

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: Turnstone Trust of Jamie Peters

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

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

Post Code: _____

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

Name/s: Holly Tutill at The Planning Collective

Electronic Address for Service (E-mail): holly@thepec.co.nz

Phone Numbers: Work: 021-422-367 Home: _____

Postal Address: _____
 (or alternative method of service under section 352 of the Act)
Pod 6, 3 Panton Rd, Silverdale, Auckland 0932

Post Code: _____

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: Derek Bing, Margaret Bing, Mina Ching, Brian Wong,
Loyanna Wong, and Wong Trustee Ltd.

Property Address/
Location: To be supplied.

7. Application Site Details:

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

Site Address/
Location: Part lots 2, 5, 8, 9 and 10 DP 33905, Kerikeri
Road, Kerikeri

Legal Description: _____ Val Number: _____

Certificate of Title: NASSB/1036
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.**

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.

Subdivide the site into five superlots and create two esplanade
reserves to rest. No physical works/land uses are
proposed.

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) _____

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 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 print)

Signature: _____ (signature of bill payer – **mandatory**) Date: 19/10/23

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. 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: _____ (please print)

Signature: _____ (signature)

Date: 19/10/23

(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



THE PLANNING COLLECTIVE



Application for Subdivision Resource Consent

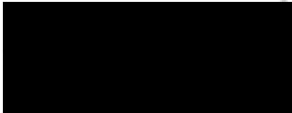
To subdivide the land into five superlots and create two esplanade reserves to vest in Far North District Council at Part Lots 2, 5, 8, 9 and 10 DP 33905, Kerikeri

Applicant Name: Turnstone Trust

Date: October 2023

This planning assessment has been prepared by The Planning Collective Limited and forms part of the application for resource consent on behalf of Turnstone Trust to subdivide the land into five superlots and create two esplanade reserves to vest in Far North District Council at Part Lots 2, 5, 8, 9 and 10 DP 33905, Kerikeri.

(TPC Reference: TUR 088-23).



This report has been prepared by:



Holly Tutill
Planning Assistant
The Planning Collective Limited

Dated: 3 October 2023



This report has been peer reviewed by:



Burnette O'Connor
Director/Planner
The Planning Collective Limited

Dated: 5 October 2023

“The curves within the circle symbol of our logo are a depiction of the shape the Mahurangi River takes as it weaves its way through Warkworth. This was chosen to illustrate the whenua and landscape of the town that The Planning Collective works so closely with.”

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Abbreviations

| Abbreviation | Full Description |
|--------------|--|
| Act | Resource Management Act 1991 |
| AEE | Assessment of Effects on the Environment |
| HAIL | Hazardous Activities and Industries List |
| JOAL | Jointly Owned Access Lot |
| NES | National Environmental Standard |
| NPS | National Policy Statement |
| NZCPS | New Zealand Coastal Policy Statement |
| RMA | Resource Management Act 1991 |
| RoT | Record of Title |
| RoW | Right of Way |
| FNDC | Far North District Council |
| NRC | Northland Regional Council |
| Site | 126A and 126B Kerikeri Road, Part Lot 2 DP 33905, Part Lot 8 DP 33905 and Part Lot 9 DP 833905 |

1. Application Details

| | | |
|--|---|--|
| Applicant | : | Turnstone Trust |
| Owner | : | Derek Bing, Margaret Bing, Mina Grace Ching, Brian Wong, Loyana Taylor Wong, Wong Trustee Limited |
| Site Address | : | 126A and 126B Kerikeri Road, Part Lot 2 DP 33905, Part Lot 8 DP 33905, Part Lot 9 DP 833905 and Part Lot 10 DP 33905 |
| Legal Description | : | Part Lot 5 DP 33905, Part Lot 2 DP 33905, Part Lot 8 DP 33905, Part Lot 9 DP 833905 and Part Lot 10 DP 33905 |
| Record of Title | : | NA55B/1036 |
| Area of Site | : | 23.5ha |
| Type of Consent | : | Subdivision Consent |
| Consent Sought | : | To subdivide the site into five superlots and create two esplanade reserves to vest in Far North District Council. |
| Zoning <i>Far North District Council</i> | : | <u>Zoning:</u> <i>Residential</i> <u>Overlays:</u> <i>None</i> <u>Controls:</u> <i>None</i> <u>Precincts:</u> <i>None</i> |
| Plan Changes / Review | : | Proposed Far North District Plan |
| Overall Activity Status | : | Controlled |
| Additional RMA Consents Required | : | None |

Contact Details

The Planning Collective Ltd
PO Box 591, Warkworth 0941
New Zealand
Mobile: 021-422-367
Email: holly@thepec.co.nz

2. Description of Proposal

It is proposed to subdivide the sites at Part Lot 2, 5, 8,9 and 10 DP 33905 into five superlots and create two esplanade reserves to vest. Access to Proposed Lots 1 and 2 will be via Fairway Drive which abuts the western boundary of the Site. Proposed Lot 5 containing the Woodlands Park Motel will continue to utilise the existing access from Kerikeri Road, and proposed Lots 3 and 4 will be accessed from Fairy Pools Lane which is Recreation Reserve vested with Far North District Council. There is a right of way easement 'G' in favour of Lots 1, 2 and 3 on DP 446030 & Pt OLC 39 (land owned by the Methodist Church of New Zealand) over the first portion of Fairy Pools Lane from Kerikeri Road. This proposal will require an easement to be granted by Far North District Council in favour of lots 3 and 4 on the scheme plan – this can be secured via a s223 condition if the council is willing to grant the easement. Alternatively, because this proposal is to create super lots for subsequent development, a s221 condition can be imposed stating that Lots 3 and 4 cannot be developed until legal access via a right of way, or new road is created.

Access to Proposed Lot 1 is also possible via Clark Road and King Street which abut the southeastern boundary of the site.

The esplanade reserves will be at least 20m in width and follow the landward boundary of the Kerikeri River. One reserve (Lot 7) will span from the existing esplanade reserve at Lot 79 106277 to the Recreation Reserve at Lot 33 DP 41378. And the other reserve (Lot 6) will span from the Recreation Reserve along to the western the boundary of the Heritage Bypass. The reserves connect existing public spaces to improve access to this section of the Kerikeri River. Currently the Kerikeri River Track is located on the northern side of the river, but this connection will enable access to the west from the southern side of the river (currently access is eastwards only) and access directly from the Fairy Pools Lane Recreation Reserve.

No physical works are proposed as part of this application, meaning that no earthworks will be undertaken, no vegetation is to be removed, etc. The applicant seeks to subdivide the existing site that comprises four lots held together in one Record of Title ("the Site") to create five lots plus the two esplanade reserves to vest.

Table 1: Existing Lots

| Existing Lot Reference | Lot area (ha) | Activity |
|------------------------|---------------|-----------------------------------|
| Part Lot 2 DP 33905 | 3.1ha | Vacant |
| Part Lot 5 DP 33905 | 11.9ha | Contains the Woodlands Park Motel |
| Part Lot 8 DP 33905 | 4ha | Vacant |
| Part Lot 9 DP 33905 | 4.5ha | Vacant |

Table 2: Proposed Subdivision

| Proposed Lot Reference | Lot area (ha) | Activity |
|------------------------|---------------|----------|
| Lot 1 | 2.2ha | Vacant |
| Lot 2 | 8.25ha | Vacant |
| Lot 3 | 5.89ha | Vacant |

| Proposed Lot Reference | Lot area (ha) | Activity |
|------------------------|---------------|---|
| Lot 4 | 2.82ha | Vacant |
| Lot 5 | 3.18ha | Contains the Woodland Park Motel |
| Lot 6 | 0.33ha | Local Purpose Reserve (Esplanade) to vest |
| Lot 7 | 0.79ha | Local Purpose Reserve (Esplanade) to vest |

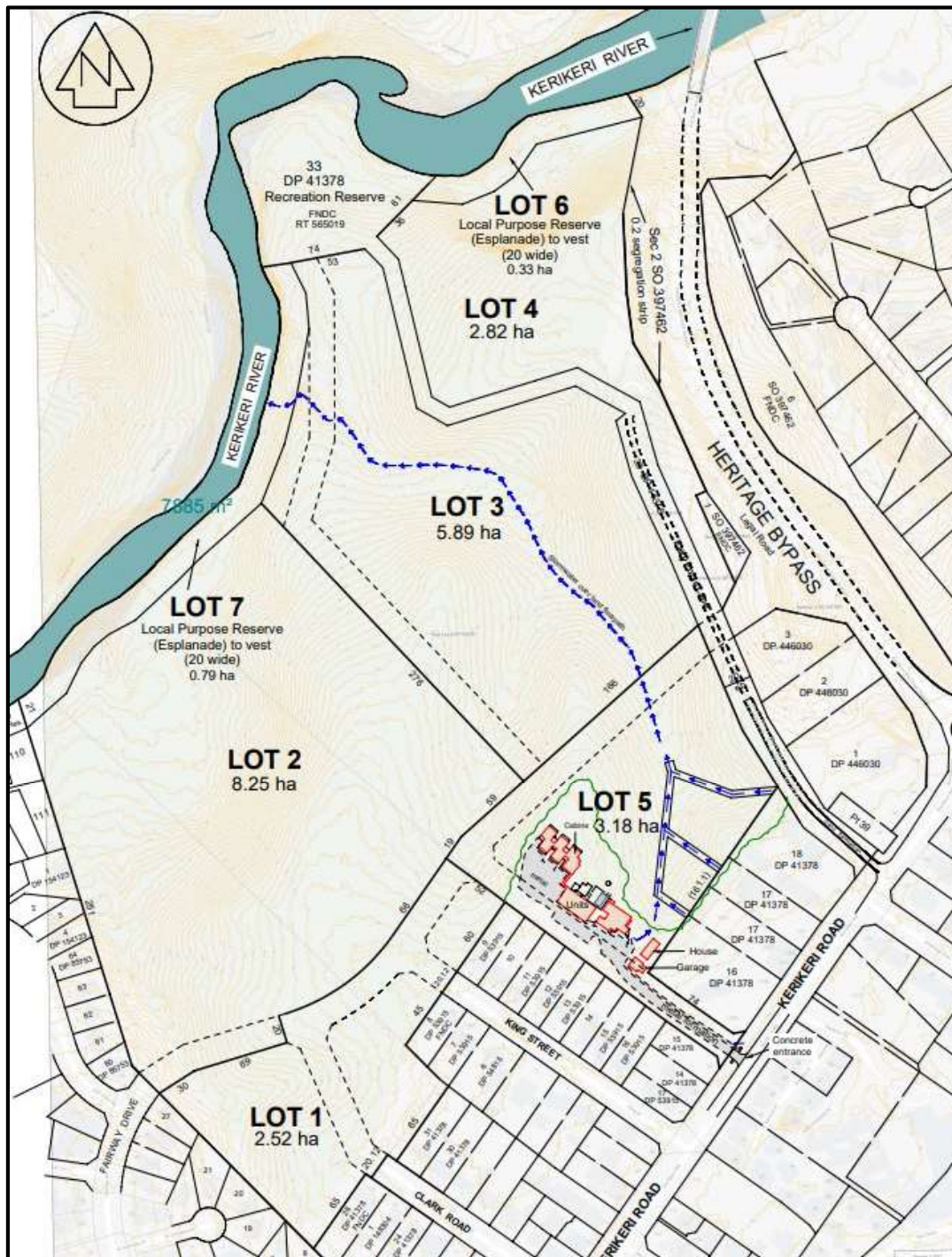


Figure 1: Proposed scheme plan (Source: Donaldsons Surveyors Ltd)

3. Site Description

3.1 Site Description

The subject site comprises four lots held in the same Record of Title. The sites are relatively flat adjacent to Kerikeri Road and about midway between Kerikeri Road and the river there is a steep embankment that lowers dramatically to a lower elevation of the land that then slopes, in an undulating and irregular manner down towards the river. The site is bounded by existing residential development to the west, Kerikeri Road to the south, the Heritage Bypass to the east and Kerikeri River to the north.

The sites comprise 23.5ha, all of which is forested except for a clearing of approximately 0.75ha where the Woodlands Park Motel is located in proximity to Kerikeri Road. The forest mostly consists of mature gum trees with some native species in the understorey. There is a Certificate of Compliance – **Appendix 4** for the removal of the majority of the gum trees on the Site.

The Woodlands Park Motel, located at 126 Kerikeri Road, is a motel and conference venue containing twelve motel suites and eight tourist rooms. The buildings within the motel footprint are the only buildings located on the 23.5ha site.

The site is located approximately 1km from the Kerikeri town centre.

3.2 Record of Title

The four subject sites are held in one Record of Title, NA55B/1036. Registered against the title are the following interests:

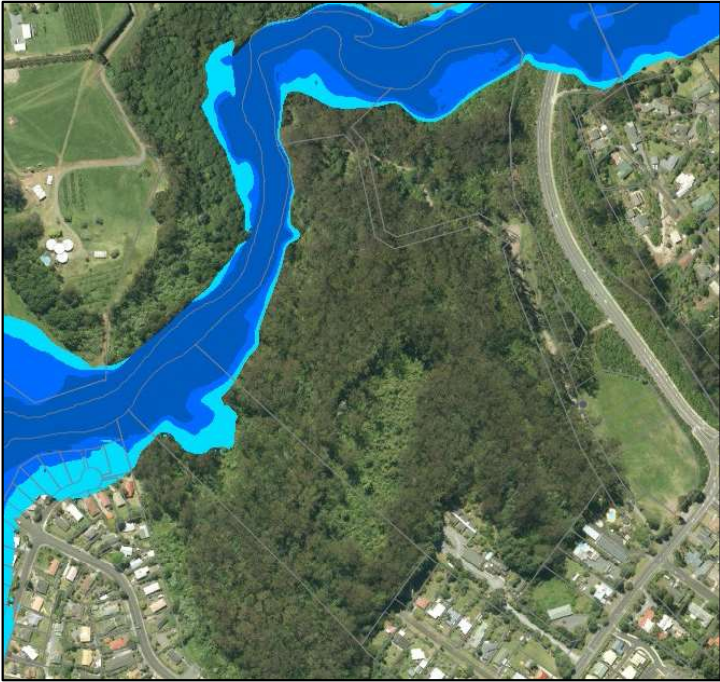
- K43923 Building Line Restriction (affects part Lot 5 and 6 DP 33905). This interest prevents “buildings or hoardings” on Lot 34 (part of which is now Part Lot 2 DP 33905) from locating “within 25 links of the Springbank-Kerikeri Main Highway.” No land use development is proposed in this application and the interest does not require further consideration.
- 6695164.1 Notice pursuant to Section 18 Public Works Act 1981. This interest relates to land take at Lot 2 DP 33905 and Lot 6 DP 33905 for the Heritage Bypass and was issued in 2005.
- 6849643.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981. This interest details the compensation made by Far North District Council to the landowners for the Heritage Bypass and is irrelevant to this current proposal.
- 7778617.1 Gazette Notice (Gaz 2008 pg 1918). This gazette notice outlined the Kerikeri/Heritage Bypass in 2008 and is irrelevant to this proposal.
- 12476232.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002. This interests states that “Part of the following land is pre-1990 forest land that is exempt land under section 183(4) of the Climate Change Response Act 2002: Part Lot 2 DP 33905, Part Lot 5 DP 33905, Part Lot 8 DP 33905, Part Lot 9 DP 33905 and Part Lot 10 DP 33905.” This application does not propose to remove or alter the existing forest on the site.
- 2771299.2 CAVEAT BY TURNSTONE LIMITED. This caveat prevents dealings with land under Section 138 of the Land Transfer Act 2017. The caveat “forbids the registration of any interest

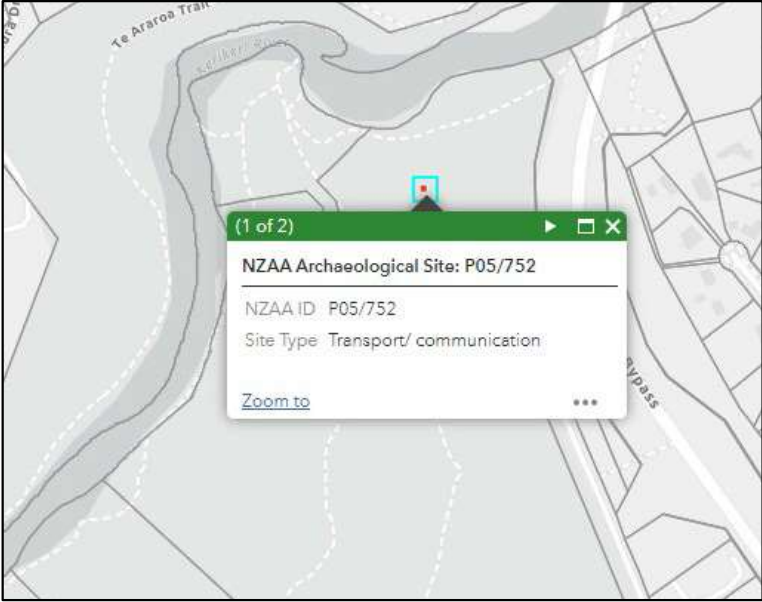
or the recording of any matter in the register that transfer, changes or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of Section 143 of the Land Transfer Act 2017.” This application does not pertain to matters under the Land Transfer Act 2017.

4.3 Far North District Council and Northland Regional Council Site Features

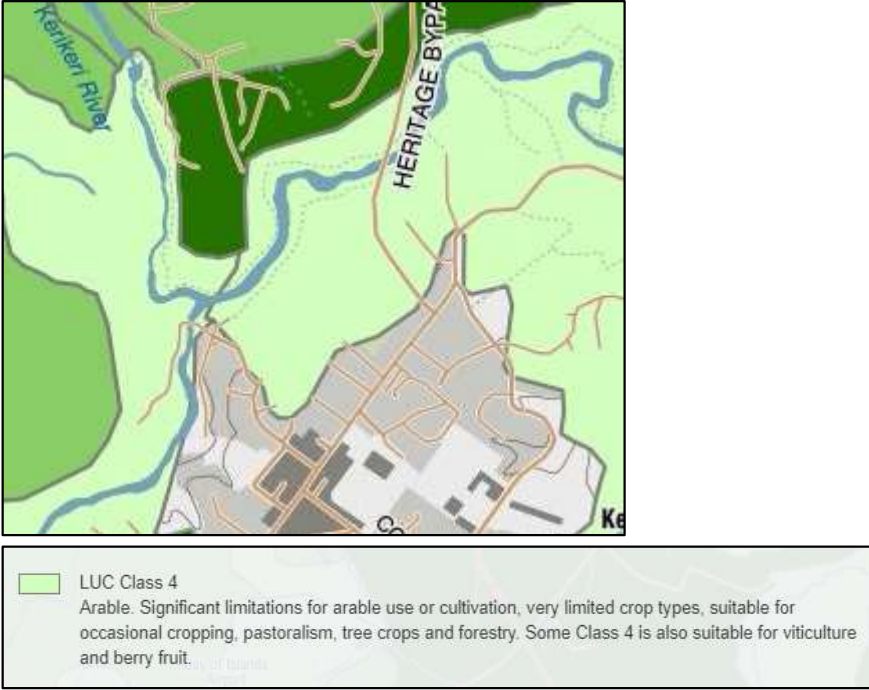
Using on 276/09/23 the following non-statutory features are identified on the site.

Table 1: Site Features

| Site Feature | Description |
|--------------|---|
| Flooding | <p>According to NRC Hazard Maps, proposed lots 2, 3 and 4 and the esplanade reserves (Lots 6 and 7) are impacted by the River Flood Hazard Zone for Priority Rivers (10 year Extent), Priority Rivers (50 year Extent), Regionwide Models (50 year Extent) and the Priority Rivers (100 year CC Extent).</p> <p>Apart from river flooding, the land is not classified as flood susceptible from other means.</p>  <div data-bbox="459 1624 906 1915"> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> River Flood Hazard Zone - Priority Rivers (10 year Extent) <input type="checkbox"/> River Flood Hazard Zone - Regionwide Models (10 year Extent) <input checked="" type="checkbox"/> River Flood Hazard Zone - Priority Rivers (50 year Extent) <input checked="" type="checkbox"/> River Flood Hazard Zone - Regionwide Models (50 year Extent) <input checked="" type="checkbox"/> River Flood Hazard Zone - Priority Rivers (100 year CC Extent) </div> |

| Site Feature | Description |
|--------------------------------|--|
| Statutory Acknowledgement Area | The site is not located within a statutory acknowledgement area. |
| Archaeological Sites | <p>There is one archaeological site on Lot 4, NZAA ID: P05/752. According to Northern Archaeological Research Ltd (June 2009), this site consists of a stone track leading up the face of the escarpment that is thought to be early to mid-20th century in origin. ¹</p>  |
| Biodiversity Layers | According to NRC Biodiversity Wetland Maps, there are no recorded wetlands on the site. However, Biosearches prepared an Ecological Report in May 2021 in relation to a COC application to remove the vegetation from the site. Their conclusion was that two natural wetlands and two transitional wetlands are present on the site. The figure produced by Biosearches displaying their locations is included under Section 4.3 below. |
| Land Use Capacity Soils | According to Landcare Research, the site contains LUC Class 4 soils. |

<https://dl.heritage.org.nz/greenstone3-foo/library/sites/hnz/collect/pdf-reports/index/assoc/Johnson9/3.dir/Johnson93.pdf> ¹

| Site Feature | Description |
|--------------|--|
| |  |

3.4 Existing Environment

The ‘Environment’ includes the ‘Existing Environment’ which includes all lawfully established activities that exist – and the ‘Future Environment’ which includes the effects of activities enabled by an unimplemented consent where the consent is ‘live’ that have not lapsed and there are no reasons why the consent is not likely to be implemented.

It is noted that the existing environment is the yard stick against which the effects of any proposal must be assessed. There is no discretion in terms of the existing environment.

The site is forested in gum trees and contains an operational motel. These activities and their constituent effects form part of the existing (lawfully established) environment.

3.5 Future Environment

The site is zoned Residential under the Operative District Plan and General Residential under the Proposed District Plan. There are submissions seeking extension of the Mixed Use zoning on to the land as the Proposed District Plan seeks to zone Kerikeri Town Centre as Mixed Use.

Given the zoning and the existing adjacent development and proximity to the town centre, it is highly likely that the site will be developed for urban purposes in future.

4. Planning Assessment

The activity status of the application under the is determined in the assessment below.

4.1 Far North District Council – Operative District Plan

The subject site is zoned Residential under the Operative Plan as shown on the portion of planning map below:

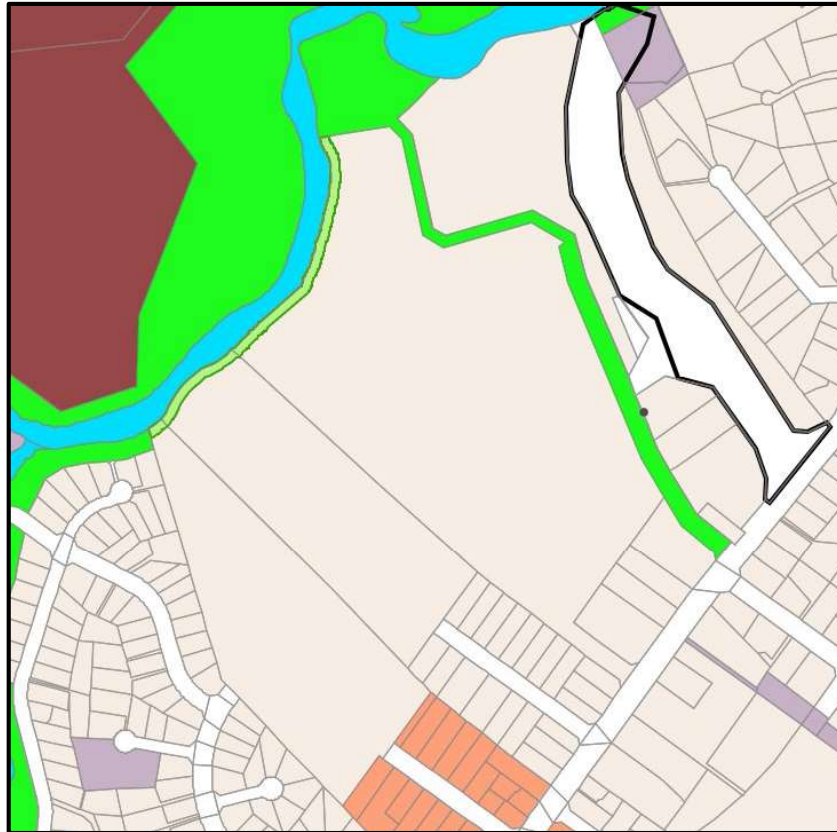


Figure 2: Subject site zoning (Source: FNDC Operative District Plan Maps)

Decisions on the Proposed Far North District Plan have not yet been made. The submission and further submission process has completed, but hearings have yet to be held. Therefore, the subdivision provisions in the Proposed Plan do not have legal effect – refer s86B RMA.

Far North District Council has identified some provisions of the Proposed Plan as having immediate legal effect – refer to the Proposed Plan. Section 86B(3) of the RMA *When rules in proposed plans have legal effect* states that:

- (3) A rule in a proposed plan has immediate legal effect if the rule—
- (a) protects or relates to water, air, or soil (for soil conservation); or
 - (b) protects areas of significant indigenous vegetation; or
 - (c) protects areas of significant habitats of indigenous fauna; or
 - (d) protects historic heritage; or

(e) provides for or relates to aquaculture activities.

The proposal does not relate to any of the above points and the Proposed Plan does not therefore impact this resource consent application.

In terms of the provisions of the Operative District Plan, Resource Consent is required and sought for the following reasons:

The proposed subdivision requires Controlled consent under Rule 13.7.2.1 of the Operative District Plan.

Table 3: ODP Rule Assessment

| Rule | Standard | Assessment of Proposal | | | | | | |
|--|--|--|--|---------------------------------------|--|--|--|--|
| <i>FNDC Operative District Plan – Chapter 13 – Subdivision</i> | | | | | | | | |
| 13.7.2.1 Minimum area for vacant new lots and new lots which already accommodate structures | (v) Residential Zone Table 13.7.2.1 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Controlled (Refer also to 13.7.3)</td> <td style="width: 33%;">Restricted Discretionary (Refer also to 13.8)</td> <td style="width: 33%;">Discretionary Refer also to (13.9)</td> </tr> <tr> <td>The minimum lot sizes are 3,000m² (unsewered) and 600m² (sewered).</td> <td></td> <td>The minimum lot sizes are 2,000m² (unsewered) and 300m² (sewered).</td> </tr> </table> | Controlled (Refer also to 13.7.3) | Restricted Discretionary (Refer also to 13.8) | Discretionary Refer also to (13.9) | The minimum lot sizes are 3,000m ² (unsewered) and 600m ² (sewered). | | The minimum lot sizes are 2,000m ² (unsewered) and 300m ² (sewered). | The activity status of the subdivision is Controlled . The proposed lot sizes are greater than 3,000m ² where unsewered. |
| Controlled (Refer also to 13.7.3) | Restricted Discretionary (Refer also to 13.8) | Discretionary Refer also to (13.9) | | | | | | |
| The minimum lot sizes are 3,000m ² (unsewered) and 600m ² (sewered). | | The minimum lot sizes are 2,000m ² (unsewered) and 300m ² (sewered). | | | | | | |
| 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 specified below; which does not encroach into the permitted activity boundary setbacks for the relevant zones: Zone: Residential Minimum dimension: 14m x 14m. Any allotment created in terms of these rules shall comprise one contiguous parcel of land, except that in the case of land subdivided under the Unit Titles Act 2010, the principal unit and any accessory units shall be deemed to be a contiguous area if they are contained within the same site. | The residential lots are proposed to be 8.25ha, 5.89ha, 3.18ha and 2.82ha in area. The size of the lots means they can accommodate a suitable stable, hazard free building platform measuring at least 14m by 14m. | | | | | | |

| Rule | Standard | Assessment of Proposal |
|---|--|--|
| 13.7.2.6 Access, Utilities, Roads, Reserves | <p>Notwithstanding the standards for minimum net area, there shall be no minimum allotment areas in any zone for allotments created for access, utilities, roads and reserves. Within areas covered by a structure plan, appropriate provision shall be made for access, utilities, roads and reserves in terms of those structure plans.</p> <p>A consent notice may be registered on the Certificate of Title, pursuant to Rule 13.6.7, in respect of any lot occupied by a utility, requiring enforcement of a condition that, in the event of the utility being removed, the lot be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone</p> | <p>The proposed esplanade reserves are 0.79ha and 0.33ha in area and are set back at least 20-metres from the annual fullest flow of the Kerikeri river as required by the NZ survey guidance for measuring esplanade reserves. Complies.</p> |
| 13.7.3.1 Property Access | <p>A controlled (subdivision) activity application must comply with rules for property access in Chapter 15, namely Rules 15.1.6C.1.1 – 15.1.6C.1.11 (inclusive)</p> | <p>The property access rules in Chapter 15 are complied with. This is detailed further below.</p> |
| 13.7.3.2 Natural and other Hazards | <p>Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards. In considering a controlled (subdivision) activity application under Rule 13.7.3.2 the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:</p> <p>(a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:</p> <ul style="list-style-type: none"> (i) erosion; (ii) overland flow paths, flooding and inundation; (iii) landslip; (iv) rockfall; (v) alluvion (deposition of alluvium); (vi) avulsion (erosion by streams or rivers); (vii) unconsolidated fill; (viii) soil contamination; (ix) subsidence; (x) fire hazard; (xi) sea level rise | <p>Proposed Lots 2, 3 and 4 border Kerikeri River and are therefore subject to projected river flooding. The site sizes are large and future development can be situated away from the hazard area or any hazard impact mitigated. The subdivision does not exacerbate existing or projected flooding – it is simply a line on a map until the time of future development. No land use activities are proposed that could cause inundation, erosion, soil contamination, fire hazard, etc. Complies.</p> |
| 13.7.3.3 Water Supply | <p>All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road,</p> | <p>It is not proposed to connect Lots 1, 2, 3 and 4 to the public water supply at this stage or to provide on-site water supply such as</p> |

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| | <p>reserve or access purposes, by means of one of the following:</p> <p>(a) a lawfully established reticulated water supply system; or</p> <p>(b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.</p> | <p>rainwater tanks as there are no buildings or residential dwellings to service.</p> <p>Water supply for Lots 1 – 4 will be addressed in future land use applications.</p> |
| <p>13.7.3.4 Stormwater Disposal</p> | <p>(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).</p> <p>(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.</p> <p>(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.</p> <p>(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</p> | <p>An existing overland flow path runs southeast to northwest through the site which begins at Lot 5 and traverses Lots 4 and Lot 7 (esplanade reserve) to discharge into the Kerikeri River. This existing discharge will not be disturbed in this application as no land use activities, land modification or impervious areas are proposed.</p> <p>The natural contour will manage stormwater runoff.</p> |

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| | Publication 10, Stormwater Management Devices – Design Guidelines Manual” Auckland Regional Council (2003). | |
| 13.7.3.5 Sanitary Sewage Disposal | <p>(a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.</p> <p>(b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).</p> | N/A. Effluent disposal will be dealt with in future land use applications. In any event the sites are larger than 3,000m ² and have sufficient area to provide for onsite wastewater disposal in a complying manner. |
| 13.7.3.6 Energy Supply | All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done. | All allotments will be provided with the ability to connect to electricity. |
| 13.7.3.7 Tele communications | All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site. | Connection to telecommunications will be secured as a Consent Notice condition. In accordance with s221 of the RMA, a consent notice will be registered against the titles stating that access and service connections will be provided at the time of any development of any of the lots. However, these connections will not be required to gain s224 for the proposed lots. |
| 13.7.3.8 Easements for any purpose | Easements shall be provided where necessary for public works and utility services. | N/A. |
| 13.7.3.9 Preservation of heritage | Where any proposed allotment contains one or more of the following: (a) a Notable Tree as listed in Appendix 1D; | The site does not contain any of the listed features. The archaeological site present on |

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| <p>resources, vegetation, fauna and landscape, and land set aside for conservation purposes</p> | <p>(b) an Historic Site, Building or Object as listed in Appendix 1E; (c) a Site of Cultural Significance to Maori as listed in Appendix 1F; (d) an Outstanding Natural Feature as listed in Appendix 1A; (e) an Outstanding Landscape Feature as listed in Appendix 1B; (f) an archaeological site as listed in Appendix 1G; (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in Method 12.2.5.6.</p> <p>The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.</p> <p>Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.</p> <p>Council encourages permanent protection by:</p> <ul style="list-style-type: none"> (i) a reserve or covenant under the Reserves Act; (ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act; (iii) a conservation covenant with the Department of Conservation or the Council; (iv) an open space covenant with the Queen Elizabeth II National Trust; (v) a heritage covenant with the Heritage New Zealand Pouhere Taonga. <p>The Act also provides for a consent notice under s221 in accordance with Rule 13.6.7.</p> | <p>Lot 4 (P05/752) is not listed in Appendix 1G.</p> |
| <p>13.7.3.10 Access to Reserves and Waterways</p> | <p>Where appropriate and relevant, public access shall be provided in proposed subdivisions, to public reserves, waterways and esplanade reserves. The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial</p> | <p>Public access along Kerikeri River is provided and enhanced. Two esplanade reserves are proposed that connect existing residential development along Tuatahi Place, to the Fairy Pools Recreation Reserve and the</p> |

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| | contribution that is required in respect of the subdivision. | Heritage Bypass. The esplanade reserves are Lots 6 and 7 on the scheme plan (Attachment 3). | | | | |
| 13.7.3.11 Land Use Compatibility | Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). | The land is zoned as Residential and is proposed to be zoned as General Residential under the Proposed District Plan. It is also directly adjacent to existing residential development, the Heritage Bypass and is located 1km from Kerikeri town centre. The land itself is classified as LUC 4 which is arable with significant limitations. The land is not suitable for agriculture or viticulture due to its urban character. The proposed subdivision avoids the potential for inappropriate land uses to occur. | | | | |
| 13.7.3.12 Proximity to Airports | Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application. | N/A. | | | | |
| <i>Chapter 15</i> | | | | | | |
| 15.1.6C.1.1 Private accessway in all zones | <p>(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.</p> <p>(b) Minimum access widths and maximum centreline gradients, are set out in the Appendix 3B-1 table except that the grade shall be:</p> <table border="1" data-bbox="379 1720 1002 1803"> <tr> <td data-bbox="379 1720 694 1765">All urban zones; excluding the Commercial and Industrial Zones</td> <td data-bbox="694 1720 1002 1765">No steeper than 1:8 adjacent to the road boundary for at least 5m.</td> </tr> <tr> <td data-bbox="379 1765 694 1803">Commercial and Industrial Zones</td> <td data-bbox="694 1765 1002 1803">No steeper than 1:20 adjacent to the road boundary for a length of at least 6m.</td> </tr> </table> <p>(c) A private accessway may serve a maximum of 8 household equivalents.</p> <p>(d) Where a subdivision serves 9 or more sites, access shall be by public road.</p> <p>(e) Access shall not be permitted:</p> | All urban zones; excluding the Commercial and Industrial Zones | No steeper than 1:8 adjacent to the road boundary for at least 5m. | Commercial and Industrial Zones | No steeper than 1:20 adjacent to the road boundary for a length of at least 6m. | <p>Assessment against Chapter 15 of the Operative District Plan is included in accordance with <i>13.7.3.1 Property Access</i>.</p> <p>. The provision of access will be secured as a Consent Notice condition. In accordance with s221 of the RMA, a consent notice will be registered against the titles stating that access and service connections will be provided at the time of any development of any of the lots.</p> |
| All urban zones; excluding the Commercial and Industrial Zones | No steeper than 1:8 adjacent to the road boundary for at least 5m. | | | | | |
| Commercial and Industrial Zones | No steeper than 1:20 adjacent to the road boundary for a length of at least 6m. | | | | | |

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| | <p>(i) onto a State Highway or a Limited Access Road;</p> <p>(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;</p> <p>(iii) onto an arterial or collector road within 30m of its intersection with a local road;</p> <p>(iv) onto a local road within 30m of its intersection with an arterial or collector road;</p> <p>(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.</p> <p>(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.</p> | <p>However, these connections will not be required to gain s224 for the proposed lots.</p> <p>The construction of access will be undertaken in accordance with Appendix 3B-1 in Part 4.</p> <p>Access will be no steeper than 1:8 adjacent to the road boundary for at least 5m.</p> <p>The access will not serve 9 or more sites.</p> | | | | |
| <p>15.1.6C.1.2 Private Accessways in Urban Zones</p> | <p>(a) Private accessways in all urban zones, excluding the Commercial and Industrial Zones, shall comply with the following:</p> <table border="1" data-bbox="379 1182 1011 1384"> <tr> <td data-bbox="379 1182 692 1346"> <p>Where:</p> <p>(i) The private accessway serves no more than four residential units; and</p> <p>(ii) Visibility is not restricted; and</p> <p>(iii) The access is less than 60m long; or 60m long or longer and passing bays are provided at intervals not exceeding 60m.</p> </td> <td data-bbox="692 1182 1011 1323"> <p>The private accessway from the road boundary to any parking or loading space shall be:</p> <ul style="list-style-type: none"> • not less than 3m wide; and • a minimum overhead clearance of 4m. </td> </tr> <tr> <td data-bbox="379 1346 692 1384"> <p>Where any one of (i) through (iii) above are not complied with.</p> </td> <td data-bbox="692 1346 1011 1384"> <p>The private accessway shall be 5m wide.</p> </td> </tr> </table> <p>Note 1: The entrance standards from the road shall comply with the entrance standards detailed in Rules 15.1.6C.1.4 and 15.1.6C.1.5, as applicable.</p> <p>(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted.</p> | <p>Where:</p> <p>(i) The private accessway serves no more than four residential units; and</p> <p>(ii) Visibility is not restricted; and</p> <p>(iii) The access is less than 60m long; or 60m long or longer and passing bays are provided at intervals not exceeding 60m.</p> | <p>The private accessway from the road boundary to any parking or loading space shall be:</p> <ul style="list-style-type: none"> • not less than 3m wide; and • a minimum overhead clearance of 4m. | <p>Where any one of (i) through (iii) above are not complied with.</p> | <p>The private accessway shall be 5m wide.</p> | <p>As above, the provision of access will be secured as a s221 consent notice condition.</p> <p>Access will not serve more than 4 residential units, visibility will not be restricted and the access will either be less than 60m long or will incorporate passing bays if 60m is exceeded.</p> <p>An accessway from a road boundary to any parking or loading space will be wider than 3m and will maintain an overhead clearance of at least 4m.</p> |
| <p>Where:</p> <p>(i) The private accessway serves no more than four residential units; and</p> <p>(ii) Visibility is not restricted; and</p> <p>(iii) The access is less than 60m long; or 60m long or longer and passing bays are provided at intervals not exceeding 60m.</p> | <p>The private accessway from the road boundary to any parking or loading space shall be:</p> <ul style="list-style-type: none"> • not less than 3m wide; and • a minimum overhead clearance of 4m. | | | | | |
| <p>Where any one of (i) through (iii) above are not complied with.</p> | <p>The private accessway shall be 5m wide.</p> | | | | | |
| <p>15.1.6C.1.3 Passing Bays on Private Accessways in all zones</p> | <p>(a) Where required, passing bays on private accessways are to be at least 15m long and provide a minimum usable access width of 5.5m.</p> <p>(b) Passing bays are required:</p> | <p>As above, the provision of access will be secured as a s221 consent notice condition.</p> | | | | |

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| | <p>(i) in rural and coastal zones at spacings not exceeding 100m;</p> <p>(ii) on all blind corners in all zones at locations where the horizontal and vertical alignment of the private accessway restricts the visibility.</p> <p>(c) All accesses serving 2 or more sites shall provide passing bays and vehicle queuing space at the vehicle crossing to the legal road.</p> | <p>If required, passing bay/s will be at least 15m long and 5.5m wide. All access serving 2 or more sites will provide passing bays and vehicle queuing space at the vehicle crossing.</p> | | | | |
| <p>15.1.6C.1.4 Access over Footpaths</p> | <p>The following restrictions shall apply to vehicle access over footpaths:</p> <p>(a) no more than two crossings per site; and</p> <p>(b) the maximum width of a crossing shall be:</p> <table border="1" data-bbox="379 689 1005 741"> <tr> <td data-bbox="379 689 692 712">All activities; except service stations</td> <td data-bbox="692 689 1005 712">6m</td> </tr> <tr> <td data-bbox="379 712 692 741">Service stations or supermarkets</td> <td data-bbox="692 712 1005 741">9m</td> </tr> </table> <p>Note: Consideration should be given to the location of crossings and the potential for signage to ensure pedestrian safety.</p> | All activities; except service stations | 6m | Service stations or supermarkets | 9m | <p>The existing vehicle crossing to 126 Kerikeri Road that services the Woodland Park Motel will remain as is and is not proposed to be modified in any way.</p> |
| All activities; except service stations | 6m | | | | | |
| Service stations or supermarkets | 9m | | | | | |
| <p>15.1.6C.1.6 Vehicle Crossing Standards in Urban zones</p> | <p>(a) Private access off streets in the urban zones the vehicle crossing is to be constructed in accordance with Council’s “Engineering Standards and Guidelines” (June 2004 – Revised 2009).</p> <p>(b) Where the vehicle crossing serves two or more properties the vehicle crossing is to be widened to provide a double width vehicle crossing.</p> | <p>As above, the provision of access including vehicle crossings will be secured as a s221 consent notice.</p> <p>To service future development, there will likely be vehicle crossings located on extended roading sections of King Street., Clark Road and Fairway Drive. The s221 will secure this requirement. All vehicle crossings will be constructed in accordance with the “Engineering Standards and Guidelines.”</p> | | | | |
| <p>15.1.6C.17 General Access Standards</p> | <p>(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.</p> <p>(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.</p> <p>(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.</p> <p>(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be</p> | <p>No access, roads or ROWs are proposed in this application. All access requirements will be addressed during future land use development of the site.</p> | | | | |

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| | managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads | |
| 15.1.6C.1.8 Frontage to existing roads | <p>(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its “Engineering Standards and Guidelines” (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.</p> <p>(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its “Engineering Standards and Guidelines” (June 2004 – Revised 2009), then the applicant shall complete the required improvements.</p> <p>(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:</p> <ul style="list-style-type: none"> (i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended use of the site; (ii) is from the road or service lane or ROW that carries the lesser volume of traffic. <p>(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.</p> | As above, s221 is required to secure the construction of future roading when the land is developed. This standard can be complied with. |

In summary, the application requires assessment as a Controlled Activity under the Operative District Plan.

4.2 Resource Management (National Environmental Standard for Assessing & Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012. Council is required by law to implement this NES in accordance with the Resource Management Act 1991 (RMA). The standards are applicable if the land in question is, or has been, or is more likely than not to have been used for a

hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The applicant has undertaken a search of Council records which has not identified any current or previous activities undertaken in the area of the site that are included on the current version of the Hazardous Activities and Industries List (HAIL) and that would impact the future built development of the site. As such, it is considered that the property does not constitute a 'piece of land' covered under Section 5(7) of the NES, and therefore, the NES is not considered applicable in this instance.

4.3 Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (came into force on 3 September 2020)

The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (NES-FW) came into force on 3 September 2020. The NES-FW set out requirements for carrying out certain activities which pose risks to freshwater and freshwater ecosystems.

In particular, the NES-FW has standards for activities near to or within a wetland. A natural wetland is defined in the National Policy Statement for Freshwater Management as *"a wetland (as defined in the Act) that is not:*

(a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or

(b) a geothermal wetland; or

© any area of improved pasture that, at the commencement date, is dominated by (that is more than 50% of) exotic pasture species and is subject to temporary rain derived water pooling".

The NES-FW states earthworks within 10m requires a non-complying resource consent, any earthworks within 100m that will drain or partially drain the wetland requires non-complying resource consent, or any discharge (stormwater/wastewater) within 100m requires non-complying resource consent. Earthworks within a wetland is a Prohibited activity.

The NRC Biodiversity Maps do not show any wetlands on the site. An Ecological Report prepared by Bioresearches in May 2021 for the purposes of a Certificate of Compliance application for vegetation removal (decision in **Appendix 4**) considered that there are two natural wetlands on the site. These are located within Watercourse 1, and two transitional wetlands within Watercourse 2, (figure below). However, because no physical works or earthworks are proposed, the NES-FW is not applicable in this instance.



Figure 3: Actual and potential wetlands identified by Bioresearches (Source: Bioresearches, May 2021)

4.4 Overall Activity Status

Overall, the activity status of the proposal is **Controlled** under the Operative District Plan.

Consent is not required under a National Environmental Standard.

We consider that all relevant resource consents have been applied for. However, please treat this as a full application to cover any other aspects of the proposal that Council consider requires resource consent.

5. Activity Status Assessment Framework

Overall, the proposal is a Controlled activity. The matters that require consideration in assessing this application are set out in section 104 and section 104A of the Resource Management Act 1991. These matters include the matters to which Council has reserved its control. The provisions of section 104 are subject to the matters set out in Part II of the Act.

The following sections of this application will address the matters to which Council has reserved its control and the relevant provisions of Part II of the Resource Management Act 1991.

6. Assessment of Effects on the Environment

An assessment of the actual and potential effects generated by the proposal is outlined below. In accordance with section 95D this assessment has disregarded any effects on persons who own or occupy the site and any land adjacent to the site, adverse effects of permitted activities, trade competition and the effects of trade competition and any effects on a person who has given written approval to the application. Consideration has been given to the relevant assessment criteria contained within the relevant planning documents.

6.1 Assessment Criteria

The following assessment criteria from Chapter 13 of the ODP are relevant:

13.7.3.2 Natural and Other Hazards

In considering a controlled (subdivision) activity application under Rule 13.7.3.2 the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:

(a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:

- (i) erosion;*
- (ii) overland flow paths, flooding and inundation;*
- (iii) landslip;*
- (iv) rockfall;*
- (v) alluvion (deposition of alluvium);*
- (vi) avulsion (erosion by streams or rivers);*
- (vii) unconsolidated fill;*
- (viii) soil contamination;*
- (ix) subsidence;*
- (x) fire hazard;*
- (xi) sea level rise*

13.7.3.3 Water Supply

In considering a controlled (subdivision) activity application under Rule 13.7.3.3 the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;*
- (ii) adequacy of water supplies, and access for fire fighting purposes;*
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision*

13.7.3.3 Stormwater Disposal

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

- (i) control of water-borne contaminants, litter and sediments;*
- (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);*
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;*
- (iv) the location, scale and construction of stormwater infrastructure;*
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.*

13.7.3.5 Sanitary Sewage Disposal

In considering a controlled (subdivision) activity application under Rule 13.7.3.5 the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;*
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;*
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.*

13.7.3.6 Energy Supply

In considering a controlled (subdivision) activity application under Rule 13.7.3.6 the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.*

13.7.3.7 Telecommunications

In considering a controlled (subdivision) activity application under Rule 13.7.3.7 the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.*

13.7.3.8 Easements for any Purpose

In considering a controlled (subdivision) activity application under Rule 13.7.3.8 the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.*
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.*
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.*
- (d) The need for easements for any of the following purposes:*
 - (i) private ways, whether mutual or not;*
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;*
 - (iii) telecommunications;*
 - (iv) party walls and floors/ceilings;*
 - (v) other utilities.*

13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes

In considering a controlled (subdivision) activity application under Rule 13.7.3.9 the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the Heritage New Zealand Pouhere Taonga and the Department of Conservation;*
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;*
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.*

13.7.3.10 Access to Reserves and Waterways

In considering a controlled (subdivision) activity application under Rule 13.7.3.10 the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 Land Use Compatibility

In considering a controlled subdivision activity under Rule 13.7.3.11 the Council will restrict the exercise of its control to the following matters:

(i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

The application does not propose any land use development in conjunction with subdivision and this outcome is proposed to be secured by consent notice conditions, and the provision of reticulated or on-site water supply, wastewater or stormwater and energy and telecommunications is not therefore provided at this stage although can be provided as the sites are large enough to accommodate onsite wastewater disposal, provide for on-site water supply and there are no known limitations in terms of providing telecommunications or energy connections. The assessment criteria for *13.7.3.12 Proximity to Airports* is irrelevant as there are no airports in the vicinity of the lots.

It is noted that the ability to dispose of effluent and stormwater and collect rainwater for water supply purposes is entirely feasible on all five proposed residential sites. Connections to energy and telecommunications are possible as existing residential development serviced by connections are located within a few hundred metres of all lots.

Only those effects that fall within the scope of controlled by the above rules are considered in the assessment of effects below.

6.2 Assessment of Actual and Potential Effects

The effects of the proposal have been separated into the following categories for assessment:

- 6.2.1 Natural Hazards Effects
- 6.2.2 Heritage Resources, Vegetation, Fauna and Landscape Effects
- 6.2.3 Reserve and Waterway Access Effects
- 6.2.4 Land Use Compatibility Effects
- 6.2.5 Servicing Effects

6.2.1 Natural Hazard Effects

The proposed subdivision will not generate any natural hazard effects as it does not change any physical aspect of the site or the natural functions of the site.

The matters listed in 13.7.3.2 of the Operative District Plan are listed below with a response to each.

- Erosion: The proposal does not exacerbate erosion on the subject site as no land modification or disturbance, physical works or land use activities are proposed that could influence, initiate or increase erosion. The site is not marked as “Erosion Prone Land” under the NRC Natural Hazards Maps. The proposals effect on erosion is negligible.
- Overland flow paths; flooding and inundation: The site is not subject to inundation. The site is not marked as “Flood Susceptible Land” in the NRC Natural Hazards Maps, although a portion of proposed lots 2, 3 and 4 and the esplanade reserves (Lots 6 and 7) are located within the River Flood Hazard Zone for Priority Rivers (10 year Extent), Priority Rivers (50 year Extent), Regionwide Models (50 year Extent) and the Priority Rivers (100 year CC Extent). Given that no land use activities or physical modifications of any kind are proposed, there is no increased risk associated with river flooding. The flooding is contained to the fringes of the Kerikeri River, and any future land use development can be located outside of this area or can potentially mitigate this area, which will be determined at that point in time. Note that the land is also elevated above the Kerikeri River. The proposed lots are large enough to ensure that development can be set back from the river flooding area if necessary. The site contains one existing overland flow path that travels northwest from Lot 5, through Lot 3 and Lot 7 (Esplanade Reserve) and disperses into the Kerikeri River. This overland flow path is existing, and it is not proposed to undertake any works that could modify its path, flow rate or function. The proposals effect on OFPs, flooding and inundation is negligible.
- Landslips, subsidence and rockfall: The land is not susceptible to slipping and there is no known history of landslides or subsidence. It is relatively flat in contour with a gradual slope towards the river. Given that the subdivision does not require any earthworks, the proposal will not instigate or exacerbate landslides or subsidence. Rockfall will not occur either. Any hazard effects associated with landslips, subsidence and rockfall are negligible.
- Deposition of alluvium (alluvion) and erosion by streams and rivers (aluvSION): The land is greater in elevation than the adjacent river, meaning that general deposition does not occur but could potentially occur on the land fringing the river during a significant flooding event. The potential for river erosion to undercut the rocky base of the channel and impact Lot 7 (esplanade reserve) is likely negligible as the river channel is relatively straight in this section. The potential for the river to erode Lot 6 (esplanade reserve) would be slightly greater as it is

located downstream of a small waterfall and on a bend. However, these natural processes occur over time and no physical works or land use activities are proposed in this application that could increase these certain hazard risks. These risks will be dealt with when pursuing consent for future land uses. The proposals effect on alluvion or aluvision is negligible.

- Soil contamination: The site has contained gum forest for at least 20 years and also the Woodlands Park Motel and its associated activities for a number of years. To our knowledge, no substances referenced on the HAIL list have been utilised on the site. Also, no earthworks or land use activities are proposed. Any risk associated with soil contamination will be assessed in greater detail and addressed when pursuing future land use development. The proposals effect on soil contamination is negligible.
- Effects associated with sea level rise are negligible as the site is located approximately 3.5km from the Kerikeri Inlet/coastal marine area.
- Effects associated with unconsolidated fill are negligible as no earthworks are proposed.
- Effects associated with fire are not affected by the proposal as no vegetation removal or planting, physical works or land use activities are proposed.

Natural hazard effects associated with the proposal are negligible as no physical works or land use activities are proposed that could initiate or exacerbate existing hazards or create new hazard effects.

Note that a Certificate of Compliance was approved in July 2021 (**Appendix 4**) to remove 24ha of mature exotic vegetation across the site. This activity has not yet been implemented, and the certificate lapses on 8 July 2026.

6.2.2 Heritage Resources, Vegetation, Fauna and Landscape Effects

The site mostly contains exotic vegetation in the form of gum forest with some native plant species present in the understorey. However, the proposal does not involve the removal of any vegetation, native or exotic. The native vegetation located on the site is preserved and what habitat, if any, the gum forest provides is also preserved.

According to the “Historic Sites” Maps under the “Far North Maps,” there are no recorded historic sites or Sites of Cultural Significance to Maori located on the land. The land is not located within a statutory acknowledgement area either. According to this same “Historic Sites” Map, an archaeological site is located on Lot 4, labelled P05/752. The Maps do not state the type of archaeological site this constitutes, although as listed earlier, the Northern Archaeological Research Ltd (June 2009) prepared a report for FNDC and stated that this site is a stone track leading up the face of the escarpment that is thought to be early to mid-20th century in origin. Given that no land use activities, physical works, or earthworks are proposed, this archaeological site and the area surrounding it will not be disturbed or altered. All values associated with this site are retained in the application.

The landscape is not altered by the proposal. The subdivision will draw new boundary lines and create new Records of Title but does not involve any physical modification of the land to create these new lots. The vesting of two esplanade reserves provides legal connection between different spaces along the river’s edge and generates a positive effect; the public can view and experience the natural features of the adjacent river. Thus, no adverse landscape effects are generated.

Based on the above, it is considered that any adverse effects on heritage resources, vegetation, fauna and landscape will be negligible.

6.2.3 Reserve and Waterway Access Effects

It is proposed to vest two esplanade reserves adjoining the Kerikeri River to Council. The esplanade reserves improve access to the river and provide connection between existing public spaces providing river access.

No easements or instruments need to be registered for the purpose of public access or to provide public works or utility services.

Any adverse effects on reserve and waterway access and associated legal requirements are negligible. The proposal in fact generates a positive effect in this regard.

6.2.4 Land Use Compatibility Effects

The proposed allotments are compatible with land use activities on surrounding land. To the south, west and east is established residential development typically categorised by one and two storey standalone dwellings. Land to the north has recently been approved for residential development. Immediately east of the site is the Heritage Bypass, connecting the Kerikeri Town Centre to Waipapa Road. And further west of the site is the Kerikeri Golf Course. The land is situated approximately 1.5km from the town centre.

The land is zoned as Residential under the Operative District Plan and is proposed to be zoned as General Residential under the Proposed Far North District Plan. As above there are submissions seeking an extension of the proposed Mixed Use zone for the Town Centre over a portion of the land.

Given the characteristics of the surrounding land and the dominance of residential zoning, surrounding land uses do not generate any adverse effects such as vibration, smell, smoke, dust or spray that could negatively impact the proposed subdivision or future land uses.

The proposed subdivision is compatible with surrounding land uses. There are no adverse effects arising from adjacent land use activities that could impact the proposed allotments.

6.2.5 Servicing Effects

It is not proposed to install, construct or connect services to the lots in this application. To secure the requirement for services, it is requested that the consent be subject to a consent notice under Section 221 of the RMA to this effect.

According to Far North District Council's "Property – 3 water services" Maps, a mains water supply pipeline is located within the road berms of Kerikeri Road, King Street, Clark Street and Fairway Drive. Connection to public water supply is not detailed in this application and is instead secured via s221 above. According to the same mapping service, there are gravity main wastewater pipes, service lines, rising mains and pressure sewer lines servicing the residential properties along Kerikeri Road, King Street, Clark Road, Golf View Road, Augusta Place, St Andrews Place and Tuatahi Place. As above, connection is not detailed at this time.

The adequacy and standard of water supply, stormwater disposal, sewage disposal, energy supply, and telecommunications will be addressed during future land development processes and will be a requirement under the consent notice. Related servicing easements will be provided in due course.

Adverse effects arising from the provision of and connection to servicing is negligible.

6.3 Summary of Effects

Overall, it is considered that any adverse effects on the wider environment relating to this proposal will be less than minor.

7. Public Notification Assessment

Assessment of Steps 1 to 4 (Section 95A)

Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These steps are address in the statutory order below.

Step 1: Mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 states that public notification of a resource consent application is precluded if the proposal is:

- for one or more activities and each activity is subject to a rule or national environmental standard that precludes public notification; or
- the application is a for a controlled activity, and no other activities; or a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity².

If any of the above applies you go to Step 4; otherwise the criteria of Step 3 must be considered.

There is no rule precluding public notification and there are other consenting requirements beyond a boundary activity. Therefore, the public notification of the application is not precluded by step 2, and the circumstances under step 3 need to be considered.

Step 3: If not precluded by step 2, public notification required in certain circumstances

The application is not for an activity that is subject to a rule or national environmental standard that requires public notification (s95A(8)(a)).

The assessment completed in the AEE above has shown that the proposal will, or is likely to, only result in effects on the environment that are minor or less (s95A(8)(b)).

² An activity is a **boundary activity** if— (a) the activity requires a resource consent because of the application of 1 or more boundary rules, but no other district rules, to the activity; and (b) no infringed boundary is a public boundary.

In accordance with section 95D this assessment has disregarded any effects on persons who own or occupy the site and any land adjacent to the site, adverse effects of permitted activities, trade competition and the effects of trade competition and any effects on a person who has given written approval to the application.

Given the above, public notification is not required under step 3.

Step 4: Public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)). Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications of this nature; or
- circumstances which makes notification desirable.

There is nothing exceptional or unusual, or outside the common run of applications of this nature that warrant notification based on special circumstances.

Public notification conclusion

Having considered the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, public notification is not precluded.
- Under step 3, the application does not need to be publicly notified as the proposal will have adverse effects on the environment that are less than minor/minor or less.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

The application can therefore be processed without public notification.

8. Limited Notification Assessment

Assessment of Steps 1 to 4 (Section 95B)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (ss95B(2) and 95B(3)).

The above does not apply to this proposal as no protected customary rights groups, customary marine title groups or affected persons under a statutory acknowledgment are affected by the application.

Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land).

The proposal is a controlled activity but involves subdivision. Therefore, limited notification is not precluded by s95B (6).

Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 2 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity. An assessment in accordance with s95E is required and is set out below.

Adjoining and adjacent land have been excluded from the assessment of wider environmental effects but are included for the purposes of assessing effects for Limited Notification.

Adjacent land is not defined in the RMA however the term “adjacent” has been defined in case law as meaning “lying near or close; adjoining; continuous; bordering’ not necessarily touching though this is by no means precluded”. For the purposes of the tests for limited notification for this application,

adjacent land is considered to be those sites directly adjoining the application site or located directly across the road – refer to Figure 4 below.



Figure 4: Adjacent and adjoining sites (Source: GRIP Maps)

No written approvals have been obtained or supplied with this application.

Assessment

No persons are considered to be adversely affected by this application (as the potential adverse effects will be less than minor) for the following reasons:

- The surrounding residential sites along Kerikeri Road, Golf View Road, Fairway Drive, St Andrews Drive, Augusta Place, and Tuatahi Place will not be impacted by the proposal as no physical works, land disturbance or modification or land use activities will take place as a result

of this application. The owners and occupiers of dwellings along these roads will be none the wiser that subdivision has taken place because no visual change to the land will arise.

- No significant indigenous vegetation or significant habitat of indigenous fauna is disturbed by the application, and so the Department of Conservation is not an affected party.
- There are no Sites of Cultural Significance on the land, and so tangata whenua is not an affected party.
- There is no historic site or archaeological site on the land, and so Heritage New Zealand Pouhere Taonga is not an affected party.

Accordingly, it is considered that the consent authority need not give notice of this proposal to any person.

Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

Step 4 does not apply as there are no special circumstances relating to the proposal which would warrant limited notification.

Limited Notification Conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

9. Statutory and Policy Assessment

9.1 Section 104 Matters

Overall, the proposal is a Controlled activity. The matters that require consideration in assessing this application are set out in section 104 and section 104A of the Resource Management Act 1991. These matters include the matters to which Council has reserved its control. The provisions of section 104 are subject to the matters set out in Part II of the Act.

The preceding sections of this report have addressed the matters to which Council has reserved its control. The relevant provisions of Part II of the Resource Management Act 1991 are assessed below.

9.2 Policy Assessment

In accordance with Section 104(1)(b) of the Resource Management Act 1991 ('RMA'), this part of the report addresses the following statutory documents which are relevant to the assessment of this proposal:

- Hauraki Gulf Park Marine Act 2000 ('HGPMA')
- Marine and Coastal Area (Takutai Moana) Act 2011 ('MACAA')
- Reserves Act 1977
- New Zealand Coastal Policy Statement ('NZCPS')
- Auckland Unitary Plan -Operative In Part 2016 ('AUP-OP')
 - Regional Policy Statement
 - Unitary Plan
- Part II of the RMA

9.2.1 Far North District Council - Operative District Plan

In the preceding sections of this report the relevant assessment criteria and actual and potential effects of the proposal on the environment were assessed. The assessment criteria are considered to reflect matters to which the relevant objectives and policies relate to. Consequently, the proposal is considered to be in keeping with the relevant objectives and policies of the relevant planning documents.

10. Part II of the RMA

Part II of the Act sets out the Purpose and Principles. Section 5 of the Act sets out the overriding purpose, which is the sustainable management of natural and physical resources.

In the context of this proposal for a controlled activity subdivision, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part II of the RMA, they can be considered to capture all relevant planning considerations. Given that the matters of control are limited there is no need to assess beyond those matters.

11. Conclusion

Overall, it is concluded that the effects on the environment of the proposal will be less than minor.

The proposal is in keeping with the relevant objectives and policies of the Operative District Plan and is also in keeping with the relevant assessment criteria set out in the Operative District Plan.

No persons are considered to be adversely affected by the proposal to an extent which is minor or more than minor.

It is considered that the proposal is consistent with Part II of the Resource Management Act.

It is therefore considered that the application may be processed on a non-notified basis and consent may be granted to the proposal subject to appropriate conditions.

Appendix 1:

Record of Title and Aerial Photograph



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




R.W. Muir
Registrar-General
of Land

Identifier **NA55B/1036** **Part-Cancelled**

Land Registration District **North Auckland**

Date Issued 25 January 1985

Prior References

NA3C/814

Estate Fee Simple
Area 29.0405 hectares more or less
Legal Description Part Lot 2, Part Lot 5-6 and Part Lot 8-10
Deposited Plan 33905

Registered Owners

Derek Bing as to a 1/3 share

Brian Wong, Loyanna Taylor Wong and Wong Trustee Limited as to a 1/3 share

Derek Bing, Margaret Bing and Mina Grace Ching as to a 1/3 share

Interests

K43923 Building Line Restriction (affects part Lot 5 and 6 DP 33905)

6695164.1 Notice pursuant to Section 18 Public Works Act 1981.- 19.12.2005 at 9:00 am

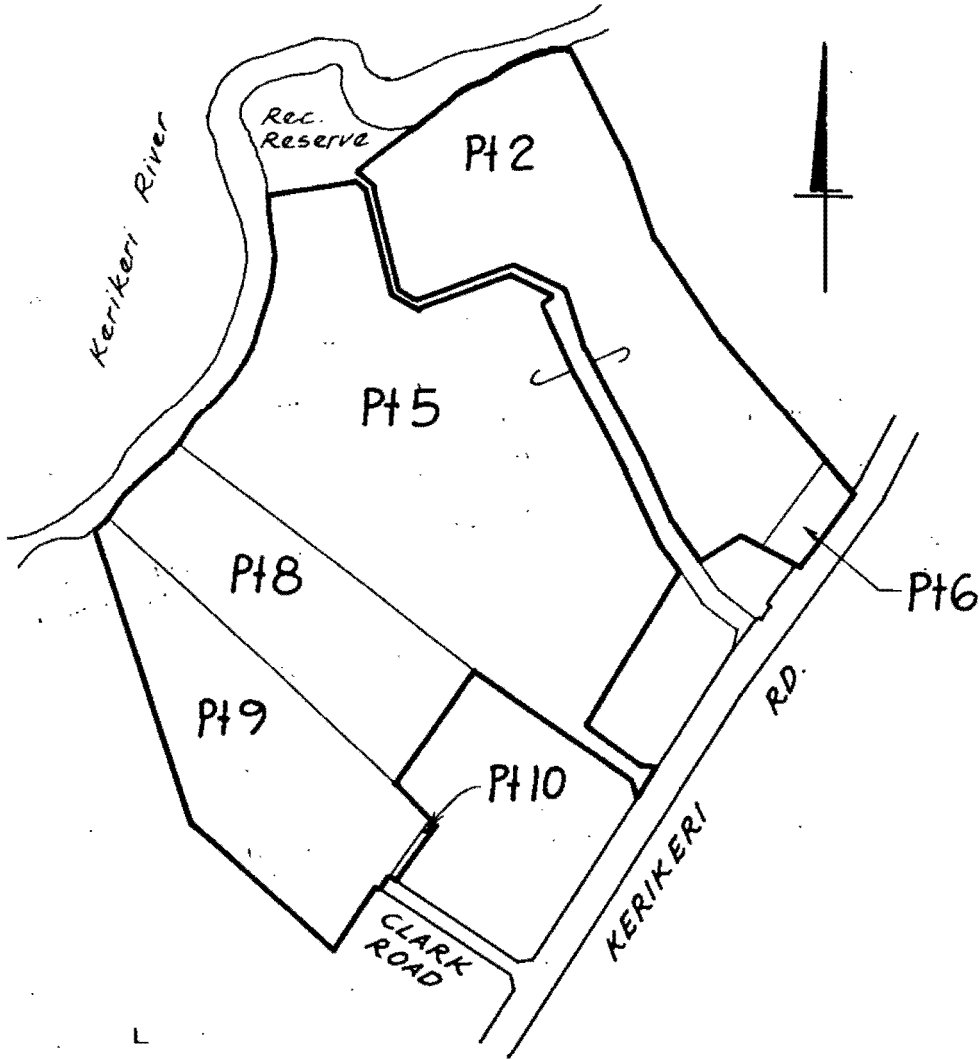
6849643.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Far North District Council - 4.5.2006 at 9:00 am

7778617.1 Gazette Notice (Gaz 2008 pg 1918) acquiring part being 3.1135 ha Section 4 SO Plan 397462 as road and acquiring part being 106m2 Section 2 SO Plan 397462, 138 m2 Section 8 SO Plan 397462 and 55 m2 Section 11 SO Plan 397462 for Segregation Strip and shall vest in the Far North District Council and acquiring part being 843 m2 Section 1 SO Plan 397462 and 1.1096 m2 Section 6 SO Plan 397462 for use in connection with a road and shall vest in the Far North District Council and acquiring part being 9112m2 Section 3 SO Plan 397462 for Severance and shall vest in the Far North District Council CIR 416960 issued - 10.4.2008 at 9:00 am

12476232.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 2.6.2022 at 4:38 pm

12771299.2 CAVEAT BY TURNSTONE LIMITED - 29.6.2023 at 5:00 pm

Bay of Islands County



Total Area : 29.0405 ha.
DP 33905
Measurements are Metric
S.I. Exd. D.E.





**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

C18 6695164.1 Certific

Copy - 01/03, Pgs - 003, 16/12/06, 09:42



DocID: 312289816

Notice of Desire to Registrar-General of Land

To: The Registrar-General of Land
North Auckland

Notice of Desire to Acquire Land

Notice is hereby given pursuant to section 18(1) (b) of the Public Works Act 1981 that The Far North District Council desires to acquire the land described in the schedule hereto for Road.

SCHEDULE

2.8340 ha more or less and subject to survey as shown coloured blue and edged red on the attached plan being part of the land described as part Lot 2 and part Lot 6 DP 33905 contained in CFR NA55B/1036 situated at Kerikeri Road, Kerikeri.

Far North District Council

8 / 12 / 05

Landonline User ID:

LODGING FIRM: **Crown Property Services Ltd**

Address: **PO Box 377**

WHANGAREI

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: **FNDC/BING 13/12**

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Data Stamp
(LINZ use only)

Plan Number Pre-allocated or
to be Deposited:

Reflector Dealing Number:

Other (state) **Notice of Desire**

LAND INFORMATION
NEW ZEALAND
ADVERTISING AND NOTICES
16 DEC 2005
AUCKLAND REGIONAL OFFICE

| Priority Order | CT Ref: | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | MULTI-TITLE FEES | NOTICES | OTHER | RE-SUBMISSION & PRIORITY FEE | FEES \$ GST INCLUSIVE |
|----------------|------------|--------------------|------------------|-------------------------|------------------|---------|-------|------------------------------|-----------------------|
| 1 | NA55B/1036 | C18 | FNDC BING | | | | | | |
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Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17-022-985

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures?

| | |
|--|--------|
| Subtotal (for this page) | |
| Total for this dealing | \$0.00 |
| Less Fees paid on Dealing # | |
| 9744 & 002 15/12/2005 Cash/Cheque enclosed for | \$0.00 |
| | |

NOTES:
Do not scale from drawings - if in doubt, ask.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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Mertec
 90, 800, 131, Highbrook
 PH: 04 7 330990 FAX: 04 7 330991
 www.mertec.org.nz

FAR NORTH DISTRICT COUNCIL

PROJECT:
KERIKERI HERITAGE BYPASS

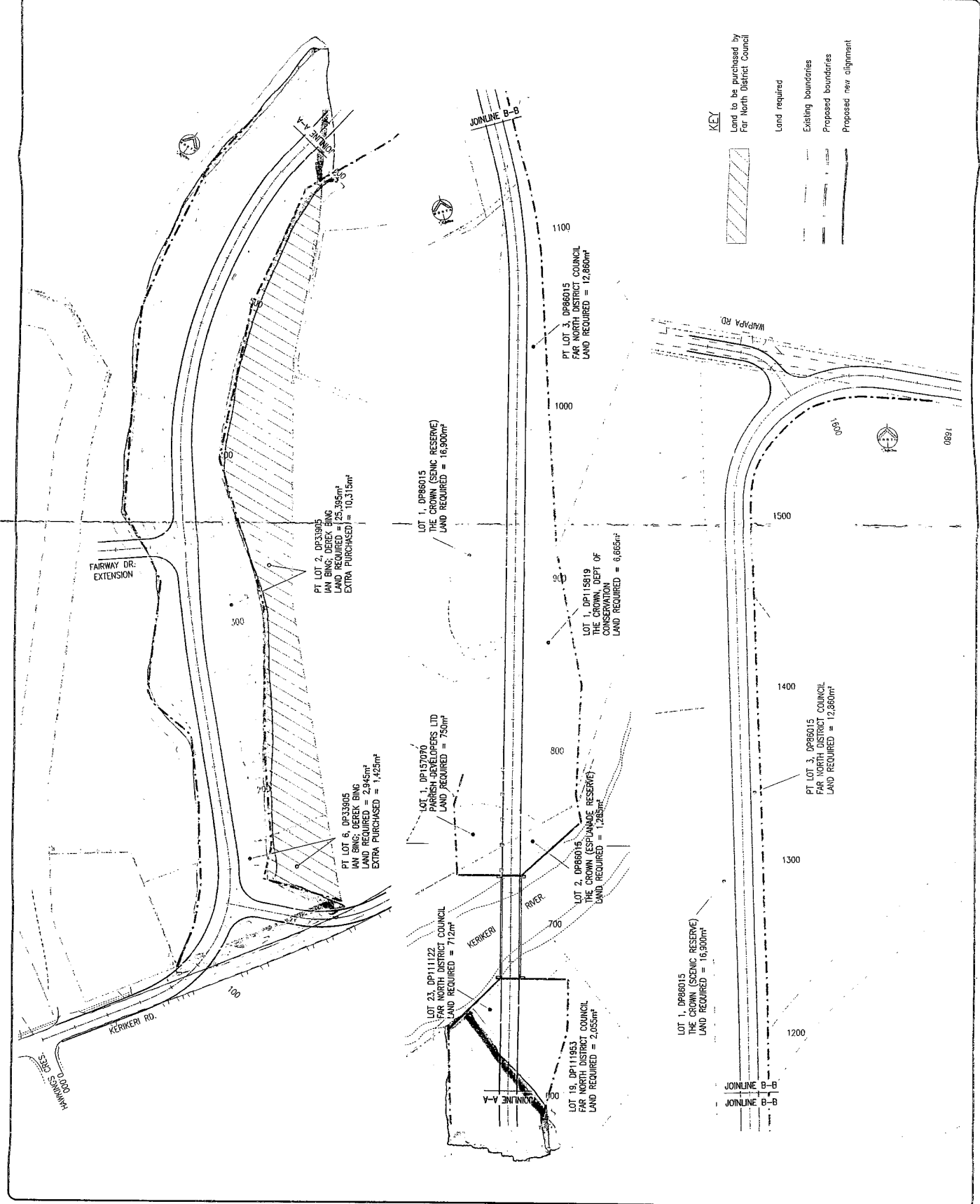
SHEET TITLE:
LANDTAKE PLAN

ORIGINAL SCALE: 1:1000

DRAWING NO: M01

JOB NO: 8290192

SHEET NO: LT 01



KEY

Land to be purchased by Far North District Council

Land required

Existing boundaries

Proposed boundaries

Proposed new alignment

FAR NORTH DISTRICT COUNCIL



Compensation Certificate Pursuant to Section 19 Public Works Act 1981.

To the Registrar-General of Land
for the Land Registration District of
NORTH AUCKLAND

File Reference:

CC 6849643.1 Compen

Cpy - 01/04, Pgs - 003, 03/05/06, 14:02



DocID: 812440895

This Compensation Certificate is forwarded to you, pursuant to Section 19 of the Public Works Act 1981. Please deposit it in your Registry and arrange a memorial of it to be registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

- 1 29.0405 ha more or less being Part Lot 2, Part Lot 5 - 6 and Part Lot 8 -10 DP 33905 and contained in CFR NA55B/1036.

(b) Brief particulars of the Agreement:

Date:

1. The Far North District Council is to acquire 2.9786 ha for Road and 2.2634 ha in connection with a Road.
2. The Far North District Council shall pay compensation of \$2,5000,000.00 plus GST if any.

(c) Names and addresses of parties to the Agreement (*other than Far North District Council*)

Ian Bing and Derek Bing
56 Hamilton Road
Herne Bay
AUCKLAND

(d) Place where Copy of Agreement may be inspected:

- (i) Far North District Council, Memorial Ave, PB 752, Kaikohe.
- (ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 4 p.m. on any day when Local Authority Offices are open to the public.
- (iii) Reference by which Agreement may be identified:

Dated at KAIKOHE this 27TH day of APRIL 2006

S
b
S

CHIEF A MANLEY, CEO
Name and Designation of Authorised Officer (print)

JACINE WARMINGTON
Name of witness (print)

EXEC ASSISTANT
Occupation of Witness (print)

CF - FNDC
Address of Witness (print)

Compensation Certificate No:

.....
.....

Particulars entered in the Register Book,

Vol CFR NA55B Folio 1036

the day of 2006

at o'clock.

Registrar-General for the District of:

North Auckland.....

**Compensation Certificate
Pursuant to Section 19 Public
Works Act 1981.**

Land Information New Zealand 
Toitu te whenua

Crown Property Services Ltd
PO Box 377.....
WHANGAREI.....

Landonline User ID:

LODGING FIRM: **Far North District Council**

Address: **Memorial Avenue**

P. B. 752

Kaikōhe

Uplifting Box Number:

ASSOCIATED FIRM: **D. Harding (09) 405 2750**

Client Code / Ref: **903A**

Dealing / SLID Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

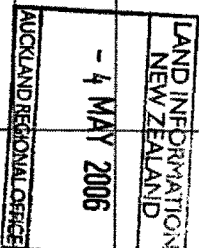
Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number:

Other (state)

| | |
|---------------------|--|
| Survey Plan (#) | |
| Title Plan (#) | |
| Traverse Sheets (#) | |
| Field Notes (#) | |
| Calc Sheets (#) | |
| Survey Report | |

CC 6849643.1 Compen
 Cpy - 09/04, Pgs - 003, 03/05/05, 14:02
Copies
 (Inc. original)
 DocID: 91244095



| Priority Order | CT Ref | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | MULTI-TITLE FEES | NOTICES | ADVERTISING | NEW TITLES | OTHER | RE-SUBMISSION & PRIORITY FEE | FEES \$ GST INCLUSIVE |
|----------------|------------|--------------------|----------------------------|-------------------------|------------------|---------|-------------|------------|-------|------------------------------|-----------------------|
| 1 | NASSB/1036 | CC | Far North District Council | | | | | | | | |
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Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

| | |
|-----------------------------|---------------|
| Original Signatures ? | |
| Subtotal (for this page) | |
| Total for this dealing | |
| Less Fees paid on Dealing # | |
| Cash/Cheque enclosed for | \$0.00 |

Fees Receipt and Tax Invoices
 GST Registered Number 17-022-895
 LINZ Form P005
 LINZ Form P005 - PDF



Road Realignment—Kerikeri Bypass, Kerikeri

Pursuant to the Public Works Act 1981, and to a delegation from the Minister for Land Information, Stephen Robert Gilbert, Land Information New Zealand:

(a) Pursuant to section 20, declares that, an agreement to that effect having been entered into, the land described in the First Schedule to this notice is hereby acquired for road, the land described in the Second Schedule is hereby acquired for segregation strip, the land described in the Third Schedule is hereby acquired in connection with a road, and all the above is vested in the Far North District Council on the date of publication of this notice in the *New Zealand Gazette*.

(b) Pursuant to section 119, declares the land described in the Fourth Schedule to this notice is hereby taken for severance and vested in the Far North District Council on the date of publication of this notice in the *New Zealand Gazette*.

North Auckland Land District—Far North District

First Schedule

Land Acquired for Road

| Area ha | Description |
|------------|--|
| 3.1135 | Part Lot 2 DP 33905 and part Lot 6 DP 33905; shown as Section 4 on SO 397462 (part Computer Freehold Register NA55B/1036). |

Second Schedule

Land Acquired for Segregation Strip

| Area m ² | Description |
|------------------------|---|
| 106 | Part Lot 2 DP 33905; shown as Section 2 on SO 397462 (part Computer Freehold Register NA55B/1036). |
| 138 | Part Lot 2 DP 33905 and part Lot 6 DP 33905; shown as Section 8 on SO 397462 (part Computer Freehold Register NA55B/1036). |
| 55 | Part Lot 2 DP 33905 and part Lot 6 DP 33905; shown as Section 11 on SO 397462 (part Computer Freehold Register NA55B/1036). |

Third Schedule

Land Acquired in Connection With a Road

| Area m ² | Description |
|------------------------|--|
| 843 | Part Lot 2 DP 33905; shown as Section 1 on SO 397462 (part Computer Freehold Register NA55B/1036). |

ha

| | |
|--------|--|
| 1.1096 | Part Lot 2 DP 33905; shown as Section 6 on SO 397462 (part Computer Freehold Register NA55B/1036). |
|--------|--|

Fourth Schedule

Land Acquired for Severance

| Area m ² | Description |
|------------------------|--|
| 9112 | Part Lot 2 DP 33905; shown as Section 3 on SO 397462 (part Computer Freehold Register NA55B/1036). |

Dated at Christchurch this 18th day of March 2008.

S. R. GILBERT, for the Minister for Land Information.

(LINZ CPC/2005/10885)

ln2097

Online User ID: **sgraham005**

LODGING FIRM: **Crown Property Services Ltd**

Address: **PO Box 377**

WHANGAREI

Lifting Box Number:

30CIATED FIRM:

Client Code / Ref: **FND C BING**

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

GN 7778617.1 Gazette

COPY - 02/03, Pgs - 002, 09/04/08, 10:30

Copies
(inc. original)

DocID: 313094288

Plan Number Pre-Allocated or to be Deposited:

Rejected Dealing Number:

Other (state) **NZG & ONCT**

| Order | CT Ref. | Type of Instrument | Names of Parties | DOCUMENT OR SURVEY FEES | MULTI-TITLE FEES | NOTICES | ADVERTISING | NEW TITLES | OTHER | RE-SUBMISSION & PRIORITY FEE | FEES \$ GST INCL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------------------|--------------------|------------------|-------------------------|------------------|---------|-------------|------------|-------|------------------------------|--------------------------|--|--|--|--|--|--|--|--|--|-------|------------------------|--|--|--|--|--|--|--|--|--|-------|-----------------------------|--|--|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|-------|
| 1 | NZG | | FND C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SECTION 3 SO 397462 | ONCT | FND C | 65.00 | | | | | | | \$65. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Information New Zealand Lodgement Form | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annotations (LINZ use only) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td colspan="10">Subtotal (for this page)</td> <td>\$65.</td> </tr> <tr> <td colspan="10">Total for this dealing</td> <td>\$65.</td> </tr> <tr> <td colspan="10">Less Fees paid on Dealing #</td> <td></td> </tr> <tr> <td colspan="10">Debit my Account for</td> <td>\$65.</td> </tr> </table> | | | | | | | | | | | Subtotal (for this page) | | | | | | | | | | \$65. | Total for this dealing | | | | | | | | | | \$65. | Less Fees paid on Dealing # | | | | | | | | | | | Debit my Account for | | | | | | | | | | \$65. |
| Subtotal (for this page) | | | | | | | | | | \$65. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total for this dealing | | | | | | | | | | \$65. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less Fees paid on Dealing # | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit my Account for | | | | | | | | | | \$65. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF



View Instrument Details

| | |
|-------------------------------|---|
| Instrument No | 12476232.1 |
| Status | Registered |
| Date & Time Lodged | 02 June 2022 16:38 |
| Lodged By | Carey, Richard Anthony |
| Instrument Type | Climate Change Response Act 2002 - Notice of status under s195(2) |



| | |
|----------------------------------|----------------------|
| Affected Records of Title | Land District |
| NA55B/1036 | North Auckland |

Annexure Schedule Contains 1 Pages.

Signature

Signed by Regan Sherwood King as Crown Representative on 02/06/2022 04:35 PM

***** End of Report *****



Notice of status of forest land

Section 195, Climate Change Response Act 2002

To the Registrar-General of Land

Part of the following land is pre-1990 forest land that is exempt land under section 183(4) of the Climate Change Response Act 2002:

Description of land

| Legal Description | District Council | Title |
|--------------------------|-------------------------|--------------|
| Part Lot 2 DP 33905 | North Auckland | NA55B/1036 |
| Part Lot 5 DP 33905 | North Auckland | NA55B/1036 |
| Part Lot 8 DP 33905 | North Auckland | NA55B/1036 |
| Part Lot 9 DP 33905 | North Auckland | NA55B/1036 |
| Part Lot 10 DP 33905 | North Auckland | NA55B/1036 |



27/05/2022

Bagus Perdana

Team Leader, Climate Change Operations
Forestry and Land Management
Te Uru Rākau - New Zealand Forest Service
For the Chief Executive of the Ministry for Primary Industries - Manatū Ahu Matua
(Acting under delegated authority)

Date



View Instrument Details

| | |
|-------------------------------|--|
| Instrument Type | Caveat against dealings with land under Section 138 Land Transfer Act 2017 |
| Instrument No | 12771299.2 |
| Status | Registered |
| Date & Time Lodged | 29 June 2023 17:00 |
| Lodged By | Van Velthooven, Ben Andrew Hendrik |

| | |
|----------------------------------|----------------------|
| Affected Records of Title | Land District |
| NA55B/1036 | North Auckland |

Registered Owner

Wong Trustee Limited
Brian Wong
Derek Bing
Loyanna Taylor Wong
Margaret Bing
Mina Grace Ching

Caveator

Turnstone Limited

Estate or Interest claimed

Agreement for Sale and Purchase dated 28/06/2023 between the Registered Owners Wong Trustee Limited, Brian Wong, Derek Bing, Loyanna Taylor Wong, Margaret Bing and Mina Grace Ching as vendor and the Caveator Turnstone Limited as purchaser

Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator

Turnstone Limited as trustee of Turnstone Trust
C/- Claymore Partners Limited
PO Box 1382 Shortland Street
Auckland Central
New Zealand
10140

Address for Registered Owner

Wong Trustee Limited, Brian Wong, Derek Bing, Loyanna Taylor Wong, Margaret Bing, Mina Grace Ching
C/- Daniel Overton Goulding Lawyers
PO Box 13017



View Instrument Details

Address for Registered Owner

Onehunga
New Zealand
1643

Caveator Certifications

I certify that I have the authority to act for the Caveator and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

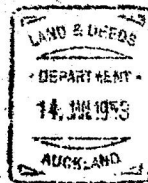
I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Ben Andrew Hendrik Van Velthooven as Caveator Representative on 29/06/2023 05:00 PM

*** End of Report ***

K43923 BLR NOTICE NO. 456.
SCHEME PLAN NO. 4435.



CONDITIONS OF BUILDING LINE.
SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

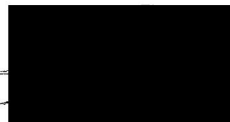
PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, I, THOMAS STRATHALLAN ROE, Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 32 and 34, more particularly delineated in the Scheme Plan of the Town of Kerikeri Extension No. 11, being a subdivision of Lots 2 to 10, D.P. 33905 being parts Old Land Claims 3 and 39, situated in Block XI, Kerikeri Survey District, comprised in Certificate of Title Volume 617 Folio 243, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on Lot 34, within 25 links of the Springbank-Kerikeri Main Highway, and on Lot 32, within 26 feet of the sides of that part of the entrance-strip to Lot 33 (Recreation Reserve) having a width of 40 feet (60.6 links), as shown in the aforementioned scheme plan.

GIVEN under my hand this 19th
day of December, 1952.

Signed: T.S. Roe,
CHIEF SURVEYOR.

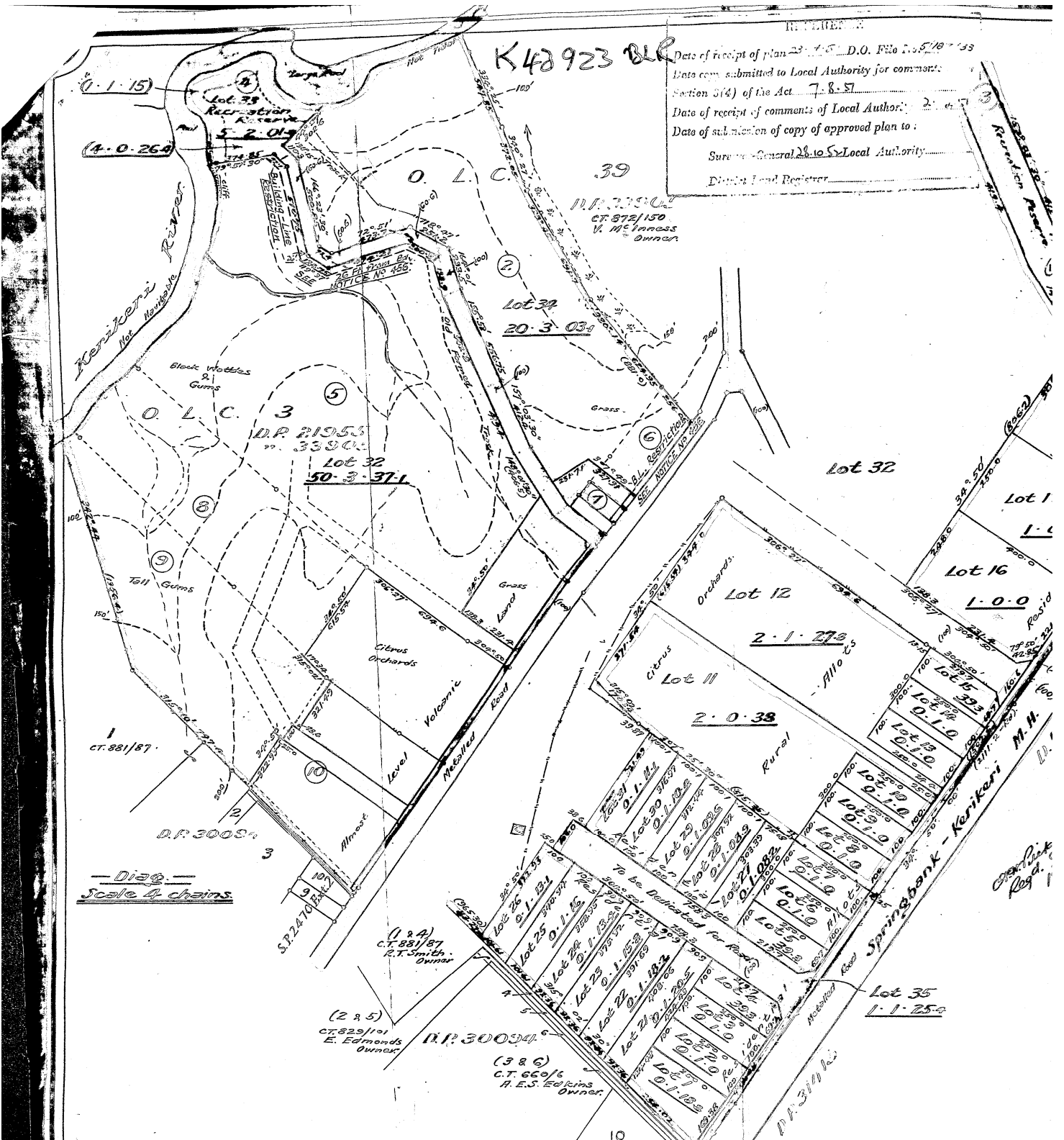
NORTH AUCKLAND LAND DISTRICT.

I, THOMAS STRATHALLAN ROE, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.



K48923 DR

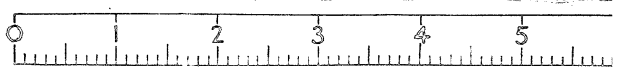
Date of receipt of plan 23.1.51 D.O. File No. 518/53
 Date copy submitted to Local Authority for comment:
 Section 5(4) of the Act 7.8.51
 Date of receipt of comments of Local Authority: 2.10.51
 Date of submission of copy of approved plan to:
 Survey-General to Local Authority
 District Land Registrar



Town of Kerikeri Extn. N^o 11 S.P. 2470
 Plan of
 Proposed Subdivⁿ of Lots 2 to 10 D.P. 3390
 Being Parts O.L.C. 3 & 39.
 North Auckland Land District.
 Bay of Islands County.
 At Kerikeri S.D.
 Owners - Uplands Farm Ltd - C.T. 617/243
 Scale 2 chains to an inch.

Rec. Sht 29
 Vol. 24.4.51
 No Previous

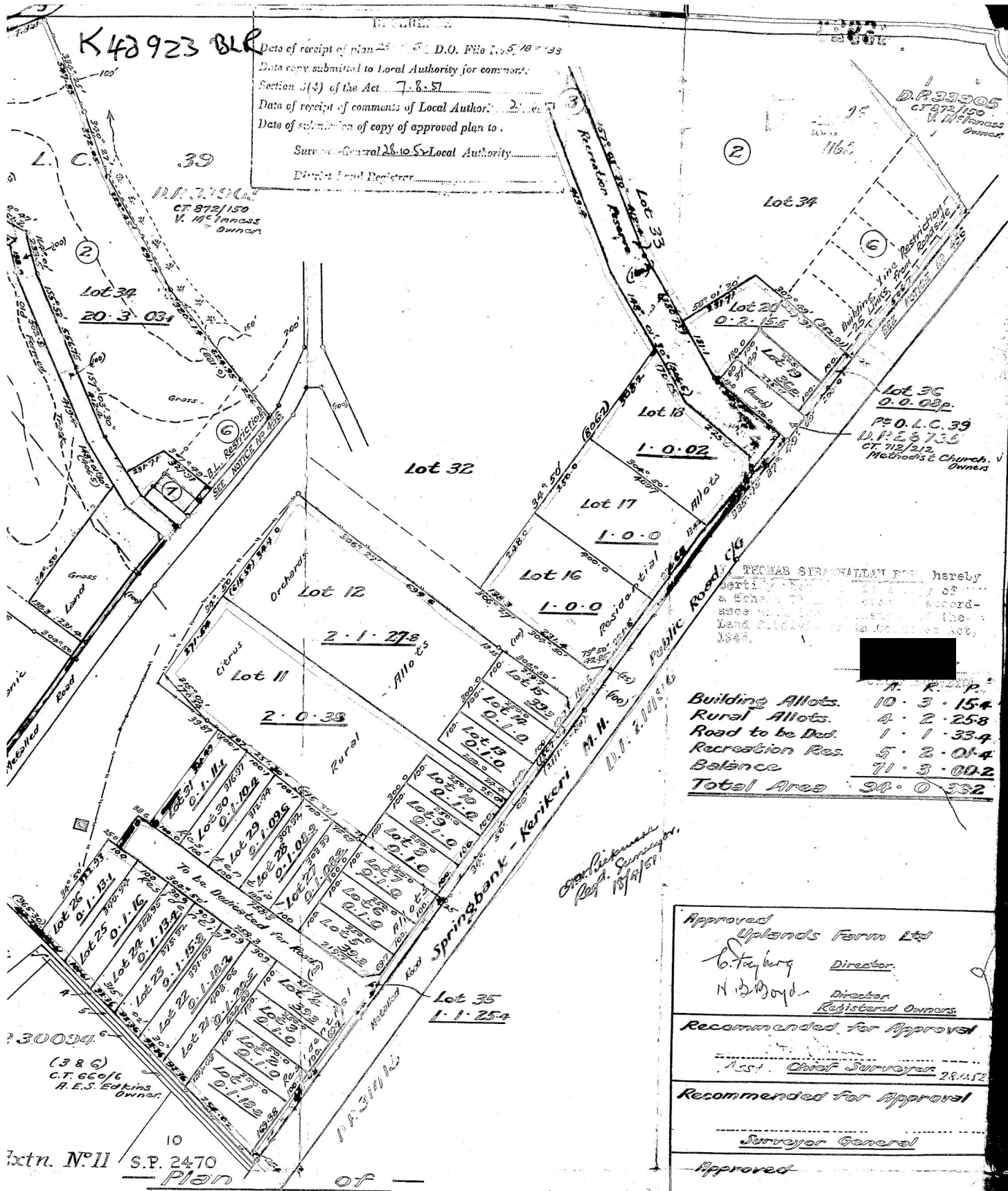
I, Arthur Nes
 this scheme in
 provisions of
 regulations in:



Produced by S.P. 2470/51

K48923 BLR

Date of receipt of plan... D.O. File 1.5.10.1933
 Date copy submitted to Local Authority for comment...
 Section 3(4) of the Act 7.8.51
 Date of receipt of comments of Local Authority...
 Date of submission of copy of approved plan to...
 Surveyor General to Local Authority...
 District Land Registrar



| | |
|-------------------|-----------------|
| Building Allots | 10.3.154 |
| Rural Allots | 4.2.258 |
| Road to be Ded. | 1.1.334 |
| Recreation Res. | 5.2.014 |
| Balance | 71.3.002 |
| Total Area | 94.0.552 |

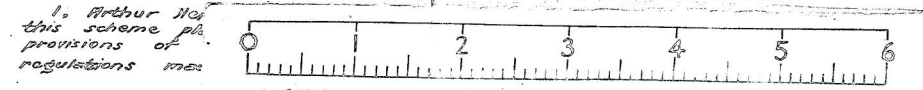
Approved
 Uplands Farm Ltd
 G. Taylor Director
 N. Boyd Director
 Registered Owners

Recommended for Approval
 Chief Surveyor 28.4.52

Recommended for Approval
 Surveyor General

Approved
 Minister of Lands

Proposed Subdiv of Lots 2 to 10 D.P. 33305
 Being Parts O.L.C.s 3 & 39.
 North Auckland Land District.
 Bay of Islands County.
 XI Kerikeri S.D.
 Owners:- Uplands Farm Ltd - Ct. 67/243.
 Scale 2 chains to an inch.



4435

3
43923

4

617 243

with James 1953
10

Walgreen

Assistant District

Amber

To - L.S. 4-2-1953.

From L.S. 23.2.1953

Advise

to Chief Surgeon

Amber

advised 11/3/53

Recorded on D.P. 33905

F.H.

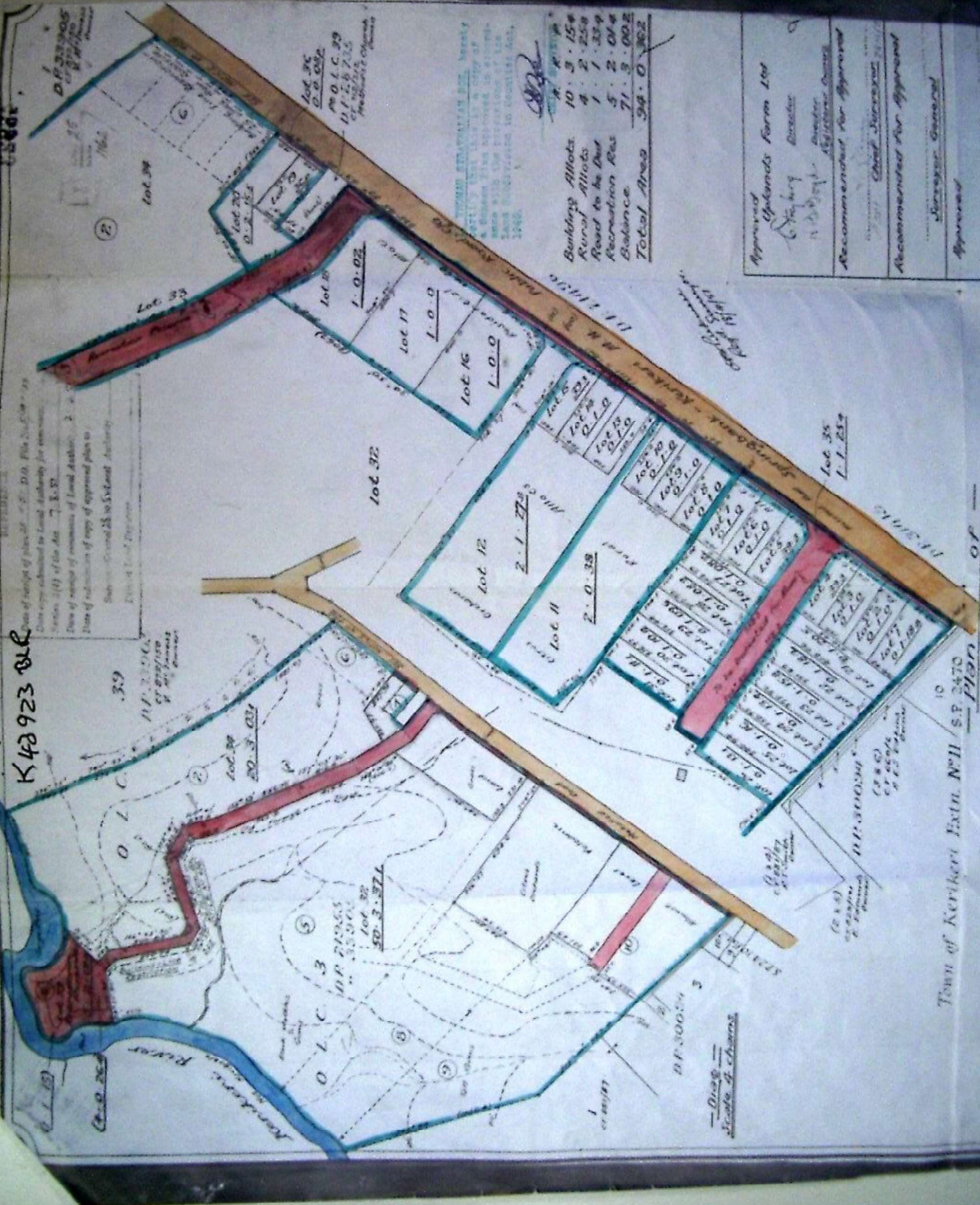
J.D. Miller

11/1/52

1000

1100





K 42923 OLC

Notes of receipt of plan 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Date of receipt of plan 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Date of receipt of plan 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39
 Date of receipt of plan 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39

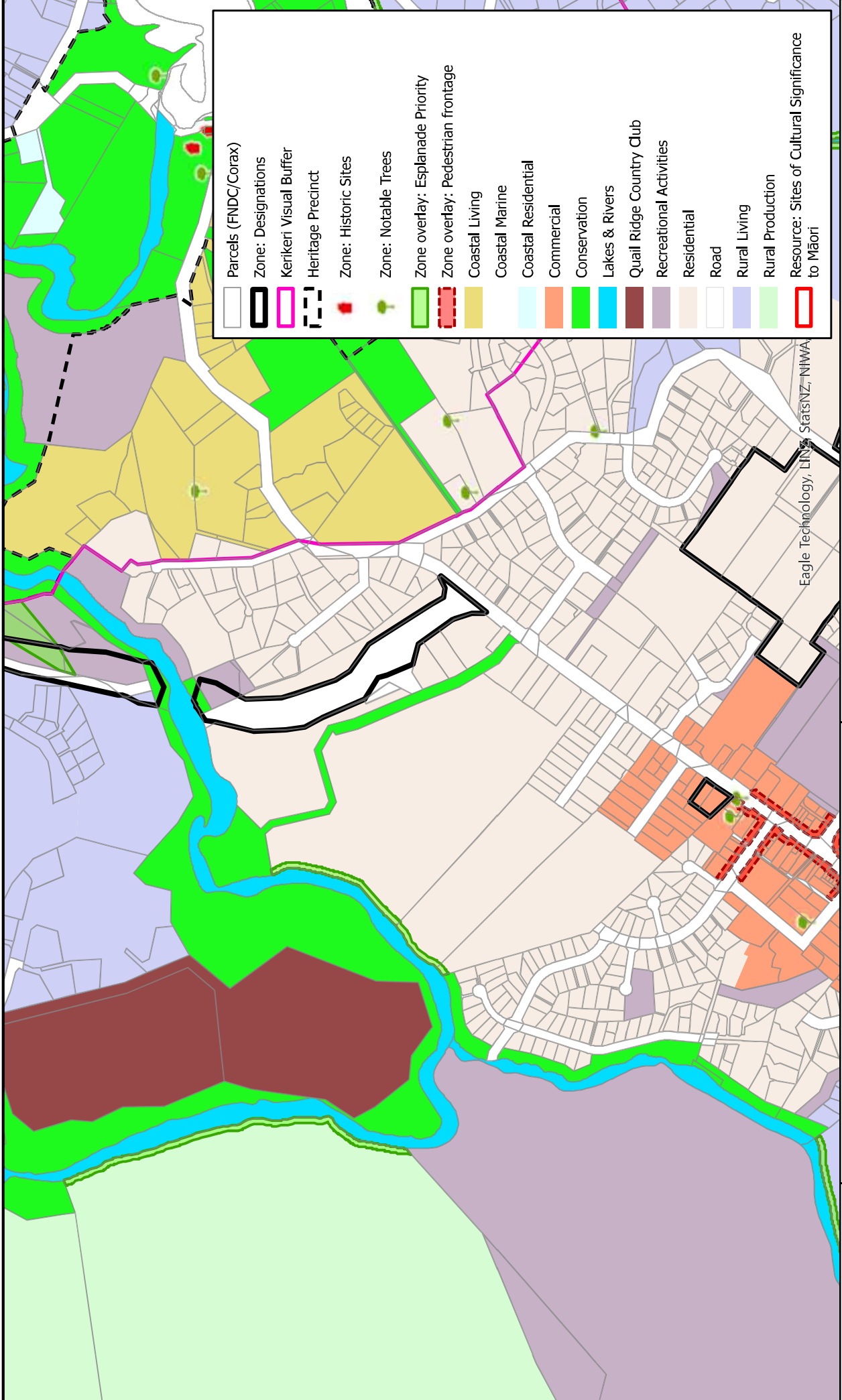
| | | | |
|-----------------|----|---|-----|
| Building Allots | 10 | 3 | 154 |
| Rural Allots | 4 | 2 | 258 |
| Road to be Dev | 1 | 1 | 339 |
| Residential Res | 5 | 2 | 014 |
| Balance | 71 | 3 | 002 |
| Total Area | 94 | 0 | 362 |


Approved
 Uplands Form Lot
 [Signature]
 Director
 [Signature]
 Recommended for Approval
 [Signature]
 Recommended for Approval
 [Signature]
 Approved
 [Signature]
 Member of Council

Town of Kerikeri Extn. No 11 S.P. 2470
 Plan of
 Proposed Subdiv of Lots 2 to 10 DP 31365
 Being Parts O.L.C. 3 & 39
 North Auckland Land District
 Bay of Islands County
 M. Kerikeri S.D.

Appendix 2:

Far North District Plan Maps

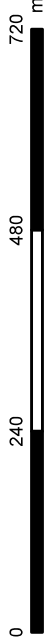




Far North District Council
Te Kaunihara o Tai Tokerau ki te Raki

Subject Sites

Projection NZTM2000. Datum NZGD2000. Scale: 1:9,028



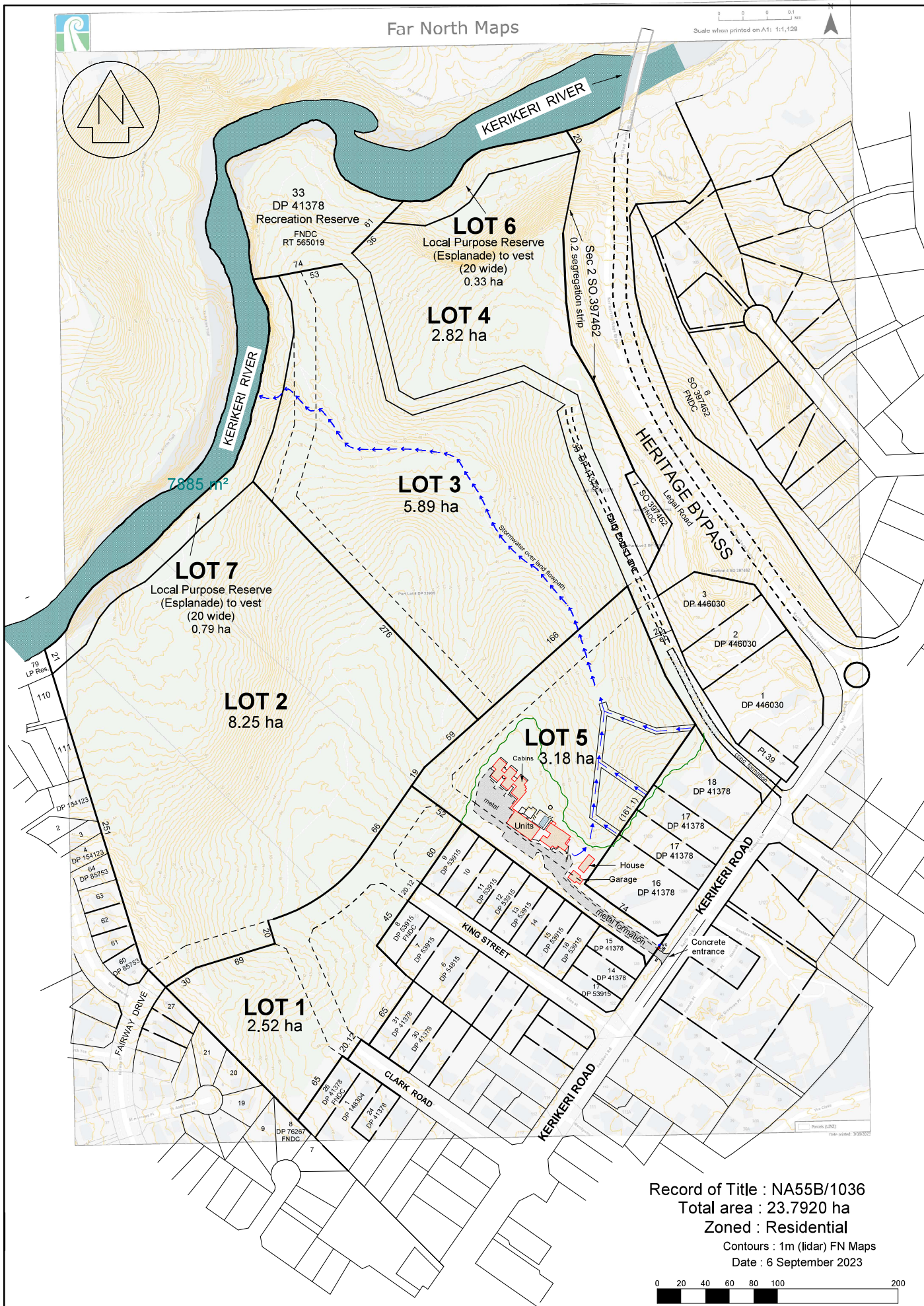
0 240 480 720 m

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Created: 10/10/2023

Appendix 3:

Scheme Plan prepared by Donaldson Surveyors Limited dated
6 September 2023



33 DP 41378 Recreation Reserve FNDC RT 565019

LOT 6
Local Purpose Reserve (Esplanade) to vest (20 wide) 0.33 ha

LOT 4
2.82 ha

LOT 3
5.89 ha

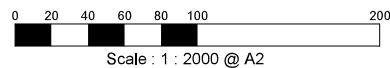
LOT 7
Local Purpose Reserve (Esplanade) to vest (20 wide) 0.79 ha

LOT 2
8.25 ha

LOT 5
3.18 ha

LOT 1
2.52 ha

Record of Title : NA55B/1036
Total area : 23.7920 ha
Zoned : Residential
Contours : 1m (lidar) FN Maps
Date : 6 September 2023



Scale : 1 : 2000 @ A2

Appendix 4:

Certificate of Compliance Decision 2300494



Far North
District Council

| |
|-------------------------------|
| Private Bag 752, Memorial Ave |
| Kaikohe 0440, New Zealand |
| Freephone: 0800 920 029 |
| Phone: (09) 401 5200 |
| Fax: (09) 401 2137 |
| Email: ask.us@fndc.govt.nz |
| Website: www.fndc.govt.nz |

Application No: 2300494-RMACOC

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

8 July 2021

Woodland Park Developments Limited
c/- The Planning Collective Ltd
P O Box 591,
Warkworth 0941

Attention Alexandra Low

Dear Alexandra,

RE: CERTIFICATE OF COMPLIANCE APPLICATION BY WOODLAND PARK DEVELOPMENTS LIMITED

I am pleased to inform you that your application for a certificate of compliance has been approved. The decision is enclosed for your information. The application was considered and determined under delegated authority of the Far North District Council, pursuant to Section 34(A) of the Resource Management Act 1991.

If you are dissatisfied with the decision or any part of it, you have the right under Section 357A of the Act to object to the decision. The objection must be in writing, stating reasons for the objection, and be received by Council within 15 working days of your receipt of this decision, as required by Section 357C of the Act.

If you have any further queries regarding this matter, please contact the reporting planner on 09 401 5200 or 0800 920 029.

Yours faithfully,



RMA Support Officer
District Services





CERTIFICATE OF COMPLIANCE

Section 139 of the Resource Management Act 1991

Environmental Management Department

Pursuant to Section 139 of the Resource Management Act 1991, I hereby certify that the proposal or activity described in the schedule below complied with provisions of the Operative Far North District Plan as at the date of receipt of request and in relation to the specified location in the schedule below. This certificate is subject to any relevant conditions or provisions contained in the specified District Plan.

SCHEDULE

| | |
|---------------------------------------|---|
| Application Reference: | 2300494-RMACOC |
| Person Requesting Certificate: | Woodland Park Developments Limited |
| Date of Request Was Received: | 25 March 2021 |
| Description of the Proposal: | To remove approximately 24 hectares of mature exotic vegetation from the site, which is predominantly Gum Trees and Redwoods in accordance with the information supplied including the “Freshwater Ecological Assessment-Woodland Park, Kerikeri” report prepared by Bioresearches, dated 24 May 2021 and the Acoustic Report prepared by Styles Group dated 10 June 2021. The proposal includes updated plans and operational details received 11th June 2021 and which forms part of the application. |
| Legal Description of Land: | NA55B/1036 – comprising the following lots: <ul style="list-style-type: none">• Part Lot 2 DP 33905 – 3.1474 hectares• Part Lot 5 DP 33905 – 11.9285 hectares• Part Lot 8 DP 33905 – 4.0421 hectares• Part Lot 9 DP 33905 – 4.5481 hectares• Part Lot 10 DP 33905 – 511.6m² |



CERTIFIED UNDER DELEGATED AUTHORITY:



Pat Killalea
Principal Planner, District Services

Date: 8th July 2021

NOTE: The information provided by the applicant in support of the request for this Certificate has been relied upon. Any error or omissions within that supporting information identified after the issue of this Certificate may render this Certificate null and void.



Appendix 5:

Landowner Approval

End of Report

A hub of planning excellence



admin@thepc.co.nz



www.thepc.co.nz

THE **PLANNING**
COLLECTIVE

