	86 Cobham Road, Kerikeri 0230
Legal Description:	PT LOT 1 DP 58333 BLK XI KERIKERI SD
Certificate of Title reference:	NA-12A/497

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

Decision A – Subdivision:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Donaldsons Surveyors, referenced Proposed Subdivision of Pt Lot 1 DP 58333, dated August 2021, and attached to this consent with the Council's "Approved Stamp" affixed to it
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved
 - (b) Easements over the private stormwater, wastewater, and water lines serving Lot 1-4, where they cross Lot 5 and Lot 3.
 - (c) Stormwater management devices.
 - (d) Identified building platforms on Lots 1 and 4.
 - (e) Areas shown as 'Y' and 'Z' are to be subject to a land covenant for bush protection.
 - (f) Area shown as 'X' is for purpose of stormwater attenuation and shall not be modified without council approval.
 - (g) The endorsement of the following conditional amalgamation, pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991

That Lot 5 hereon be held as to four undivided 1/4 shares by Lots 1 - 4, and that individual RT's be issued to include both parcels.

LINZ ref 1713633

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) That the consent holder shall provide written confirmation from power and telecommunications utility service operators of their consent conditions in accordance with FNDC Engineering Standards Revised March 2009, District Plan requirements and any other requirements that apply at the time and show any necessary easements on the survey plan to the approval of the subdivision officer.
 - (b) Submit plans, reports and details of all subdivision works prepared by chartered professional engineer or IQP and proved by a chartered professional engineer for the approval of Council prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and Guidelines and NZS4404:2004.

In particular, the plans and details shall show:

- i. Submit to the satisfaction of Council, a design (PS1) from a Chartered professional engineer that confirms that the plans and specification for stormwater & earthworks
- ii. The proposed private wastewater sewer line to service the development; Provide details of the connection to the pressure wastewater for each lot including boundary kits etc.
- iii. The private water line to service the development. Provide details of the arrangement to be made to provide separate connections and water meters for each lot.
- iv. The proposed private stormwater management and mitigation system to service the development. Provide details of the connection for each lot to include water table drains as required to direct and control stormwater runoff in accordance with the stormwater management report prepared by Donaldson's Surveyors dated 7 December 2020.
- v. A formed and concreted double width new vehicle crossing entrance formation with 7m radius from Cobham Rd to Lot 5 Easement A which complies with the Councils Engineering Standard FNDC/S/2 and section 3.3.17 of the Engineering Standards and NZS 4404:2004 & National Standard "Pedestrian Planning and design Guidelines". The crossing is to align with the gradient and crossfall of the footpaths on both sides, to ensure uninterrupted usage of the footpath by pedestrians and mobility devices. The road carriageway, kerb and channel, and berm are to be reinstated to their original condition on completion of the crossing works. The crossing is to be concreted back to the road boundary from the existing seal edge. Sight distances at the crossing location are to comply with the requirements of the FNDC Engineering Standards.
- vi. A formed and concreted access on ROW easement A to 5m and B to 3m and turning head.
- vii. A formed and concreted access on ROW "c" to the boundary of Lot 4
- viii. Relocation of the existing power pole.
- ix. Detailed design drawings of the proposed stormwater connection to the Councils stormwater network, and
- x. Location of the Councils wastewater and water supply mains on Cobham Road and measures to protect them from damage during construction.

(c) Following approval of the plans and selection of the contractor, provide to Council;

- i- Details of the successful contractor
- ii- Details of the planned date and duration of the contract
- iii- Details of the supervising engineer
- iv- A traffic management plan.

- (d) That, prior to the commencing of any physical site works, a construction management plan shall be submitted to and approved by the Council's Resource Consent Engineer or designate. The plan shall contain information on, and site management procedures, for the following:
- i. The timing construction works, including hours of work, key project and site management personnel.
 - ii. The transportation of demolition and construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
 - iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
 - iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
 - v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users of the Road.
 - vi. Erosion and Sediment Control Plan for the proposed bulk earthworks construction associated with the building platform, stormwater attenuation tank, vehicle crossing and driveway, and engineering works prepared by chartered professional engineer. The measures proposed shall be constructed and maintained in accordance with the principles and practices contained within the Auckland Council document entitled "GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region" (GD05)." Erosion and sediment control plan and measures to be in place for the duration of the works.
- (e) Provide a legal document to be registered against the appropriate titles to apportion future maintenance and upgrading costs of the commonly owned stormwater system on Lot 5 amongst the owners of the lot. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

The maintenance agreement shall address, but not limited to:

- Removal of debris at pipe inlet or outlet, sediment build-up of more than 100mm, and decaying vegetation matter.
- Any damaged pipework or headwall shall be repaired by a certified drainlayer.
- Any planting must not impede the function of the attenuation pond.

Operation and maintenance of the devices is detailed in the subsequent sections together with schedules. These schedules are intended to form part of the stormwater management system records.

The duties of the stormwater management system owner are as follows:

- Ensure the continued operation of the devices so that any relevant resource consent conditions are complied with at all times.

- Maintenance work and operational duties are undertaken as outlined in this plan.
 - Maintain a record of inspections and maintenance carried out.
 - periodically undertake Operation and Maintenance Audits of the stormwater management devices to ensure ongoing performance.
 - No modification of the Stormwater Pond
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

- (a) A vehicle crossing permit and approved TMP/CAR application are to be obtained prior to works commencing on the Council road reserve.
- (b) Provide to Council written confirmation from a Licensed Cadastral surveyor that the stormwater drainage, sewer and access carriageway from lots 1 - 4 are fully contained within the respective easements.
- (c) Submit to the satisfaction of Council, evidence and a construction Review statement (PS4) from a Chartered professional engineer that confirms that the plans and specification for stormwater & earthworks approved under condition 3(d)
- (d) Provide evidence that the Asbestos containing structures (i.e. current residence) has been removed or relocated by Class A licensed contractors in control of the site, with appropriate documentation and subsequent clearance in accordance Worksafe ACoP (2016). If the residential dwelling has been relocated please provide evidence the residential dwelling complies with the operative district plan rules, and other relevant statutory documents.

Note: If additional Resource Consents are required please provided a copy of the approved decision.

- (e) Provide evidence that consent has been obtained pursuant to Regulation 11(1) of the NES(CS). As NES CS Reg 10(2)(b) cannot be complied with, with final description of site soils by this DSI, consent is required as per Regulation 11(1) Discretionary Activity with condition that the consent holder prepare a Site Management Plan related to offsite soil tracking and disposal of site soils to a suitable facility for the type or retention onsite, and that following the removal/demolition of the residence a final asbestos screening is undertaken.
- (f) Provide a solicitor's undertaking to register the approved stormwater maintenance document required by condition 3(f) above.

Access, Parking, Manoeuvring

- (g) The consent holder shall to the satisfaction of Council's resource consents engineer remove existing vegetation near the entrance to improve sight visibility.
- (h) The consent holder shall provide evidence that the existing power pole adjacent to the vehicle crossing has been relocated such that it does not impede visibility for vehicles exiting the site.

- (i) The consent holder must provide written confirmation from a Licensed Cadastral Surveyor that all services, accesses, and carparking spaces are located within the appropriate boundaries and/or easement boundaries, to the satisfaction of the Council's Development Engineer or delegated representative.

Water

- (j) Provide evidence that to each allotment boundary has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines.

Telecoms & Electricity

- (k) Provide written confirmation from the power and telecommunications utility services operators that their services have been provided to the boundary of each lot, to their satisfaction.

Wastewater,

- (l) The consent holder shall provide evidence, that the onsite existing wastewater disposal system for the existing house is decommissioned and that the effluent tank removed. The evidence shall be prepared by a suitable qualified professional engineer, an approved Council TP58 report writer or certified drainlayer.
- (m) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - (i) The minimum setback from boundaries for proposed Lots 1 and 4 is 5 metres from the road boundary (Cobham Road/Inlet Road).

Lots 1 & 4
 - (ii) The minimum internal building setback required for lots 1-4 from 3metres to 1.2metres. Setback from the north west and north east boundaries is to remain as 3 metres.).

Lots 1 - 4
 - (iii) No additional Vehicle access is permitted from Cobham Road and Kerikeri inlet road.

Lots 1 & 4
 - (iv) In conjunction with the construction of any building with an impermeable surface constructed on the site is required to attenuate that stormwater prior to discharging into the subdivision's stormwater network (attenuation basin), unless it is taking up part of the pre-designed 25% allocation described below (4(n)(v)), the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a Chartered engineer, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from allotment to the predevelopment level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

Lots 1 - 4

- (v) The developments stormwater attenuation infrastructure has a pre-designed storage allowance for Lots 1 – 4 of 25% of their net site area. This is intended to account for ground surface impermeable areas, however where the ground impermeable surfaces are less than 25%, any building impermeable surface area may instead use that part of the balance % allocation.

Lots 1 - 4

- (vi) The landowners are responsible for the maintenance and repair of the stormwater attenuation basin and other related items as per the legal maintenance agreement to their title shareholding in the common access.

Lots 1 - 4

- (vii) In conjunction with any building constructed on the lot the property owner shall obtain approval from council infrastructure dept all necessary consents, and install a raw sewage storage tank, macerating pump, and delivery line with a connection into the Council Reticulation Sanitary Sewerage System. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum of 24 hours wastewater production and shall be fitted with a high-level audible alarm installed to warn of pump or system failure.

Lots 1 – 4

- (viii) All newly constructed habitable buildings on the lot shall have foundations prepared by Chartered Professional Engineer. The assessment or inspection of site shall be completed by or under the supervision of a suitably qualified chartered professional engineer. The details of assessment shall be submitted in conjunction with the Building Consent application.

Lots 1 – 4

- (ix) No building/structural development or vegetation removal shall occur on areas Y, Z as shown on the survey plan.

Lots 1 – 4

- (x) The owner shall preserve the indigenous trees and bush area Y, Z as indicated on the survey plan and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 1 – 4

- (xi) That prior to the issue of a building consent for the proposed development, a landscape plan, is to be provided. The landscape plan is to be prepared by a suitably qualified and experienced person and shall include the following;

- Size and species of proposed stock for planting\
- Sources of proposed species

- Locations and spacing of proposed plants, planting methods, details of staking of trees etc.
- Details of proposed maintenance
- Details of proposed mulch, type, depth etc
- Planting programme

The purpose of the landscape plan is to enhance and maintain the existing amenity values of the area.

The landscape plan is subject to the approval of the Resource Consents Manager or other duly delegated officer. All work as detailed in the approved landscape plan is to be completed prior to the occupation of the building and maintained thereafter.

Implementation of the landscape plan is to be undertaken within the first two planting seasons (approximately March-September) directly following commencement of any of the works relating to the subdivision and maintained by the consent holder from that point onwards, all to the satisfaction of the Far North District Council or duly delegated officer.

Lots 1 – 4

- (xii) Buildings on Lots 1 and 4 shall be located within the building envelopes identified on scheme plan prepared by Donaldson's Surveyors dated August 2021 attached.

Lots 1 & 4

Decision B – Landuse:

Earthworks

1. The landuse shall be carried out in accordance with the approved plan of subdivision prepared by Donaldsons Surveyors, referenced Proposed Subdivision of Pt Lot 1 DP 58333, dated August 2021, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The consent holder is to establish and mark the location of the boundary pegs and mark all property boundaries adjacent to the proposed earthworks. No authorisation is given for works on legal road or on private property other than the lot subject to the land use consent. Where the consent holder is not the lot owner, the applicant is responsible for obtaining approval from the lot owner prior to commencing work
3. Earthworks are required to be undertaken in general accordance with the Erosion and Sediment Control required under Decision A – Subdivision: Condition 3(c). In particular, earthworks on the site are not to exceed 600m³ including cut and fill at site; with no cut face exceeding a height of 2.8m.
4. The consent holder shall ensure that stormwater diversion and silt control measures are in place prior to the commencement of bulk earthworks. Install a perimeter silt fence across the lower edge of the construction site to remove silt and debris from Stormwater runoff prior to its discharge.
5. The consent holder is to **provide evidence** to the FNDC Resource Consents Monitoring Officer (Email to: Consents Monitoring rcmonitoring@fndc.govt.nz) that sediment control measures are constructed and maintained in accordance with the principles and practices contained the Auckland Council document entitled "GD05:

Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region” are installed prior to the commencement of any earthworks. These measures are to be maintained during the construction phase and can only be removed once appropriate stabilization has been completed.

6. The consent holder shall ensure that all consented earthworks to be undertaken on the site are to be supervised by a suitably qualified Engineer to be engaged by the consent Holder. The Council Resource Consent Monitoring officer or designate is to be advised in writing (email: rcmonitoring@fndc.govt.nz)of the appointment of the engineer and notified when work is to commence, and when it has been completed.
7. The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
8. The consent holder is responsible for the repair and reinstatement of the road carriageway, the kerb and footpath damaged as a result of the earthworks. Such works, where required, will be completed to the satisfaction of the Councils Roding Manager.
9. Any debris deposited on the public road as a result of the earthworks shall be removed by or at the expense of the applicant.
10. Retain all existing vegetation cover down slope of the proposed earthworks to facilitate the filtering of silt from the stormwater runoff.
11. The consent holder is to provide evidence that all bare areas of land and fill are covered a suitable grass/legume mixture to achieve an 80% groundcover within six (6) months of the completion of earthworks. Temporary mulching or other suitable ground cover material shall be applied to achieve total ground cover of any areas unable to achieve the above requirements.
12. The erosion and sediment control measures shall be maintained until non-erodible cover has been established over the site. Any debris deposited on the public road as a result of the earthworks shall be removed by or at the expense of the applicant.
13. Be responsible for arranging for buried services to be located and marked prior to commencing earthworks and works commencing on the driveway / vehicle crossing. Continue to protect those services during work on the site. Should any damage be done it shall be repaired to the satisfaction of the Council, and at the cost of the consent holder.
14. Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded.
15. The existing Council sewer and water mains on Cobham Rd are to be located, marked and adequately protected during construction works. Repairs to any damage caused to Council services shall be the responsibility of the consent holder.

Setback

16. The minimum setback from boundaries for proposed Lots 1 and 4 is 5m from the road boundary (Cobham Road/Inlet Road).

17. The minimum internal building setback required for lots 1-4 from 3metres to 1.2metres. Setback from the north west and north east boundaries is to remain as 3metres.

Decision C – NES

1. Prior to remediation commencing, the consent holder shall provide for the approval of Council's Resource Consents Manager or duly delegated officer a Remediation Action Plan (RAP) and Site Management Plan (SMP) prepared by a suitably qualified and experienced practitioner (SQEP).

The RAP and SMP should identify and provide details of the chosen remedial methodologies as outlined within the Detailed Site Investigation report (DSI) entitled "*Detailed Site Investigation Report: Proposed Subdivision Pt Lot 1 DP 58333*" dated March 2021, reference 7592 submitted with RC 2300473. The SRP and SMP shall be prepared in accordance with guidelines set out within Contaminated Land Management Guideline No. 1.

2. The consent holder shall undertake the proposed remediation and validation works in accordance with all provisions of the approved RAP and SMP.
3. Should the chosen remediation option involve excavation and removal of soil, all soil removed over the course of the activity must be disposed of at a facility authorised to receive soil of that kind, unless testing confirms that the soil meets clean fill standards.
4. Upon completion of the remediation works the consent holder shall provide for the approval of Council's Resource Consents Manager or duly delegated officer a Site Validation Report (SVR) prepared by a SQEP.

The SVR report prepared shall confirm that contaminant levels within Lot 2 where remediation works have taken place are compliant with the Residential/Lifestyle Block 10% produce Soil Contaminant Scenario standards. All testing shall be undertaken in accordance with guidelines set out within Contaminated Land Management Guideline No. 5.

The SVR shall include the following, where applicable, but not necessarily limited to:

- (a) Conditions of the final site ground surface.
 - (b) Volume and nature of any soil removed from site, including disposal dockets to confirm it has been removed to a suitably licensed facility.
 - (c) Any complaints or incidences during works.
 - (d) A log of any unknown or suspicious materials encountered during the earthworks.
 - (e) An ongoing site monitoring and management plan (SMMP) and location details, if contaminated soils are being managed on site.
 - (f) Full analytical results for residual soil contamination.
5. Excavation or soil disturbance in areas of known or potentially contaminated land shall be managed to minimise the generation of dust and odour.

6. Should contaminants be identified that have not been anticipated by the RAP, works in the area containing the unexpected contamination shall cease until the contingency measures outlined in the certified RAP have been implemented, and the discovery and contingency measures undertaken have been notified to the Resource Consents Manager or duly delegated officer.

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.
2. Additional resource consent will be required for the construction of any buildings on proposed Lot 4 for rule 7.6.5.1.10 Visual Amenity, under the current operative plan.
3. Additional resource consent will be required for the relocation of the existing residential dwelling on proposed Lot 4 under the current operative plan.
4. In support of this consent, the application included a report, pursuant to the above regulations. The report is entitled *Detailed Site Investigation Report: Proposed Subdivision Pt Lot 1 DP 58333* prepared by Bay Ecological, signed by Rebecca Lodge, and dated March 2021. The report can be found within the Resource Consent application file.

Reasons for the Decision

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

Rule # & Name	Non Compliance Aspect
Part A - Subdivision	
Table 13.7.2.1 (v) Residential Zone	The minimum lot sizes are 2,000m² (unsewered) and 300m² (sewered). The amalgamation of proposed Lot 5 increases the size of the Lots 1 – 4 to all be over 600m² and therefore uphold the controlled activity subdivision standard for the Residential zone. By definition of subdivision of an allotment, Lots 1 – 4 are in fact less than 600m²

	meaning the activity is a discretionary activity.
13.7.2.2 Allotment Dimensions	Any allotment created in terms of these rules must be able to accommodate a square building envelope of the minimum dimensions. The minimum dimension for the residential zone is 14x14m. The proposal is able to accommodate a 14x14m building envelope however, is unable to meet setback requirements
Part B - Landuse	
Rules 7.6.5.1.7(a)(ii) & (iii); building setback from Cobham Road a) The minimum building setback from road boundaries shall be 3m, except that; (ii) no building shall be erected within 10m of the Cobham Road boundary on Lot 1 DP 28017 and Lot 1 DP 46656 or the Kerikeri Inlet Road boundary of Lot 1 DP 404507 (and any sites created as a result of a subdivision of these lots); (iii) no new buildings as of 25 March 2019 shall be erected within 10m of the Kerikeri Inlet boundary of Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333	Dispensation It is proposed to position buildings on Lots 1 & 4 less than 10m from the roadside boundary in breach of both rules (ii) & (iii)
12.3.6.1.3 Excavation and/or fill.	The proposal seeks 600m ³ of earthworks
15.1.6C.1.1 Private accessways in all zones	to reduce the legal width along Right of Way B & C by 1.5m (reduced from 7.5m to 6.0m)
Part C - NES	
National environmental Standards for HAIL Regulation 8.3(c)	Land Use consent is requested to breach the Regulation 8.3(c) 2011 standards for soil disturbance greater than 25m ³ / 500m ² (Regulation 8.3(c)) Detailed Site Investigation report has been supplied.
NES CS Regulation 11(1).	As further works are anticipated in conjunction with the

	demolition/removal of the house the final verification cannot yet be given as required by NES CS 9(1)(b) ...the detailed site investigation must state that the soil contamination does not exceed the applicable standard in regulation 7 or NES CS 10(2)(b) ...the detailed site investigation must state that the soil contamination does exceed the applicable standard in regulation 7. Therefore, subdivision consent is required on a discretionary activity basis- NES CS Regulation 11(1).
--	---

Adverse effects will be minor:

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

Positive effects of the proposal:

Under s104(1)(a) the positive and potential effects of the proposal are:

- a) The proposed subdivision will create allotments in keeping with the surrounding development pattern in the area. The urban character and current residential use of the area will not change as a result of the subdivision;
- b) There are no outstanding landscapes, natural features or landscape features on the site.
- c) The proposal will not result in any adverse social, economic or cultural effects

Objectives and policies of the District Plan:

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

Chapter 13 – Subdivision

Chapter 7 – Urban Environment

Chapter 15 – Transportation

The development is considered generally consistent with the residential character of the surrounding area which contains residential holiday homes and baches. The proposal seeks to create one additional site similar to what has been undertaken within the area. The amenity of the area is not considered to be impacted by this development as the sites will be of a size where outdoor space and amenity planting can still be undertaken on site. Each lot is anticipated to contain a residential dwelling. Any development within the site will be partially screened by the existing mature vegetation, which is located along the boundary of the site, and is anticipated to be protected by way of consent notice. The subject site is 2856m² in area, as a permitted activity the subject site could contain four residential dwellings as per rule 7.6.5.1.2 Residential Intensity with one dwelling per 600m² for sewerer sites.

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

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

- a) The Northland Regional Policy Statement 2018
- b) Northland Regional Plan 2019
- c) National Environmental Standards (Air/ NESCS/ Forestry etc)

The property is subject the NES for assessing and managing contaminants in soil to protect human health 2011 (NES 2011), and accordingly a Detailed Site Investigation Report was carried out. The results determined the site is suitable for use up to the 10% produce, which correlates with the proposed subdivision. The report was prepared by Bay Ecological Consultancy.

- 4. In accordance with an assessment under s104(1)(c) of the RMA. No other non – statutory documents were considered relevant in making this decision.
- 5. No other matters were considered in relevant in making this decision.
- 6. Part 2 Matters
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
- 7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

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



Pat Killalea, Principal Planner

Date 24th August 2021

Right of Objection

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

Lapsing of Consent

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

The consent is given effect to; or

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

Proposed Subdivision of Pt Lot 1 DP 58333

And land use activities; building setback, earthworks, & NES 2011 soil disturbance

Planner: wpeat
RC: 2300473
Date: 24/08/2021

LAND USE ACTIVITIES
Proposed earthworks:
600m³ of cut to waste & maximum cut depth 2.8m
Proposed setback from boundary
4m building setback in breach of 7.6.5.1.7(a)(ii) & (iii)
NES 2011
In breach of Permitted Activities 8.3(c)

APPROVED PLAN

DP 58333

Lot 2
468m²
Gross 605m²

Lot 3
488m²
Gross 625m²

Lot 4
612m²
Gross 750m²

Lot 5
550 m²
Common Access

Lot 1
564m²
Gross 702m²

Power meter
Telecom plinth/
Fibre
Water meter

Stormwater Attenuation

Temporary sediment control basin

Silt fence

Proposed stormwater connection (attenuation outlet only)

SWMH
LL 59.85
IL in 58.44
IL out 58.40

Footpath

Cobham Road
Legal (sealed)

Stormwater Line

Kerikeri Inlet Road
Legal (sealed)

Grassed

Land taken for Road SO 333227

Ex house (to be relocated to Lot 4)

Effluent tank

Existing sheds to be removed

Building to boundary setback 7.6.5.1.7(a)(ii) permitted

Building to boundary setback 7.6.5.1.7(a)(iii) permitted

Building to boundary setback 7.6.5.1.7(a)(iv) permitted

Designated building envelopes [LOTS 1 & 4]

Areas and measurements are subject to survey

Scale @ A3 : 1:300

DONALDSONS
REGISTERED LAND SURVEYORS

Proposed Amalgamation

That Lot 5 hereon be held as to four undivided 1/4 shares by Lots 1 - 4, and that individual RT's be issued to include both parcels.

Proposed Easements

Purpose	Burdened	Shown	Benefited
Rights of Way	Lot 5	A	Lots 1 - 4
Rights to convey; electricity, telecommunications, & water supply.	Lot 3	B C	Lot 4
Right to drain water.		B	Lot 1

Proposed Easements in Gross

Purpose	Burdened	Shown	Benefited
Electricity	Lot 5	A	Top Energy Ltd
Telecommunications			Chorus NZ Ltd
Water supply			FNDC

Proposed Land Covenants Sec 221 RMA

- Area 'X' is for purpose of stormwater attenuation and shall not be modified without council approval. Landowners are subject to maintenance requirements.

- Areas 'Y' & 'Z' are for purpose of vegetation protection to maintain amenity values.

Applicant : C. J. Fewkes

Title : NA12A/497

Total Area : 2682m²

Zone : Residential

Dir : 7522 Fewkes Scheme - dg

Contour interval : 0.5m

Date : August 2021 REF : 7522

Proposed Subdivision of Pt Lot 1 DP 58333

And land use activities; building setback, earthworks, & NES 2011 soil disturbance

AS APPROVED - RC 2300473

LAND USE ACTIVITIES

Proposed earthworks:

600m³ of cut to waste & maximum cut depth 2.8m

Proposed setback from boundary

4m building setback in breach of 7.6.5.1.7(a)(ii) & (iii)

NES 2011

In breach of Permitted Activities 8.3(c)

Proposed Amalgamation

That Lot 5 hereon be held as to four undivided 1/4 shares by Lots 1 - 4, and that individual RT's be issued to include both parcels.

Proposed Easements

Purpose	Burdened	Shown	Benefited
Rights of Way Rights to convey; electricity, telecommunications, & water supply.	Lot 5	A X	Lots 1 - 4
Right to drain water.	Lot 3	B C B	Lot 4 Lot 1

Proposed Easements in Gross

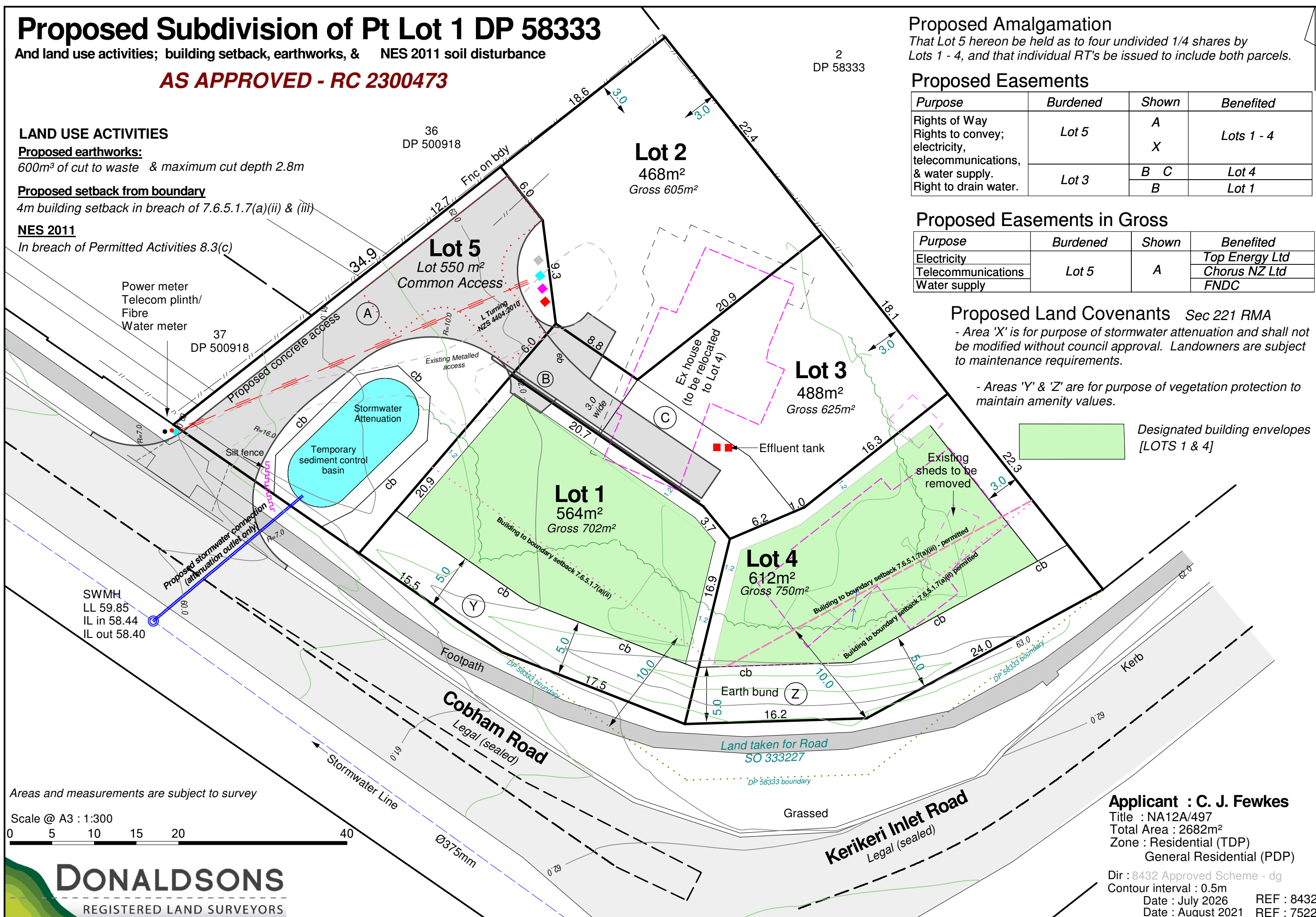
Purpose	Burdened	Shown	Benefited
Electricity	Lot 5	A	Top Energy Ltd
Telecommunications			Chorus NZ Ltd
Water supply			FNDC

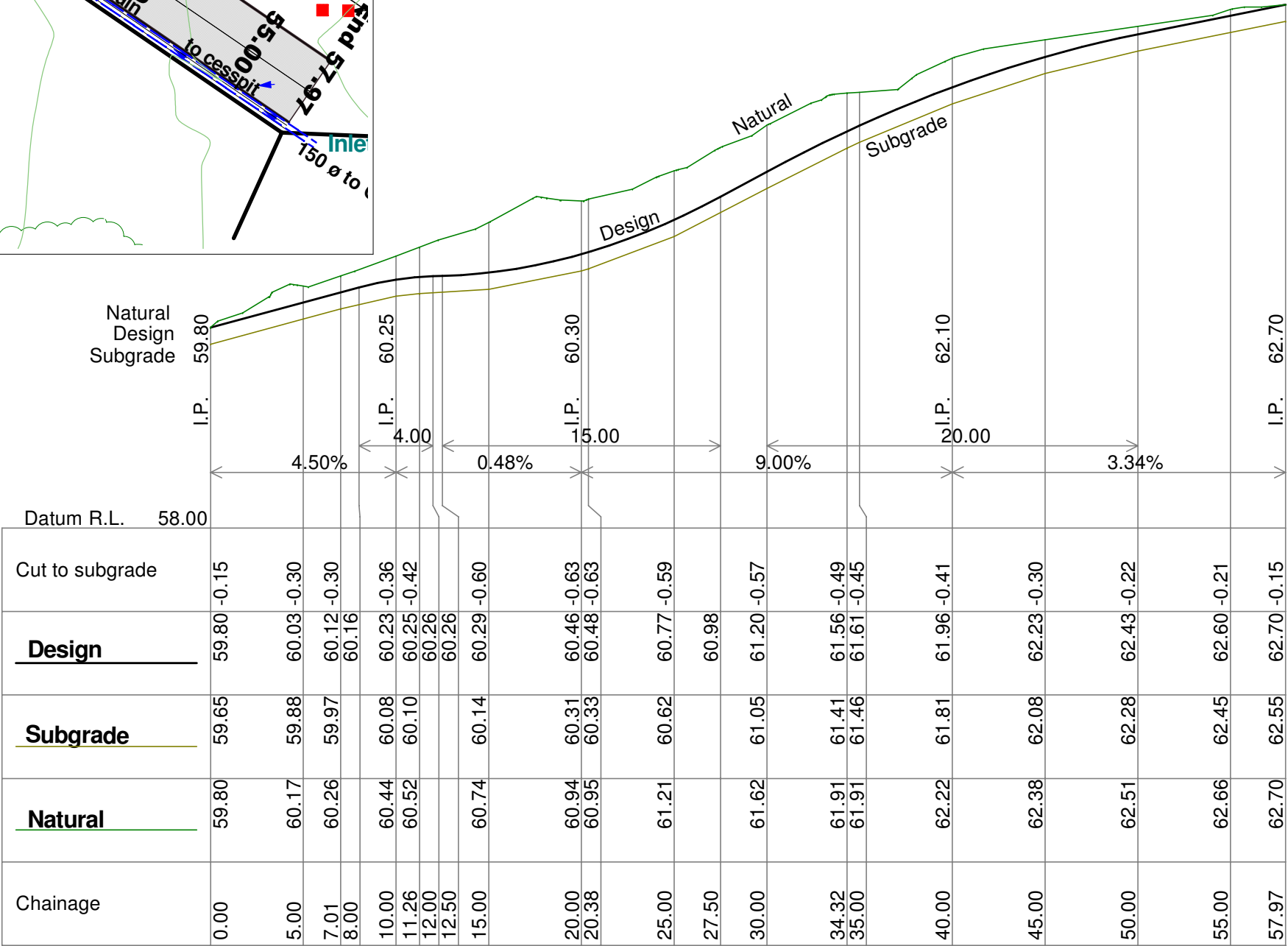
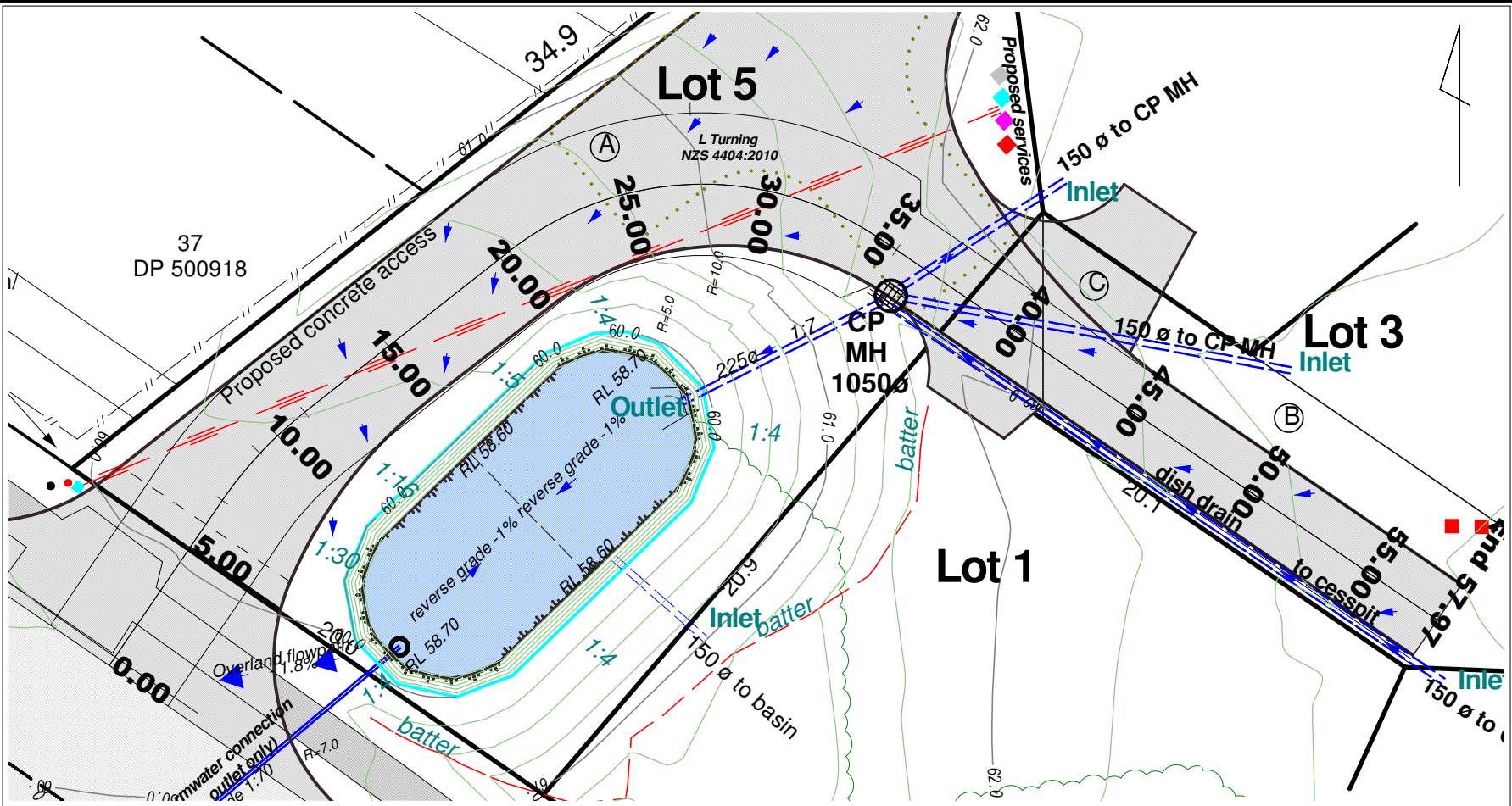
Proposed Land Covenants Sec 221 RMA

- Area 'X' is for purpose of stormwater attenuation and shall not be modified without council approval. Landowners are subject to maintenance requirements.

- Areas 'Y' & 'Z' are for purpose of vegetation protection to maintain amenity values.

Designated building envelopes
[LOTS 1 & 4]





ACCESS LONGSECTION

Scale Horizontal 1:300 Vertical 1:50

No.	Revision	Date Approved



Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors.

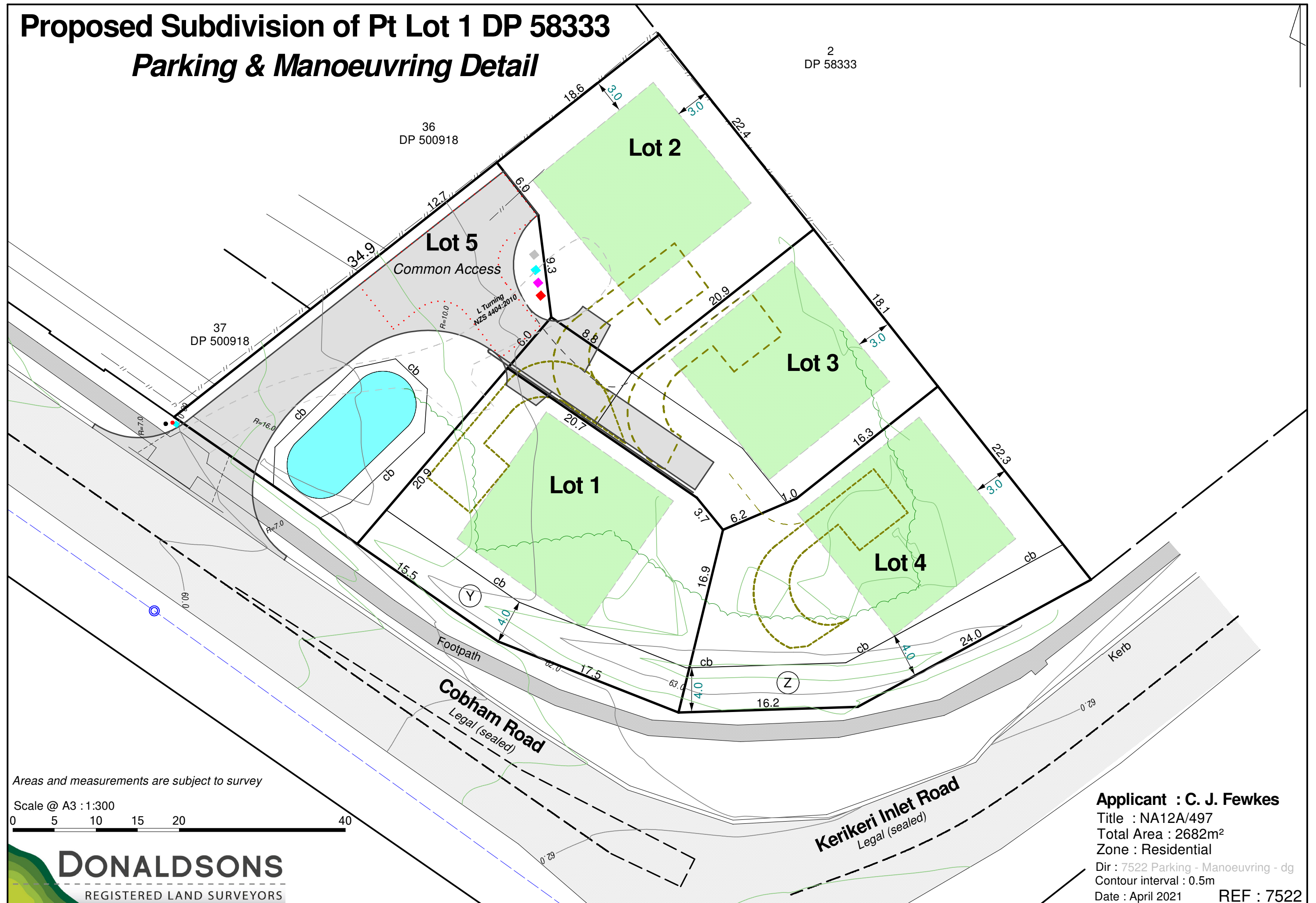
Do not scale drawing
Nominal scale shown are @ A3
Check all dimensions on site before construction

	Checked	Date
Surveyed		
Designed		Dec 2020
Drawn		
Approved		

Project: 86 Cobham Road, Kerikeri
Title: C. Fewkes
Scale
Job No. 7522

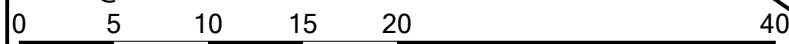
Proposed Subdivision of Pt Lot 1 DP 58333

Parking & Manoeuvring Detail



Areas and measurements are subject to survey

Scale @ A3 : 1:300



DONALDSONS

REGISTERED LAND SURVEYORS

Land / engineering surveyors & development planners

90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

em: info@donaldsons.net.nz - p:09 4079182

Applicant : C. J. Fewkes

Title : NA12A/497

Total Area : 2682m²

Zone : Residential

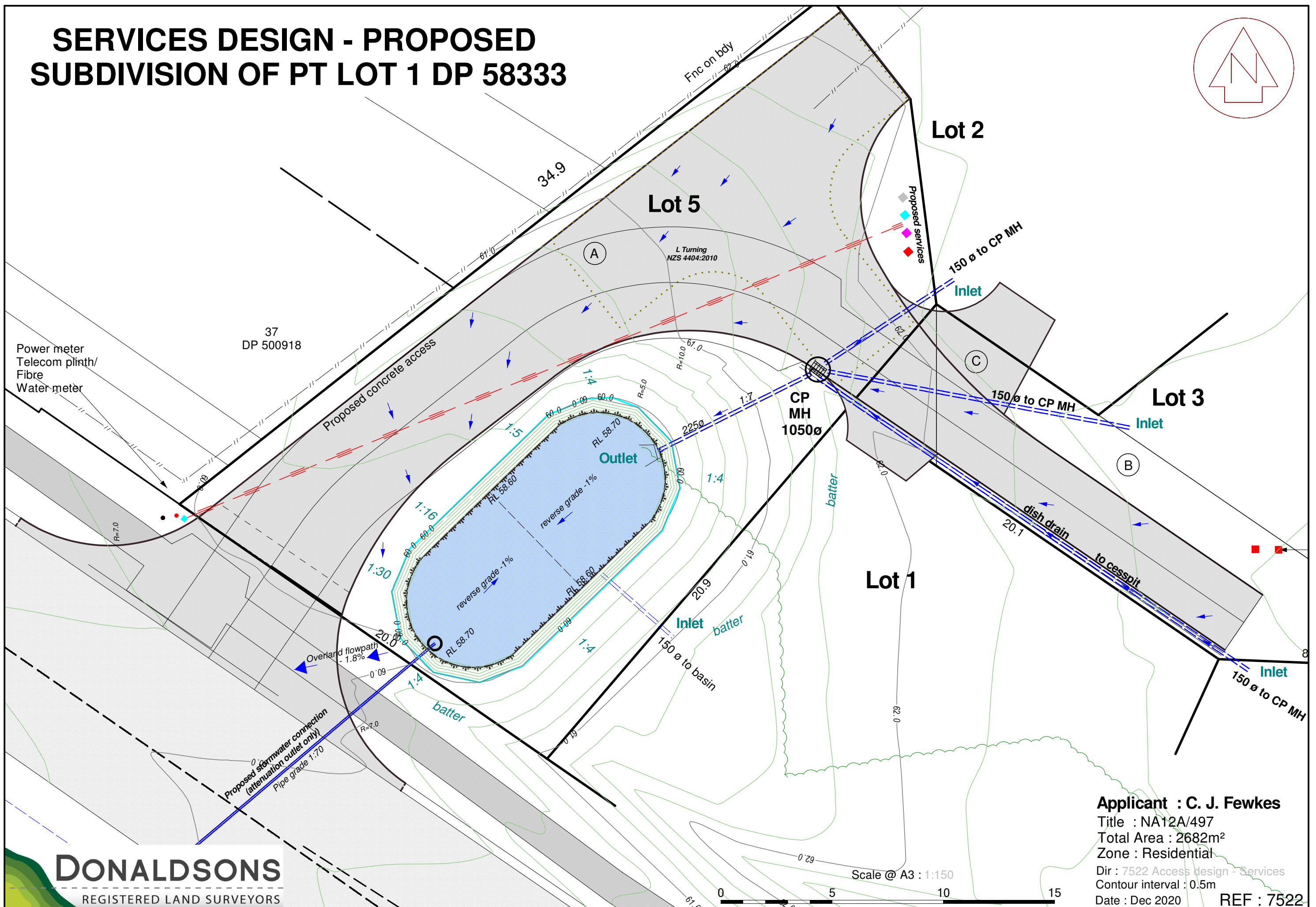
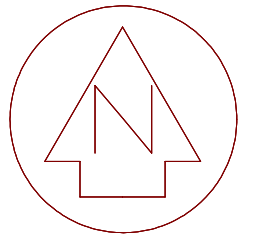
Dir : 7522 Parking - Manoeuvring - dg

Contour interval : 0.5m

Date : April 2021

REF : 7522

SERVICES DESIGN - PROPOSED SUBDIVISION OF PT LOT 1 DP 58333



DONALDSONS

REGISTERED LAND SURVEYORS

Land / engineering surveyors & development planners

90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

em: info@donaldsons.net.nz - p:09 4079182

Applicant : C. J. Fewkes

Title : NA12A/497

Total Area : 2682m²

Zone : Residential

Dir : 7522 Access design - Services

Contour interval : 0.5m

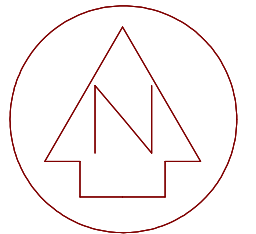
Date : Dec 2020

REF : 7522

Stormwater Catchment Plan on Proposed Lots 1 - 5

Catchment Area 2150m²
Attenuation Basin Volume = 110m³
Maximum water depth to overflow 1.3m

2
DP 58333



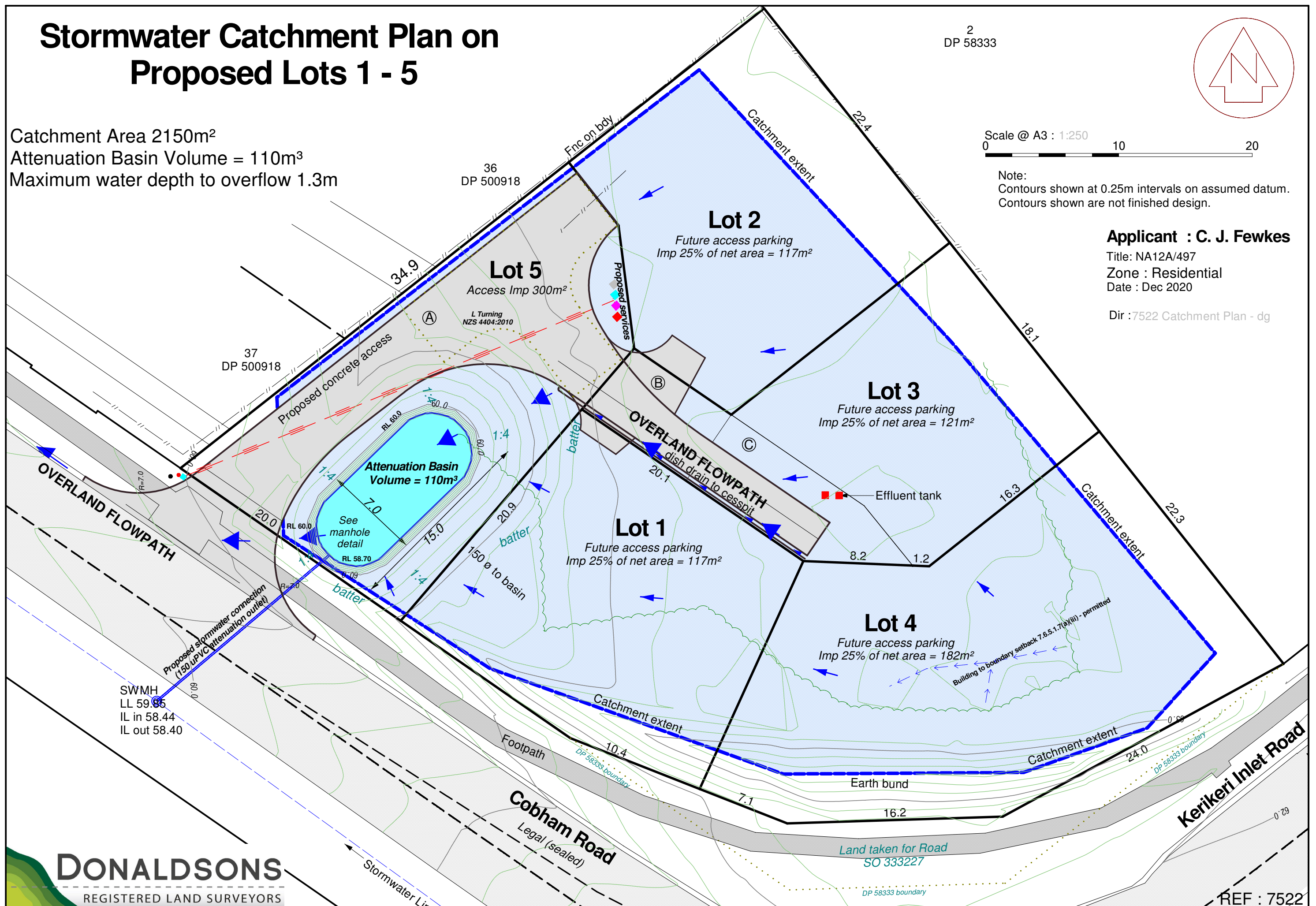
Scale @ A3 : 1:250
0 10 20

Note:
Contours shown at 0.25m intervals on assumed datum.
Contours shown are not finished design.

Applicant : C. J. Fewkes

Title: NA12A/497
Zone : Residential
Date : Dec 2020

Dir : 7522 Catchment Plan - dg



DONALDSONS

REGISTERED LAND SURVEYORS

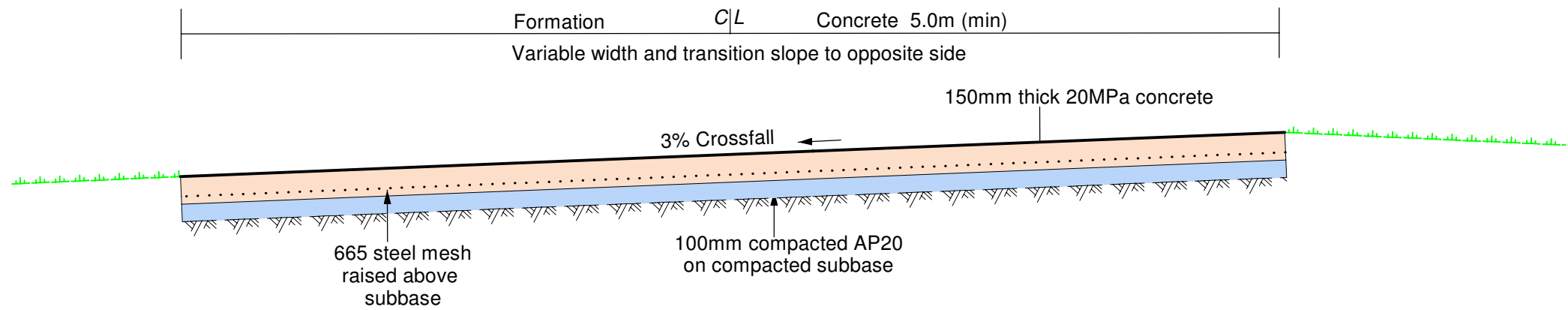
Land / engineering surveyors & development planners

90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

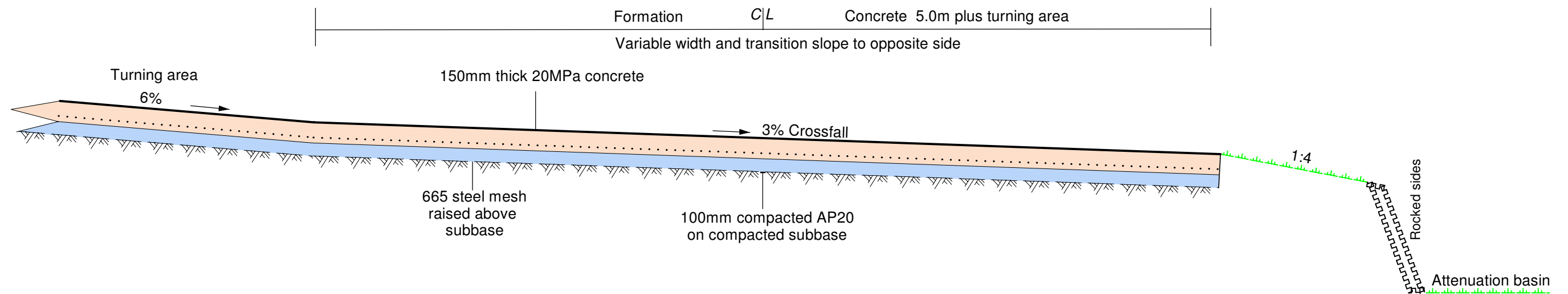
em: info@donaldsons.net.nz - p:09 4079182

REF : 7522



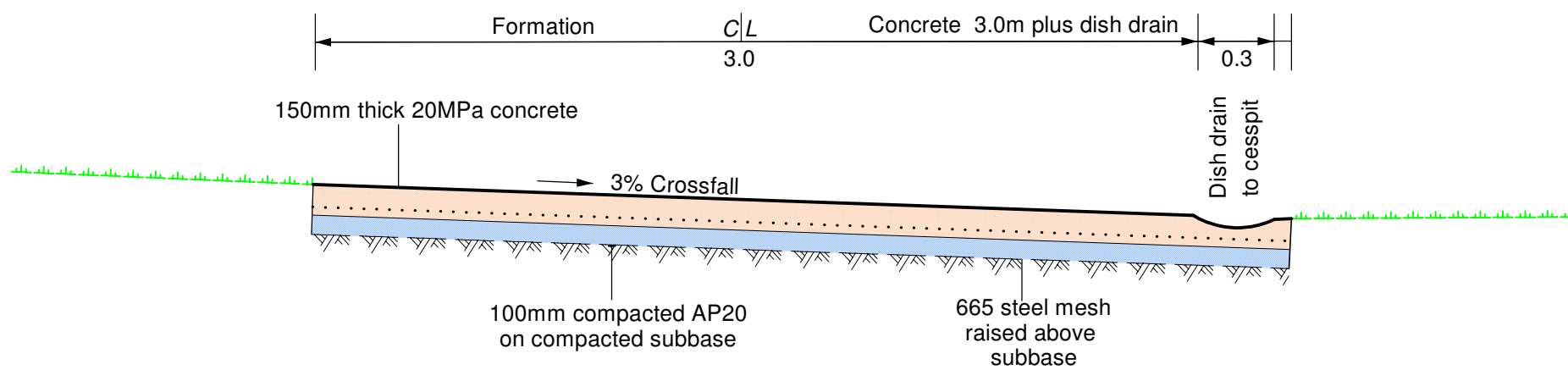
TYPICAL CROSS SECTION 00 - 10

Not to scale



TYPICAL CROSS SECTION 10 - 35

Not to scale



TYPICAL CROSS SECTION 35 - 55

Not to scale

				Copyright - This drawing must not be copied or reproduced by any means without written permission of Donaldsons surveyors. Do not scale drawing Nominal scale shown are @ A3 Check all dimensions on site before construction	Checked Date			Project: 86 Cobham Road, Kerikeri Title: C. Fewkes Job No. 7522
					Surveyed			
					Designed		Dec 2020	
					Drawn			
					Approved			
No.	Revision	Date Approved						
Land / engineering surveyors, development planners, resource consent managers			- ANZ bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand			- www.donaldsons.net.nz - email: info@donaldsons.net.nz - phone:09 4079182		