



Office Use Only
Application Number:

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
- Fast Track Land Use\*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_

\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

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

Yes / No

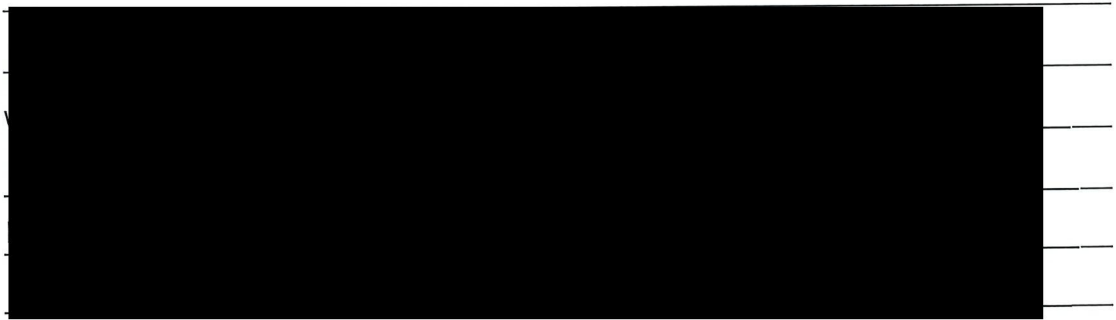
4. Applicant Details:

Name/s: Emma Webster

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address: (or alternative method of service under section 352 of the Act)



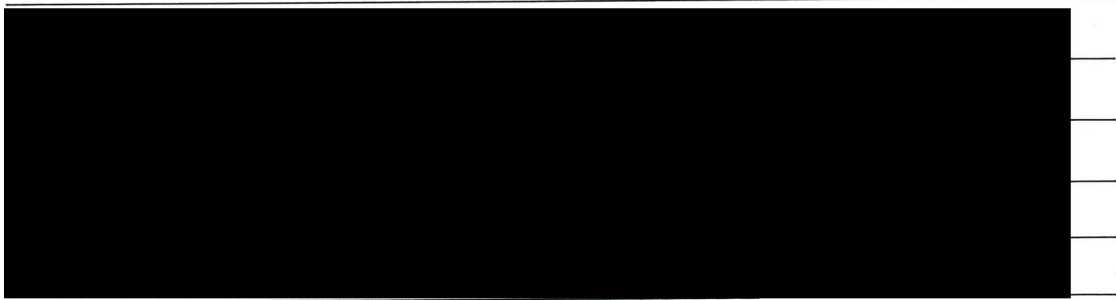
5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Williams & King, Attention: Natalie Watson

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address: (or alternative method of service under section 352 of the Act)



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

**6. 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: Emma Webster

Property Address/  
Location: As per applicant details.

**7. Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/  
Location: 51 Goffe Drive, Haruru

Legal Description: Lot 17 DP 76471 Val Number: 00223-02900

Certificate of Title: NA32D/586  
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? -Yes / No  
Is there a dog on the property? Yes / ~~No~~  
Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

Please phone Emma Webster to arrange a site visit.

**8. Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed subdivision in the Residential Zone. Each lot contains an existing dwelling.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

**9. Would you like to request Public Notification**

~~Yes~~/No

**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):**

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

**11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).                       yes  no  don't know

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

**12. 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.*

**Please attach your AEE to this application.**

**13. 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 all names in full)

EMMA WEBSTER

Email:


Postal Address:

Phone Numbers:

**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 20<sup>th</sup> 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: EMMA WEBSTER (please print)

Signature:  (signature of bill payer – **mandatory**) Date: 16/4/24

## 14. 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](http://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.

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

Name: Natalie Watson (please print)

Signature  (signature)

Date: 14/8/2024

(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)
- 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.

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**

# Emma Webster

## Proposed Subdivision

### 51 Goffe Drive, Haruru

Williams & King, Kerikeri<sup>1</sup>  
15 August 2024

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<sup>1</sup> Williams & King - a Division of Survey & Planning Solutions (2010) Ltd  
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia  
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

## 1.0 Overview

Emma Webster owns a property at 51 Goffe Drive, in Haruru, and is applying for resource consent to subdivide her property to create two Records of Title from one existing. The application site is legally described as Lot 17 DP 76471 and is held in the Record of Title NA32D/586, comprising 1809m<sup>2</sup> of land. Lot 1 contains an existing dwelling with direct frontage to Goffe Drive, and Lot 2 also contains an existing dwelling, with rear access via a proposed Right of Way easement. Proposed Lots 1 and 2 are to have gross areas of 902m<sup>2</sup> and 906m<sup>2</sup> respectively. Shared access via the existing vehicle crossing and private accessway will be used.

The subject site is zoned Residential in the Operative Far North District Plan, and the proposed subdivision has been assessed as a controlled activity.

Under the Proposed Far North District Plan, the site is zoned General Residential and is within the coastal environment. The proposed activity would have a discretionary activity status due to the coastal environment overlay.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

## 2.0 Description of Proposal

### 2.1 Proposed Subdivision

The overarching purpose of the proposal is to enable the creation of one additional Record of Title, based on the existing built development and established residential uses on the site, without detriment to the natural or physical resources on the site and surrounding environment.

The location of the existing dwellings allows the lots to be subdivided into separate Records of Title while retaining sufficient private outdoor space behind (to the south) of each dwelling.

The proposed subdivision creates Lots 1 and 2 as follows.

Lot Number	Gross Area (Subject to Final Survey)	Existing Use
Lot 1	902m <sup>2</sup>	Existing dwelling.
Lot 2	906m <sup>2</sup>	Existing dwelling.

*Figure 1: Summary of lot sizes and existing and proposed land use.*

The Scheme Plan is attached in **Appendix 1** and in **Figure 2**. All areas and dimensions are subject to final survey.



Figure 2: Scheme Plan of Proposed Subdivision.

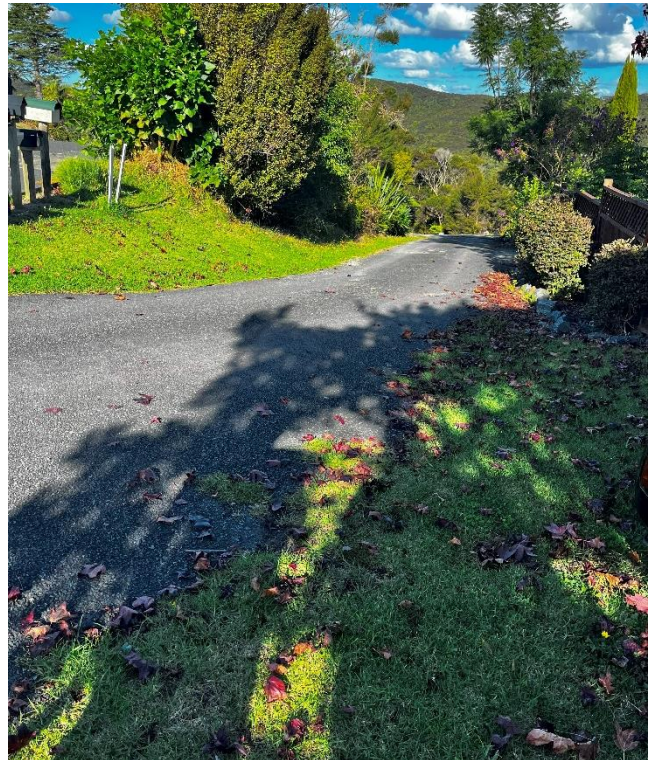
## 2.2 Vehicle Access

Property access to the existing dwellings on Lots 1 and 2 is via a shared sealed accessway off Goffe Drive, which is located within the Goffe Drive legal road reserve. Via review of the Far North District Council Property File, it appears that the shared accessway was constructed in the early to mid-1970s as part of the widening and extension of Goffe Drive.<sup>2</sup> From here, a private vehicle crossing and internal access way is formed as a concreted surface within proposed easement A. This existing accessway has a steep grade. Refer to **Photographs 1 – 3** below. As the subdivision relates to an established land use arrangement, no property access upgrades are proposed.

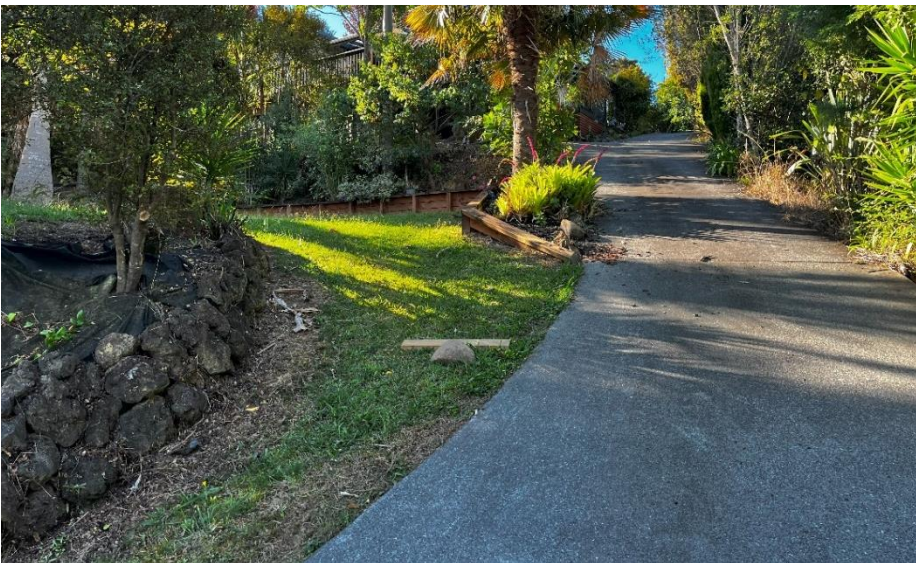
<sup>2</sup> Far North District Council Property File Reference 79447-TCPBIC



*Photograph 1: Existing vehicle crossing off Goffe Drive.*



*Photograph 2: Shared access within Goffe Drive Legal Road Reserve.*



*Photograph 3: Concrete access carriageway within proposed easement A. The existing dwelling on Lot 1 and its lower outdoor area are visible.*

### **2.3 Wastewater and Stormwater Management**

The existing dwellings are connected to the Council's reticulated sanitary sewage system on Goffe Drive. BC-2006-2119-0 contains a drainage as built plan showing the existing septic tank for the original house, and 50mm rising main connecting to the Council SSMH on Goffe Drive. The later building consent (BC-2010-1255-0) relates to the second dwelling added to the property. The plan in **Figure 4** shows that a 1600 litre sewage pump chamber was installed at the newer house (Lot 2), which pumps up to the pump chamber at the original house (Lot 1), then shares the existing connection to the manhole on Goffe Drive.



Correspondence from FNDC Development Engineer – Far North Waters Alliance has indicated that the wastewater systems within the property are assumed to be privately owned, and that separate connections to the Council network would be required for each lot, unless the existing arrangements were accepted.

Coastal Plumbers has indicated that: *“Coastal Plumbers Installed a 50mm grinder submersible pump at the bottom house at 51A Goffe Drive Haruru. This Pump is suitable to pump to the boundary of the property which is approximately 5 metres vertical and 15m horizontal further than it currently is at present. It would need to be disconnect from its present termination and extend in a 50mm pressure pipe to the boundary.”* Refer to **Appendix 2**.

Existing impermeable surface coverage on Lots 1 and 2, comprising roof area, access carriageway, parking and manoeuvring areas, will amount to approximately 320m<sup>2</sup> and 415m<sup>2</sup> respectively, in both cases equalling less than 50% site coverage. No additional impermeable surfaces, or stormwater runoff, will be generated by the proposal.

We are advised that stormwater from the house on Lot 1, as well as stormwater runoff from the concrete driveway catchment is collected and directed towards the eastern side of the property, before discharging to the lower area of Lot 2. Stormwater from the roof area of the house on Lot 2 is collected in a water storage tank, with the overflow discharging to a spreader bar to the south; this having been designed and implemented as part of the relevant building consent. A Stormwater Management Report prepared by Haigh Workman in **Appendix 3** states that *“The site despite being zoned residential has no provision for piped stormwater connection, hence stormwater shall be to ground in a dispersive manner with flow rate control to protect downstream properties to satisfy the requirements of subdivision Rule 13.7.3.4(b)”* and that *“the Lot 2 house already has a consented stormwater attenuation tank, we recommend the same for Lot 1”*. The conclusion and recommendations provided in the Stormwater Management Report are summarised below:

- Flood hazard modelling shows no significant downstream flood hazard and that downstream culverts have adequate capacity for maximum probable development + climate change.
- Lot 2 has an existing consent stormwater detention tank.
- Lot 1 will be provided with 5,000l stormwater detention tank that will attenuate runoff back to pre-development (vacant) for the 2, 5 & 10yr. events
- Concentrated stormwater from developed surfaces on both lots will be directed to spreader bar devices located on the southern boundary of Lot 2.
- Stormwater easements will be required for Lot 1 pipelines where these cross Lot 2.

Conditions can be included to satisfy the last three bullet points.

## 3.0 Application Site Details and Description

### 3.1 Location

The subject site is located at 51 Goffe Drive, in Haruru. The property has direct frontage to Goffe Drive along its northern boundary and is accessed from a shared driveway approximately 60m before the Goffe Drive cul-de-sac. Refer to the maps in **Figures 3** and **4**.



Figure 3: Location Map

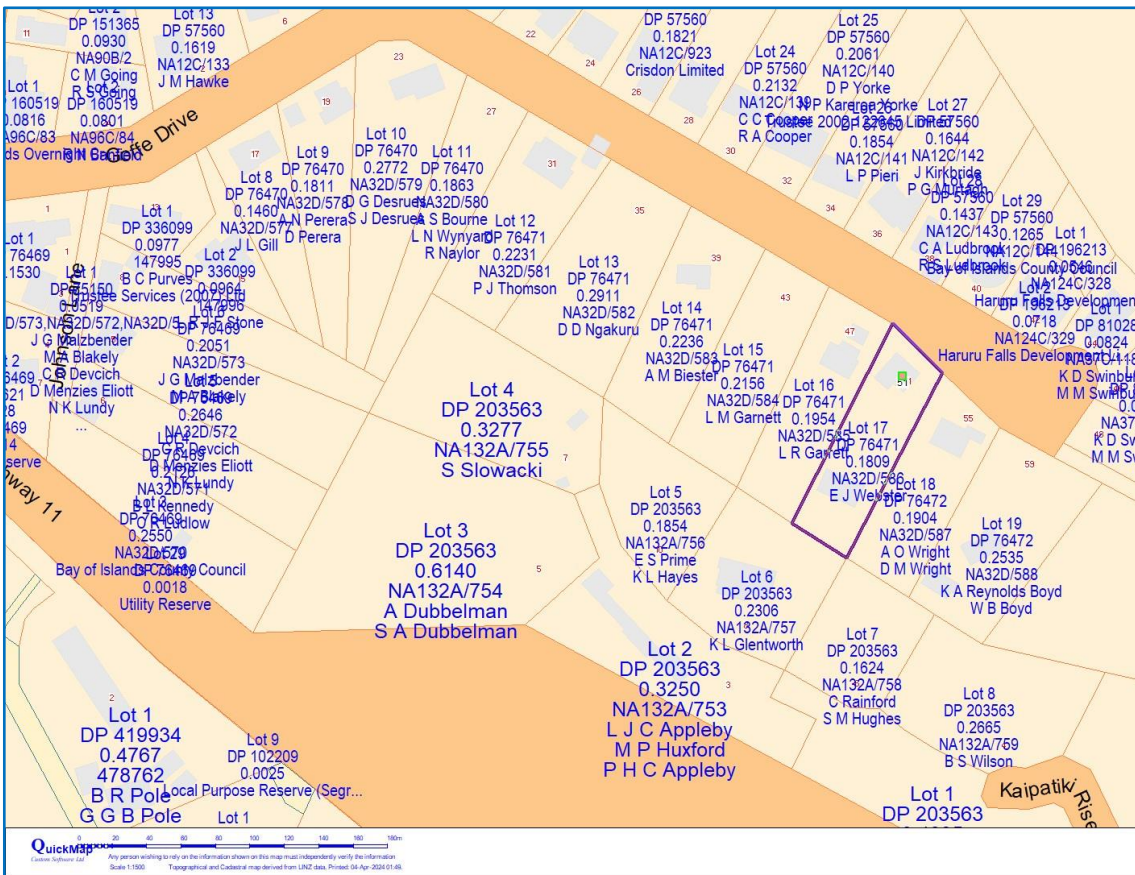


Figure 4: Cadastral Map

### 3.2 Legal Details

The subject land is legally described as Lot 17 DP 76471 and held in Record of Title NA32D/586, comprising 1809m<sup>2</sup> more or less in area – refer to **Appendix 4**. There are no relevant interests / encumbrances listed on the Record of Title.

### 3.3 Existing Buildings and Site Conditions

The subject site is moderately steep, and slopes away from Goffe Drive, towards the south. The existing building platforms are terraced, with a retaining wall located below the existing dwelling on Lot 1, and above the metalled parking area on Lot 2. Each dwelling has its own private outdoor living areas, made up of deck areas and garden or lawn spaces. The two dwellings are accessed by an existing driveway located along the site's eastern boundary. The remainder of the site is in lawn and household plantings.

The new boundary will follow an existing fence line, which is located upslope of one of the retaining walls.

The existing dwelling on Lot 1 was authorized in 1990 via Building Permit 8012333. The most recent alterations to the existing dwelling on Lot 1 were authorised by BC-2006-2119-0 ("Additions to Existing Dwelling"). Decks are located on the south western side of the building, with a car port beneath.

The existing dwelling on Lot 2 is authorised by BC-2010-1255/1 ("Construct on site a 3 Bedroom Dwelling with Engineered Pile Foundations; Decks; Steps and Drainage"). Its parking area is located to the north of the dwelling, and a wooden terrace and deck form part of the outdoor living area to the south, together with other terraces to the north and east.

Refer to **Photograph 3** and **Photographs 4** and **5** below.



*Photograph 4: Existing dwelling and parking area on Lot 2.*



*Photograph 5: Fenceline on proposed boundary.*

### **3.4 Character of the Site and Surrounding Environment**

The character of the subject land and its surrounding environment is based on the existing residential pattern of built development within an overall residential setting.

### **3.5 Recorded Natural Features**

The subject site is within the coastal environment but does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping.

Together with the wider Haruru area, the site is mapped as being located within a 'kiwi present' kiwi habitat (indicated by less than five kiwi calls per hour) in Far North Maps "Species Distribution (DoC)" Map.<sup>3</sup>

The mapping related to kiwi habitat and Protected Natural Areas are non-statutory documents.

The Geological Series Map P04/05 shows the subsoil type as Rangiora clay / clay loam.

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<sup>3</sup> A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

## 4.0 District Plan Assessment

### 4.1 Far North District Operative District Plan

The application site is zoned Residential and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

#### 4.1.1 Residential Zone

Existing built development is present on proposed Lots 1 and 2. This is assessed against the relevant Residential zone standards below.

Rule	Discussion	Compliance
<b>7.6.5.1 PERMITTED ACTIVITIES</b>		
7.6.5.1.2 Residential Intensity	Following the subdivision, residential intensity will not exceed a single residential unit for a single household on each lot.	Complies
7.6.5.1.5 Sunlight	The existing buildings on each lot area sufficiently set back from the proposed boundary to continue to comply with the permitted activity sunlight standard.	Complies
7.6.5.1.6 Stormwater Management	Existing impermeable surfaces on both lots will not exceed 50%.	Complies
7.6.5.1.7 Setback from Boundaries	The existing buildings on each lot area sufficiently set back from the proposed boundary to continue to comply with the permitted activity setback from boundaries standard. The existing retaining wall will be more than 1.2m from the proposed boundary.	Complies

#### 4.1.2 Natural & Physical Resources

Clearance of indigenous vegetation is not required, and no consents are necessary as part of Section 12.2 for the proposal.

Besides trenching for installation of new services, earthworks are not required to complete the subdivision, and no consents are necessary as part of Section 12.3 for the proposal.

#### 4.1.3 Subdivision

Rule	Discussion	Compliance
<b>13.6 GENERAL RULES</b>		
13.6.5 Legal Frontage	Each lot has frontage to Goffe Drive, directly or via easement.	Complies
13.6.8 Subdivision Consent Before Work Commences	No earthworks (except trenching) or vegetation clearance are required.	Not applicable
13.6.12 Suitability for Proposed Land Use	Both lots are developed. No new issues arising.	Complies
<b>13.7 CONTROLLED ACTIVITIES</b>		
13.7.2.1 Minimum Area for Vacant New Lots .....	Lots 1 and 2 have areas exceeding 600m <sup>2</sup> .	Complies
13.7.2.2 Allotment Dimensions	Lots 1 and 2 include a dimension of 14 x 14m, plus 1.2m boundary and 3m road setbacks.	Complies

13.7.3 Controlled (Subdivision) Activities: Other Matters to be Taken Into Account		
13.7.3.1 Property Access	The subdivision is considered to meet relevant property access rules.	Complies
13.7.3.2 Natural and Other Hazards	Each lot is developed for its intended use. The subdivision avoids potential adverse effects of natural and other hazards.	Complies
13.7.3.3 Water Supply	Both lots share a connection to the Council's reticulated water supply system. Separate connections are expected to be a requirement of consent. A fire hydrant is located outside the property on Goffe Drive.	Complies
13.7.3.4 Stormwater Disposal	Stormwater management has been implemented when each dwelling has been established. Further recommendations are provided within the Stormwater Management Report.	Complies
13.7.3.5 Sanitary Sewage Disposal	An existing shared connection to Council's reticulated sewerage scheme is established.	Complies
13.7.3.6 Energy Supply	Existing connections are established.	Complies
13.7.3.7 Telecommunications	Lot 1 has an existing connection. Lot 2 has no existing connection. Easement A provides for conveyance of telecommunications. A separate Lot	Complies
13.7.3.8 Easements for Any Purpose	Refer to the Scheme Plan. An additional easement will be covered for stormwater disposal as recommended in the Stormwater Management Report. This can be included as a section 223 condition.	Complies
13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape ....	Except for the general medium density kiwi habitat, the site does not contain these features. No new effects will arise from the subdivision on kiwi habitat, given that each lot has existing development.	Complies
13.7.3.10 Access to Reserves and Waterways	No public access required.	Not applicable
13.7.3.11 Land Use Compatibility	The site contains existing residential development within an existing residential environment – no effects arising from incompatible land uses.	Not applicable
13.7.3.12 Proximity to Airports	Not applicable	Not applicable

#### 4.1.4 Financial Contributions

The proposal has no implications in terms of Chapter 14.

#### 4.1.5 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic.

Rule	Discussion	Compliance
<b>15.1.6B.1 PERMITTED ACTIVITIES (PARKING)</b>		
15.1.6B.1.1 On-Site Car Parking Spaces	New activities are not being established and the nature of the existing activities is not changing.	Complies
<b>15.1.6C.1 PERMITTED ACTIVITIES (ACCESS)</b>		
15.1.6C.1.1 Private Accessway in all Zones	The site has direct access from a public road.	Complies

	<p>Private access within easement A is already generally formed to a 3m width – proposed stormwater control to a spreader bar to comply with (a).</p> <p>The existing vehicle crossing is marginally steeper than 1:8 adjacent to the road for the first 5m – however, this is an existing situation, so it has been assessed that there is no infringement of (b).</p> <p>The private access within the property serves less than 8 household equivalents and less than 9 sites as per (c) and (d).</p> <p>No new access crossing points are proposed, and (e) does not apply.</p>	
15.1.6C.1.2 Private Accessways in Urban Zones	<p>The proposed accessway serves less than four residential units, access is less than 60m long, and there is no restricted visibility.</p> <p>The access carriageway is sealed or concreted to meet (c).</p>	Complies
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	<p>Passing bays are not required along the private accessway.</p>	Complies
15.1.6C.1.4 Access Over Footpaths.	<p>No additional crossings are proposed.</p>	Complies
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	<p>No new vehicle crossings are proposed.</p> <p>Access to Lots 1 and 2 is from an existing formation within Goffe Drive, which already serves more than two properties.</p> <p>The entrance off the shared accessway into Right of Way A will consequently serve two properties. The existing formation exceeds a width of 6m at the boundary tapering down to 5; although the splay prioritises the western side of the crossing, as traffic will only be exiting Right of Way to the west. As such, it is considered that the existing crossing off Goffe Drive generally meets this rule.</p>	Complies
15.1.6C.1.7 General Access Standards	<p>All access provisions with respect to this rule are existing.</p>	Complies
15.1.6C.1.8 Frontage to Existing Roads	<p>Goffe Drive is of sufficient legal and formation width to meet this Rule.</p>	Complies

#### 4.1.6 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a controlled activity. The relevant considerations specified in Sections 104 and 104A of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

## 4.2 Far North Proposed District Plan

The application site is zoned General Residential in the Far North Proposed District Plan, with a coastal environment overlay. The subdivision would have a discretionary activity status under the Proposed District Plan, due to the coastal environment overlay. In terms of rules with immediate effect (EW-R12 and EW-R13), compliance with the permitted activity standards can be achieved via advice notes.

## 5.0 Assessment of Environmental Effects

*Section 104(1)(a), (ab), (b) and (c) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity, any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity, any relevant provision of the listed planning documents, and any other relevant and reasonably necessary matter.*

*Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)). Section 104A (Determination of applications for controlled activities) further specifies that, after considering an application for a controlled activity, a consent authority (a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity, and (b) may only impose conditions for those matters (ii) over which it has reserved control in its plan or proposed plan.*

*Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. The relevant criteria listed under Rule 13.7.3 are therefore addressed in the following assessment.*

### 5.1 Property Access

Property access from Goffe Drive to the boundary of each lot is already formed as previously described. Access to the boundary of the Right of Way A is formed within Goffe Drive's legal road reserve, as an access lane. This is an existing situation, where the existing accessway is currently catering for the level of traffic generated by the existing dwellings.

Shared access via the proposed Right of Way A uses the existing formation, which accesses the existing parking areas associated with each dwelling. The existing crossing to Right of Way has widening on the western side to cater for the direction that all traffic exiting the site will take.

The proposal uses an existing vehicle crossing and shared access formations to avoid a proliferation of vehicle crossings, minimise the need for earthworks and additional impermeable surfaces associated with vehicle access, and associated environmental effects.

Overall, as no additional traffic is generated by the proposal, it is considered that the effects of the proposal on existing roading and traffic safety will be nil and that the existing level of traffic can be accommodated by existing property access formations to each lot.

### 5.2 Natural and Other Hazards

According to the Northland Regional Council Natural Hazard GIS mapping, the subject site is not subject to natural hazards. Furthermore, both lots are already developed for their intended uses.

Water supply for fire-fighting purposes for each lot is available via the existing fire hydrants on Goffe Drive.

Therefore, potential adverse effects related to fire hazard are avoided so as to be less than minor.



### 5.3 Water Supply

The property is within the area of benefit for water reticulation, with Lot 1 having an existing connection, and a new meter being required to supply Lot 2. No adverse effects with respect to water supply to the proposed lots are anticipated.

Water supply for fire fighting purposes is available from the existing fire hydrant on Goffe Drive.

### 5.4 Stormwater Disposal

No additional impermeable surfaces, or stormwater runoff, will be generated by the proposal. The proposal therefore does not exacerbate downstream flooding, or cause scour and erosion as a result of stormwater runoff. The proportion of existing impermeable surfaces on each lot meets the permitted activity standard, and therefore this level of coverage generates a permissible level of stormwater runoff effect, that can be disregarded by Council with regard to Section 104(2) of the Resource Management Act.

The Stormwater Management Report recommends conditions that can be applied to improve stormwater management from proposed Lot 1 – this will involve stormwater disposal to ground in dispersive manner to protect downstream properties and satisfy the requirements of subdivision Rule 13.7.3.4(b).

Overall, it is considered that the proposal avoids and mitigates adverse effects on stormwater quality and quantity, resulting in the adverse effects of the proposal arising from stormwater disposal being less than minor.

### 5.5 Sanitary Sewage Disposal

The proposed subdivision has no adverse effects in terms of the capacity of the existing public wastewater network, as it produces no additional discharge volume. Separate connections can be provided, as Council has already indicated that this will be a condition of the subdivision consent. This can be achieved using the existing 50mm grinder submersible pump on Lot 2, and will involve disconnection of the present termination at the Lot 1 pump, and extension in a 50mm pressure pipe to the property boundary via easements B and C. There will be a temporary and small scale land disturbance associated with the trenching within the property and connection to the Goffe Drive manhole. This will be subject to final design with the Wastewater Connection application, which we understand is already underway.

Overall, it is considered that sanitary sewage disposal can be achieved in such a way that avoids and mitigates adverse environmental effects, such that they will be less than minor.

### 5.6 Energy & Telecommunications Supply

Each lot has existing power and telecommunications supply. Refer to correspondence received from Top Energy in **Appendix 5**.

## 5.7 Heritage Resources

The site does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. Besides trenching to extend the existing sanitary sewer pipeline from Lot 2, no earthworks or other land disturbance activities are proposed as part of the subdivision. Nevertheless, the standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

## 5.8 Ecological Resources

As noted, the site is not part of any protected natural area that has been mapped by the Department of Conservation but is part of a wider 'kiwi present' North Island brown kiwi habitat.

The proposal does not generate any new adverse effects on kiwi habitat through the introduction of pets that have the potential to predate on kiwi. If necessary, an advice note can be added to the consent recommending that cats and dogs be kept under control at all times and kept inside or locked up at night to ensure that adverse effects on indigenous fauna, in particular North Island brown kiwi, are suitably mitigated.

The proposal will not require clearance of indigenous vegetation, and no direct or indirect adverse ecological effects will arise from the proposed subdivision.

## 5.9 Land Use Incompatibility

There will be no change to the existing residential land use activities on Lots 1 and 2, and the existing uses of the lots and surrounding land can be accommodated without generating any adverse effects in terms of incompatible land uses.

## 6.0 Statutory Assessment

*Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.*

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

## 6.1 National Environmental Standards

### 6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.<sup>4</sup>

Far North Maps confirms that the site is part of a ‘Built-up Area (settlement)’ on the 1996, 2001, 2008, 2012, and 2018 Land Cover and Land Use mapping.

Review of historic aerial photography using Retrolens shows that the site has been covered in scrub between 1951 and 1981. The first residential dwelling was established in the early 1990s, while the second was completed by 2013.<sup>5</sup>

As such, the subject site is not considered to be a ‘piece of land’ in terms of the above regulations.

### 6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site and there are no wetlands in close proximity (within 100m) apparent on aerial photography. The proposed subdivision does not involve any vegetation clearance, earthworks or taking, use, damming, diversion or discharge of water within 100m of a wetland. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

## 6.2 National Policy Statements

### 6.2.1 National Policy Statement for Indigenous Biodiversity (“NPSIB”)

The above National Policy Statement applies to indigenous biodiversity in the terrestrial environment. Its objective of is set out in 2.1, as copied below:

*(1) The objective of this National Policy Statement is:*

*(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*

*(b) to achieve this:*

*(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*

*(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*

*(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*

*(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

---

<sup>4</sup> Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 4 April 2024 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

<sup>5</sup> Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

The 17 listed policies set out to achieve this objective, and of most relevant to this proposal is Policy 8:

*Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*

Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB.

### *3.16 Indigenous biodiversity outside SNAs*

*(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

Effects Management Hierarchy is defined as follows:

*effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:*

*(a) adverse effects are avoided where practicable; then*

*(b) where adverse effects cannot be avoided, they are minimised where practicable; then*

*(c) where adverse effects cannot be minimised, they are remedied where practicable; then*

*(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then*

*(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then*

*(f) if biodiversity compensation is not appropriate, the activity itself is avoided.*

The subject site is part of a developed residential area which does not contain any significant indigenous vegetation. Direct and indirect adverse effects on indigenous biodiversity are avoided. It is considered that the proposal is consistent with the above National Policy Statement.

## **6.3 Regional Policy Statement for Northland (“RPS”)**

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is in the coastal environment but does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

Relevant policies from the RPS are addressed below.

In terms of Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats – the relevant policy requires adverse effects of subdivision, use and development to be avoided, remedied or mitigated so that they are no more than minor, on threatened or at-risk indigenous taxa, significant areas of indigenous fauna, amongst other listed natural areas and habitats.

The site is part of a wider kiwi habitat. Some advisory notes can be used to reduce the risk of predation of North Island brown kiwi and other indigenous birdlife. The proposal will not result in any direct or indirect adverse effects on natural areas and habitats.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular, as the each lot contains an existing residential dwelling with an established residential environment, it has no implications in terms of incompatible land use activities and reverse sensitivity, does not affect landscape, natural character, historic or cultural heritage values or highly versatile soils, does not generate additional traffic or affect transport corridors, does not generate adverse ecological effects, does not generate or exacerbate adverse effects associated with natural hazards or downstream flooding, and has no implications on matters related to renewable energy or sustainable design technologies. Servicing with the necessary infrastructure is largely in place, although additional stormwater management and provision of separate water and wastewater connections will be required. As such, the proposal is considered to be consistent with Policy 5.1.1.

## 6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Urban Environment, Residential Zone and Subdivision Sections of the District Plan are relevant to this proposal. The proposal meets the permitted activity Residential Zone standards, and the controlled activity subdivision standards, and is therefore considered to be consistent with the objectives and policies from those sections of the Operative District Plan.

## 6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters General Residential Zone, Subdivision and Coastal Environment and are commented on below. The proposal is a controlled activity besides the fact that it is a subdivision in the coastal environment; as such, the assessment below is limited to the relevant objectives and policies for Subdivision and the Coastal Environment. It is concluded that the proposal will generally be consistent with the relevant strategies.

### **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;*
- b. contributes to the local character and sense of place;*
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and*
- f. manages adverse effects on the environment.*

*SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:*

- a. there is existing infrastructure connection, infrastructure should provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

#### **Policies**

*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.*

*SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan*

*SUB-P5*

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and
- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

SUB-P11 Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- The proposed subdivision is an efficient use of existing residential land. It will be consistent with the surrounding land use pattern in order to avoid reverse sensitivity, is not affected by natural hazards, and is considered to achieve the objectives of the General Residential Zone.
- The subdivision is consistent with the purpose of the General Residential Zone – it complies with the controlled activity standard for minimum allotment sizes and allotment dimension. Legal access is available to the boundary of each lot, and existing formed access carriageways provide physical access without experiencing an increase in traffic.
- Suitable infrastructure (existing public roading, electricity, telecommunications, water, sanitary sewer and stormwater services) is available. Separate connections will be installed where necessary.
- The site is not within an area affected by natural hazards or risks.
- There are no particular natural environment or heritage values associated with the subject site.
- The subject site is located near the end of the Goffe Drive cul-de-sac, no new vehicle crossings are proposed.
- As an infill subdivision surrounded by existing residential properties, there is negligible opportunity to create walkways, roading connections, cycleways and so forth.
- The proposed subdivision meets the purpose of the General Residential zone “*The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure*”.
- The scale of the subdivision represents a controlled activity, and the siting of the existing dwellings supports the proposed subdivision layout.

## **COASTAL ENVIRONMENT**

### **Objectives**

CE-O2 Land use and subdivision in the coastal environment:

- a. preserves the characteristics and qualities of the natural character of the coastal environment;
- b. is consistent with the surrounding land use;
- c. does not result in urban sprawl occurring outside of urban zones;
- d. promotes restoration and enhancement of the natural character of the coastal environment; and

e. recognises tangata whenua needs for ancestral use of whenua Māori.

CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

Policies

CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:

- a. outstanding natural character;
- b. ONL;
- c. ONF.

CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:

- a. consolidating land use and subdivision around existing urban centres and rural settlements; and
- b. avoiding sprawl or sporadic patterns of development.

CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:

- a. there is adequacy and capacity of available or programmed development infrastructure; and
- b. the use is consistent with, and does not compromise the characteristics and qualities.

CE-P8 Encourage the restoration and enhancement of the natural character of the coastal environment.

CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. the presence or absence of buildings, structures or infrastructure;
- b. the temporary or permanent nature of any adverse effects;
- c. the location, scale and design of any proposed development;
- d. any means of integrating the building, structure or activity;
- e. the ability of the environment to absorb change;
- f. the need for and location of earthworks or vegetation clearance;
- g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;
- h. any viable alternative locations for the activity or development;
- i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;
- j. the likelihood of the activity exacerbating natural hazards;
- k. the opportunity to enhance public access and recreation;
- l. the ability to improve the overall quality of coastal waters; and
- m. any positive contribution the development has on the characteristics and qualities.

- The site is part of an existing residential environment with no high or outstanding levels of natural character. The subdivision design is consistent with the subdivision and built scale of the existing environment, and is consolidated within an existing urban environment in order to avoid sprawling or sporadic development.
- No significant adverse effects on the characteristics and qualities of this part of the coastal environment will arise.
- Infrastructure and services are available to service the proposed subdivision.
- The activity can proceed without necessitating clearance of indigenous vegetation, producing adverse effects on water quality. The nature of the existing residential surroundings and the highly modified nature of the site determines that the proposal will not adversely affect natural character.

## 6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

### **PART 2 PURPOSE AND PRINCIPLES**

#### **5 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 wellbeing 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.

## **6 Matters of national importance**

*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 recognise and provide for the following matters of national importance:*

- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (h) the management of significant risks from natural hazards.*

## **7 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-*

- (b) The efficient use and development of natural and physical resources;*
- (c) The maintenance and enhancement of amenity values;*
- (f) Maintenance and enhancement of the quality of the environment;*

## **8 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 (Te Tiriti o Waitangi).*

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating an additional residential allotment within an established residential environment. Adverse effects on natural and physical resources are avoided. Adverse effects on physical resources, such as the local roading network, are avoided given that no additional traffic will be generated.

Relevant section 6 matters can be taken into account. Protection of kiwi habitat can be achieved via an advice note recommending that cats and dogs be kept under control at all times and kept inside or locked up at night. Both lots contain existing residential development, and the proposed subdivision will not generate any potential adverse effects related to natural hazards.

The proposed subdivision is considered to be an efficient use of this land, which supports existing built development within an existing residential setting. In these circumstances there will be no detriment to amenity values, or the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

## **6.7 Regional Plans**

### **Proposed Regional Plan for Northland (February 2024)**

The proposed subdivision does not involve any works that would require consent under the Proposed Regional Plan.



## 7.0 Consultation & Notification Assessment

### 7.1 Public Notification

**Step 1:** Public notification is not required in terms of the criteria listed in 95A(3).

**Step 2:** Public notification is precluded in terms of 95A(5)(b)(i).

**Step 3:** Not applicable.

**Step 4:** No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

### 7.2 Limited Notification

**Step 1:** There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

**Step 2:** Limited notification is not precluded in terms of Section 95B(6).

**Step 3:** In terms of 95B(8) an assessment has been undertaken in accordance with section 95E.

Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect, and clause (b), where they must, if the activity is a controlled activity, disregard an adverse effects of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control (these being the matters specified under Rule 13.7.3). There is no permitted baseline for subdivision that needs to be considered as part of this assessment.

Besides any minor work associated with the arrangement of services to each lot, no physical changes to the site will result from the subdivision, given that each lot has an established residential building and use. There will be no increase in impermeable surfaces and traffic, and no adverse visual or amenity effects will arise. No person is considered to be affected by land use incompatibility or reverse sensitivity.

The subject site is not within 500m of any land that is managed by the Department of Conservation. The proposal will not result in any adverse impacts on the ability of the Department of Conservation to manage their land.

As summarised above, it is our opinion that no person will be affected by the proposal, and that limited notification is not required.

**Step 4:** There are no special circumstances that warrant notification of the application to any other person.

### 7.3 Summary of Notification Assessment

As outlined above, it is considered that neither public nor limited notification is required.

## 8.0 Conclusion

In terms of section 104 and 104A of the Resource Management Act 1991, we consider that:

- the actual and potential adverse effects of the activity on the environment resulting from the proposed activity will be less than minor;
- the proposal is considered to be consistent with the objectives and policies of the Operative District Plan and Proposed District Plan;
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991; and
- The proposal is not contrary to the Regional Policy Statement for Northland, the National Policy Statement for Indigenous Biodiversity.

We also note that:

- Written approvals have not been obtained.

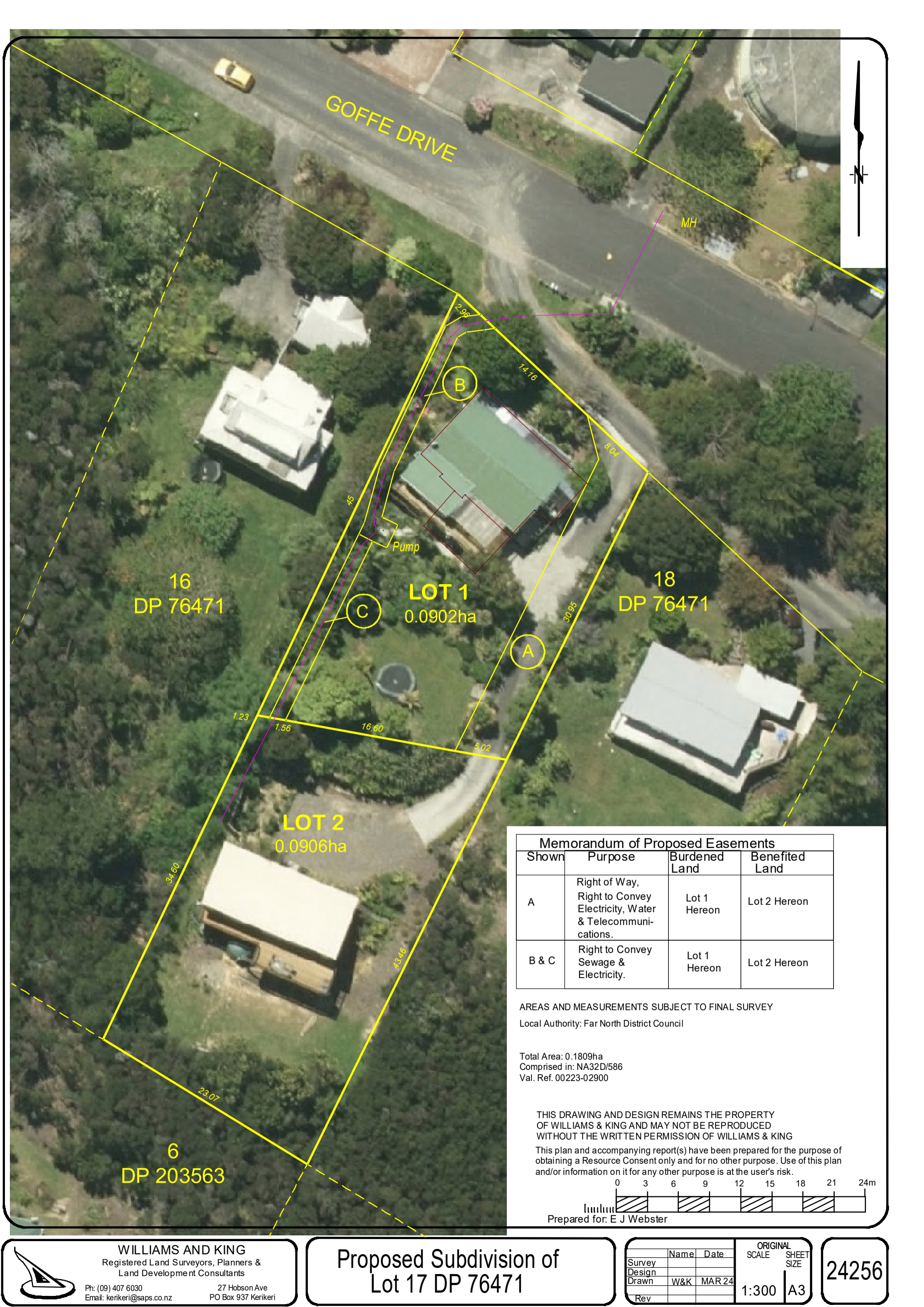


Signed .....  
Natalie Watson,  
Resource Planner

Date 15 August 2024 .....  
WILLIAMS & KING  
Kerikeri

## 9.0 Appendices

- Appendix 1** Scheme Plan
- Appendix 2** Email Regarding Separate Wastewater Connection for Lot 2
- Appendix 3** Stormwater Management Report
- Appendix 4** Record of Title
- Appendix 5** Top Energy Letter



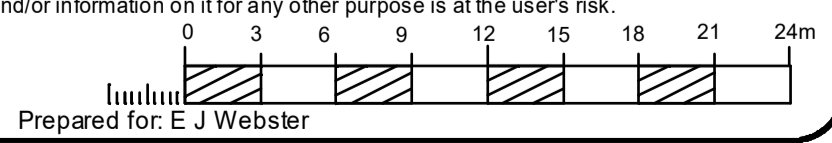
Memorandum of Proposed Easements			
Shown	Purpose	Burdened Land	Benefited Land
A	Right of Way, Right to Convey Electricity, Water & Telecommunications.	Lot 1 Hereon	Lot 2 Hereon
B & C	Right to Convey Sewage & Electricity.	Lot 1 Hereon	Lot 2 Hereon

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY  
 Local Authority: Far North District Council

Total Area: 0.1809ha  
 Comprised in: NA32D/586  
 Val. Ref. 00223-02900

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



**WILLIAMS AND KING**  
 Registered Land Surveyors, Planners & Land Development Consultants  
 Ph: (09) 407 6030 27 Hobson Ave  
 Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

**Proposed Subdivision of Lot 17 DP 76471**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	W&K	MAR 24	1:300	A3
Rev				

**24256**

**Natalie Watson**

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[Redacted]

[Redacted]

[Redacted]

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[Redacted]

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**From:** Coastal Plumbers <hutch@inspire.net.nz>  
**Sent:** Wednesday, 21 February 2024 5:31 pm  
**To:** 'emzwebster@hotmail.com' <emzwebster@hotmail.com>  
**Subject:** Sewer Pump Suitability

To Whom It May Concern

Coastal Plumbers Installed a 50mm grinder submersible pump at the bottom house at 51A Goffe Drive Haruru  
This Pump is suitable to pump to the boundary of the property which is approximately 5 metres vertical and 15m horizontal  
further than it currently is at present. It would need to be disconnect from its present termination and extend in a 50mm pressure pipe to the boundary.

Keith Hutchinson reg 04657

Coastal Plumbers  
0272330014

24 101

13 August 2024

Emma Webster  
email: emmzwebster@hotmail.com

Dear Emma

**Re: Stormwater Management Report for proposed subdivision at 51 Goffe Dr, Haruru, Lot 17 DP 76471**

### **Introduction**

This report presents how stormwater at the subject site can be managed for a proposed subdivision to minimise nuisance and environmental damage.

It is proposed to subdivide the site into two lots each containing an existing consented dwelling and associated driveway and parking areas. The site is zoned as Residential, and it is understood that the proposed subdivision is a Controlled activity.

### **The Site**

The site is located in the Haruru township and is 1809m<sup>2</sup> in area. The site is bounded by Goffe Drive to the North and residential lots in all other directions. The property has two dwellings on it with retaining walls between both properties to create level areas for residential use. A concrete driveway along the Eastern side of the boundary provides access to both dwellings.

The site slopes in the southwestern direction towards properties that are accessed off Kaipatiki Rise with an average downhill slope of 28 degrees from Goffe Dr towards Kaipatiki.

The site is accessed from a shared driveway and has a raised kerb edge to ensure all stormwater travels past the top of the section on the Northern boundary.

There are no signs of excessive runoff on lower properties currently.

The site location is shown in figure 1 below. Enclosed drawing 1 shows the stormwater management plan outlined in this report.

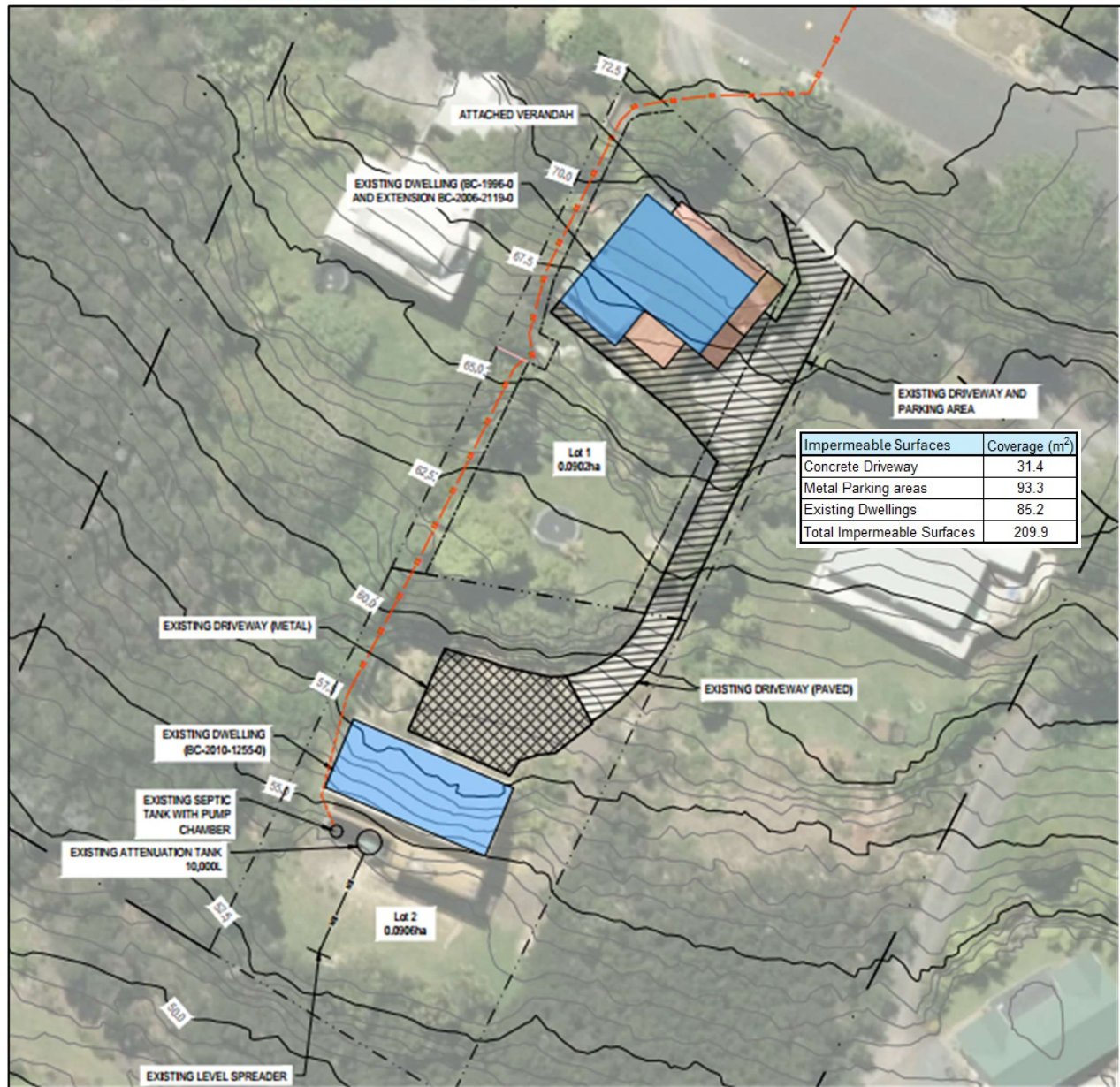


Figure 1: Site Plan showing impermeable surfaces

The current development includes two dwellings totalling 233.2m<sup>2</sup>, no sheds or garages, concrete driveway and parking area 199.8m<sup>2</sup> plus a gravel parking area of 93.3m<sup>2</sup> as per the enclosed plan. The impermeable area onsite is 526.3m<sup>2</sup> in total (29%). The overall percentage will not change in the proposed subdivision.

The soil for most of part of the site has not specifically been mapped by Landcare Research. At the Southern end of the property (lowest point) the soil type is Rangiora clay, clay loam and silty clay loam. Based on an assessment of the soils surrounding the town of Haruru, it is inferred that the soils at the site are likely to be as above for the whole site.

The primary objective at this site is discharging stormwater from the existing buildings and driveway in a safe manner such that it can discharge without causing erosion. This soils on site are not considered suitable for disposing the stormwater via soakage pits.

## Regulatory Framework

### Far North District Plan Provisions

The Site is zoned as Residential. The relevant permitted activity rule for impermeable surfaces is as follows:

#### **7.6.5.1.6 STORMWATER MANAGEMENT**

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

The relevant stormwater disposal rule for a controlled activity subdivision is:

#### **13.7.3.4 STORMWATER DISPOSAL**

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

(b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.

(c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.

(d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.

(d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003).

## Regional Plan for Northland

Rule C.6.4.2 provides for the diversion and discharge of stormwater from outside a public stormwater network provided (amongst other conditions); the diversion and discharge does not cause or increase flooding of land on another property in a storm event of up to and including a 10 percent annual exceedance probability, or flooding of buildings on another property in a storm event of up to and including a one percent annual exceedance probability.

## Council Engineering Standards 2023

The FNDC Engineering Standards have recently been updated and Council is encouraging their use. The pertinent sections relating to stormwater management are:

### **Chapter 4: Stormwater and Drainage**

#### **4.1.3 Performance Standards**

e. The primary stormwater system shall be capable of conveying 10% AEP design storm events without surcharge (see Section 4.3.9 Hydrological Design Criteria).

#### 4.1.6. Managing Effects of Land Use on Receiving Environments

Hydrological balance can be partly maintained by limiting the maximum rate of discharge and peak flood levels for post-development to that at pre-development levels and enabling infiltration to minimise impacts on base flow and ground water recharge.

Peak flow management can be achieved using detention storage, utilising extended duration, for the duration of a limited peak flow event. Therefore, in the absence of more detailed assessment of stream stability, the discharges from detention devices into a stormwater network shall be constrained to 80% of pre-development peak flow rate. These constraints may be relaxed, subject to detailed assessments and hydrological/hydraulic modelling of the catchment being provided.

#### 4.2.1. Discharge into a Stream or Watercourse

All new and existing discharges to an existing FNDC owned and / or maintained watercourse(s) located within approximately 500m require specific approval from the Stormwater Manager before proceeding with design details and, if approved, FNDC shall apply appropriate conditions to the discharge.

#### 4.3.8. System Design

##### Table 4-1: Minimum Design Summary

Current rainfall (i.e. not climate change adjusted) shall be used for the following:

- Determining pre-development stormwater runoff flows and volumes for use in combination with calculated post development flows to determine stormwater treatment (quantity and quality) requirements.

Climate change adjusted rainfall shall be used for the following:

- Determining post-development stormwater runoff flows and volumes for stormwater infrastructure design.

Flood Control (1% AEP event). Detention required, limiting the post-development 1% AEP event flow rates to 80% of the pre-development 1% AEP event flow rates.

Flow attenuation (Attenuation of the 50% and 20% AEP events). Limit the post-development 50% and 20% AEP event flow rates to 80% of the pre-development flows through controlled attenuation and release.

Typically, always required in the upper catchment and sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity, and where flow attenuation may worsen flooding hazards due to relative timing of peak flows. This is subject to assessment demonstrating no negative impacts would occur. If the proposed stormwater discharge is into a tidal zone, then no attenuation is required.

#### Discussion

Impermeable surfaces comply with the permitted activity for the zone rule. The site despite being zoned residential has no provision for piped stormwater connection, hence stormwater disposal shall be to ground in a dispersive manner with flow rate control to protect downstream properties satisfy the requirements of subdivision Rule 13.7.3.4 (b). Flow rate control has been designed in accordance Guidance Document GD01 which is an update of Technical Publication TP10 reference in (b).

The site drains out to the tidal waters of the Kaipatiki Stream. The downstream drainage has been mapped by District Council and there is no flood hazard of any significance, refer Figure 2 below.



The FNDC Engineering Standards 2023 Table 4.1 says; *controlled attenuation is sometimes not required where development site is located in proximity to the catchment outlet, discharging to a watercourse with sufficient network capacity.*

FNDC GIS shows that the culvert crossing State Highway 11 and one further downstream have capacity for maximum probable development plus climate change. Thus, the watercourse can be expected to have sufficient network capacity without the need for 50% and 20% AEP flow attenuation.

The appropriate means to limit nuisance effects for the property immediately downstream of the site is flow attenuation. the lot 2 house already has a consented stormwater attenuation tank, we recommend the same for lot 1.

Residential development is not generally considered to create a long-term impact on water quality. For this development, the nominated building platforms will be surrounded by grass surfaces providing a buffer to run-off, trapping contaminants and sediments. Stormwater run-off from roof tank overflow will be clean rainwater and runoff from driveways will drain via open drains and flow paths.

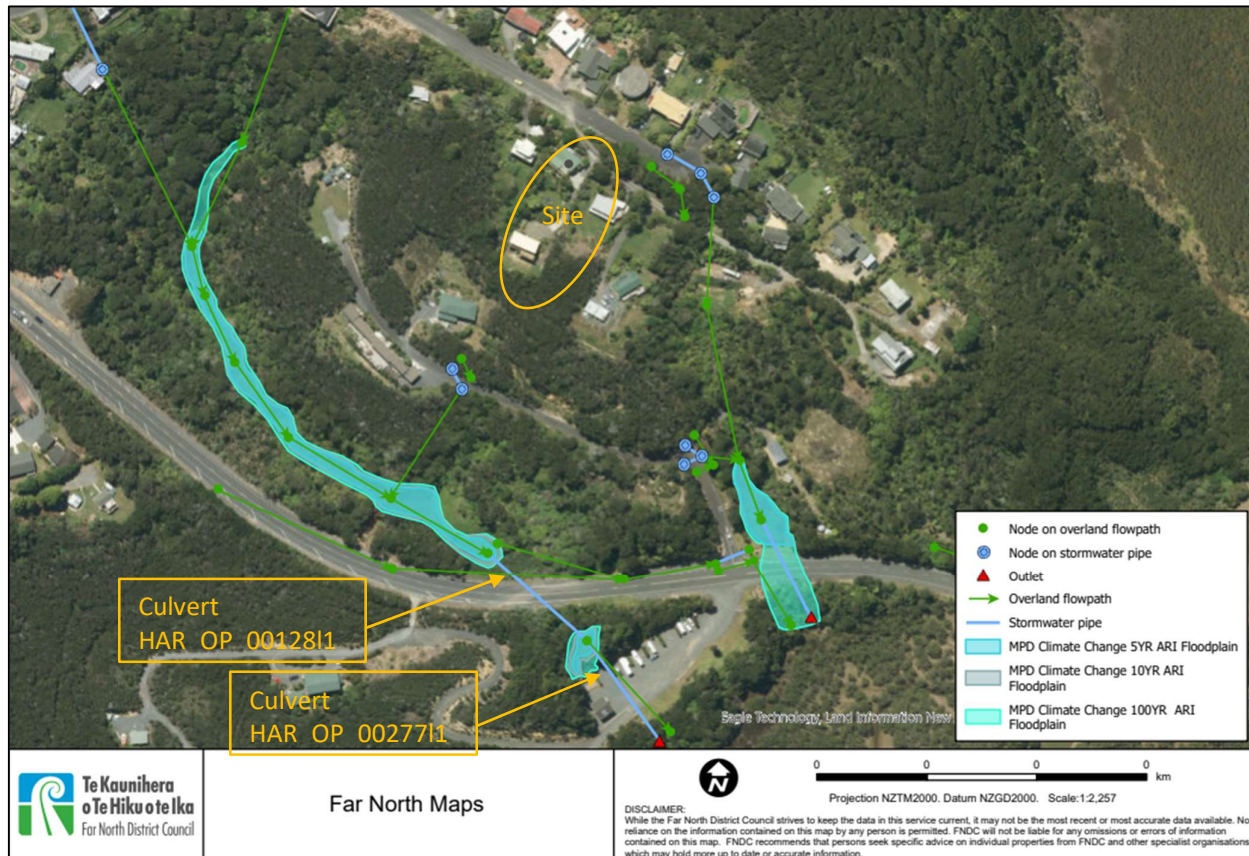


Figure 2: FNDC Flood Modelling 2007

### Existing Stormwater Patterns

Surface runoff is in the southern direction towards Kaipatiki Rise Road, stormwater collected off Lot 1 dwelling is currently discharging to ground without attenuation. The lower dwelling on Lot 2 has a 10,000-litre roof water detention tank with a level spreader bar outlet which was consented in 2010 under BC-2010-1255/1. There are no Council stormwater connections within 200m of the site.

### Proposed Stormwater Management

No changes are proposed to the existing lot 2 house detention tank and spreader bar outlet.

Attenuation is proposed for the existing lot 1 dwelling to reduce nuisance effects. Attenuation using roof water collection is limited by the size of the roof. For lot 1, since the existing consented impermeable surfaces are within the permitted threshold, the attenuation will be designed to achieve the maximum benefit capable for the roof size. The tank outflow will be piped down the western boundary to a spreader bar outlet on the southern boundary of lot 2 which will require a stormwater easement.

Runoff from the concrete driveway on lot 2 will be collected and piped down the eastern boundary to a spreader bar outlet on the southern boundary.

### Hydraulic Neutrality

Stormwater design is in accordance with Council Engineering Standards 2023, using HIRDS V4 historical rainfall estimates with no adjusted climate change and runoff Coefficients as per Table 4.3.

Runoff was calculated using the Rational Method with a 10-minute time of concentration and the following rainfall rates:

- $I_2$  – 72.8mm/hr
- $I_5$  – 94.4mm/hr
- $I_{10}$  – 110.0mm/hr

**Table 1 Pre-subdivision Impermeable Surfaces**

Component	Coverage (m <sup>2</sup> )
Concrete Driveway	199.83
Metal Parking areas	93.3
Existing dwelling on proposed lot 1	148
Existing dwelling on proposed lot 2	85.2
Total Impermeable Surfaces	526.33
Site area	1808
% coverage	29.11%

**Table 2 Post Subdivision Impermeable Surfaces**

Component	Lot 1 Coverage (m <sup>2</sup> )	Lot 2 Coverage (m <sup>2</sup> )
Concrete Driveway	168.4	31.4
Metal Parking areas	0	93.3
Existing Dwellings	148	85.2
Total Impermeable Surfaces	316.4	209.9
Site area	906	902
% coverage	34.92%	23.27%

**Table 3 Post Subdivision Runoff Lot 1**

Component	Area m <sup>2</sup>	C	i <sub>2</sub> mm/hr	Q <sub>2</sub> L/s	i <sub>5</sub> mm/hr	Q <sub>5</sub> L/s	i <sub>10</sub> mm/hr	Q <sub>10</sub> L/s
Concrete Driveway	168.4	0.96	72.8	3.3	94.4	4.2	110.0	4.9
Metal Parking areas	0.0	0.83	72.8	0.0	94.4	0.0	110.0	0.0
Existing dwelling	148.0	0.96	72.8	2.9	94.4	3.7	110.0	4.3
Grass, lawns & landscaping	589.6	0.96	72.8	11.4	95.4	15.0	111.0	17.5
Total	906.0			17.6		23.0		26.7

**Table 4 Lot 1 Runoff for Undeveloped site**

Component	Area m <sup>2</sup>	C	i2 mm/hr	Q2 L/s	i5 mm/hr	Q5 L/s	i10 mm/hr	Q10 L/s
Grass	906	0.67	72.8	12.3	94.4	15.9	110.0	18.5
Excess runoff (grass - post development)				1.9		2.5		2.9

Using 5,000L tank connected to the roof downpipes with a 15mm diameter lower orifice 100mm above the base of the tank, plus a second 15mm diameter orifice 1.65m above the lower orifice the site runoff can be attenuated back to its pre-development vacant state achieving 100% of the 2yr. predevelopment peak flow, 97% for both the 5yr. and 10yr. events. The tank will drain out approximately 1hrs after the end of the 2 yr. event, 2.5hrs for the 5 yr. and 1.8hrs for the 10yr. Refer charts appended.

### Conclusions and Recommendations

This report concludes that for the proposed development.

- Flood hazard modelling shows no significant downstream flood hazard and that downstream culverts have adequate capacity for maximum probable development + climate change.
- Lot 2 has an existing consent stormwater detention tank.
- Lot 1 will be provided with 5,000l stormwater detention tank that will attenuate runoff back to pre-development (vacant) for the 2, 5 & 10yr. events
- Concentrated stormwater from developed surfaces on both lots will be piped to spreader bar devices located on the southern boundary of lot 2.
- Stormwater easements will be required for lot 1 pipelines where these cross lot 2.

**Stormwater for Controlled Activities**  
**District Plan Rule 13.7.3.4**

In considering a controlled (subdivision) activity application under Rule 13.7.3.4 the Council will restrict the exercise of its control (stormwater) to the following matters:

**Table 5 Far North District Plan Rule 13.7.3.4 Subdivision Matters for Control**

Criteria	Comment
(i) control of water-borne contaminants, litter, and sediments	Residential development is not generally considered to create a long-term impact on water quality. For this development, the nominated building platforms will be surrounded by grass surfaces providing a buffer to runoff, trapping contaminants and sediments. Stormwater runoff from roof tank overflow will be clean rainwater and runoff from driveways will drain via open drains and flow paths.
(ii) 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)	Stormwater attenuation is proposed to limit runoff for lot 1 to no more than the vacant condition
(iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;	The proposed stormwater attenuation together with spreader bar dispersal of concentrated flows is a form of low impact design and will limit environmental impacts downstream of the site
(iv) the location, scale and construction of stormwater infrastructure;	The proposed stormwater attenuation will be contained within the lot boundaries and will be of a moderate scale i.e., no larger than a 5,000L tank.
(v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.	N/A

**Disclaimer**

This letter has been prepared for the sole use of our client, Emma Wester, for the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior written agreement. This letter may only be read or reproduced in its entirety.

Yours faithfully,

Prepared by



**Jamie Kitzen**  
Senior Civil Engineer  
Dip Civil

Reviewed by



**Tom Adcock**  
Senior Civil Engineer  
BEng (Civil), MEngNZ

Approved by

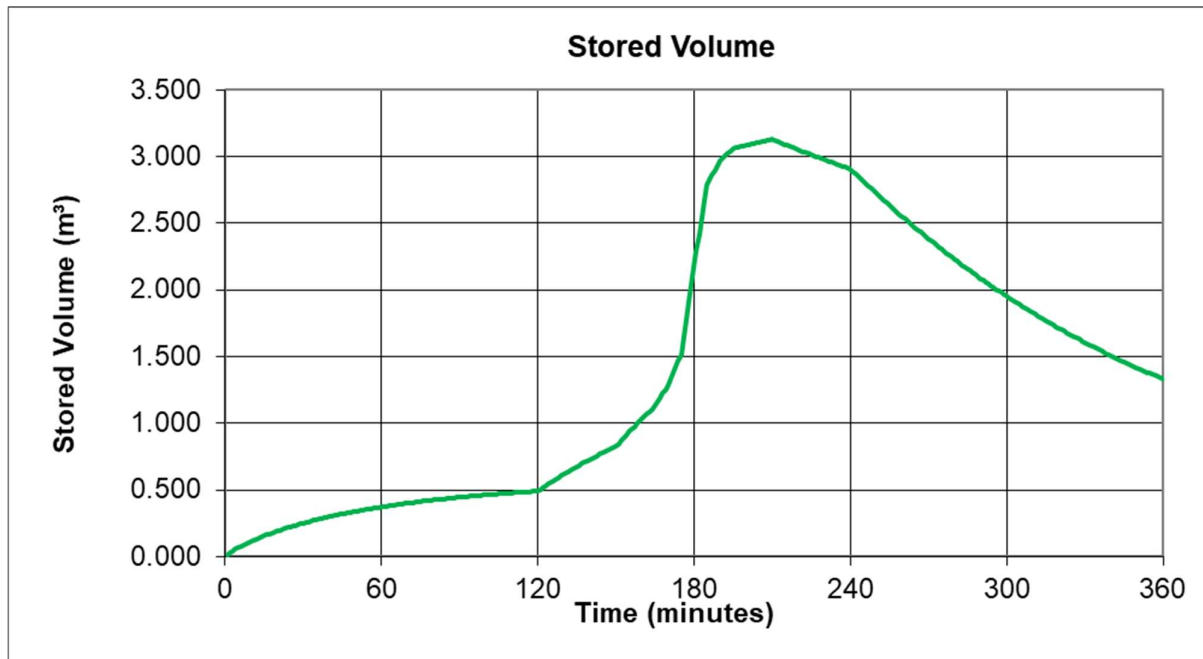
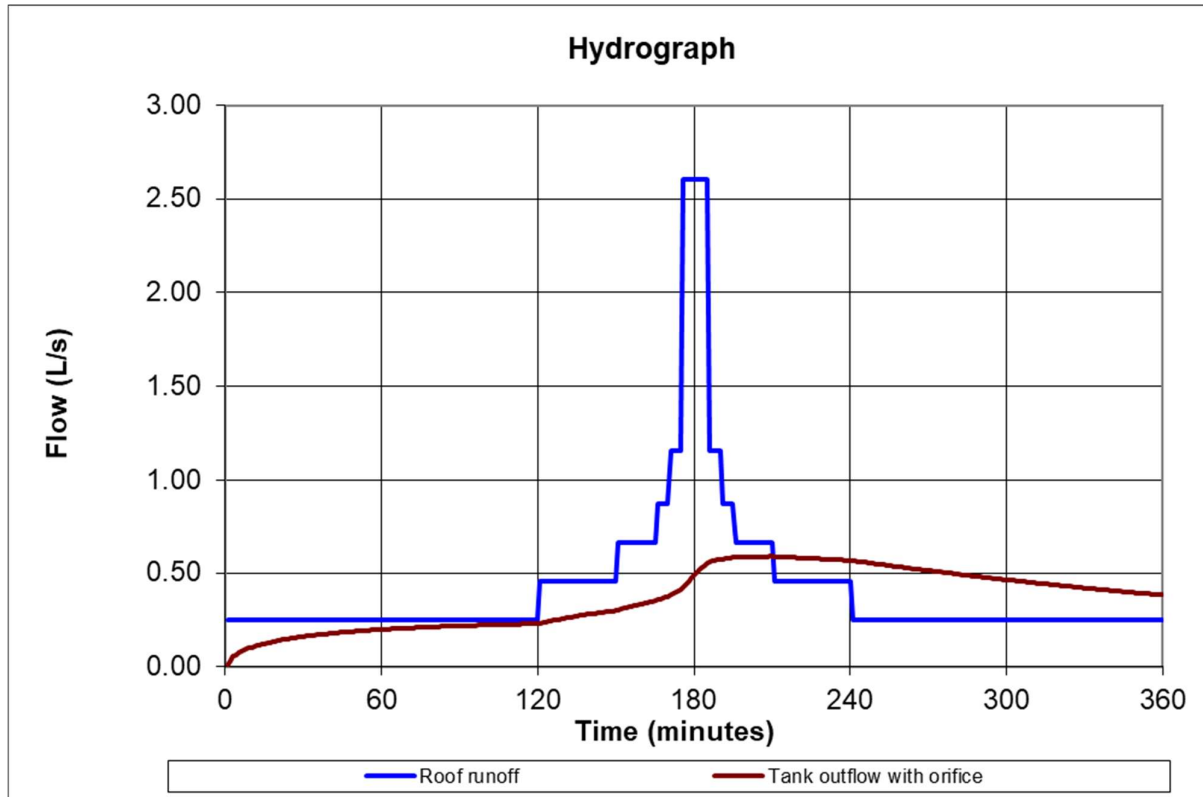


**John Papesch**  
Senior Civil Engineer  
BE (Civil Eng.),  
CMEngNZ, CPEng

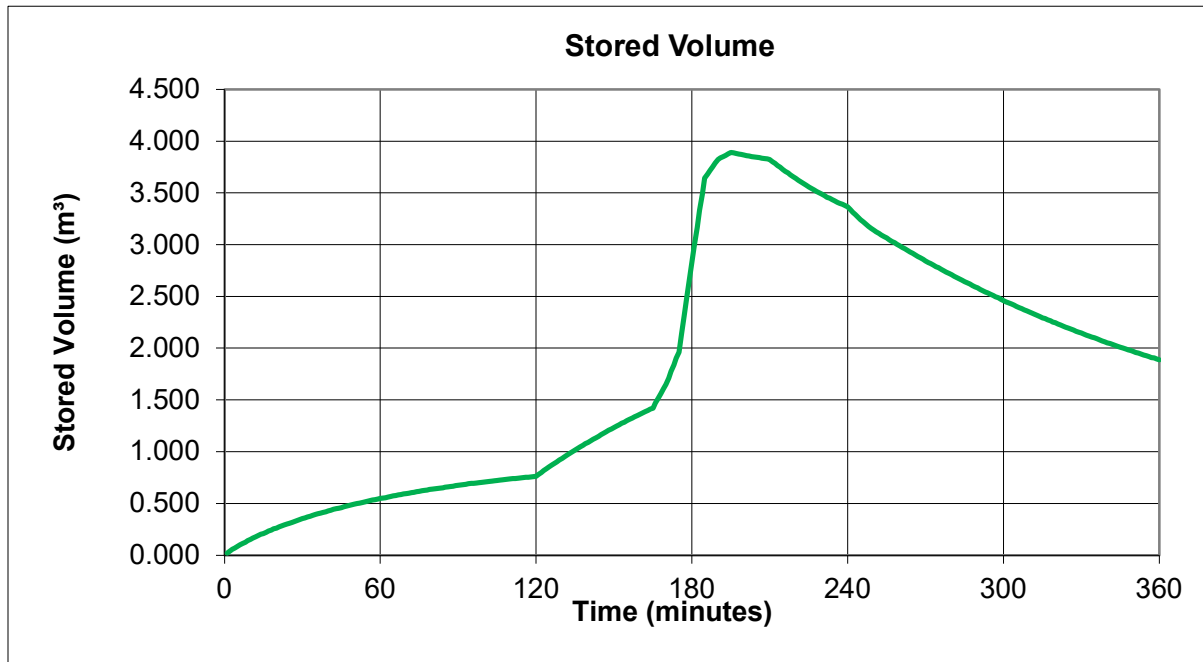
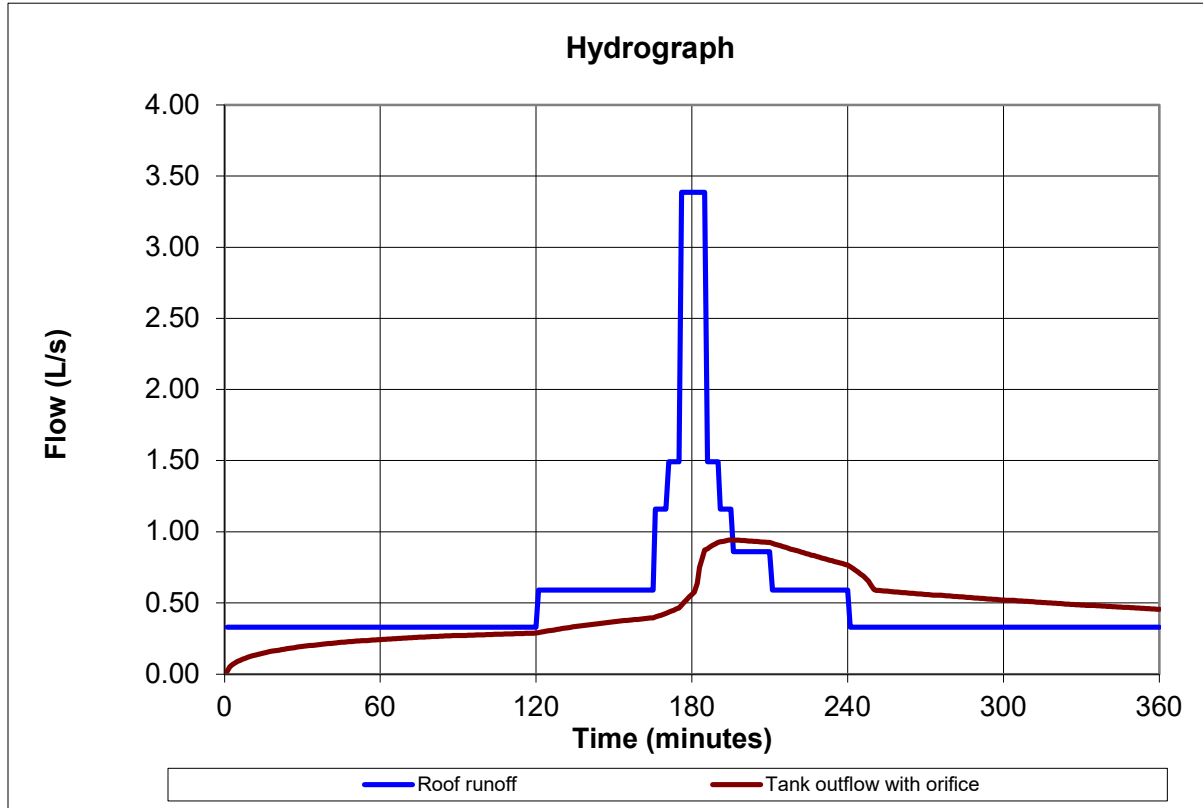
Enclosures

1. Detention tank graphs
2. Combined detention storage tank drawing
3. Stormwater plan drawing 24 101 - SWP01
4. Site photos
5. Subdivision proposed plan

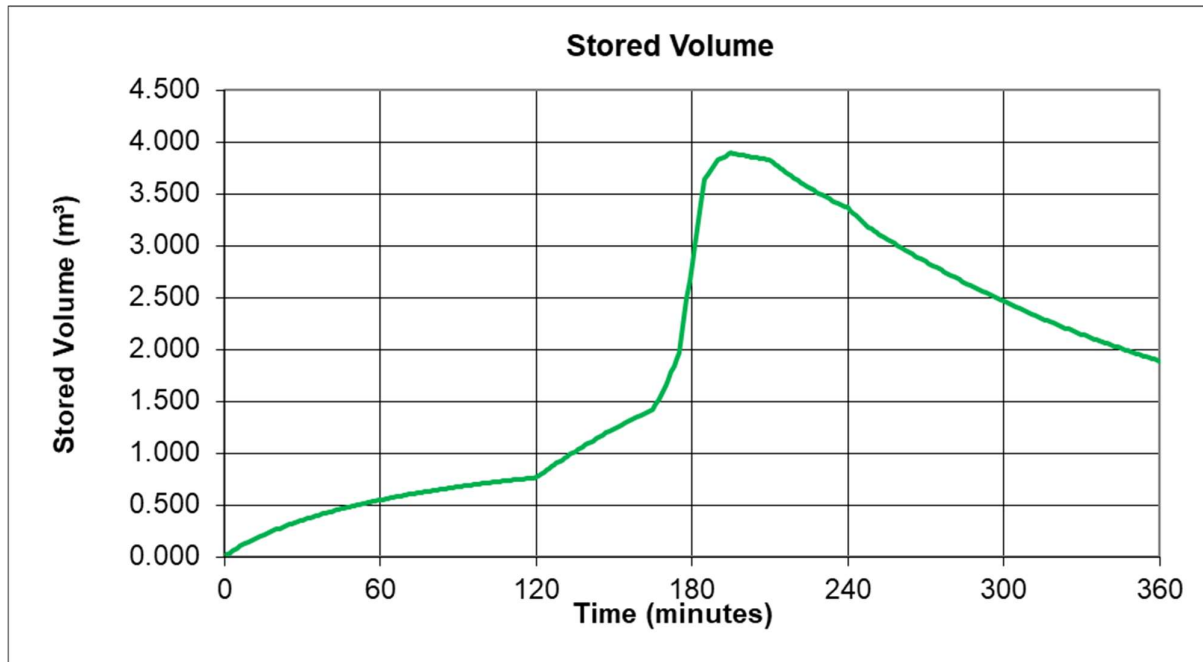
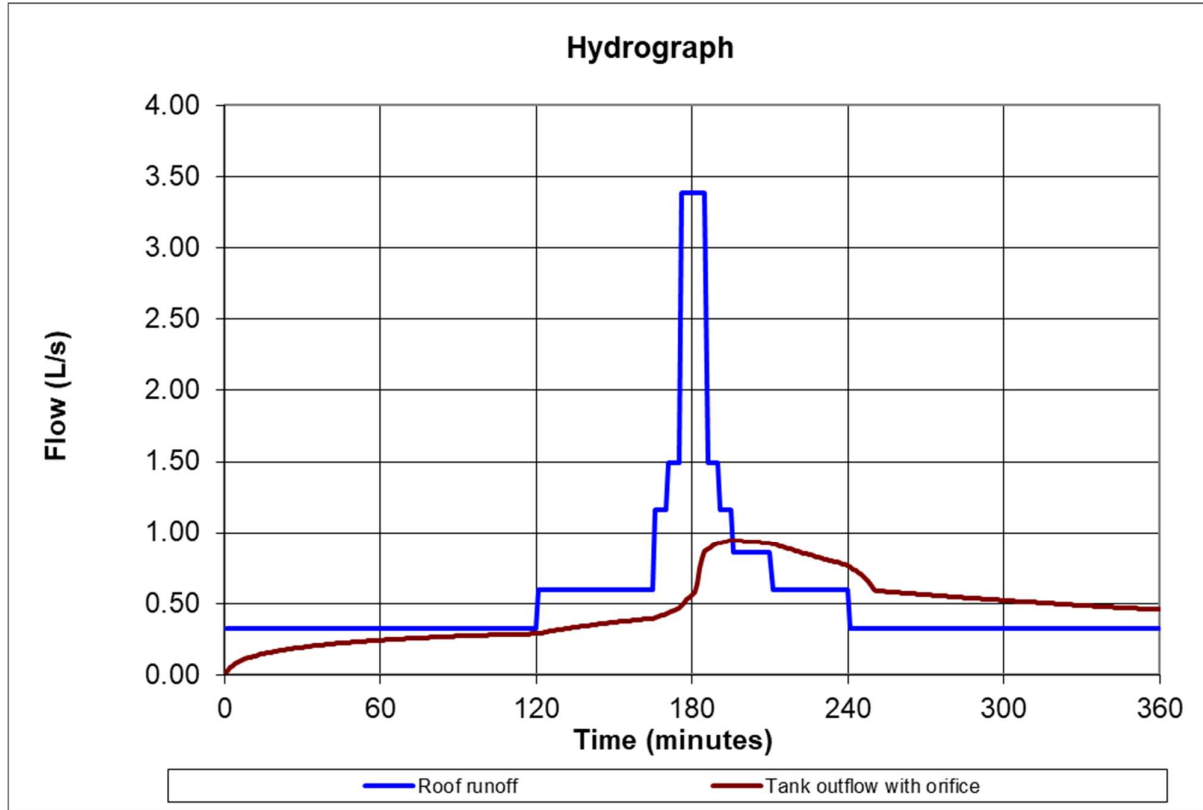
1. Detention tank graphs  
Detention Tank 2yr.



Detention Tank 5yr.

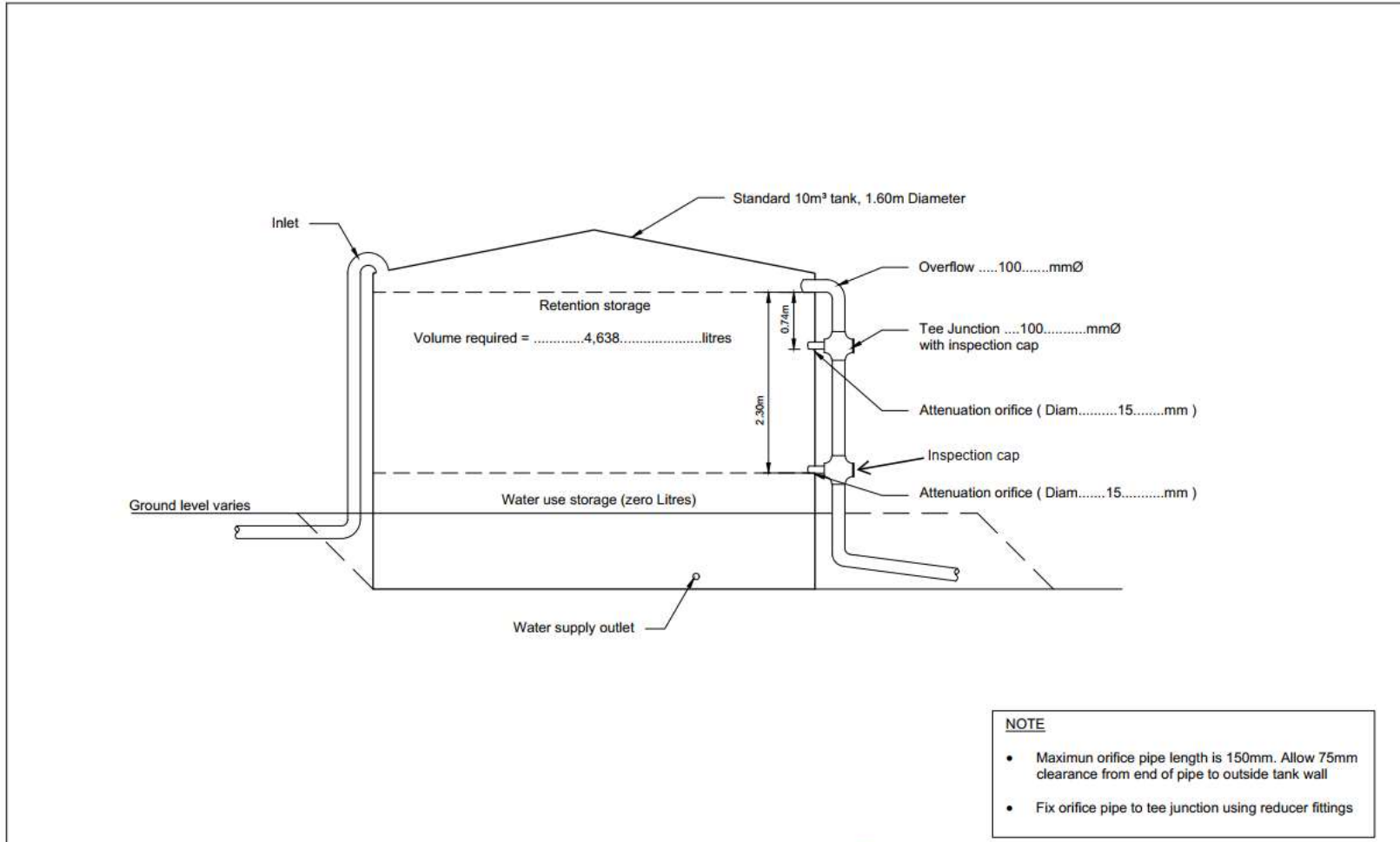


**Detention Tank 10yr.**





2. Combined detention storage tank drawing

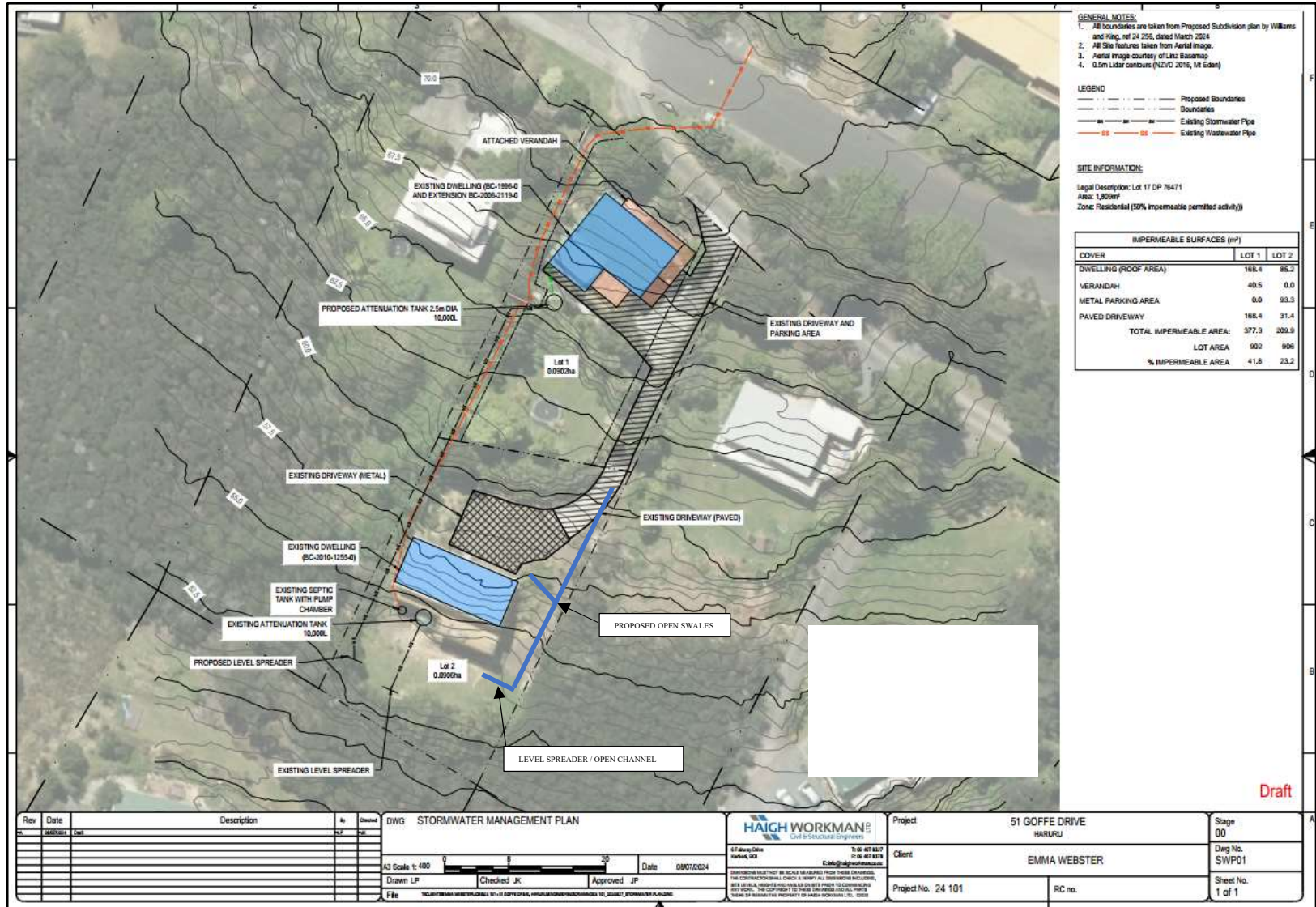


**NOTE**

- Maximum orifice pipe length is 150mm. Allow 75mm clearance from end of pipe to outside tank wall
- Fix orifice pipe to tee junction using reducer fittings

Issue	Date	Revision	DWG Combined Detention Storage Tank				Note	 Civil & Structural Engineers	Project	
-	15/07/24	For Approval							51 Goffe Drive, Haruru	
			DWG No.	Scale	N.T.S. @A4		8 February Drive, Kaiwari, SOI. T: 09 467 8377 F: 09 467 8378 E: info@haighworkman.co.nz	Client		
			Drawn	TMA	Check	JK	Approved	JP	Emma Webster	
			Filename	Date	09/08/2024		DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN. ©2009		Project No.	RC no.
								24 101		

## 3. Stormwater Plan Drawing 24 101 - SWP01



**4. Site Photos**



**Photo – Taken from Northern boundary looking down the driveway.**



**Photo – Taken from the end of concrete driveway. Approximately 22m from the Southern boundary.**



Photo – Taken from the bottom of the section looking up at towards the Northern boundary.



Photo – Existing attenuation tank on proposed Lot 2. Consent in 2010. 10,000 litre tank with 32mm dia Outlet pipe at base with 100mm overflow pipe at top.



**Photo – Proposed location of inground attenuation tank (near steel shed) – 5,000 litres**

## 5. Proposed subdivision plan



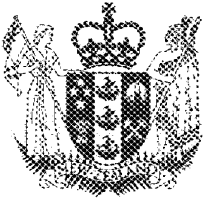
**WILLIAMS AND KING**  
Registered Land Surveyors, Planners & Land Development Consultants  
Ph: (09) 407 8633  
Email: w&kham@seaco.nz

27 Hobson Ave  
PO Box 837 Auckland

**Proposed Subdivision of Lot 17 DP 76471**

Name	Date	DRW/CL	SCALE	SHEET
Survey				001
DESS				002
PLAN	10/03/2018		1:300	A3
REV				

**24256**



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA32D/586  
**Land Registration District** North Auckland  
**Date Issued** 28 October 1975

**Prior References**

NA5A/804

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**Estate** Fee Simple  
**Area** 1809 square metres more or less  
**Legal Description** Lot 17 Deposited Plan 76471

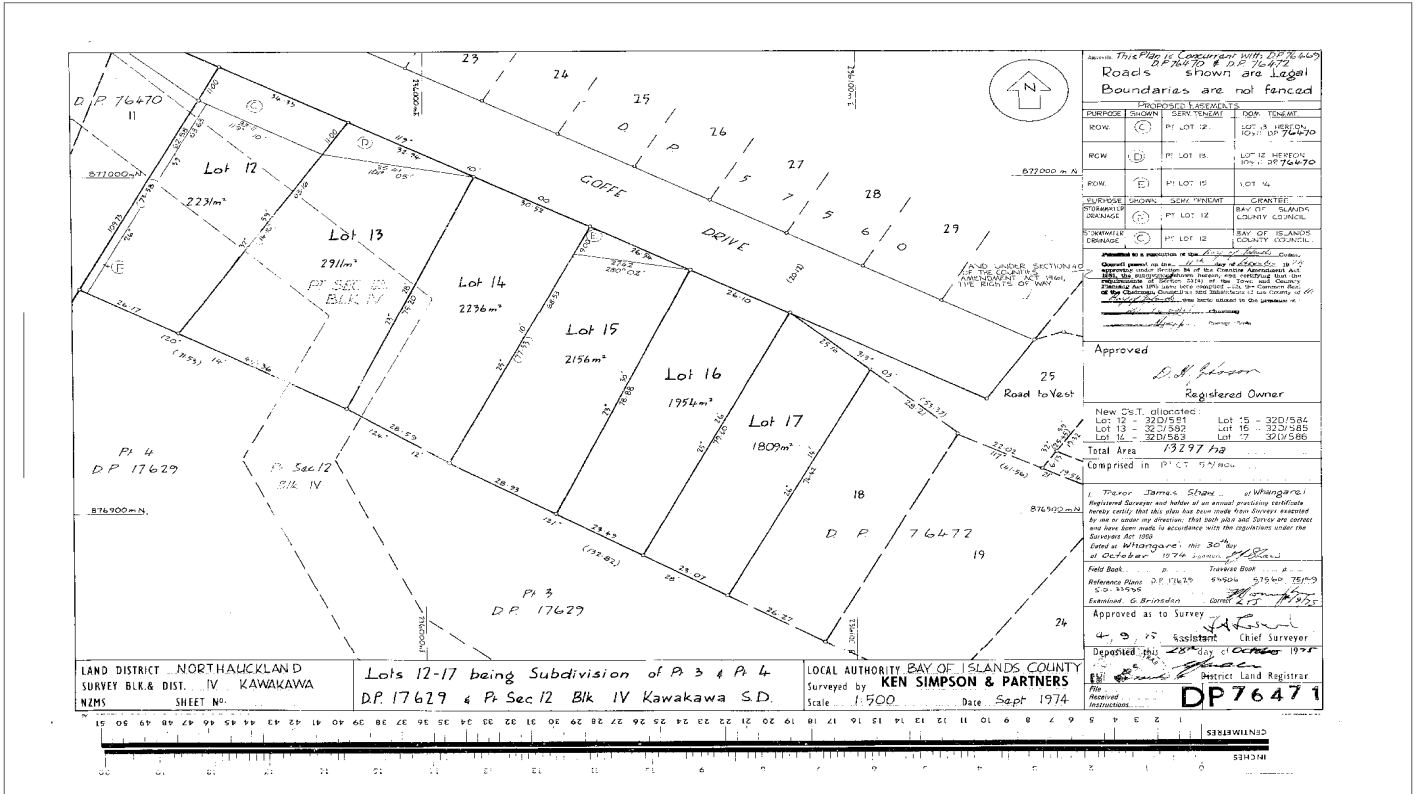
**Registered Owners**

Emma Jane Webster

---

**Interests**

5227491.3 Mortgage to (now) Westpac New Zealand Limited - 21.5.2002 at 1:03 pm  
6645105.1 Variation of Mortgage 5227491.3 - 11.11.2005 at 9:00 am  
8046802.1 Variation of Mortgage 5227491.3 - 30.1.2009 at 3:22 pm  
12718369.1 NOTICE OF CLAIM OF INTEREST PURSUANT TO SECTION 42(2) PROPERTY (RELATIONSHIPS)  
ACT 1976 BY KELLY IVAN JOYCE - 2.5.2023 at 8:59 am



*Warning: This Plan is Compared with D.P. 76470 & D.P. 76472. Roads shown are Legal Boundaries are not fenced.*

PROPOSED LAYOUT			
PROPOSED	SHOWN	SEEN	PRESENT
ROW	PT LOT 12	ROW	PT LOT 12
ROW	PT LOT 15	ROW	PT LOT 15
ROW	PT LOT 16	ROW	PT LOT 16
ROW	PT LOT 17	ROW	PT LOT 17
ROW	PT LOT 18	ROW	PT LOT 18
ROW	PT LOT 19	ROW	PT LOT 19
ROW	PT LOT 20	ROW	PT LOT 20
ROW	PT LOT 21	ROW	PT LOT 21
ROW	PT LOT 22	ROW	PT LOT 22
ROW	PT LOT 23	ROW	PT LOT 23
ROW	PT LOT 24	ROW	PT LOT 24
ROW	PT LOT 25	ROW	PT LOT 25

Approved: *[Signature]*  
Registered Owner

New C.T. allocated:  
 Lot 12 - 32D/586    Lot 13 - 32D/586  
 Lot 14 - 32D/586    Lot 15 - 32D/586  
 Lot 16 - 32D/586    Lot 17 - 32D/586

Total Area: 13297 m²  
 Comprised in P.C.T. 971 m²

I, *[Signature]* (Whangarei)  
 Registered Surveyor and holder of an annual practicing certificate  
 hereby certify that this plan has been made from surveys executed  
 by me or under my direction, that such plans and surveys are correct  
 and are made in accordance with the provisions under the  
 Surveyors Act 1958  
 Dated at Whangarei, this 30th day of October 1974

Field Book: *[Signature]*    Traverse Book: *[Signature]*  
 Reference Plans: D.P. 17629    51540    51541    51542  
 S.D. 1974    *[Signature]*  
 Examined G. Brindley    Comm. & P.T. 17/5/74

Approved as to Survey: *[Signature]*  
 4-0-74 Assistant Chief Surveyor  
 Deposited this 28th day of October 1974  
*[Signature]* District Land Registrar  
 File: *[Signature]*  
 Received: *[Signature]*  
**DP 76471**





*Top Energy Limited*

Level 2, John Butler Centre  
60 Kerikeri Road  
P O Box 43  
Kerikeri 0245  
New Zealand  
PH +64 (0)9 401 5440  
FAX +64 (0)9 407 0611

5 April 2024

Natalie Watson  
Williams & King  
PO Box 937  
KERIKERI 0230

Email: [nat@saps.co.nz](mailto:nat@saps.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION**

**Emma Webster – 51 Goffe Drive, Haruru. Lot 17 DP 76471.**

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

Top Energy's requirement for this subdivision is nil.

Top Energy advises that the proposed Lots each have an existing power supply.

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

Yours sincerely

**Aaron Birt**

Planning and Design

T: 09 407 0685

E: [aaron.birt@topenergy.co.nz](mailto:aaron.birt@topenergy.co.nz)