

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

## 2. Type of Consent being applied for

(more than one circle can be ticked):

- |   |   |
|---|---|
| <input checked="" type="radio"/> Land Use   | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision  | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> Other (please specify) _____  |   |

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

Heritage NZ Pouhere Taonga

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

## 5. Applicant Details

Name/s:

MICHAEL FAWKES

Email:

Phone number:

Postal address:

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

## 6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

## 7. Details of Property Owner/s and Occupier/s

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

Name/s:

Michael Fawkes

Property Address/  
Location:

20 & 22 Houhora Heads Road, Pukenui

Postcode

0484

## 8. Application Site Details

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

Name/s:

Michael Fawkes

Site Address/  
Location:

20 & 22 Houhora Heads Road, Pukenui

Postcode

0484

Legal Description:

Lots 1 & 2 DP328077

Val Number:

00011-84401 & 00011-84400

Certificate of title:

114366 & 114367

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

Please contact Rochelle / Alex at Northland Planning and Development about site visit. 09-408-1866

## 9. Description of the Proposal:

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

Proposal to subdivide two titles to create three additional titles across three stages. The sites are located within the Coastal Living Zone and the subdivisions across the three stages have been assessed as a Discretionary Activity. Land Use consent is also sought for each stage, as detailed within the AEE.

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

## 10. Would you like to request Public Notification?

Yes  No

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

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(more than one circle can be ticked):

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

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

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

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

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

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

### 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

### 13. Draft Conditions:

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

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

## 14. Billing Details:

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

Name/s: (please write in full)

MICHAEL FAWKES

Email:

Phone number:

Postal address:

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

### Fees Information

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

### Declaration concerning Payment of Fees

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

Name: (please write in full)

MICHAEL FAWKES

Signature:

(signature of bill payer)

Date 14.2.25

MANDATORY

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

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

15. Important information continued...

**Declaration**

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

Name: (please write in full)

MICHAEL FAWKES

Signature:

[Redacted Signature]

Date 14.02.25

is made by electronic means

**Checklist (please tick if information is provided)**

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

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

## Combined Land Use and Subdivision Resource Consent Proposal

**Michael Fawkes**

**12, 20 & 22 Houhora Heads Road, Pukenui**

Date: 18 February 2025

Please find attached:

- an application form for a Combined Land-use and Subdivision Resource Consent in the **Coastal Living Zone** to create five allotments from two titles (three additional titles) across three stages and;
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision and landuse application have been assessed as a **Discretionary Activity** under the Operative District Plan and a **Permitted Activity** under the Proposed Far North District Plan.

If you require further information, please do not hesitate to contact me.

Regards,



Alex Billot

Resource Planner

Reviewed by:



Sheryl Hansford

Director/Senior Planner

**NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED**

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## **Appendices**

- 1. Far North District Council Application Form**
- 2. Certificate of Title NA99B/205 – LINZ**
- 3. Buildings & Setback Plan – Von Sturmers**
- 4. Overall Scheme Plan – Von Sturmers**
- 5. Stage 1 Scheme Plan – Von Sturmers**
- 6. Stage 2 Scheme Plan – Von Sturmers**
- 7. Stage 3 Scheme Plan – Von Sturmers**
- 8. Site Suitability Report – Wilton Joubert**
- 9. Correspondence – Heritage Pouhere Taonga**
- 10. Written Approval – Houhora Chalets Limited – Lot 1 DP103614**
- 11. Written Approval – Bruce & Fiona Furrell – Lot 3 DP530683**
- 12. Written Approval – Denis and Urszula Musson – Lot 4 DP530683**
- 13. Written Approval – Eric Wagener - Lot 1 DP192844**
- 14. Correspondence – Te Hono Support**
- 15. Easement Certificate B379703.3 - LINZ**



# Assessment of Environment Effects Report

## 1. DESCRIPTION OF THE PROPOSED ACTIVITY

### Subdivision

1.1. The proposal is to undertake a subdivision of Lots 1 & 2 DP328077 to create three additional allotments (five allotments in total), within the Coastal Living zone. The subdivision will be carried out across three stages. The stages are as follows:

- Stage 1 – boundary adjustment of Lots 1 & 2 DP328077 to create Proposed Lot 3 and Proposed Lot 6. This boundary adjustment will not create any additional titles.
- Stage 2 – Subdivision of Proposed Lot 6 created as part of Stage 1, to create Proposed Lots 4 & 7. This stage will create one additional allotment.
- Stage 3 – Subdivision of Proposed Lot 7, created as part of Stage 2, to create Proposed Lots 1, 2 & 5. This stage will create two additional allotments.

1.2. The staged plans as well as the overall scheme plan are attached with this application as well as shown below for ease of reference.

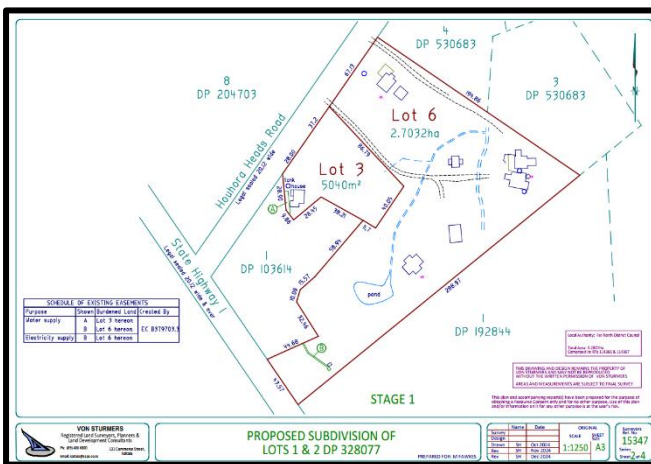


Figure 1: Stage 1 Scheme Plan

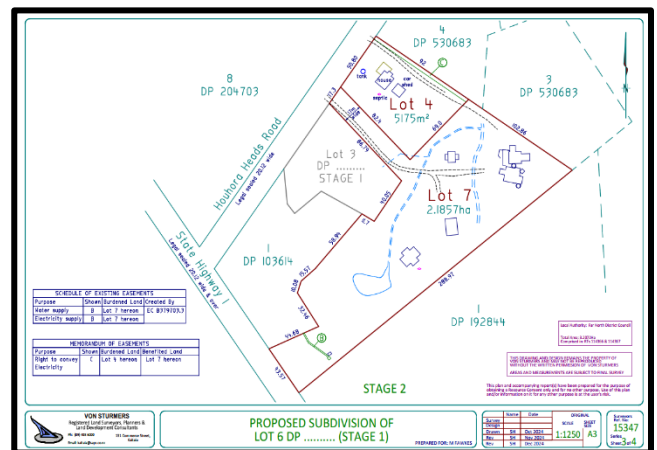


Figure 2: Stage 2 Scheme Plan

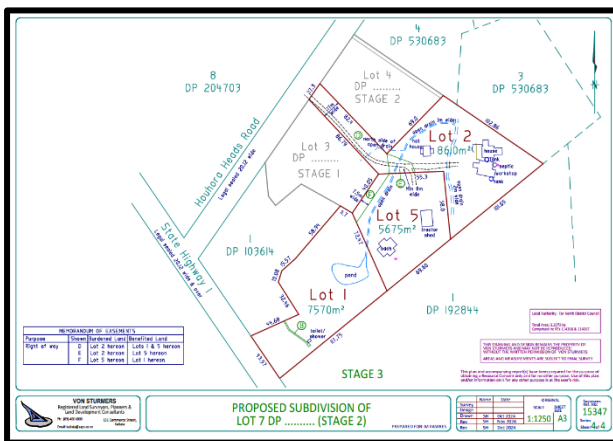


Figure 3: Stage 3 Scheme Plan

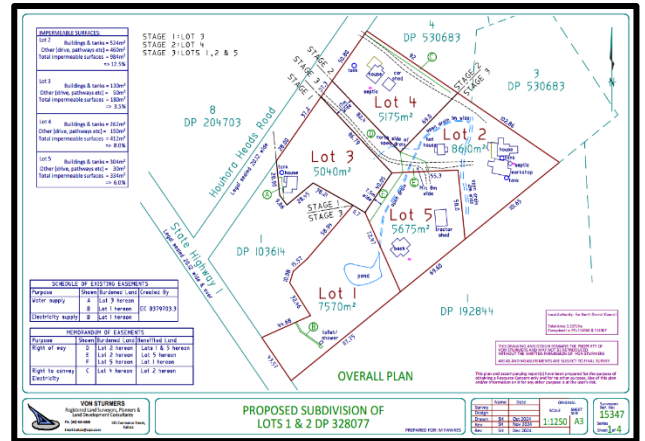


Figure 4: Overall scheme Plan



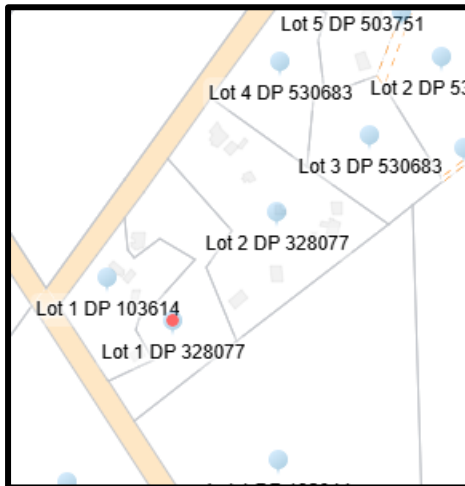


Figure 2: Existing site layout



Figure 3: Aerial image of the subject sites.

- 1.3. There is existing built development within the sites which will be detailed in the sections below. A Site Suitability Report (SSR) has been completed by Wilton Joubert (WJ) for the proposal. Stage 3 will require a shared private accessway over the existing internal driveway, with Stages 1 & 2 having independent vehicle crossings and access. There are three existing crossing places to the lots, which will be utilised as part of this staged subdivision, with no additional crossing places being required.
- 1.4. The proposed lots are as follows:
- Stage 1:
    - Proposed Lot 3 – 5040m<sup>2</sup> – to contain an existing dwelling
    - Proposed Lot 6 – 2.7032ha – to contain three existing dwellings
  - Stage 2:
    - Proposed Lot 4 – 5175m<sup>2</sup> – to contain an existing dwelling
    - Proposed Lot 7 – 2.1857ha – to contain two existing dwellings
  - Stage 3:
    - Proposed Lot 1 – 7570m<sup>2</sup> – vacant site
    - Proposed Lot 2 – 8610m<sup>2</sup> – to contain an existing dwelling
    - Proposed Lot 3 – 5675m<sup>2</sup> – to contain an existing dwelling

*Areas and measurements are subject to final survey.*

## Land Use

1.5. The proposal results in land use consent breaches across all three stages due to the existing development on the site. Below is a breakdown of each stage and the applicable land use breaches, with more detail provided in Section 5 of this report.

- Stage 1 – 10.7.5.1.2 Residential Intensity, 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 15.1.6C.1.5 Vehicle crossing standards in rural and coastal zones.



- Stage 2 – 10.7.5.1.2 Residential Intensity, 10.7.5.1.6 Stormwater Management.
- Stage 3 – 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 15.1.6C.1.1 Private Accessways in all zones and 15.1.6C.1.5 Vehicle crossing standards in rural and coastal zones.

## 2. THE SITE AND SURROUNDING ENVIRONMENT

- 2.1. The subject sites are zoned Coastal Living under the Operative District Plan and Rural Lifestyle within the Proposed District Plan.
- 2.2. The subject sites contain four dwellings across two titles. The previous consent history has seen multiple building consents and resource consents issued for the sites. The most recent subdivision approval which created the two subject allotments is dated 2003 under RC2040260, with the subdivision deemed a controlled activity under the TDP and PDP at the time.
- 2.3. There are existing open drains/overland flow paths as well as an existing manmade pond. Each dwelling has an existing metalled access, with three crossing places servicing the two allotments. Access to the sites is from Houhora Heads Road, which is a sealed road. A metalled footpath is located within the road reserve that adjoins the sites and intersects each of the existing three crossing places.
- 2.4. The topography within the two properties varies, with the land generally sloping towards the drains within the sites. The sites are not within an area which benefit from reticulated services such as wastewater, stormwater and water, with these services being provided for onsite.
- 2.5. The site is located approximately 3 kilometres from the Pukenui Village and is in close proximity to Pukenui Primary School, daycare centres, health services and the local Four Square. The site sits on the outskirts of the Pukenui Village and is located within a transition zone from town to country, which typically sees slightly larger allotments than the more intense residential zoned allotments and smaller than the rural production lots.
- 2.6. The sites and the land to the north and north-east are zoned Coastal Living, with land to the south being zoned Rural Production. Further north are lots zoned Coastal Residential. The lots located on Houhora Heads Road range in size from around 3800m<sup>2</sup> to 1 hectare, most of which contain a residential dwelling.



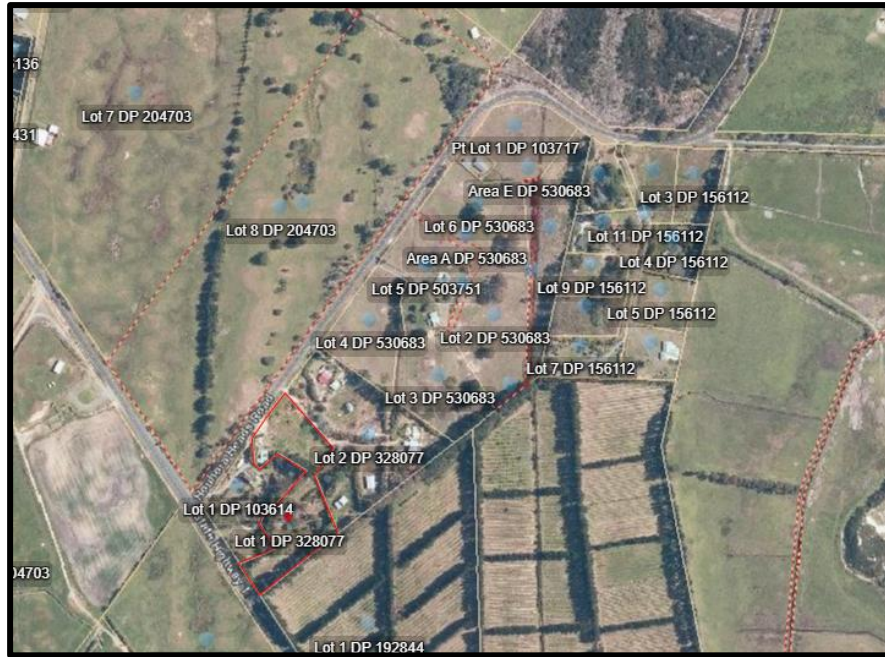


Figure 4: Aerial view of the sites and the immediate surrounding environment with similar sized allotments to those proposed.

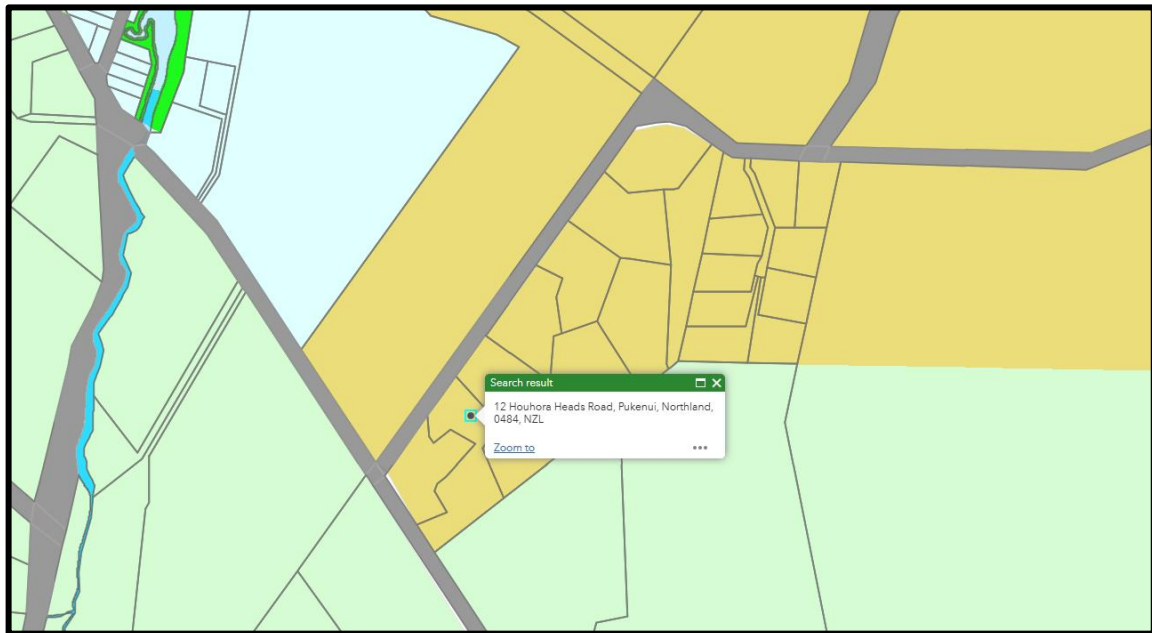


Figure 5: FNDC Zoning Maps.

### Site Photos

2.7. A site visit was undertaken in December 2024, with a compilation of the photos taken below.





Figure 6: Access to Proposed Lot 3.



Figure 10: Access to Proposed Lot 4.



Figure 7: Existing dwelling on Lot 4. Image orientated west, towards Houhora Heads Road.



Figure 8: Existing shed on Lot 4.



Figure 9: View from Lot 4 looking towards Lot 2.



Figure 10: Existing access which will service Lots 1, 2 & 5.



**Figure 11: Existing dwelling on Lot 2.**



**Figure 12: Existing dwelling on Lot 5.**



**Figure 13: Proposed private accessway contained within Easement D (taken from Easement E).**



**Figure 15: Proposed Easement F.**



**Figure 14: Proposed Lot 1.**



### 3. BACKGROUND

#### Title

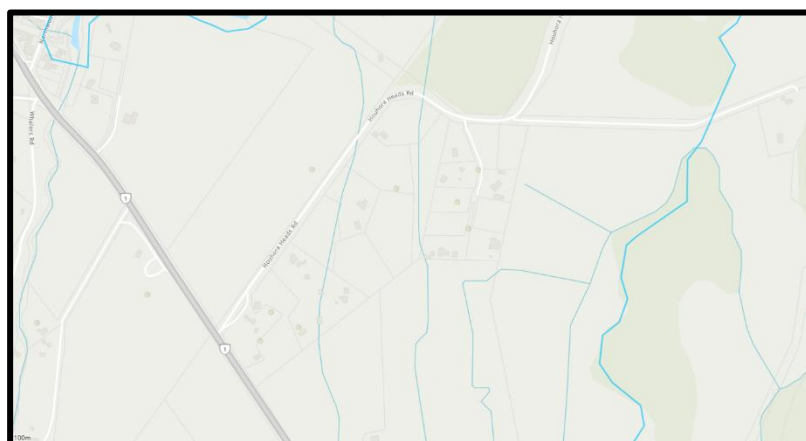
- 3.1. Lot 1 DP328077 is held within Record of Title 114366, which is dated 29 August 2007 and has an area of 1.2616ha. There are no consent notices registered on the title, however there are existing easements.
- 3.2. Lot 2 DP328077 is held within Record of Title 114367 and is also dated 29 August 2007. The legal area is 1.9456ha. No consent notices are registered on the title however there is one existing easement for the right to convey electricity.

#### Site History

- 3.3. The property file for the sites was obtained prior to preparation of this application. The property file includes multiple approved building consents for dwellings on the site.
- 3.4. RC21950283 dated 24<sup>th</sup> April 1995 provided approval for a second dwelling on the site, with subsequent RC1950555 (dated 13<sup>th</sup> July 1995) providing approval for a third dwelling on the site. RC2040260 approved the subdivision of the site to create what is now Lots 1 & 2 DP328077. This consent approval is dated 23<sup>rd</sup> October 2003. As part of this consent, conditions were imposed to locate effluent fields to confirm they are within boundaries as well as upgrading of the crossing places to FNDC/S/06A.

#### Site Features

- 3.5. The sites are located within the Coastal Living Zone under the Operative District Plan and zoned Rural Lifestyle within the Proposed District Plan.
- 3.6. The site is not located within the Coastal Environment and is not within any areas identified as Outstanding Natural Landscapes or Features under the Regional Policy Statement for Northland.



**Figure 16: Northland RPS maps which illustrate that the site is not identified as being subject to any overlays within the RPS.**



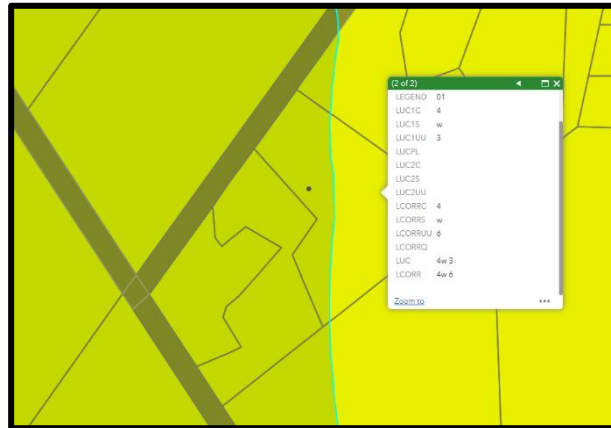
- 3.7. The subject sites are shown to be partially susceptible to river flood hazards as depicted in Figure 21 below. This is located within the eastern portion of the site.



**Figure 17: NRC Hazard Maps.**

- 3.8. Reticulated services are not available to this rural site. The existing dwellings have existing provisions for water supply, wastewater disposal and stormwater attenuation as has been assessed within the SSR.
- 3.9. The site is not identified as a HAIL site. There are some scattered avocado trees throughout the site (mainly Proposed Lot 4), however these have been utilised for private use of the occupants with no pesticides or chemicals being used on the trees.
- 3.10. NZAA has not mapped any archaeological sites on the property.
- 3.11. The site does not contain any areas of significant indigenous vegetation or fauna nor does it contain any reserves or PNA. The site is not located within an area which is shown to have kiwi present.
- 3.12. The western portion of the sites are shown to contain soils of LUC 4s5, with the eastern portion containing soils of LUC 4w3. Soils of LUC 4 are not classified as being highly versatile soils. As such, it is considered that consent under the National Policy Statement for Highly Productive Land (NPS for HPL) is not triggered and no further assessment will be undertaken within this report.





**Figure 18: FNDC LUC Soils Maps.**

3.13. The sites are not known to be located within a Statutory Acknowledgement Area. The sites are within the Deed of Settlement Area for Te Hiku o Te Ika iwi and Area of Interest for Te Aupōuri. An email was sent to Te Hono for Iwi contact details and to Heritage NZ with no reply having been received to date. It is noted however that the site has existing built development and no archaeology being recorded in the vicinity.

## 4. WEIGHTING OF PLANS

- 4.1. The site is zoned as Rural Lifestyle under the Proposed District Plan and is subject to the Treaty Settlement Area of Interest Overlay.
- 4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 4.3. District Plan hearings on submissions are currently underway and are scheduled to conclude in October 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.



## 5. ACTIVITY STATUS OF THE PROPOSAL

### Operative District Plan

5.1. The subject site is located within the Coastal Living Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below. Each stage will be assessed against the relevant rules.

#### Subdivision

Assessment of the applicable Subdivision Rules for the Coastal Living Zone:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (ix)	MINIMUM LOT SIZES	<p><b>Stage 1 – Discretionary Activity</b></p> <p>Stage 1 will be a boundary adjustment between two titles, where no new titles are created. The proposed lot sizes will be 5040m<sup>2</sup> and 2.7032ha.</p> <p>As the proposed lot sizes do not comply with the controlled provisions of 4ha for the zone and the degree of non-compliance is increasing as a result of the proposal (as the current lot sizes are 1.2ha and 1.9ha), Stage 1 cannot meet the criteria under 13.7.1(c) and therefore cannot be assessed as a boundary adjustment. Compliance with Rule 13.7.2.1(ix) is therefore assessed.</p> <p>The proposal cannot meet the RDA provisions of 8000m<sup>2</sup> but can meet the Discretionary provisions of 5000m<sup>2</sup>.</p> <p>The subdivision aspect of Stage 1 is therefore assessed as a Discretionary Activity.</p> <p><b>Stage 2 – Discretionary Activity</b></p> <p>Stage 2 will result in subdivision of Lot 6 created as part of Stage 1. Stage 2 will result in one additional allotment. Proposed Lot 4 will be 5175m<sup>2</sup> and Proposed Lot 7 will be 2.1857ha.</p> <p>Similar to Stage 1, the subdivision aspect of Stage 2 is therefore assessed as a Discretionary Activity.</p> <p><b>Stage 3 – Discretionary Activity</b></p> <p>Stage 3 will result in subdivision of Lot 7 created as part of Stage 2. Stage 3 will result in two additional allotments. Proposed Lot 1 will be 7570m<sup>2</sup>, Proposed Lot 2 will be 8610m<sup>2</sup> and Proposed Lot 5 will be 5675m<sup>2</sup>.</p> <p>Similar to the above stages, the subdivision aspect of Stage 3 will be assessed as a Discretionary Activity.</p> <p>All three stages are therefore assessed as Discretionary Activities.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p><b>Permitted across all three stages</b></p> <p>Stage 1 – Proposed Lots 3 &amp; 6 will contain existing dwellings.</p>



		Stage 2 – Proposed Lots 4 & 7 will contain existing dwellings. Stage 3 – Lot 1 will be the only vacant lot, which is of adequate dimensions and area to accommodate the concept building envelope.
<b>13.7.2.3 – 9</b>	<b>Not Applicable for this application.</b>	

5.2. The proposed three stages are able to meet the lot size provided for as a **Discretionary Activity** as per Table 13.7.2.1 above.

### Coastal Living Zone Standards

5.3. An assessment of Section 10.7.5.1 of the Operative District Plan against all three stages will be undertaken below.

<b>Assessment of the permitted COASTAL LIVING ZONE RULES:</b>		
<b><u>PERFORMANCE STANDARDS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
<b>10.7.5.1.1</b>	<b>VISUAL AMENITY</b>	<b>Not applicable to all three stages.</b> No new buildings are proposed as part of any of the stages.
<b>10.7.5.1.2 (P)</b>  <b>10.7.5.4.1 (D)</b>	<b>RESIDENTIAL INTENSITY</b>	<b>Stage 1- Discretionary</b> As part of Stage 1, Proposed Lot 3 will contain one residential dwelling. Proposed Lot 6 will be 2.7032ha in area and contain three existing dwellings. These three existing dwellings are currently contained within Lot 2 DP328077 and will remain contained in one allotment as part of Stage 1. Currently, Lot 2 DP328077 which contains the three dwellings is 1.9ha in area. The proposal will see this lot size increase to 2.7ha. For completeness, consent is sought under this rule to allow for three residential dwellings within Proposed Lot 6. Discretionary Rule 10.7.5.4.1 Residential Intensity states that ‘residential development shall be limited to one unit per 5,000m <sup>2</sup> . The proposal can comply with this provision.
		<b>Stage 2 – Discretionary</b> As part of Stage 2, Proposed Lot 4 will contain one residential dwelling. Proposed Lot 7 will contain two residential dwellings within an area of 2.1857ha. Stage 2 will provide an increased area per residential dwelling, due to the removal of one of the houses which will be contained within Proposed Lot 4.



		<p>As per Stage 1, consent will be sought for a breach of Permitted Rule 10.7.5.1.2 due to the two dwellings within Proposed Lot 7. This will be a technical breach, assuming that consent is provided for the three dwellings as part of Stage 1, as effects are considered to decrease as part of Stage 2.</p> <p><b>Stage 3 – Permitted</b>          Proposed Lots 2 &amp; 5 will contain one dwelling each and Proposed Lot 1 will be vacant. Stage 3 complies.</p>
<b>10.7.5.1.3</b>	<b>SCALE OF ACTIVITIES</b>	<p><b>Not applicable to all three stages.</b>          No such activities are proposed across all three stages.</p>
<b>10.7.5.1.4</b>	<b>BUILDING HEIGHT</b>	<p><b>Not applicable to all three stages.</b>          No new buildings are proposed as part of the proposed stages.</p>
<b>10.7.5.1.5</b>	<b>SUNLIGHT</b>	<p><b>Permitted across all three stages</b>          The new dividing boundaries are located a sufficient distance from existing structures, such that all three stages comply with this rule.</p>
<b>10.7.5.1.6 (P)</b>  <b>10.7.5.3.8 (RDA)</b>	<b>STORMWATER MANAGEMENT</b>	<p>The permitted threshold for impermeable surfaces within the Coastal Living zone is 10% or 600m<sup>2</sup>, whichever is the lesser.</p> <p><b>Stage 1 – Discretionary</b>          As part of Stage 1, Lot 3 will have an impermeable surface coverage of 180m<sup>2</sup> or 3.5% of the total site area, which complies with the permitted threshold. Lot 6 will have an impermeable surface coverage of 1730m<sup>2</sup> or 6.4% of the total site area. Although the total impermeable surfaces equates to less than 10% of the site area and all development is existing, consent is sought on a technicality.          The proposal cannot comply with the RDA provisions of 1500m<sup>2</sup> or 15% of the total site area and is therefore assessed as a Discretionary Activity.</p> <p><b>Stage 2 – Restricted Discretionary</b>          As part of Stage 2, Lot 4 will have an impermeable surface coverage of 412m<sup>2</sup> or 8% of the total site area, which complies with the permitted threshold. Lot 7 will have an impermeable surface coverage of 1318m<sup>2</sup> or 6% of the total site area. Once again, the impermeable surfaces amount to less than 10% of the total site area, however is greater than 600m<sup>2</sup>. The proposal can comply with the RDA provisions as the total impermeable surface coverage is less than 1500m<sup>2</sup> or 15% of the total site area.</p>



		<p><b>Stage 3 – Restricted Discretionary</b></p> <p>As part of Stage 3, Proposed Lot 1 will have impermeable surfaces less than 600m<sup>2</sup> or 10% of the site area.</p> <p>Proposed Lot 2 will have impermeable surface coverage of 984m<sup>2</sup> or 12.5% of the total site area, which breaches the permitted threshold for the zone. The proposal can comply with the RDA provisions.</p> <p>Proposed Lot 5 will have an impermeable surface coverage of 475m<sup>2</sup> or 6% of the total site area which complies with the permitted threshold.</p> <p>Overall, all stages require consent under this rule.</p>
<p><b>10.7.5.1.7 (P)</b></p> <p><b>10.7.5.3.6 (RDA)</b></p>	<p><b>SETBACK FROM BOUNDARIES</b></p>	<p>The proposed lots across all stages are greater than 5000m<sup>2</sup> and therefore the permitted setback distance from boundaries is 10 metres.</p> <p><b>Stage 1 – Restricted Discretionary</b></p> <p>Proposed Lot 3 will contain existing built development which is shown to be less than 10m from the SE boundary. Although this building is consented under BC-1995-1247 and the boundaries affected by the setback breach are existing, consent is sought for completeness. Written approval has been sought and obtained by the adjoining property owner.</p> <p>Proposed Lot 6 will contain all other built development. As shown on the ‘Buildings and Setback Plan’ prepared by Von Sturmers, the dwelling within the NE corner of the lot has a minimum setback distance of 8.5m to an existing boundary. Although this building is legally existing under BP3032695 and the boundaries affected by the setback breach are existing, consent is sought for completeness. Written approval has been sought and obtained by the adjoining property owner.</p> <p><b>Stage 2 – Permitted.</b></p> <p>Proposed Lot 4 does not create any setback breaches with the existing dwelling being over 14m from the nearest boundary.</p> <p>Proposed Lot 7 will contain the existing dwelling which created the setback breach as part of Stage 1. This setback distance will not change nor the affected owner, which written approval has been obtained. Assuming consent for the setback breach is provided as part of Stage 1, it is considered that existing use rights would apply, as the effects will not change as a result of this stage.</p> <p>Therefore, it is considered that no setback breaches are created as part of this stage.</p>



		<p><b>Stage 3 – Restricted Discretionary</b></p> <p>Lot 1 will contain no existing built development. As above, Lot 2 will contain the existing dwelling which created the setback breach as part of Stage 1. This setback distance will not change nor the affected owner, which written approval has been obtained. Assuming consent for the setback breach is provided as part of Stage 1, it is considered that existing use rights would apply, as the affects will not change as a result of this stage.</p> <p>Proposed Lot 5 will create an internal setback breach with the dwelling on Lot 5 to the internal shared boundary of Proposed Lot 1 and Lot 5. The setback distance from this boundary is 6.5m. Therefore, consent will be required for this breach.</p>
10.7.5.1.8	<b>SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES</b>	<b>Not applicable</b> as no non-residential activities are proposed as part of the three stages.
10.7.5.1.9	<b>TRANSPORTATION</b>	A full assessment has been completed in the table below.
10.7.5.1.10	<b>HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES</b>	<b>Not applicable</b> as no non-residential activities are proposed as part of the three stages.
10.7.5.1.11	<b>KEEPING OF ANIMALS</b>	<b>Not applicable</b> as no commercial keeping of animals are proposed as part of the three stages.
10.7.5.1.12	<b>NOISE</b>	<b>Permitted</b> The proposed stages comply with the permitted standard.
10.7.5.1.13	<b>HELICOPTER LANDING AREA</b>	<b>Not applicable</b> as no helicopter landing is required across the three stages.

## District Wide Matters

<b><u>DISTRICT WIDE MATTERS</u></b>		
<b>Plan Reference</b>	<b>Rule</b>	<b>Performance of Proposal</b>
15.1.6A	<b>TRAFFIC</b>	<p>The permitted TIF within the Coastal Living zone is 20, with the first residential unit being exempt from this rule.</p> <p><b>Stage 1 – Permitted.</b> Proposed Lot 3 will contain only one dwelling, which is exempt. Proposed Lot 6 will contain three dwellings, however the first is exempt. Therefore, with a residential dwelling having a TIF of 10 per dwelling, the total TIF on site will amount to 20. Stage 1 is therefore permitted in terms of this rule.</p> <p><b>Stage 2 – Permitted.</b> Proposed Lot 4 will contain one dwelling which is exempt. Proposed Lot 7 will contain two dwellings, with the first being exempt. The total TIF is therefore 10, which complies.</p>





		<p>Stage 2 is therefore permitted in terms of this rule.</p> <p><b>Stage 3 – Permitted.</b>          Proposed Lot 1 will be vacant.          Proposed Lots 2 &amp; 5 will contain one dwelling each and therefore comply with this rule.</p>
<b>15.1.6B</b>	<b>PARKING</b>	<p><b>Permitted across all three stages.</b>          Each dwelling has existing parking and manoeuvring areas which will remain unchanged across all three stages.          Lot 1 as part of Stage 3, will be the only vacant lot, which has ample area for parking and manoeuvring at the time of built development on the site.</p>
<b>15.1.6C.1.1</b>	<b>PRIVATE ACCESSWAY IN ALL ZONES</b>	<p><b>Stage 1 – Not applicable.</b>          No private accessways will be constructed at the time of Stage 1.</p> <p><b>Stage 2 – Not applicable.</b>          No private accessways will be created at the time of Stage 2.</p> <p><b>Stage 3 – Discretionary</b>          As part of Stage 3, private accessways will be created within Easements D, E and F.</p> <p>(a) Easement D will contain a private accessway which will service Lots 1, 2 &amp; 5. Easement E will service Lots 2 &amp; 5 and Easement F will service Lot 1.          In terms of Easement D, this will service 3 allotments. Appendix 3B-1 states that a private accessway servicing 3-4 allotments in the CL zone, requires a 7.5m legal width and 3m carriageway width with passing bays. As shown on the scheme plan, the legal width of Easement D will be 17 metres and the existing carriageway width varies from 2.7m to 3m. As the accessway is existing, and considered of suitable formation for the proposed use, dispensation is sought to allow the access to remain at the current width. Easement E will service two allotments and therefore requires a 5m legal width and 3m carriageway width. This is provided for. <b>Technical breach to allow for carriageway width to remain as is – Discretionary.</b>          Easement F will service Lot 1 and therefore also requires a 3m carriageway width. This portion of accessway is currently unformed and will be formed as part of the subdivision proposal.</p> <p>(b) As above.          (c) The private accessway will not service more than three households.          (d) The subdivision does not serve 9 or more sites.</p>
<b>15.1.6C.1.2</b>	<b>PRIVATE ACCESSWAYS IN URBAN ZONES</b>	<b>Not applicable.</b>



<b>15.1.6C.1.3</b>	<b>PASSING BAYS ON PRIVATE ACCESSWAYS IN ALL ZONES</b>	<p><b>Stage 1 &amp; 2 – not applicable as no private accessways are created.</b></p> <p><b>Stage 3 – Permitted.</b></p> <p>(a) &amp; (b) In rural and coastal zones, passing bays are required at spacings not exceeding 100m. Where passing bays are required, they are to be at least 15m long and have a usable access width of 5.5 metres. As stated above, the current carriageway width varies from 2.7m to 3m within Easement D. It is noted within the SSR from WJ, that <i>‘the ROW turn off from Easement D to Easement F will be able to function as a passing bay at approximately 90m from the property entrance; therefore, the implementation of additional passing bays along the accessway should not be necessary.’</i></p> <p>(c) There is ample area for passing bays and vehicle queuing space at the vehicle crossing to Houhora Heads Road.</p>
<b>15.1.6C.1.4</b>	<b>ACCESS OVER FOOTPATHS</b>	<p>This rule requires no more than two crossings per site where vehicle access is over a footpath.</p> <p>There is an existing metalled footpath along Houhora Heads Road, which intersects the existing crossing places.</p> <p><b>Stage 1 – Permitted</b></p> <p>As part of Stage 1, Proposed Lot 3 will have one vehicle crossing servicing the site and Proposed Lot 6 will have two. Therefore, the proposal can comply with this rule.</p> <p><b>Stage 2 – Permitted.</b></p> <p>As part of Stage 2, Proposed Lot 4 &amp; 6 will have one vehicle crossing each servicing the sites and is therefore permitted in terms of this rule.</p> <p><b>Stage 3 – Permitted.</b></p> <p>Only one vehicle crossing will service all three lots and the proposal is therefore permitted.</p> <p>The maximum width of the crossings is 6m.</p>
<b>15.1.6C.1.5</b>	<b>VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES</b>	<p><b>Stage 1 - Discretionary Activity.</b></p> <p>WJ have assessed the proposed accesses within their SSR.</p> <p>As part of Stage 1, Lot 3 will utilise the existing crossing place to the dwelling and Lot 6 will utilise the remaining two existing crossing places. No new crossing places are proposed as part of this proposal.</p> <p>It is noted that the northern and southernmost crossing places were required to be upgraded to comply with the FNDC/S/06A standards as part of the 2003 subdivision RC2040260.</p> <p>Recently (assuming in the past two years), a metalled footpath has been constructed within the road reserve by FNDC, which intersects the three existing crossing places approximately 3m from the road boundary.</p>



		<p>As per WJ's SSR, the existing crossing places are sealed to an approximate 3.2m-3.5m distance from the road boundary, which does not comply with the permitted sealed distance of 5m from the road boundary. The gate offsets are in excess of the permitted 10m distance.</p> <p>As two of the crossings were upgraded to Council's standards in 2003 and with the recent inclusion of a metalled footpath intersecting the crossing places, it is requested that a dispensation is applied in this instance which would allow the crossing places to remain in their current standard.</p> <p>WJ have noted that the crossing places also do not meet the sight line distance requirements, however have determined that the sight distances are adequate for the proposal. As such, consent is sought for dispensation to allow the existing crossing places to remain in their current standard as well as allowance for a lesser sight distance.</p> <p><b>Stage 2 – Permitted</b></p> <p>Stage 2 will utilise the existing crossing places with no new crossing places proposed nor any additional traffic movements on the crossing places (as the number of HE will remain). Assuming that consent is provided for the crossing places to remain in their current condition as part of Stage 1, it is considered that existing use rights would apply for Stage 2, such that consent is not required for the dispensation detailed above.</p> <p><b>Stage 3 – Discretionary</b></p> <p>Stage 3 will only utilise the middle crossing place. It is considered that even if consent is granted as part of Stage 1 for the crossing place standard to remain as is, as Stage 3 will see the number of users increase, due to the addition of vacant Lot 1, for completeness, it is considered that consent should be obtained to enable the middle crossing place standard to remain in its current condition. As such, consent will be sought as part of Stage 3 for this.</p>
<b>15.1.6C.1.6</b>	<b>VEHICLE CROSSING STANDARDS IN URBAN ZONES</b>	<b>Not applicable.</b>
<b>15.1.6C.1.7</b>	<b>GENERAL ACCESS STANDARDS</b>	<p><b>Stages 1 &amp; 2 – Permitted</b></p> <ul style="list-style-type: none"> <li>(a) There will be no need for vehicles to reverse off site.</li> <li>(b) Not applicable as no private accessways are proposed.</li> <li>(c) Not applicable as above.</li> <li>(d) Stormwater will be managed on site.</li> </ul> <p><b>Stage 3 - Permitted.</b></p> <ul style="list-style-type: none"> <li>(a) There is no need for vehicles to reverse off site.</li> <li>(b) The bend between Easements D, E &amp; F will be wide enough to accommodate a Heavy Rigid Vehicle as determined within WJ's SSR.</li> <li>(c) The sides of the driveway will remain in grass.</li> </ul>



		(d) Stormwater will be managed on site.
<b>15.1.6C.1.8</b>	<b>FRONTAGE TO EXISTING ROADS</b>	<b>All stages - Permitted.</b> (a) Houhora Heads Road is considered to meet the legal standards. (b) As above. (c) Stage 1 & 2 will utilise the existing crossing places to the existing dwellings, with no alternative access provided. As part of Stage 3 Lots 1, 2 & 5 will utilise one existing crossing place and will be accessed via private accessway. No new crossing places will be introduced as part of this proposal. It is considered that the proposal complies with this rule. (d) There are no known carriageway encroachments.
<b>15.1.6C.1.9</b> <b>- 11</b>	Not applicable to this development.	

## Operative District Plan Overall Status

### Subdivision

5.6 All three stages are determined to comply with the **Discretionary** provisions for the Coastal Living zone as the proposed lot sizes exceed 5000m<sup>2</sup> in area.

### Land Use

5.7 The proposal results in some land use breaches across all three stages due to the existing development on the lots, as has been assessed above. These breaches are summarised below:

#### 10.7.5.1.2 Residential Intensity

5.7.1 As part of Stage 1, Proposed Lot 6 will contain three existing dwellings. The proposal will see the lot size which currently contains the three existing dwellings increase from 1.9ha to 2.7ha. Nonetheless, Proposed Lot 6 cannot comply with the permitted threshold under this rule and is assessed as a **Discretionary Activity**.

5.7.2 As part of Stage 2, Proposed Lot 7 will contain two residential dwellings, and the total site area will be 2.18ha. This stage will see more area per dwelling due to the removal of one of the dwellings from the balance lot and therefore, effects are considered to decrease from that in Stage 1. Nonetheless, Proposed Lot 7 cannot comply with the permitted threshold under this rule and is assessed as a **Discretionary Activity**.

#### 10.7.5.1.6 Stormwater Management

5.7.3 As part of Stage 1, Proposed Lot 6 will have an impermeable surface coverage of 1730m<sup>2</sup> or 6.4% of the total site area. Although the total impermeable surface equates to less than 10% of the site area and all development is existing, consent is sought on a technicality. The



proposal cannot comply with the RDA provisions of 1500m<sup>2</sup> or 15% of the total site area and is therefore assessed as a **Discretionary Activity**.

- 5.7.4 As part of Stage 2, Lot 7 will have an impermeable surface coverage of 1318m<sup>2</sup> or 6% of the total site area. Once again, the impermeable surfaces amount to less than 10% of the total site area, however are greater than 600m<sup>2</sup>. The proposal can comply with the RDA provisions as the total impermeable surface coverage is less than 1500m<sup>2</sup> or 15% of the total site area and therefore is assessed as a **Restricted Discretionary Activity**.
- 5.7.5 As part of Stage 3, Proposed Lot 2 will have impermeable surface coverage of 984m<sup>2</sup> or 12.5% of the total site area, which breaches the permitted threshold for the zone. The proposal can comply with the **Restricted Discretionary Activity** provisions.

#### 10.7.5.1.7 Setback from Boundaries

- 5.7.6 As part of Stage 1, Proposed Lot 3 will contain existing built development which is shown to be a minimum of 3.5m from boundaries. Proposed Lot 6 will contain all other built development. As shown on the 'Buildings and Setback Plan' prepared by Von Sturmers, the dwelling within the NE corner of the lot has a minimum setback distance of 8.5m to an existing boundary. Written approvals have been obtained from the adjoining owners. The proposal is assessed as a **Restricted Discretionary Activity**.
- 5.7.7 As part of Stage 3, Lot 2 will contain the existing dwelling which created the setback breach as part of Stage 1. This setback distance will not change nor the affected owner, which written approval has been obtained. Assuming consent for the setback breach is provided as part of Stage 1, it is considered that existing use rights would apply, as the effects will not change as a result of this stage. Proposed Lot 5 will create an internal setback breach of the dwelling within Lot 5 to the internal shared boundary of Proposed Lot 1 and Lot 5. The setback distance from this boundary is 6.5m. The proposal is assessed as a **Restricted Discretionary Activity**.

#### 15.1.6C.1.1 Private Accessways in All Zones

- 5.7.8 As part of Stage 3, Easement D will have a legal width of 17 metres and a carriageway width of 2.7m to 3m. Easement E is also requested to remain in the current carriageway condition. As the accessway is existing and is considered of suitable formation for the proposed use, dispensation is sought to allow the access carriageway width to remain as is. The proposal is assessed as a **Discretionary Activity**.

#### 15.1.6C.1.5 Vehicle crossing standards in rural and coastal zones

- 5.7.9 In regard to Stage 1, dispensation is sought to allow the current crossing formations to remain as is, with no upgrading required. Dispensation is also sought for the existing sight line distances. This results in a **Discretionary Activity**.



5.7.10 As Stage 3 will see the number of users increase on the middle crossing, due to the addition of vacant Lot 1, for completeness, it is considered that consent should be obtained to enable the middle crossing place standard to remain in its current condition. As such, consent will be sought as part of Stage 3 for this as a **Discretionary Activity**.

#### Overall Combined Status for Subdivision and Landuse

5.8 As per Rules 10.7.5.4, 15.1.6C.2 and 13.9 Discretionary Activities, the combined subdivision and landuse application will be assessed as a Discretionary Activity. The relevant sections of Chapter 11, 13 and 15 of the ODP will be assessed as part of this application.

#### Proposed Far North District Plan

5.9 Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, are detailed below for all three stages:

Chapter	Rule Reference	Compliance of Proposal
<b>Hazardous Substances</b>	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource  Rules HS-R5, HS-R6, HS-R9	<b>Not applicable.</b>  The site does not contain any hazardous substances to which these rules would apply.
<b>Heritage Area Overlays</b>	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	<b>Not applicable.</b>  The site is not located within a Heritage Area Overlay.
<b>Historic Heritage</b>	All rules have immediate legal effect (HH-R1 to HH-R10)	<b>Not applicable.</b>  The site is not located within an area noted as being of Historic Heritage.
<b>Notable Trees</b>	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	<b>Not applicable.</b>  The site does not contain any notable trees.
<b>Sites and Areas of Significance to Maori</b>	All rules have immediate legal effect.	<b>Not applicable.</b>  The site does not contain any scheduled sites and areas of significance to Māori.
<b>Ecosystems and Indigenous Biodiversity</b>	All rules have immediate legal effect (IB-R1 to IB-R5)	<b>Not applicable.</b>  The site does not contain any ecosystems or indigenous



		biodiversity to which these rules would apply.
<b>Subdivision</b>	<p>The following rules have immediate legal effect:</p> <p><b>SUB-R6</b> - Environmental Benefit Subdivision.</p> <p><b>SUB-R13</b>- Subdivision of a site within a heritage area overlay.</p> <p><b>SUB-R14</b> - Subdivision of a site that contains a scheduled heritage resource.</p> <p><b>SUB-R15</b> - Subdivision of a site containing a scheduled site and area of significance to Māori.</p> <p><b>SUB-R17</b> - Subdivision of a site containing a scheduled SNA</p>	<p><b>Permitted.</b></p> <p>The site is not an environmental benefit subdivision; the site does not contain any heritage overlays; scheduled heritage resources; a scheduled site and area of significance to Māori or; any SNA's.</p>
<b>Activities on the Surface of Water</b>	All rules have immediate legal effect (ASW-R1 to ASW-R4)	<p><b>Not applicable.</b></p> <p>The proposal does not involve activities on the surface of water.</p>
<b>Earthworks</b>	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p> <p>The following standards have immediate legal effect:</p> <p>EW-S3, EW-S5</p>	<p><b>Permitted.</b></p> <p>Any earthworks will comply with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).</p>
<b>Signs</b>	<p>The following rules have immediate legal effect:</p> <p>SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p><b>Not applicable.</b></p> <p>No signs are proposed as part of this application.</p>
<b>Orongo Bay Zone</b>	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	<p><b>Not applicable.</b></p> <p>The site is not located in the Orongo Bay Zone.</p>

5.10 The assessment above indicates the proposal is able to comply with the Proposed District Plan rules that have immediate legal effect. Under the Proposed District Plan, this activity will be assessed as a Permitted Activity.



## National Environmental Standards

- 5.11 After review of aerials and a site visit, it has been concluded that there are no known activities listed on the HAIL which have previously been or are currently being undertaken on the site. It is noted that there are some avocado trees within Proposed Lot 6 (Stage 1). These have only been utilised for private use, with the applicant advising that these have been grown organically with no sprays utilised which would result in an activity listed on the HAIL. As such, it is considered that the proposal is deemed Permitted under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human health (NESCS).
- 5.12 No other National Environmental Standards are considered applicable to this development. The activity is considered permitted in terms of these above-mentioned documents.

## 6. STATUTORY ASSESSMENT

### Section 104B of the Act

- 6.1. Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to both Discretionary and Non-Complying Activities, a consent authority may grant or refuse an application and impose conditions under section 108.

### Section 104(1) of the Act

- 6.2. Section 104(1) of the Act states that when considering an application for resource consent-

*“the consent authority must, subject to Part II, have regard to –*

*(a) Any actual and potential effects on the environment for allowing the activity; and  
(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*

*(b) Any relevant provisions of –*

- (i) A national environmental standard*
- (ii) Other regulations*
- (iii) A national policy statement*
- (iv) A New Zealand Coastal Policy Statement*
- (v) A regional policy statement or proposed regional policy statement*
- (vi) A plan or proposed plan; and*

*(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’*

- 6.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the Act). As will be discussed below, the proposal will have actual and potential effects that are acceptable. In addition, the proposal will also have positive effects on the environment as the proposal will create additional allotments which are consistent with what is anticipated in this zone and which is of high demand in the area, especially for coastal/rural lifestyle sections.





- 6.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Coastal Living zone and surrounding environment.
- 6.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided below.
- 6.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application.’ There are no other matters relevant to this application.

## 7. ENVIRONMENTAL EFFECTS ASSESSMENT

- 7.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

### Subdivision

- 7.2. All three stages of this proposal are assessed as being a **Discretionary Activity** as per *Section 13.9* of the ODP. In considering whether to impose conditions on applications for discretionary subdivision activities, the Council has full discretion. An assessment has been provided based on following matters listed in *13.10 Assessment Criteria*.
- 7.3. As all three stages are assessed as Discretionary Activities, assessment of all three stages will be made below, rather than having an independent section for each stage. It is considered imperative to assess each stage as a standalone subdivision and also as a whole, to determine the intended outcome for the allotments and the overall effects.

### ALLOTMENT SIZES AND DIMENSIONS

- 7.3.1. Stage 1 will result in Proposed Lot 3 being 5040m<sup>2</sup> in area and containing one residential dwelling. Proposed Lot 6 will be created as the balance lot and have an area of 2.7ha which will contain the remaining three dwellings. No new titles will be created as part of this Stage, as it will be a boundary adjustment between the existing two titles. The proposal will see existing Lot 1 DP328077 decrease in size whilst still containing the one residential dwelling. Lot 2 DP328077 will increase in size from 1.9ha to 2.7ha and will still contain the remaining three dwellings. Therefore, there will be no change in use of the titles, just more land area created for the three dwellings to be contained within Proposed Lot 6. It is considered that



the allotments are of sufficient area and dimensions to provide for the intended purpose or land use.

- 7.3.2. Stage 2 will see the subdivision of Proposed Lot 6 (from Stage 1) to create one additional allotment. Proposed Lot 4 will be 5175m<sup>2</sup> in area and will contain one residential dwelling. Proposed Lot 7 will be the balance lot and will contain the remaining two residential dwellings and have a land area of 2.18ha. Although the land size of the balance lot will be decreasing, there will only be two dwellings contained within the lot, such that the technical land area per dwelling will increase on Lot 7. Lot 4 will be of ample area to contain the dwelling and onsite services, as described within the Site Suitability Report from Wilton Joubert. It is considered that the allotments are of sufficient area and dimensions to provide for the intended purpose or land use.
- 7.3.3. Stage 3 will result in the subdivision of Lot 7 of Stage 2, to create two additional allotments. Lot 1 will be a vacant lot of 7570m<sup>2</sup>, which has been assessed by WJ to be suitable for future built development and onsite servicing. Lot 2 will contain one existing dwelling and have an area of 8610m<sup>2</sup> and Lot 5 will also contain an existing dwelling with an area of 5675m<sup>2</sup>. WJ determined within their SSR that Lots 2 & 5 are of ample area and dimensions to contain the existing dwelling and onsite servicing.
- 7.3.4. Overall, there will be five allotments created over three stages. Each stage can comply with the minimum lot size of 5000m<sup>2</sup> for a Discretionary Activity within the Coastal Living zone. Only one vacant allotment will be created at the time of Stage 3, with all other allotments created in Stage 1, 2 & 3 containing existing development. The intended purpose of the lots is for rural lifestyle living within close proximity to the coast as well as small town amenities. The proposed lot sizes range from 5040m<sup>2</sup> to 8610m<sup>2</sup> which is considered adequate to enable a dwelling as well as ample area for outdoor use such as private gardens. This is evident when visiting the site as each existing dwelling has ample outdoor area associated with each proposed allotment. The proposal has been set out in stages to enable the current owners to develop each stage and sell off the new titles to fund the following stage. The owners have noted that Stages 1 & 2 may be completed concurrently if this is deemed to be preferred at the time of development.
- 7.3.5. The proposed lot sizes will enable future owners to live on the land, whilst being able to manage the land size. At present, the open areas on the site are overgrown with pasture and appear to be mulched every now and then to keep the pasture maintained to a degree. It is considered that with the proposed lot sizes, the lots will be easier to manage and maintain and as a result, will increase the appearance and enable effective use of the land. As such, it is considered that the proposed allotment size and dimensions are suitable for the intended land use. The lots are considered to be sufficient for operational and maintenance requirements.



- 7.3.6. It is noted that there are land use breaches created at each stage due to the existing development on the site. As described above, due to the existing number of residential units on the site, a breach of residential intensity is triggered at Stages 1 & 2. Although this is the case, the proposed stages will see the technical land area per dwelling increase at each stage, providing a superior outcome to what is currently in existence. Each stage also creates a breach of impermeable surfaces, due to the existing development. The threshold within the Coastal Living zone is 600m<sup>2</sup> or 10% of the total site area, whichever is the lesser. Due to the large size of the lots and the existing development on the site, this results in a large amount of impermeable surfaces, within the larger lots of each stage. WJ have addressed stormwater management within their report and have determined that each lot is capable of managing stormwater within the proposed lot boundaries at each stage. Consent for the existing setback distances from the existing dwellings to the adjoining boundaries is also being sought for completeness as part of Stage 1. Written approval from the affected neighbours has been sought and obtained. As part of Stage 3, the existing dwelling on Lot 5 creates a setback breach to the new dividing boundary with Lot 1. As will be discussed further in this report, this is considered to create less than minor effects.
- 7.3.7. Therefore, it is considered that the lots created as part of each stage have sufficient area and dimensions to provide for the intended land use, which have considered the relevant zone standards.
- 7.3.8. The surrounding environment is made up of a mix of allotments, with allotments along Houhora Heads Road zoned as Coastal Living and ranging from 3800m<sup>2</sup> to 1 hectare near the subject sites and then increasing in size, closer to the Houhora Harbour. Sites directly to the south of the lots and also on the opposite side of State Highway 1, are zoned as Rural Production and are typically in excess of 5 hectares. Further afield, to the northwest of the site, are sites zoned as Coastal-Residential which range in size from 1000m<sup>2</sup> to 1 hectare. Pukenui Village is located approximately 3 kilometres northwest/west of the site. Therefore, the subject site falls in an area of medium residential intensity, with many lots containing a residential dwelling and some area for small scale productive use. This provides a buffer between the smaller more intense Coastal Residential zone and the larger Rural Production lots. Given that the site is located in proximity to the higher intensity development on the outskirts of the Pukenui Village, the sites provide a transitional zone. As the proposed lot sizes will be within the existing range in the surrounding environment, it is considered that the proposal is compatible with the existing subdivision patterns and land use activities in the area. No reverse sensitivity or incompatible land use effects are anticipated as the intended use of the proposed allotments will be consistent with the surrounding environment.
- 7.3.9. Access will be via the three existing crossing places which service the two existing lots. Wilton Joubert have assessed the suitability of access for the subdivision and have deemed the existing provisions suitable for the proposal. Dispensation is requested to enable the crossing places to remain in their current standard, given the introduction of a metalled footpath within the road reserve, which has seen an assumed previously sealed area to return to metal. This will be discussed further in this report.



7.3.10. The cumulative and long-term implications of the proposed subdivision being completed over three stages are considered to be less than minor as the proposal will result in three additional allotments (five in total) with four of these allotments containing existing residential dwellings and only one allotment being vacant. Each lot has sufficient area to provide for a dwelling and outdoor activities, where effects can be managed within the site boundaries. These activities are considered to be consistent with the existing landuse activities within proximity to the subject site and are considered to be compatible with the pattern of adjoining subdivisions. In terms of preservation of the rural and coastal environments, the lot sizes proposed are consistent with allotments along Houhora Heads Road. This indicates that lots of this size are anticipated by the plan, which is also reflected in the lot sizes in the existing environment. The rural and coastal environments will be preserved by providing lots which are of low density and have ample area for productive activities associated with residential living.

7.3.11. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the coastal and rural environment remaining intact.

**NATURAL AND OTHER HAZARDS**

7.3.12. The NRC Hazard Maps show that the eastern most corner of the site is susceptible to flood hazards. This appears to coincide with a natural overland flowpath, which runs through Proposed Lot 6 of Stage 1 (Proposed Lot 7 of Stage 2 and Proposed Lot 5 of Stage 3), pictured below.

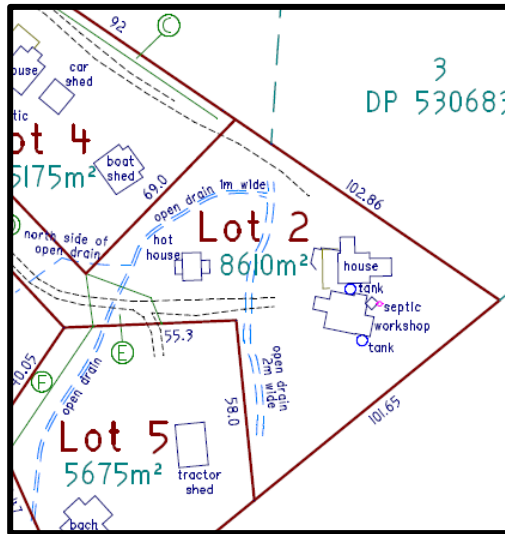


**Figure 19: NRC Hazard Maps indicating portion of site susceptible to flood hazards.**



**Figure 20: Drain located within Lot 5 of Stage 3 which appears to coincide with the flood area on the NRC Maps.**





**Figure 21: Overall scheme plan depicting location of above mentioned drain.**

7.3.13. The affected lot will contain existing built development across all three stages, which will remain unchanged. A culvert is located within the overland flowpath where it is intersected by the internal access to the structures on the lot. No other allotments are affected by the flood hazard within the NRC Hazard Maps.

7.3.14. As mentioned earlier in this report, it has been determined that the subject site is not classified as containing activities listed on the HAIL and therefore, is deemed to be permitted in terms of the NESCS.

7.3.15. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

**WATER SUPPLY**

7.3.16. The existing built development on site have existing provisions for onsite water supply and the subdivision will not result in any changes to this. This affects Lots 2-5 of the overall final subdivision plan.

7.3.17. Proposed Lot 1 of Stage 3 will be the only vacant allotment across all three stages. Water supply can be accommodated via onsite rainwater harvesting at the time of built development on the lot.

7.3.18. The standard consent notice condition for firefighting water supply is anticipated to be registered on the title for Proposed Lot 1 of Stage 3.

**STORMWATER DISPOSAL**

7.3.19. Councils’ infrastructure is not available to this site. Therefore, stormwater must be managed on site.



7.3.20. WJ have completed an assessment of Stormwater Management within Section 6 of the SSR. As a result of the proposed subdivision, the total impermeable area of the existing structures on Stage 1 Proposed Lot 6 will be a Discretionary Activity and the total impermeable area of the existing structures on Stage 2 Proposed Lot 7 and Stage 3 Proposed Lot 2 will be Restricted Discretionary Activities. The remaining proposed lots will fall within the Permitted Activity coverage.

7.3.21. WJ have stated the following within Section 6.1 of the SSR, in regard to attenuation:

*'The subject site borders the Houhora Harbour which is a coastal environment subject to coastal inundation as per the NRC Natural Hazards map. Due to the subject site's position in the larger catchment, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may worsen local flood hazards by modifying the time of peak flow occurrence to coincide with those of other properties located upstream within the larger catchment.*

*While the provision of attenuation for the impermeable areas exceeding the Permitted Activity threshold would normally apply for a development exceeding the Permitted Activity threshold, we do not believe that the attenuation of runoff resulting from existing or future proposed impermeable areas on-site is appropriate due to the factors above.*

*To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).'*

7.3.22. It is therefore considered that the existing measures within the lots containing existing built development (all lots apart from Lot 1 of Stage 3) are adequate to mitigate effects. There are no recommended alterations to the existing stormwater management methods for these lots within WJ's SSR.

7.3.23. Proposed Lot 1 will not contain any impermeable surfaces as part of the subdivision proposal. Depending on when built development occurs on the lot and if the proposed rules for the Rural Lifestyle zone remain unchanged as part of the PDP Hearings process, it is considered that built development within Proposed Lot 1 can be designed to be within the permitted threshold for the zone. The site is large enough to implement appropriate stormwater mitigation methods by way of attenuation and roof collection ensuring any potential adverse effects resulting from future built development can be managed and mitigated within the proposed site boundaries.

7.3.24. WJ have recommended that stormwater from the roof of any future building is captured by a gutter system and conveyed to water tanks. Discharge and overflow are to be directed to a dispersal device unless discharge is directed to an open channel. WJ have noted that the existing driveways fall away to each side, shedding to grassed/vegetated drains or lower lying areas. WJ have recommended that any future hardstand areas are shaped to shed runoff to large vegetated areas and/or to stormwater catchpits for runoff conveyance to the lots



stormwater dispersal device. Future driveways or right of ways should be shaped to shed runoff to lower-lying grassed areas, which will naturally filter and mitigate runoff by way of ground recharge and evapotranspiration. This will apply to the private access carriageway created in Easement F, where it is anticipated that it will be shaped to shed runoff to large vegetated areas and overland flow paths either side of the access carriageway.

7.3.25. It is considered that the allotments have adequate area for stormwater disposal and therefore, no effects will be created that are more than minor.

### **SANITARY SEWAGE DISPOSAL**

7.3.26. Councils' infrastructure is not available to the sites. WJ have completed a wastewater assessment, contained within Section 5 of the SSR.

7.3.27. WJ have noted that Lots 2-5 of the overall scheme plan, which contain existing built development, are currently serviced by onsite wastewater management systems. It was expected that the entirety of each existing structure's wastewater management system, including trenches were located within the new proposed boundaries in each stage. WJ recommended that the existing systems remain.

7.3.28. Proposed Lot 1 of Stage 3 will be vacant, with no existing wastewater management system present. As such, a new site-specific design will be required for future development within this lot. WJ have completed a concept design for the lot, which found that it would be suitable for a future onsite wastewater management system.

7.3.29. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal. It is anticipated that a consent notice condition will be imposed for Proposed Lot 1 of Stage 3 which will require a site specific TP58 report to be submitted at the Building Consent Stage, for any building that requires effluent disposal.

### **ENERGY SUPPLY, TOP ENERGY TRANSMISSION LINES, & TELECOMMUNICATIONS**

7.3.30. Energy supply and telecommunications are not a requirement for the Coastal Living zone. The existing dwelling on Lots 2-5 of the overall scheme plan have existing provisions for power and telecommunications.

7.3.31. As part of Stage 1, there is an existing easement to cover Electricity and water supply over Lot 6, depicted as Easement B on the Stage 1 scheme plan. Easement A is also existing which provides the right to convey water over Lot 3. As part of Stage 2, new Easement C is proposed over Lot 4 to provide Lot 7 the right to convey electricity down the northern boundary of Lot 4.

7.3.32. The site is not located within 20 metres of an electrical transmission line designed to operate at or above 50kV. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.



**EASEMENTS FOR ANY PURPOSE**

7.3.33. Stage 1 does not include any new easements, with the existing easements being honoured. As mentioned above, Stage 2 includes new Easement C to provide Lot 7 the right to convey electricity over Lot 4. Stage 3 includes new Easements, D, E & F, which will provide right of way to the corresponding lots.

**PROVISION OF ACCESS**

7.3.34. To provide context, there are currently three existing crossing places to the subject sites, which allow access to the existing dwellings within the sites. These three crossings will be referred to as the northern crossing, middle crossing and southern crossing. Figure 26 below, which has been taken from WJ’s SSR, details these crossing locations.

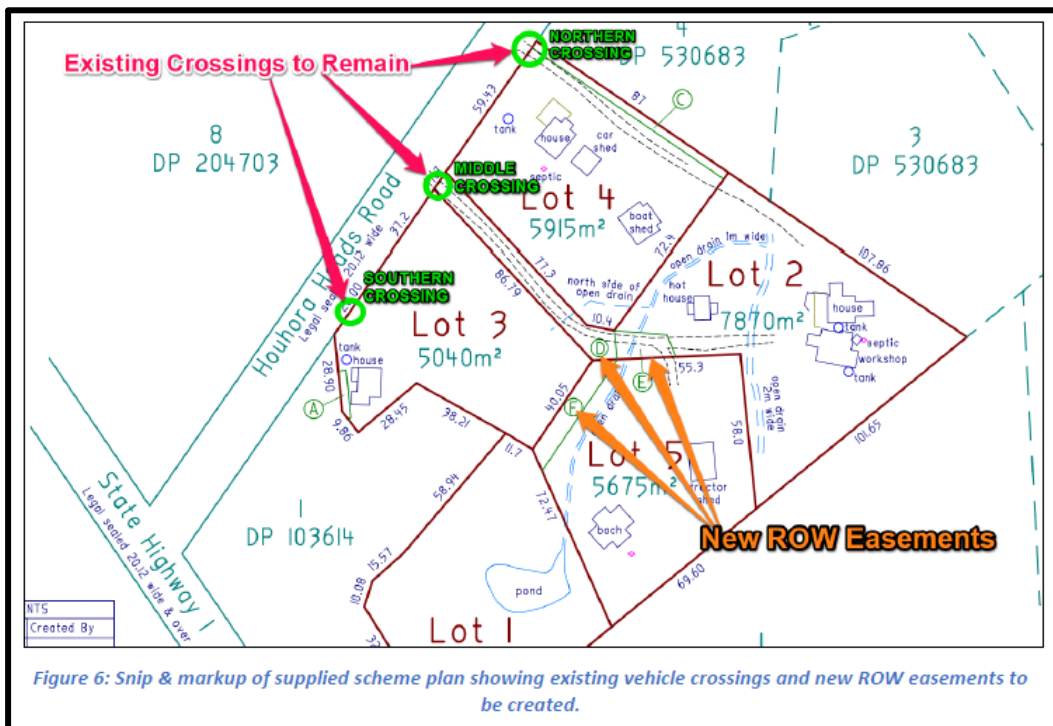


Figure 22: Image taken from WJ’s SSR showing location of the existing crossing places.

7.3.35. All three vehicle crossings consist of a sealed surface for approximately 3.2m to 3.5m, which extends from Houhora Heads Road carriageway towards the property, where the crossing is then metalled. The northern and southern crossings were required to be upgraded to comply with FNDC/S/06A standards as part of the 2003 subdivision (RC2040260). A metalled walkway has recently been constructed parallel to Houhora Heads Road, which intersects the crossing places approximately 3.2m – 3.5m from the edge of the road. Therefore, the existing vehicle crossings are shown to be partially in compliance with the FNDC Engineering Standards 2009 FNDC/S/6B. The below table shows the existing crossing dimensions and the required dimensions has been provided within Section 9.2 of the SSR and is included below for ease of reference.





Crossing	Existing Length of Seal from Road Edge (m)	Minimum Length of Seal from Road Edge per Standards (m)	Existing Gate Offset from Road Edge (m)	Minimum Gate Offset from Road Edge (m)
Northern	3.2	5	13.7	10
Middle	3.2	5	11.6	10
Southern	3.5	5	10.9	10

Figure 23: WJ's table showing existing crossing dimensions and required dimensions under Engineering Standards.

7.3.36. As the vehicle crossing places have a sealed width of 3.2m-3.5m from the edge of the road carriageway, due to the introduction of the metalled footpath, the vehicle crossing places do not meet the required Engineering Standards. As such, dispensation is requested to allow the vehicle crossing places to remain in their current standard. It is worth noting that WJ have supported the crossings to remain in their current standard, stating that *'we would consider the existing length of seal from the road edge for all existing crossings as listed above to be adequate for continued use, despite technical non-compliance.'*



Figure 24: Existing southern vehicle crossing.



Figure 25: Existing middle vehicle crossing.



Figure 26: Existing northern vehicle crossing.

7.3.37. As part of Stage 1, Lot 3 will utilise the southern crossing, with Lot 6 utilising the northern and middle crossings. This stage will see no additional titles created and will essential be a boundary adjustment between the two existing titles. No additional users will be created as



part of this stage and as such, it is considered that the existing crossing places are of adequate formation to continue the existing use.

- 7.3.38. Stage 2 will result in one additional allotment, however, no additional crossing places will be required. Proposed Lot 4 will utilise the northern crossing and Proposed Lot 7 will utilise the middle crossing. Once again, no additional users of the vehicle crossing places will be introduced, as each lot will contain existing dwellings.
- 7.3.39. Stage 3 will result in two additional allotments. The middle crossing will be utilised to service all three lots (Lots 1, 2 & 5). This stage will see one additional user of the crossing place, which is the vacant Lot 1. Although there will be an addition of one user, it is considered that the crossing place is of adequate standard to service the proposed lots.
- 7.3.40. It is reiterated, that the northern and southern crossing places were required to be upgraded to the relevant standards as part of RC2040260, which was confirmed by the applicant. It seems that the introduction of the metalled footpath has caused the majority of the non-compliance. This has occurred along this portion of Houhora Heads Road, with multiple crossing places being intersected by this metalled footpath.
- 7.3.41. It is argued that even if the crossing places were to be sealed to the 5m mark (an additional 1.5-1.8m of seal), this would provide little benefit to the surrounding environment. Metal will still be tracked on to the road by pedestrian and cycle traffic utilising the footpath, as metal from the footpath will be tracked on to the vehicle crossings and then on to the road. The surrounding environment is rural in nature, which is reflected by the proposed zoning of Rural Lifestyle under the PDP. The metalled footpath provides a form of rural amenity which enhances the rural feel of the area. Sealing a small portion of the metalled footpath would affect this, with very little benefit gained. The approximate 3.2m – 3.5m seal provided is considered to be fit for purpose and due to the low density of the proposed subdivision, it is considered appropriate to enable the crossings to remain in their current standard. WJ have noted that the northern and middle crossings have existing 300mm diameter culverts per the minimum standard requirements while the southern crossing has negligible runoff catchment and does not cross over a swale drain. It is therefore considered reasonable to provide for a dispensation, given the above-mentioned factors.

### **Sight Distances**

- 7.3.42. WJ have also assessed the sight stopping distances (SSD) from each of the crossing places and their compliance with the required standards. Houhora Heads Road is signposted as a 100km/hr road, which has a required sight distance of 170m under the FNDC Council Engineering Standards 2009. It was determined that each of the vehicle crossings did not meet the required sight distance in at least one direction, and therefore dispensation is sought under ODP Rule 15.1.6C.1.5, as the sight distances cannot be increased by conditions of consent (eg. vegetation clearance). A summary of the findings from WJ's SSR regarding sight distances is detailed below:

### **Southern Vehicle Crossing**



- 7.3.43. The southwest view of the southern crossing is directed towards the intersection of Houhora Heads Road and State Highway 1, which is located approximately 115m to the southwest. The sight distance to the northeast is in excess of 170m. As the sight distance to the southwest is technically non-compliant (however is expected, as Houhora Heads Road intersects State Highway 1 at the 115m distance), WJ have completed conservative parameters to the SSD equation (see Section 9.3.1 of the SSR for more detail). It was concluded that given the parameters in the report, *'the SSD for approaching vehicles in the Houhora Heads northbound lane to the southern crossing will be 31m. This is well below the available sight distance from the intersection to the southern crossing; therefore, we conclude that the southern crossing will have adequate sight distance in both directions.'*
- 7.3.44. Given that the sight distances to the southwest are restricted due to the road layout and that the proposal will not alter the number of users of this vehicle crossing, as only Lot 3 of Stage 1 will utilise the crossing place, it is considered that dispensation for the existing SSD from the southern crossing place is a reasonable outcome in this instance.



Figure 27: Northeast view from southern crossing place which is in excess of 170m SSD.



Figure 28: Southwest view from southern crossing place, towards intersection with SH1.

#### Middle and Northern Crossings

- 7.3.45. The sight distance along the southbound lane for these crossings was determined to be more than adequate. Due to the location of the high point along Houhora Heads Road, which is located near the southern crossing, the view of the road is partially obstructed.
- 7.3.46. WJ have completed calculations based on the available LINZ elevation data and assumed driver eye height and top of car height and determined that the available sight distances along the northbound lane are estimated to be 87m (middle crossing) and 138m (northern crossing), which does not comply with the required 170m.
- 7.3.47. Further calculations and detail based on the guidelines within Austroads Part 3 – Geometric Design, within Section 9.3.2 of WJ's SSR. WJ concluded that, *'given that the distance from the intersection to the edge of the available sight distance from the crossings is 45m (measured in CAD) and a safety factor of 3 is applied to the 1km/h per 5m travel assumption, an operating speed of 57km/h can be assumed at the edge of the sight distance. Incorporating the previously mentioned parameters and the adjusted operating speed, an SSD of 74m from the edge of the*



*sight distance results. This is well below the available sight distance from the intersection to the middle and northern crossings; therefore, we conclude that the middle and northern crossings will have adequate sight distance in both directions.'*

7.3.48. Once again, these vehicle crossings are existing and are currently in use by occupants of the dwellings on the subject sites. The northern crossing will continue to service one residential dwelling as part of Stage 1, as well as Stage 2, where it is proposed to service Lot 4. No additional users to the northern crossing will be added.

7.3.49. In terms of the middle crossing, as part of Stages 1 & 2, this will continue to service the two existing dwellings on the site. As part of Stage 3, one additional lot, Lot 1, will be created as a vacant lot. This will result in one additional user of the crossing place. Nonetheless, as per the calculations provided within WJ's SSR, it is considered that the sight distances are adequate to service the proposed subdivision.

7.3.50. There is no vegetation along the road reserve which obstructs views and it is down to the fact of the existing road layout that the existing crossings cannot meet the required sight distances. Given the fact that WJ have undertaken detailed calculations to find that the SSD from each crossing is adequate for the proposed use, as well as the fact that any crossing along the subject sites road frontage would not meet the required sight distances in the southwest direction, it is considered reasonable in this instance to apply a dispensation.



Figure 30: Views along the northbound lane, taken from the northern crossing. The middle crossing can be seen in the distance and the crest of the hill which obstructs the required SSD.



Figure 29: Views along the northbound lane taken from the middle crossing. The crest of the hill which obstructs the required SSD can be seen.

**Private Accessways**

7.3.51. As part of Stages 1 & 2, there will be no private accessways (ROW) created, as each lot will have independent access from the existing vehicle crossing places along Houhora Heads Road.

7.3.52. As part of Stage 3, ROWs will be created over the existing and proposed access within the site. The private accessway will be broken into three easements. Easement D will be the first portion of ROW, which will service all three allotments (Lots 1, 2 & 5), Easement E will service two lots (Lots 2 & 5) and Easement F will service one allotment (Lot 1).



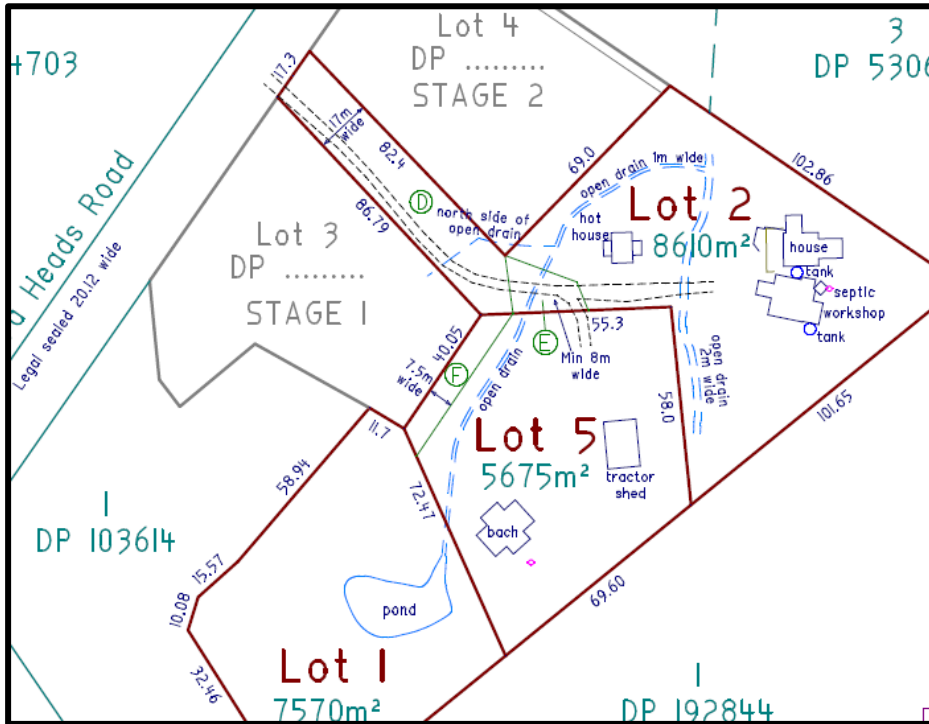


Figure 31: Snippet of the Stage 3 scheme plan showing proposed ROW easements D, E & F.

7.3.53. Appendix 3B-1 requires a legal width of 5 metres and a carriageway width of 3 metres for two household equivalents (HE). A 7.5m legal width and 3m carriageway width with passing bays is required for 3-4 HE.

7.3.54. Easement D which will service 3 HE, is proposed to have a legal width of 17 metres, which is in excess of the required 7.5m. The carriageway width within Easement D is existing and varies from 2.7m to 3m. As the accessway is existing, and considered of suitable formation for the proposed use, dispensation is sought to allow the carriageway width to remain in its current formation. This will result in a technical breach of ODP Rule 15.1.6C.1.1(a) as the carriageway width will be slightly less than 3m in some areas.



Figure 32: Image of Easement D taken from the middle crossing place.



Figure 33: Image of Easement D taken from near Easement E.



7.3.55. Easement E will contain a small portion of existing metalled carriageway. The legal width of Easement E will meet the required 5m and the carriageway width is also considered to be 3 metres wide. Similar to the above, it is requested that the carriageway width within Easement E can remain in its current formation, given no additional lots or users will be utilising this ROW, as Lots 2 & 5 contain existing dwellings.

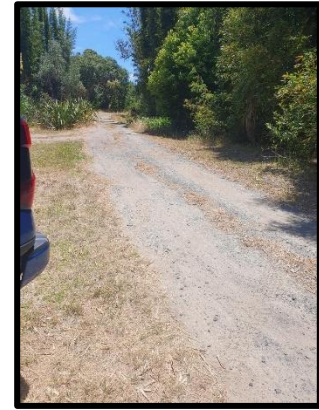


Figure 34: Easement E

7.3.56. The accessway within Easement F will service Proposed Lot 1 only. Although Easement F will be contained within Lot 5, Lot 5 has existing provisions for access to the existing dwelling on the lot, which is via proposed Easement E. There is also an open drain which separates the existing dwelling on Lot 5 and proposed Easement F, which would render any access to the dwelling on Lot 5 via Easement F as impractical. It is therefore concluded that in accordance with Appendix 3B-1, that the required legal width of Easement F is to be 5m and a carriageway width of 3m. This will be provided for and is anticipated to be a condition of consent for Stage 3.



Figure 35: Location of Proposed Easement F.

7.3.57. In terms of passing bays, the length of the ROW from the middle crossing to the end of Easement E is 110m. As per ODP Rule 12.1.6C.1.3, in coastal zones, passing bays are required at spacings not exceeding 100m. It is stated within Section 9.4 of the SSR that *'the ROW turn-off from Easement D to Easement F will be able to function as a passing bay at approximately 90m from the property entrance; therefore, the implementation of additional passing bays along the accessway should not be necessary.'*



7.3.58. Dispensation is therefore sought as part of Stage 3 to allow the existing metalled carriageways to remain in their current formation, which results in a breach of ODP Rule 15.1.6C.1.1(a) as the carriageway width may not meet the required 3m in some places.

### **Conclusion**

7.3.59. In terms of access, the proposal will result in the following rule breaches of Chapter 15:

#### Stage 1:

- 15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal zones – dispensation requested for crossing places to remain in their current standard with no upgrading required. Dispensation sought as sight line distances do not meet the required distance.

#### Stage 2:

- Stage 2 will utilise the existing crossing places with no new crossing places proposed. Assuming that consent is provided for the crossing places to remain in their current condition as part of Stage 1, it is considered that existing use rights would apply for Stage 2, such that consent is not required for the dispensation detailed above, given that there will be no additional users of the existing crossing places.

#### Stage 3:

- 15.1.6C.1.1(a) Private Accessway in All zones – dispensation sought to allow the existing metalled carriageway widths in Easements D & E to remain as is, with no upgrading required. This will result in some areas of the carriageway being slightly less than 3m.
- 15.1.6C.1.5 – Vehicle Crossing Standards in Rural and Coastal zones - Stage 3 will only utilise the middle crossing place. It is considered that even if consent is granted as part of Stage 1 for the crossing place standard to remain as is, as Stage 3 will see the number of users increase, due to the addition of vacant Lot 1, for completeness, it is considered that consent should be obtained to enable the middle crossing place standard to remain in its current condition.

7.3.60. It is considered that the existing crossing place formations and locations are adequate for the proposed use. The introduction of the metalled footpath which intersects the crossing places has caused the remaining 1.5m – 1.8m of the required 5m of seal to be metal. It is considered that imposing sealing of the remaining 1.5m – 1.8m of the crossing places will negatively impact the rural amenity and character of the area as well as provide very little beneficial use, as metal will still be tracked on to the crossing places from users of the footpath, which will then track on to the road. Culverts are existing in two of the crossings, with the southern crossing not anticipated to require a culvert. WJ have provide supporting comments within their SSR.

7.3.61. In terms of the private accessway as part of Stage 3, the existing formation width of the carriageway is considered suitable and fit for purpose. It is considered that providing 300m



extra of metal in some areas along the ROW, where it falls short of 3m, will provide very little benefit for users. Given the access is existing and utilised by two dwellings, it is considered reasonable to seek a dispensation in this instance.

7.3.62. Overall, it is considered that the existing provisions are adequate to provide for vehicle access to the lots. The addition of one allotment as part of Stage 3 is not considered to create any effects which are more than minor in regard to access.

#### **EFFECT OF EARTHWORKS AND UTILITIES**

7.3.63. Stages 1 & 2 are not anticipated to require any earthworks. Some earthworks will be required as part of Stage 3 to construct the carriageway within Easement F, however this work will be relatively minor such that no adverse effects are anticipated.

#### **BUILDING LOCATIONS**

7.3.64. As part of Stages 1 & 2, no vacant allotments will be created. Lot 1 of Stage 3 will be the only vacant allotment which is considered to be of suitable area and size for future built development. WJ have completed a wastewater assessment which found Lot 1 to be suitable for onsite wastewater disposal.

7.3.65. The location of any future buildings within Proposed Lot 1 of Stage 3 will be at the discretion of the new owners.

7.3.66. Proposed Lot 1 of Stage 3 is a sufficient size, such that any future or existing buildings will be able to facilitate passive solar gain if the owner decides to do so in the future.

#### **PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES**

7.3.67. The site does not contain any heritage resources that would need to be protected. The site is not known to contain any Sites of Cultural Significance to Māori.

7.3.68. As discussed earlier in this report, the site contains no areas of indigenous bush or areas of PNA. No vegetation removal is required as part of this application.

7.3.69. The subject site is also not located within an area where kiwi are shown to be present on FNDC Maps.

7.3.70. It is therefore considered that the proposal will not create any adverse effects on these features. It is anticipated that an advice note will be placed on the decision document advising that the subdivision is to proceed under the guidance of an Accidental Discovery Protocol.

#### **SOIL**

7.3.71. The subdivision will create a total of one additional lifestyle allotment as part of Stage 3. The soils have a landuse classification of 4s5 in the western portion of the site, with the eastern portion being 4w3. Soils of LUC 4 are not considered to be highly versatile under the RPS and





NPS for HPL. The site is zoned Coastal Living and proposed to be rezoned as Rural Lifestyle. As such, assessment of the proposal against the NPS for HPL is not considered a requirement.

7.3.72. The proposed lot sizes are of ample area to ensure the life supporting capacity of soils are not jeopardized.

#### **ACCESS TO WATERBODIES**

7.3.73. The site does not adjoin the CMA or any rivers or lakes.

#### **LAND USE INCOMPATIBILITY**

7.3.74. The proposed allotments are being created in an area where there is already a number of rural residential and rural lifestyle allotments. These proposed allotments are generally consistent with other lifestyle allotments in the vicinity. No reverse sensitivity effects are anticipated as the proposed allotments are of sufficient size to accommodate a residential dwelling as well as small scale productive activities, similar to what is already in existence in the surrounding environment. Furthermore, four out of the five lots will contain existing dwellings, such that the existing use of the site will remain unchanged for Stages 1 & 2, with only one vacant lot being added at the time of Stage 3. Written approvals have been sought and obtained from all adjoining owners, such that no reverse sensitivity effects are anticipated. As has been discussed within this report, the proposed allotments are considered to be consistent with existing subdivision patterns and land use activities in the area.

#### **PROXIMITY TO AIRPORTS**

7.3.75. Not applicable as the subject site is not located in close proximity to an airport.

#### **NATURAL CHARACTER OF THE COASTAL ENVIRONMENT**

7.3.76. The site is zoned Coastal Living, however is not located within the Coastal Environment under the RPS. The proposed subdivision will not result in any noticeable effects on the natural character of the Coastal Environment, due to the sites location being a considerable distance from the coast and the existing development in the surrounding environment.

7.3.77. As part of Stages 1 & 2, there will be no change to the built development on the site, with just boundaries shifting and being introduced around the existing development. As part of Stage 3, one additional allotment will be created, however this lot will be located in the far southwestern corner and will be surrounded by adjoining allotments and existing built development such that it is not visible from the public.

7.3.78. The proposed subdivision is not considered to be objectional within the surrounding environment and is not considered to result in adverse effects on the character of the Coastal Environment.

#### **ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE**

7.3.79. The proposal promotes energy efficiency and renewable energy, which can be accommodated on the sites. This is at the discretion of the new owners.



**NATIONAL GRID CORRIDOR**

7.3.80. The site is not located within the national grid corridor.

**Land Use**

7.4. The proposal is to be assessed as a Discretionary Activity as per District Plan Rule 10.7.5.4 and 15.1.6C.4 **Discretionary Activities**. The relevant criteria within Chapter 11 and 15 of the District Plan are utilised in assessing the environmental impacts of this development. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:

**Residential Intensity**

7.4.1. As part of Stage 1, Proposed Lot 3 will contain one residential dwelling and Proposed Lot 6 will be the balance with an area of 2.7032ha and will contain the three existing dwellings. These three existing dwellings are currently contained within Lot 2 DP328077 and will remain contained in one allotment as part of Stage 1. Currently, Lot 2 DP328077 which contains the three dwellings is 1.9ha in area. The proposal will see this lot size increase to 2.7ha. For completeness, consent is sought for three residential dwellings within Proposed Lot 6.



Figure 36: Aerial view of the subject sites showing the existing development and lot configurations.

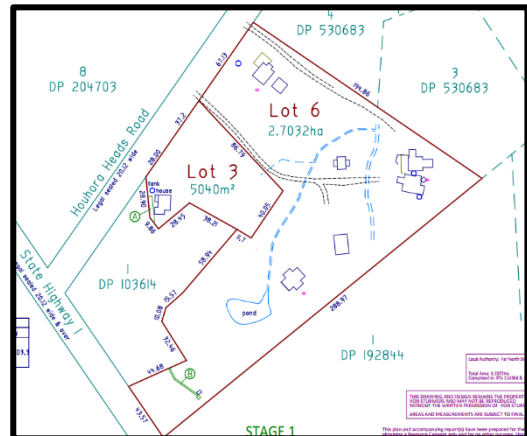


Figure 37: Snippet of Stage 1 scheme plan showing locations and number of dwellings within each proposed lot.

7.4.2. As part of Stage 2, Proposed Lot 4 will contain one residential dwelling. Proposed Lot 7 will contain two residential dwellings with an area of 2.1857ha. Stage 2 will provide more area per residential dwelling, due to the removal of one of the dwellings which will be contained within Proposed Lot 4. Nonetheless, consent is sought for two dwellings within Lot 7. This will be a technical breach, assuming consent is provided for the three dwellings as part of Stage 1, as effects are considered to decrease as part of Stage 2.



Figure 38: Snippet of Stage 2 scheme plan showing locations of dwellings within each proposed lot.



- 7.4.3. As part of Stage 3, Proposed Lots 2 & 5 will contain one dwelling each and Proposed Lot 1 will be vacant, therefore no breach occurs in terms of this rule as part of Stage 3.
- 7.4.4. Therefore, Stages 1 & 2 create a breach of 10.7.5.1.2 Residential Intensity. Assessment of *Section 11.1 Residential Intensity* of the ODP will be undertaken below, which will assess the criteria against Stages 1 & 2.

Assessment Criteria	Performance of Proposal
<p><b>(a) The character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated, consistent with the principal activity on the site and with other buildings in the surrounding area.</b></p>	<p>In terms of character and appearance of the buildings, this will remain unchanged as part of both Stages 1 &amp; 2. The dwellings are existing and the proposal will result in boundaries shifting around the existing dwellings to create new allotments.</p> <p>As the character and appearance will remain unchanged, it is considered that there will be no more than minor effects created across both stages.</p>
<p><b>(b) The siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage, in order to avoid visual domination and loss of privacy and sunlight.</b></p>	<p>As above, the location of the dwellings, decks and outdoor areas will remain unchanged. The boundaries will follow existing areas of use associated with each dwelling and in some cases will follow existing drains and/or vegetated areas which delineate boundaries between the dwellings.</p> <p>Visual domination and loss of privacy and sunlight are not anticipated due to the existing uses remaining largely unchanged.</p>
<p><b>(c) The size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects</b></p>	<p>As mentioned, boundaries will follow existing physical attributes on site which delineate separate areas utilised by each dwelling, across both stages. No additional planting is proposed.</p>
<p><b>(d) The ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic</b></p>	<p>There will be no increase in vehicular or pedestrian traffic as a result of the residential intensity breach across Stages 1 &amp; 2 as the dwellings are existing.</p>
<p><b>(e) The location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic.</b></p>	<p>Vehicular and pedestrian access is existing and will remain unchanged.</p>



<p><b>(f) Location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road.</b></p>	<p>Access will remain unchanged. Property access has been thoroughly assessed within this report and WJ’s SSR.</p>
<p><b>(g) The extent to which hours of operation are appropriate in terms of the surrounding environment</b></p>	<p>Hours of operation are not applicable to this proposal.</p>
<p><b>(h) Noise generation and the extent to which reduction measures are used.</b></p>	<p>Noise generation will remain unchanged from what is in existence. No reduction measures are considered necessary.</p>
<p><b>(i) Any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater.</b></p>	<p>Each dwelling has their own independent water supply, and provisions for disposal of waste and stormwater. These will remain unchanged and will be contained wholly within the new lot boundaries across Stages 1 &amp; 2.</p>
<p><b>(j) Whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies.</b></p>	<p>The sites do not benefit from a reticulated stormwater network. WJ have completed a Stormwater Assessment as part of their SSR, as discussed earlier in their report. It was determined that what is currently onsite is adequate and no changes were proposed.</p>
<p><b>(k) The ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site.</b></p>	<p>There is adequate landscaping/vegetation on the site. No additional planting is proposed. Outdoor activities can be adequately contained within the proposed lot boundaries.</p>
<p><b>(l) The degree to which mitigation measures are proposed for loss of open space and vegetation.</b></p>	<p>No loss of open space or vegetation is proposed.</p>
<p><b>(m) Any adverse effects on the life supporting capacity of soils.</b></p>	<p>No adverse effects on the life supporting capacity of soils are anticipated. Each dwelling has existing onsite wastewater disposal systems.</p>
<p><b>(n) The extent of visual and aural privacy between residential units on the site and their associated outdoor spaces.</b></p>	<p>Visual and aural privacy is existing and will remain unchanged by the proposal.</p>
<p><b>(o) Visual effects of site layout on the natural character of the coastal environment.</b></p>	<p>No visual effects on the natural character of the coastal environment are anticipated given the development is existing and the site is located a large distance from the coast.</p>



<b>(p) The effect on indigenous vegetation and habitats of indigenous fauna.</b>	No effect on indigenous vegetation or fauna are anticipated.
<b>(q) The extent to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment.</b>	WJ have completed an SSR of the site which found that the proposal will not cause or exacerbate natural hazards. The development is existing.
<b>(r) Proximity to rural production activities and potential for incompatible and reverse sensitivity effects.</b>	The southernmost side of the sites adjoin the Rural Production zone. There is extensive mature shelterbelts along this boundary and the development is existing such that there will be no change to what is currently in existence. Furthermore, written approval of the adjoining site to the south has been obtained.
<b>(s) When establishing a minor residential unit.....</b>	Not applicable.
<b>(t) With respect to access to a State Highway (SH) that is a Limited Access Road, the effects on the safety and/or efficiency on any SH and its connections to the local roading network and the provision of written approval from the NZ Transport Agency.</b>	Not applicable.

7.4.5. Overall, it is considered that the proposal will not create any adverse effects in terms of residential intensity. The built development on site is existing. Stage 1 will see the allotment containing the three dwellings currently, increase in size. With the area per dwelling increasing again as part of Stage 2. Written approval from all adjoining owners has been obtained as well as a SSR completed by WJ which states that the servicing of each dwelling can be accommodated within the proposed lot boundaries. Access to each dwelling will remain unchanged.

7.4.6. As such, it is considered appropriate for consent to be granted for the residential activity breach across Stages 1 & 2 given the large area of land associated with each dwelling as well as the existing vegetation which acts as a visual and aural buffer between the dwellings. There is ample area for open space associated with each dwelling as well as sufficient areas for access, parking and manoeuvring.



**Stormwater Management**

- 7.4.7. Stormwater Management has been assessed within Sections 7.3.19-7.3.25 of this report as well as within Section 6 of the SSR. As such, it is not considered necessary to revisit comments previously covered.
- 7.4.8. As a result of the proposed subdivision, the total impermeable area of the existing structures on Stage 1 Proposed Lot 6 will be a Discretionary Activity and the total impermeable area of the existing structures within Stage 2 Proposed Lot 7 and Stage 3 Proposed Lot 2 will be Restricted Discretionary Activities. The remaining proposed lots will fall within the Permitted Activity coverage.
- 7.4.9. As per comments made within this report and WJ's SSR, it is therefore considered that the existing measures within the lots containing existing built development (all lots apart from Lot 1 of Stage 3) are adequate to mitigate effects. There are no recommended alterations to the existing stormwater management methods for these lots within WJ's SSR.

**Setback from Boundaries**

- 7.4.10. The proposed lots across all three stages are greater than 5000m<sup>2</sup> and therefore the permitted setback distance from boundaries is 10 metres.
- 7.4.11. As part of this application process, written approval was sought and obtained from all four adjoining allotments. These are included within Appendices 10-13. As such, it is considered that effects on the adjoining neighbours are discounted, given written approval has been obtained. Nonetheless, identifying and assessing the setback distances from boundaries has been provided below for completeness and to provide context for the Processing Planner.
- 7.4.12. As part of Stage 1, Proposed Lot 3 will contain existing built development which is shown to be a minimum of 3.5m from the boundary with Lot 1 DP103614. Proposed Lot 6 will contain all other built development and as shown on the 'Buildings and Setback Plan' prepared by Von Sturmern and contained within Appendix 3 of this application, the dwelling within the NE corner of the lot (which will be Lot 2 as part of Stage 3) has a minimum setback distance of 8.5m to an existing boundary with Lot 3 DP530683. There are no other setback breaches as part of Stage 1.



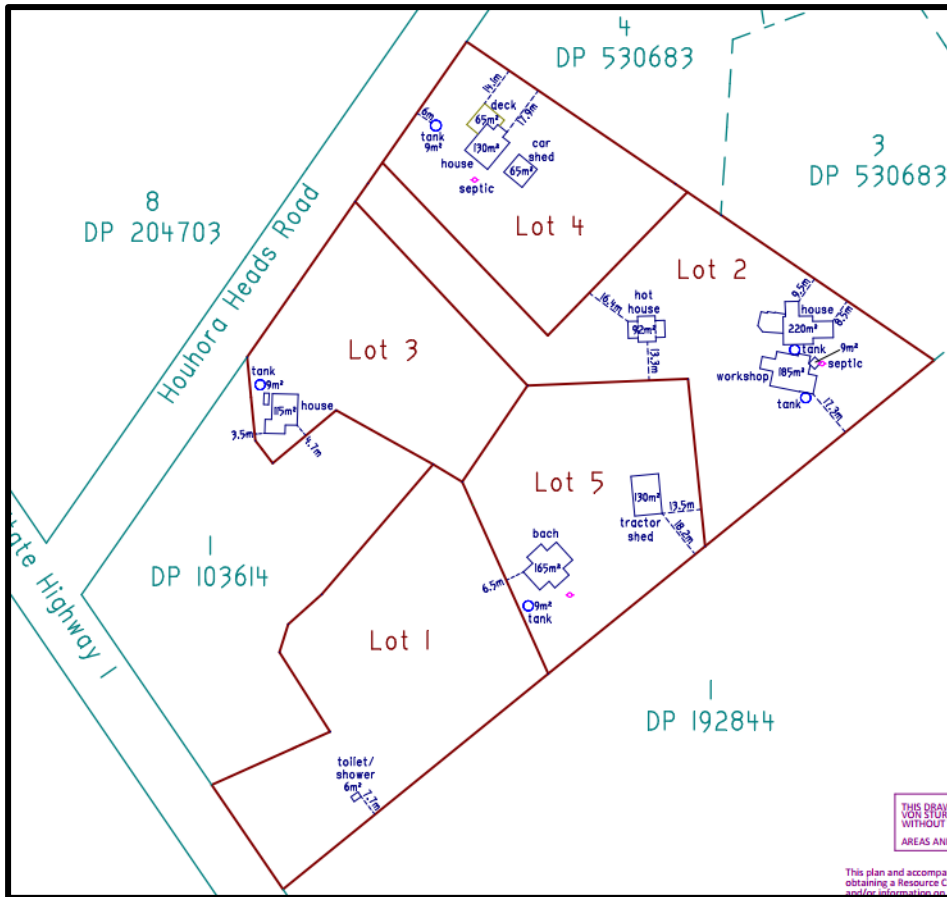


Figure 39: Image of the Buildings and Setbacks Plan prepared by Von Sturmers.

7.4.13. In terms of the setback breach of Proposed Lot 3 along the boundary of Lot 1 DP103614, there is existing mature vegetation located along the boundary which provides a visual and aural buffer between the two lots. This can be seen in Figure 44 below. The setback breach does not affect the street scene nor does it reduce outlook and privacy of adjacent properties. Vehicle manoeuvring within the subject site and adjoining allotment are not affected and will remain unchanged. Maintenance and construction activities can be undertaken with ease within the site boundaries.

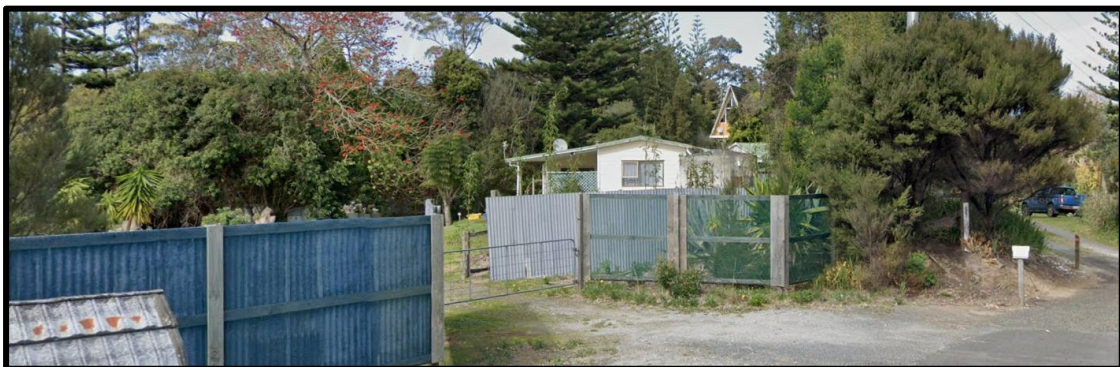


Figure 40: Image of dwelling on Lot 3 which creates the setback breach. Mature dense vegetation shown in background.





**Figure 41: Aerial view of the sites to provide context of existing vegetation along boundaries.**

7.4.14. In terms of the setback breach of the NE dwelling from the adjoining Lot 3 DP530683, there is also an existing mature shelterbelt along this boundary as indicated in Figures 46 & 47 below and Figure 45 above. The dwelling is located a sufficient distance from the road such that the street scene is not affected. No adverse effects on vehicle manoeuvring are considered to occur. There is sufficient area for maintenance and construction activities to occur well within the property boundaries. As such, it is considered that the setback breaches create no more than minor effects on adjoining property owners, which is reinforced by the written approvals provided with this application.



**Figure 43: Image of existing vegetation along affected boundary. Image is looking towards the affected boundary.**



**Figure 42: Image of vegetation along affected boundary. Image taken from the front of the dwelling on Lot 2.**





7.4.15. As part of Stage 2, Proposed Lot 4 does not create any setback breaches, with the existing dwelling being over 14m from all boundaries. Proposed Lot 7 will contain the existing dwelling in the NE corner, which created the setback breach as part of Stage 1 (adjoins Lot 3 DP530683). The setback distance from this boundary will not change nor the affected owner, of which written approval has been obtained. Assuming consent for the setback breach is provided as part of Stage 1, it is considered that existing use rights would apply, as the effects will not change as a result of this stage. As such, it is considered that no setback breaches occur as part of Stage 2.

7.4.16. As part of Stage 3, Lot 1 will contain no existing built development. As above, Lot 2 will contain the existing dwelling which created the setback breach as part of Stage 1. This setback distance will not change nor the affected owner, of which written approval has been obtained. Assuming consent for the setback breach is provided as part of Stage 1, it is considered that existing use rights would apply, as the effects will not change as a result of this stage. Proposed Lot 5 will create an internal setback breach of the dwelling on Lot 5 to the internal shared boundary of Proposed Lot 1 and Lot 5. The setback distance from this boundary is 6.5m. As this is an internal boundary, the affected owner will be the applicant of this consent application and as such, effects are determined to be nil. There is also existing vegetation along this boundary which provides aural and visual privacy between the allotments.



Figure 44: Existing vegetation along the boundary of Lots 1 & 5. Image taken within Lot 1 looking towards Lot 5.

7.4.17. Given the fact the structures are existing, boundaries have vegetated buffers and written approvals from all neighbours have been obtained, it is considered that the setback breaches do not create any effects that will be more than minor.

**Property Access**

7.4.18. Property Access has been detailed earlier within this report as well as within the SSR from WJ. It is not considered necessary to revisit the previous comments made. As previously determined, the dispensations required are not considered to create more than minor effects on the surrounding environment.

**Summary**

7.4.19. The development is not considered out of the ordinary within the surrounding environment or within the Coastal Living zone in general. Stormwater runoff from the existing development will be adequately controlled. No cumulative effects or effects on adjoining properties are anticipated, as all effects will be managed within the site boundaries.

7.4.20. It is therefore considered that the proposal will not create any effects that are more than minor.



## 8. POLICY DOCUMENTS

8.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

### National Environmental Standards

#### **National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011**

8.2. As discussed in the sections above the proposal is permitted in terms of the relevant National Environmental Standard documents.

8.3. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of the above-mentioned documents.

### National Policy Statements

8.4. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy on Electricity Transmission
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

#### **New Zealand Coastal Policy Statement 2010**

8.5. The New Zealand Coastal Policy Statement 2010 is not considered to be relevant to the application as the application site is not located within the coastal environment under the NRC Regional Policy Statement. The subject site is not known to contain any areas of outstanding landscape or features. It is considered the proposal will not adversely affect the natural aspects within the coastal environment nor will the proposal create any adverse effects on the natural character and amenity values within the area.

#### **Regional Policy Statement**

8.6. The role of The Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources.

8.7. The relevant objectives and policies have been assessed below.

#### ***Objective 3.5 – Enabling Economic Wellbeing***



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

- 8.8. These size allotments are in high demand and are of rare sorts in the current economic climate. The proposal will result in five allotments being created from two titles (three additional allotments), which will be created over three stages. This will in turn provide employment for local businesses and professionals not only as part of the subdivision process, but also any future building work on the vacant lot, improving economic wellbeing.

***Objective 3.6 – Economic Activities – Reverse Sensitivity and Sterilisation***

***The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:***

***(a) Reverse sensitivity for existing:***

- (i) Primary production activities;***
- (ii) Industrial and commercial activities;***
- (iii) Mining\*; or***
- (iv) Existing and planned regionally significant infrastructure; or***

***(b) Sterilisation of:***

- (i) Land with regionally significant mineral resources; or***
- (ii) Land which is likely to be used for regionally significant infrastructure. \*Includes aggregates and other minerals.***

- 8.9. No reverse sensitivity effects are anticipated. The proposal will be consistent with existing subdivision patterns and land use activities within the surrounding environment. No sterilisation of land is anticipated.
- 8.10. Due to the above, it is considered that there will be no reverse sensitivity effects as the proposal will create allotments which are not objectionable to the surrounding environment and maintain the amenity of the area and the Coastal Living zone.

## **Far North Operative District Plan**

### **Relevant objectives and policies**

- 8.11. The relevant objectives and policies of the Plan are those related to Subdivision, Coastal Environment and the Coastal Living Zone as well as the Transportation Chapter. The proposal is considered to create no more than minor adverse effects on the surrounding environment. The proposal is considered to be consistent with the character of the surrounding area and is considered to have negligible effects on the amenity value of the area, as the lot sizes in the locality already reflect the size of the lots proposed. The proposal is considered to be consistent with the objectives and policies of the Plan.



**Assessment of the objectives and policies within the Subdivision Chapter**

8.12. The following assessment is based upon the objectives and policies contained within Sections 13.3 and 13.4 of the District Plan.

**Objectives**

***13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.***

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

***13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.***

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

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

***13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.***

***13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.***

***13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.***

***13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).***

***13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.***

***13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.***



- 8.12.1. The staged subdivision will be consistent with the purpose of the Coastal Living zone which is essentially *rural residential development whilst maintaining a high level of amenity associated with the coast*. Social, cultural and economic well-being will be provided for as discussed throughout this report. Life supporting capacity of soils will not be jeopardized, and no reverse sensitivity effects are anticipated. The proposal is not anticipated to exacerbate natural hazards. The site does not contain any outstanding landscapes or natural features. There are no known heritage resources within the site. Water supply, stormwater management and wastewater disposal are existing for the majority of the lots, with the vacant lot being capable of managing onsite systems at the time of built development, as discussed throughout this application. The proposal provides a superior outcome as the proposed lot sizes and intended land use activities are already existing within the surrounding environment, such that the proposal provides consistency with the surrounding environment. The existing dwellings on Lots 2-5 will remain as well as the existing landscaping and shelterbelts. The proposal is not known to affect the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga. Electricity supply is not a requirement for a subdivision within the Coastal Living zone. Lots 2-5 are already serviced by existing power provisions. Energy efficient design for Lot 1 will be designed at the time of built development on the lot, with the allotment providing ample opportunities to take advantage of energy efficient designs. Alternative transport options, communications and local services are not a consideration of this coastal/rural subdivision. However, the site is in close proximity to the rural settlement of Pukenui and will utilise existing roading networks. The site is not located within the National Grid.

### **Policies**

***13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:***

***(a) natural character, particularly of the coastal environment;***

***(b) ecological values;***

***(c) landscape values;***

***(d) amenity values;***

***(e) cultural values;***

***(f) heritage values; and***

***(g) existing land uses.***

***13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.***

***13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.***

***13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.***



**13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.**

**13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.**

**13.4.7 That the need for a financial contribution be considered only where the subdivision would:**

**(a) result in increased demands on car parking associated with non-residential activities; or**

**(b) result in increased demand for esplanade areas; or**

**(c) involve adverse effects on riparian areas; or**

**(d) depend on the assimilative capacity of the environment external to the site.**

**13.4.8 That the provision of water storage be taken into account in the design of any subdivision.**

**13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.**

**13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.**

**13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, wahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.**

**13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.**

**13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:**

**(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;**

**(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;**



*(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*

*(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004));*

*(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*

*(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*

*(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.*

**13.4.14** *That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.*

**13.4.15** *That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:*

*(a) development of energy efficient buildings and structures;*

*(b) reduced travel distances and private car usage;*

*(c) encouragement of pedestrian and cycle use;*

*(d) access to alternative transport facilities;*

*(e) domestic or community renewable electricity generation and renewable energy use.*

**13.4.16** *When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:*

*(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;*

*(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and*

*(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.*

- 8.12.2. There will be no adverse impacts on any of the items listed within Policy 13.4.1. Vehicular access has been assessed by Wilton Joubert and the existing provisions are considered adequate for the proposal. Pedestrian access has not been a consideration of this coastal/rural subdivision,



however there is a metalled Council footpath which runs parallel to the road. The proposal is not anticipated to exacerbate natural or other hazards. Connection to utility services is not a consideration of this proposal. The proposed staged subdivision will utilise existing crossing places and internal accessways, with only the carriageway within Easement F needing to be constructed at the time of Stage 3. No removal of vegetation is required. The proposal is not considered to have any adverse effects in relation to access as discussed throughout this report and WJ's SSR. The site is not known to contain any heritage resources, significant areas of indigenous vegetation or fauna, outstanding landscapes or features nor any riparian margins. The site is not within a kiwi present area. The site is not located within the coastal environment under the RPS. Financial contributions are not considered applicable to this proposal. Water storage is existing for the dwellings on Lots 2-5 and will be provided on Lot 1 at the time of built development on the lot. Bonus development donor and recipient areas are not considered applicable. The site is not within the Conservation Zone. The proposal is not considered to affect the relationship of Māori and their culture and traditions. Management Plans are not considered applicable to this low-density subdivision.

- 8.12.3. In regard to Policy 13.4.13, the site is not known to contain any significant natural elements. No vegetation clearance is proposed. Only minor earthworks will need to be undertaken for the construction of the accessway within Easement F. Visual impacts of the proposal are considered to be less than minor, due to the considerable distance of the site from the CMA, as well as the existing topography, shelterbelts and vegetation within the site. Public access to the foreshore and esplanade areas is not applicable to this proposal. The proposal is not considered to affect the relationship of Māori and their culture and traditions. No planting of indigenous vegetation is proposed nor considered necessary as there are no areas of existing significant indigenous vegetation within or near the site. The site is not known to contain any areas of historic heritage. The proposal is not considered to exacerbate natural hazards.
- 8.12.4. An assessment of the objectives and policies of the Coastal Environment and Coastal Living zone will be undertaken below. No conditions are proposed in regard to the layout and orientation of existing structures or the building platforms available within lot 1. Proposed Lots 2-5 will contain the existing built development, with Lot 1 having ample area and opportunities for suitable building platforms in the site. The site is not within the National Grid Corridor.

#### **Assessment of the objectives and policies within the Coastal Environment**

- 8.13. The following assessment is based upon the objectives and policies contained within Sections 10.3 and 10.4.

##### **Objectives**

***10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.***

***10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:***

***(a) the natural character of the coastline and coastal environment;***





- (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (c) outstanding landscapes and natural features;*
- (d) the open space and amenity values of the coastal environment;*
- (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).*

***10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.***

***10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.***

***10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.***

***10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.***

***10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.***

***10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.***

***10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.***

- 8.13.1. The proposal is not considered to create any adverse effects. All effects can be managed within the site boundaries. The site is not located on the coastline nor within the coastal environment under the RPS. This is reflected in the new zoning under the PDP which sees the site zoned as Rural Lifestyle and not susceptible to the coastal environment overlay. The site is located over 1.5 kilometres from the CMA and as such is not considered to adversely affect the natural character of the coastline or coastal environment. There are no areas of significant indigenous vegetation or fauna within the site. The site does not contain outstanding landscapes or natural features. Water quality and soil conservation are not anticipated to be affected. Public access to the coast is not applicable to this proposal. The proposal does not cross the CMA boundary. Mooring areas, boat ramps and other marine facilities are not applicable to this proposal. Water storage for the existing dwellings on Lots 2-5 will remain unchanged. Water storage for any future development on Lot 1 can be addressed at the time of such development. The proposal is considered to result in a superior outcome compared to other development as it is a low-density subdivision which will see three allotments created, most of which will contain existing built development. The proposed lot sizes are consistent with those in the surrounding environment, with Lot 1 having ample area for built development.



## **Policies**

**10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:**

- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and**
- (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and**
- (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and**
- (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and**
- (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and**
- (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and**
- (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and**
- (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.**

**10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.**

**10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.**

**10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.**

**10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".**

**10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.**



**10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:**

- (a) parking;**
- (b) rubbish disposal;**
- (c) waste disposal;**
- (d) dinghy racks.**

**10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.**

**10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.**

**10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.**

**10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.**

**10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:**

- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;**
- (b) the number of buildings and intensity of development;**
- (c) the colour and reflectivity of buildings;**
- (d) the landscaping (including planting) of the site;**
- (e) the location and design of vehicle access, manoeuvring and parking areas.**

8.13.2. As has been discussed throughout this report, the site and surrounding environment are rural in nature. The proposal will result in three additional titles which is considered to be of low density, preserving the rural nature of the site and surrounding environment. The proposal is not considered to affect the safety and efficiency of the roading network as the existing crossing places and accesses will be utilised. No effects on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation, fauna, public land and waters or the natural function of the coastal environment, are anticipated. Public access is not a consideration of this proposal. The site is not located within the coastal environment under the RPS and therefore, no assessment of the NZCPS has been undertaken. The proposal is not considered to result in sprawling or sporadic subdivision. Ecological values of significant coastal indigenous vegetation and significant habitats are not anticipated to be affected, due to the large distance of the site from the CMA, as well as the fact that all effects will be managed onsite. Public access is not applicable to this proposal. The site is not located within the CMA. The site does not contain any indigenous coastal vegetation or habitats that would require protection. The proposal does not include maritime facilities. The proposal is not considered to create any effects to Māori and their culture and traditions. The proposal is not considered to exacerbate natural hazards. Water supply is existing for Lots 2-5 and will be designed at the time of built development for Lot 1. Stormwater, wastewater and sediment runoff will be contained within the site boundaries, such that no downstream effects are anticipated. As discussed throughout this report, no adverse



effects on the natural character and amenity values of the coastal environment are anticipated as the site is located at significant distance from the coast and not located within the coastal environment under the RPS, such that effects are anticipated to be less than minor.

#### **Assessment of the objectives and policies within the Coastal Living Zone**

8.14. The following assessment is based upon the objectives and policies contained within Sections 10.7.3 and 10.7.4.

##### **Objectives**

***10.7.3.1 To provide for the well being of people by enabling low density residential development to locate in coastal areas where any adverse effects on the environment of such development are able to be avoided, remedied or mitigated.***

***10.7.3.2 To preserve the overall natural character of the coastal environment by providing for an appropriate level of subdivision and development in this zone.***

8.14.1. The proposed staged subdivision will create allotments which are consistent with allotment sizes in the surrounding environment. Proposed Lots 2-5 will contain the existing built development and Proposed Lot 1 will be vacant land until development occurs on the site. Proposed Lot 1 is large enough to ensure the effects are compatible with the surrounding environment and reflects low density development. The site is not located along Kerikeri Road.

##### **Policies**

***10.7.4.1 That the adverse effects of subdivision, use, and development on the coastal environment are avoided, remedied or mitigated.***

***10.7.4.2 That standards be set to ensure that subdivision, use or development provides adequate infrastructure and services and maintains and enhances amenity values and the quality of the environment.***

***10.7.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:***

***(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;***

***(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;***

***(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;***

***(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)");***



***(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests; (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.***

- 8.14.2. The proposal is not anticipated to create adverse effects on the subdivision, use and development on the coastal environment as has been discussed throughout this report. Infrastructure for Lots 2-5 are existing, with Lot 1 infrastructure being designed at the time of built development on the lot. The lots will utilise the existing crossing place and accesses for access. Amenity values will be maintained. The proposal is not considered to have adverse effects on natural character, indigenous vegetation, landforms, rivers, streams, wetlands or natural patterns. No vegetation clearance is proposed, and visual impact of the proposal is considered to be less than minor. Public access to foreshore and esplanade areas are not applicable to this proposal. The proposal is not considered to affect Māori and their relationship with cultures and traditions. No planting of indigenous vegetation is proposed and there are no existing habitats within the site which would benefit from this. The site is not known to contain any areas of historic heritage.

#### **Assessment of the objectives and policies within the Transportation Chapter**

- 8.15. The following assessment is based upon the objectives and policies contained within Sections 15.1.3 and 15.1.4.

##### **Objectives**

- 15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.***  
***15.1.3.2 To provide sufficient parking spaces to meet seasonal demand in tourist destinations.***  
***15.1.3.3 To ensure that appropriate provision is made for on-site car parking for all activities, while considering safe cycling and pedestrian access and use of the site.*** ***15.1.3.4 To ensure that appropriate and efficient provision is made for loading and access for activities.***  
***15.1.3.5 To promote safe and efficient movement and circulation of vehicular, cycle and pedestrian traffic, including for those with disabilities.***

- 8.15.1. The proposal will utilise the three existing crossing places to the subject sites. The northern and southern crossings will continue to service one dwelling and as part of Stage 3, the middle crossing will service only one additional HE compared to what is currently in existence (currently services two dwellings). The crossing places are partially sealed to a meterage of approximately 3.2m – 3.5m from the road boundary, up to where a metalled footpath intersects the crossing places. WJ have assessed the crossing places and concluded that the standard of the crossing places and their associated sight distances, are adequate for the purpose. As such, dispensation is sought to enable the crossing place to remain in their current standard with no upgrading required. Consent is also sought to allow the existing carriageway widths within Easements D & E as part of Stage 3 to remain as is, although some areas of the carriageway width fall short of the required 3m distance. Overall, it is considered that the proposal does not create any adverse effects in regard to traffic. Seasonal demand is not considered applicable. Onsite carparking for



residential activities is existing for Lots 2-5. Parking will be provided for Lot 1 at the time of built development. There is ample area within the proposed allotments for safe and efficient movement of vehicles.

#### **Policies**

***15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.***

***15.1.4.2 That the need to protect features of the natural and built environment be recognised in the provision of parking spaces.***

***15.1.4.3 That parking spaces be provided at a location and scale which enables the efficient use of parking spaces and handling of traffic generation by the adjacent roading network.***

***15.1.4.4 That existing parking spaces are retained or replaced with equal or better capacity where appropriate, so as to ensure the orderly movement and control of traffic.***

***15.1.4.5 That appropriate loading spaces be provided for commercial and industrial activities to assist with the pick-up and delivery of goods.***

***15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.***

***15.1.4.7 That the needs and effects of cycle and pedestrian traffic be taken into account in assessing development proposals.***

***15.1.4.8 That alternative options be considered to meeting parking requirements where this is deemed appropriate by the Far North District Council.***

- 8.15.2. Traffic effects have been discussed throughout this report and have been found to be less than minor. Parking spaces are existing for Lots 2-5 and will be designed on Lot 1 at the time of built development on the lot. Loading spaces are not applicable. The site does not have direct access from a State Highway. The proposal will utilise the existing access points from Houhora Heads Road. Cycle and pedestrian traffic will remain unaffected by the proposal as there will be no increase in the number of crossing places compared to what is currently in existence.

### **Proposed District Plan**

- 8.16. Under the Proposed District Plan, the sites are zoned Rural Lifestyle and therefore an assessment of the objectives and policies within this chapter has been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

### **Objectives and Policies within the Subdivision Chapter**

#### **Objectives**

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

- a) achieves the objectives of each relevant zone, overlays and district wide provisions;***
- b) contributes to the local character and sense of place;***



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

**SUB-02 - Subdivision provides for the:**

- a) Protection of highly productive land; and*
- b) Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*

**SUB-03 - Infrastructure is planned to service the proposed subdivision and development where:**

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

**SUB-04 - Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:**

- a. public open spaces;*
- b. esplanade where land adjoins the coastal marine area; and*
- c. esplanade where land adjoins other qualifying waterbodies.*

8.16.1. The proposal is considered to achieve the objectives of the zone, as will be discussed. The proposal will contribute to the local character by providing additional lots which are of similar size to those in the surrounding environment. No reverse sensitivity effects are anticipated. The proposal is not considered to exacerbate natural hazards. The site is not considered to be highly productive land as discussed throughout his report. There are no areas of Significance to Māori located on the site. There are no known archaeological sites within the site. Provision for wastewater infrastructure has been discussed within this report. SUB-04 is not considered applicable as the site does not adjoin any of the areas listed in the objective.

#### **Policies**

**SUB-P1 - Enable boundary adjustments that:**

- a) do not alter;*
- b) are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.*



***SUB-P2 - Enable subdivision for the purpose of public works, infrastructure, reserves or access.***

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

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

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

***SUB-P5 - Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:***

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

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

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

***SUB-P7 - Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.***

***SUB-P8 - Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:***

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and***
- b. will not result in the loss of versatile soils for primary production activities.***

***SUB-P9 - Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.***

***SUB-P10 - To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.***





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

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

8.16.2. Although Stage 1 will not create any additional titles, it does not meet the requirements for a boundary adjustment. The proposal is not for the purpose of public works, infrastructure, reserves or access. The proposed lot sizes are consistent with the purpose, characteristics and qualities of the zone, as will be discussed below. The allotment sizes for subdivision under the PDP do not have legal weighting at present. Lots 2-5 will contain the existing built development, with Lot 1 having ample area for future built development as well as associated onsite infrastructure. Access will be via the existing established crossing places and accesses. The proposal is not anticipated to create any adverse effects in regards to natural values, cultural or historical values nor hazards. SUB-P5 is not applicable to the proposal as the sites are proposed to be rezoned as Rural Lifestyle. Onsite infrastructure will be utilised. Vesting of esplanade reserves is not considered applicable to the proposal. The proposal will not result in rural lifestyle subdivision in the rural production zone. The proposal is not considered to result in rural-residential subdivision. The proposal does not result in subdivision of a minor residential unit from the principal unit. The proposal is considered to be consistent with the scale, density and character of the surrounding environment as has been discussed throughout this report. Lots 2-5 will have existing built development. Lots 2-5 have existing onsite infrastructure, with Lot 1 being designed at the time of built development on the lot. The proposal is not considered to exacerbate natural hazards. No effects on historic heritage, cultural values, natural features and landscapes and indigenous biodiversity values are anticipated. The site is not known to hold any historical, spiritual or cultural association with Tangata Whenua.

## **Objectives and Policies for the Rural Lifestyle Zone**

### **Objectives**

***RLZ-O1 - The Rural Lifestyle zone is used predominantly for low density residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.***



***RLZ-O2 - The predominant character and amenity of the Rural Lifestyle zone is characterised by:***

- a. low density residential activities;***
- b. small scale farming activities with limited buildings and structures;***
- c. smaller lot sizes than anticipated in the Rural Production Zone;***
- d. a general absence of urban infrastructure;***
- e. rural roads with low traffic volumes;***
- f. areas of vegetation, natural features and open space.***

***RLZ-O3 - The role, function and predominant character and amenity of the Rural Lifestyle zone is not compromised by incompatible activities.***

***RLZ-O4 - Land use and subdivision in the Rural Lifestyle zone does not compromise the effective and efficient operation of primary production activities in the adjacent Rural Production Zones***

- 8.16.3. The proposal is considered to be of low density and have ample area for small scale productive activities (such as gardening) within each allotment. The proposal is considered to be consistent with the character and amenity of the zone, as the residential activities will be low density and the lots have ample opportunity for small scale productive activities. The lots will be serviced by onsite infrastructure. The proposal will utilise existing crossing places and is not considered to adversely affect traffic volumes, given 4 out of the 5 lots contain existing dwellings. There are no noted areas of indigenous vegetation or natural features within the site. The proposal is not anticipated to result in incompatible activities. The proposal is not anticipated to compromise the effects and efficient operation of primary production activities, as all effects will be managed within the site boundaries.

#### **Policies**

***RLZ-P1 Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Lifestyle zone, while ensuring their design, scale and intensity is appropriate to manage adverse effects in the zone, including:***

- a. low density residential activities;***
- b. small scale farming activities;***
- c. home business activities;***
- d. visitor accommodation; and***
- e. small scale education facilities.***

***RLZ-P2 Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Lifestyle zone because they are:***

- a. contrary to the density anticipated for the Rural Lifestyle zone;***
- b. predominately of an urban form or character;***
- c. primary production activities, such as intensive indoor primary production, that generate adverse amenity effects that are incompatible with rural lifestyle living;***  
***or***



- d. commercial, rural industry or industrial activities that are more appropriately located in a Settlement zone or an urban zone.*

***RLZ-P3*** *Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in the adjacent Rural Production zone.*

***RLZ-P4*** *Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

- a. consistency with the scale and character of the rural lifestyle environment;*
- b. location, scale and design of buildings or structures;*
- c. at zone interfaces:*
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- e. the adequacy of roading infrastructure to service the proposed activity;*
- f. managing natural hazards;*
- g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and*
- h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

8.16.4. The proposal is considered consistent with the scale and character of the surrounding environment. No reverse sensitivity effects are anticipated. Lots 2-5 have existing built development. Lot 1 is vacant. The site does adjoin the Rural production zone to the south, however this dividing boundary has existing mature shelterbelts as well as written approval being obtained by the adjoining owner. No adverse effects at the zone interface are anticipated. On site infrastructure is existing for Lots 2-5, with Lot 1 having ample area for future onsite infrastructure. The additional lots are anticipated to be easily absorbed into the roading network, given four out of the five lots will contain an existing dwelling. The proposal is not considered to exacerbate natural hazards. No effects on features listed within RLZ-P4(g) and (h) are anticipated.

### Summary

8.17. The above assessment of the relevant policy documents demonstrates that the proposal will be consistent with the relevant objectives and policies of those statutory documents.



## 9. SECTION 125 – LAPSING OF CONSENT

- 9.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard provisions be applied in this instance.

## 10. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

### Public Notification Assessment

- 10.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

#### **Step 1 Mandatory public notification in certain circumstances**

*(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—*

*(a) if the answer is yes, publicly notify the application; and*

*(b) if the answer is no, go to step 2.*

*(3) The criteria for step 1 are as follows:*

*(a) the applicant has requested that the application be publicly notified:*

*(b) public notification is required under section 95C:*

*(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.*

- 10.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

#### **Step 2: Public Notification precluded in certain circumstances.**

*(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—*

*(a) if the answer is yes, go to step 4 (step 3 does not apply); and*

*(b) if the answer is no, go to step 3.*

*(5) The criteria for step 2 are as follows:*

*(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:*

*(b) the application is for a resource consent for 1 or more of the following, but no other, activities:*

*(i) a controlled activity:*

*(ii) [Repealed]*

*(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.*

*(iv) [Repealed]*

*(6) [Repealed]*

- 10.1.2. The application is a combined Discretionary activity subdivision and land-use consent. No preclusions apply in this instance.



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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 10.1.3. No applicable rules require public notification of the application. The activity will not have a more than minor effect on the environment.

**Step 4; Public notification in special circumstances**

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 10.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a combined subdivision and land-use application which will see three additional allotments created from two existing titles (five titles in total). Four out of five of the allotments will contain existing dwellings. The proposal will see the subdivision carried out over three stages. There are many allotments in the immediate vicinity which are of similar size to the proposed allotments and hence the proposal is not considered to be exceptional or unusual.

**Public Notification Summary**

- 10.2. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

**Limited Notification Assessment**

- 10.3. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

**11.2.1 Step 1: Certain affected groups and affected persons must be notified.**

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).



- 10.3.1. No customary rights groups or marine titles groups are considered to be affected. The proposal is not known to be subject to a statutory acknowledgement area. As such, it is considered that no notification is required. Therefore, Step 2 must be considered.

**Step 2: Limited notification precluded in certain circumstances.**

*(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—*

*(a) if the answer is yes, go to step 4 (step 3 does not apply); and*

*(b) if the answer is no, go to step 3.*

*(6) The criteria for step 2 are as follows:*

*(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:*

*(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).*

- 10.3.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a prescribed activity but is for a combined subdivision/land-use proposal. Therefore Step 2 does not apply and Step 3 must be considered.

**Step 3: Certain other affected persons must be notified.**

*(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.*

*(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.*

*(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.*

- 10.3.3. The proposal does include setback breaches which are considered a boundary activity.

- 10.3.4. In deciding who is an affected person under section 95E, a council under section 95E(2):

*(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*

*(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*

*(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*

*(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*

- 10.3.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval. In this case, written approvals from all adjoining owners have been obtained such that effects on the neighbouring properties can be discounted.





Figure 45: Image indicating lots which have provided written approval to the proposal.

Physical Address	Legal Description	Owner/s
2 SH1, Pukenui	Lot 1 DP103614	Houhora Chalets Limited – One director – Shane van der Sluis
3778 SH1, Pukenui	Lot 1 DP192844	Eric Wagener
Houhora Heads Road, Pukenui	Lot 3 DP530683	Bruce and Fiona Furrell
30 Houhora Heads Road, Pukenui	Lot 4 DP530683	Denis and Urszula Musson

10.3.6. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 7 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment provided within this report is also relied on and the following comments made:



- The size of the proposed allotments is consistent with the character of the allotments in the locality. Four of the five lots will contain existing dwellings such that most of the infrastructure is existing, with only Lot 1 of Stage 3 being vacant. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The development is not considered to be contrary to the objectives and policies under the District Plan.
- All stormwater will be managed within the site boundaries, such that there will be no downstream effects created.
- There will be no additional access points required as part of the proposal.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

10.3.7. Therefore, no persons will be affected to a minor or more than minor degree.

10.3.8. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

#### **Step 4: Further notification in special circumstances**

*(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),*

10.3.9. The proposal is to subdivide the sites across three stages. It is considered that no special circumstances exist in relation to the application.

#### **Limited Notification Assessment Summary**

10.4. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

### **Notification Assessment Conclusion**

10.5. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

## **11. PART 2 ASSESSMENT**

11.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

11.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems. In addition, the proposal will avoid adverse effects on the environment and will maintain the character of the site and surrounding environment.





- 11.3. Section 6 of the Act sets out a number of matters of national importance. The subject site is not located near any lakes, rivers or wetlands. The subject site is not located within the coastal environment under the RPS, although is zoned as Coastal Living, however no adverse effects are anticipated due to the large distance of the site from the coast and the fact that visual amenity and character will be maintained. There are no outstanding natural features or landscapes which are considered to be affected, nor any areas of significant indigenous vegetation or habitats of fauna. Public access is not considered relevant in this case. The site does not contain any areas identified as being a Site of Cultural Significance to Māori. The relationship of Māori and their culture is considered to remain unaffected by the proposal. Historic heritage and protected customary rights will not be affected by the proposal. The proposal is not considered to exacerbate natural hazards. It is considered that the effects of this proposal on Section 6 of the Act are considered to be less than minor.
- 11.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 11.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 11.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

## 12. CONCLUSION

- 12.1. The proposal is to undertake a subdivision of two titles across three stages. The proposal will ultimately see three additional allotments created (five titles total). The proposal will utilise existing crossing places and accesses as well as four of the five allotments containing existing built development. Written approval from all adjoining owners have been obtained, such that effects of the proposal on adjoining allotments is considered to be less than minor.
- 12.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and the proposal does not result in degradation of the character of the surrounding environment.
- 12.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 12.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.



- 12.5. The relevant provisions within Part 2 of the Act have been addressed as part of this application. The overall conclusion from the assessment of the statutory considerations is that the proposal is considered to be consistent with the sustainable management purpose of the Resource Management Act 1991.
- 12.6. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

### 13. LIMITATIONS

- 13.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 13.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 13.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 13.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **114367**  
**Land Registration District** **North Auckland**  
**Date Issued** 29 August 2007

**Prior References**  
NA57A/762

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**Estate** Fee Simple  
**Area** 1.9456 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 328077

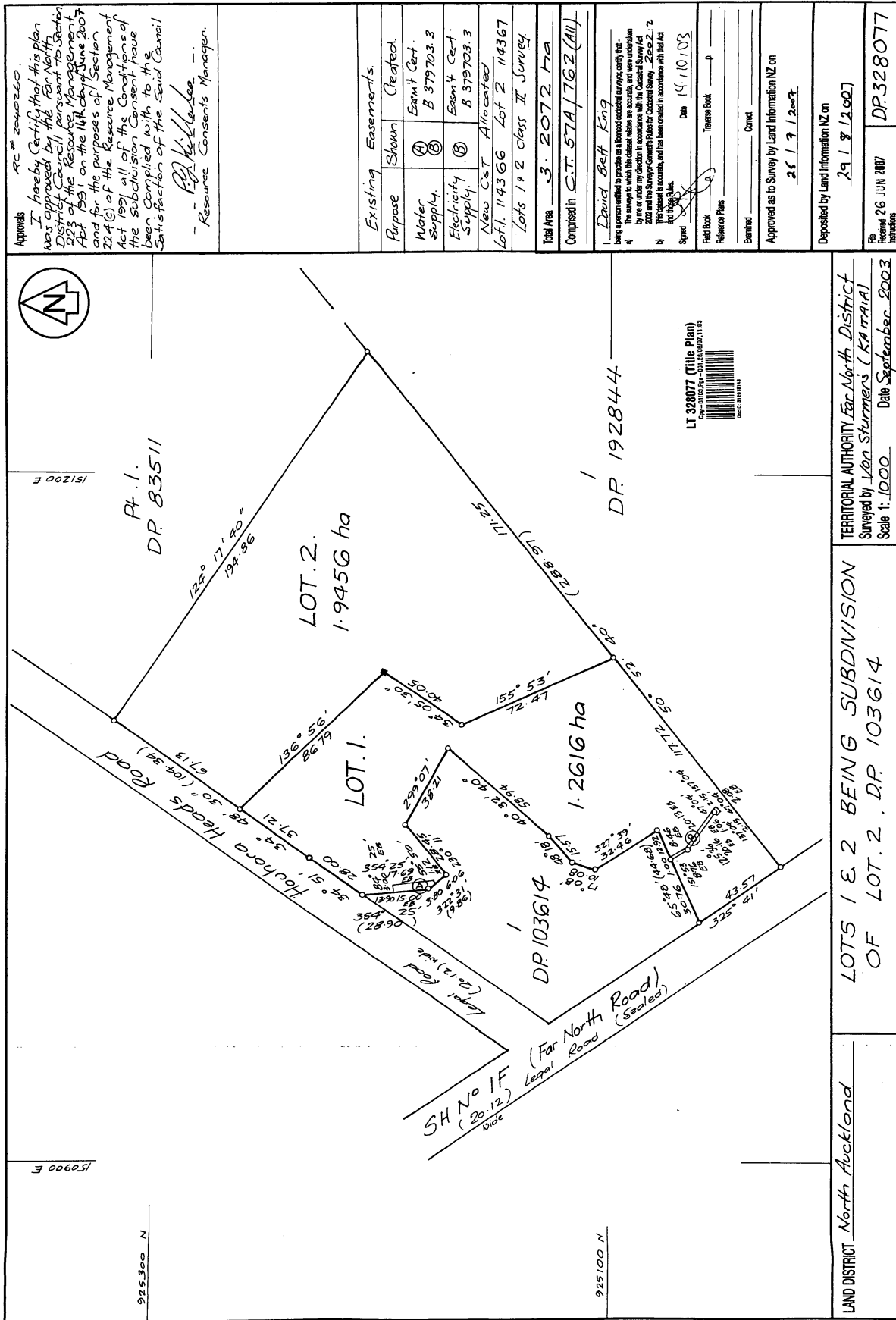
**Registered Owners**  
Michael Stephen Fawkes

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**Interests**

Subject to Section 59 Land Act 1948

Appurtenant hereto is a right to convey electricity specified in Easement Certificate B379703.3 - 11.2.1985 at 12.05 pm  
D409185.2 Mortgage to The National Bank of New Zealand Limited - 13.7.1999 at 1.33 pm



Approvals  
 RC # 2007260  
 I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991, on the 14th day of June 2007 and for the purposes of Section 224(5) of the Resource Management Act 1991 all of the Conditions of the subdivision consent have been complied with to the satisfaction of the said Council.  
 P. McKillop  
 Resource Consents Manager.

Existing Easements.	
Purpose	Shown
Water Supply.	Ⓐ
Electricity Supply.	Ⓑ
New C&T.	Ⓒ
Lots 1 & 2 class II Survey.	Ⓓ
Total Area	3.2072 ha
Comprised in	C.T. 57A/762 (All)

David Bell King  
 being a person entitled to practice as a licensed cadastral surveyor, certify that the survey to which this plan relates has been carried out in accordance with the provisions of the Land Information Act 2002 and the Survey-General Rules for Cadastral Survey - Part 2 - 2002 and that the survey is accurate and has been created in accordance with that Act and the Rules.  
 Signed: [Signature] Date: 14/10/03  
 Field Book Reference Plans: [Blank]  
 Examined: [Blank] Correct: [Blank]  
 Approved as to Survey by Land Information NZ on: 25/10/2003

Deposited by Land Information NZ on: 29/10/2003  
 Filed: 26 JUN 2007  
 Registrars: DP-328077

TERRITORIAL AUTHORITY Far North District  
 Surveyed by Len Sturmers (KARIRAI)  
 Scale 1:1000 Date September 2003

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2, D.P. 103614

LAND DISTRICT North Auckland

10995/1590 - Fw/kes

A.L. BROWN CONSULTING GENERAL LAND INFORMATION NEW ZEALAND



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **114366**  
**Land Registration District** **North Auckland**  
**Date Issued** 29 August 2007

**Prior References**  
NA57A/762

---

**Estate** Fee Simple  
**Area** 1.2616 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 328077  
**Registered Owners**  
Michael Stephen Fawkes

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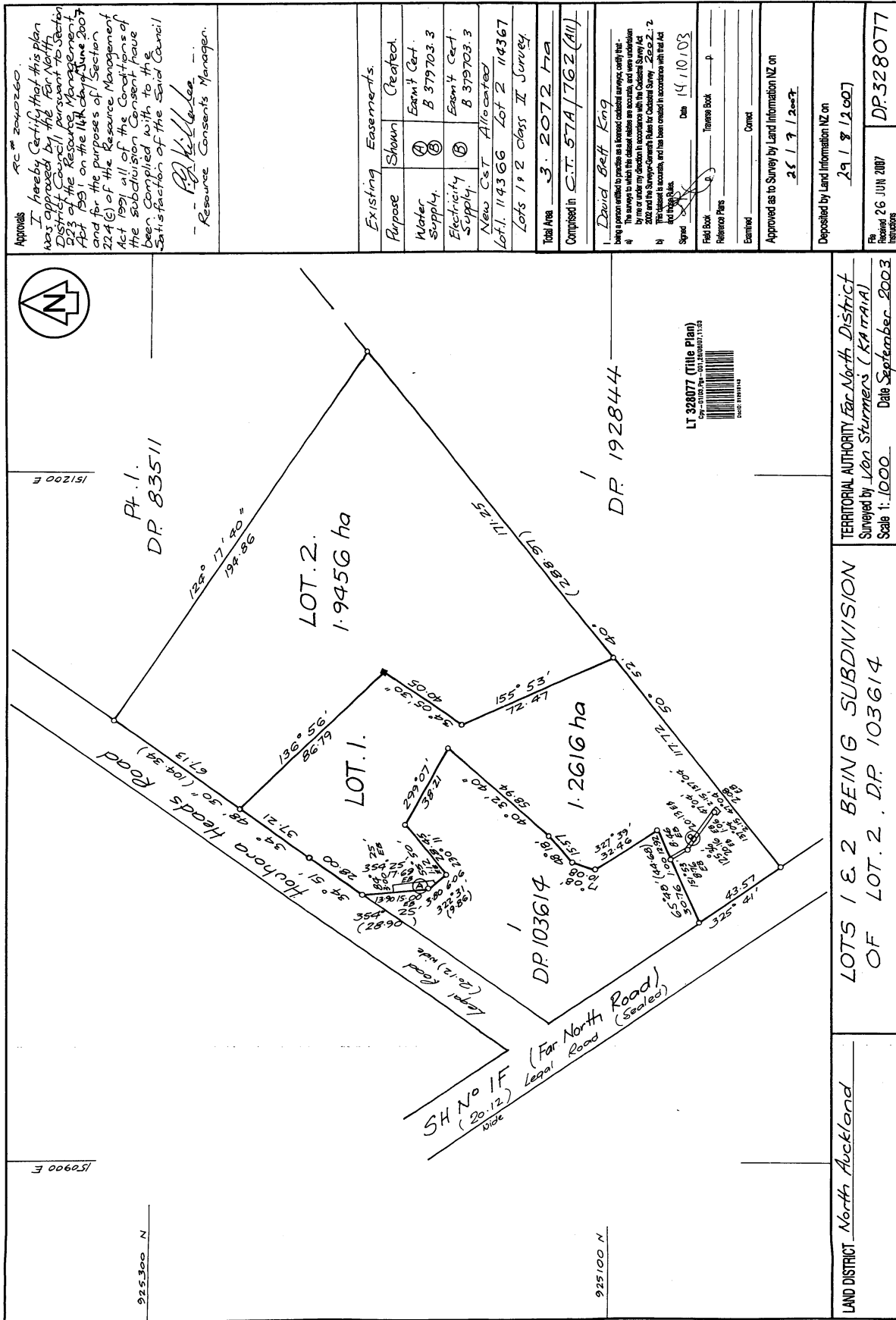
**Interests**

Subject to Section 59 Land Act 1948

Appurtenant hereto is a right to convey electricity specified in Easement Certificate B379703.3 - 11.2.1985 at 12.05 pm  
Subject to a right to convey water over part marked A,B and a right to convey electricity over part marked B both on DP  
328077 specified in Easement Certificate B379703.3 - 11.2.1985 at 12:05 pm

D409185.2 Mortgage to The National Bank of New Zealand Limited - 13.7.1999 at 1.33 pm

D574558.1 Gazette Notice (N.Z Gazette No. 46 page 1021) declaring part State Highway No. 1F Far North District  
commencing on the eastern side of the highway at the intersection with Hendersons Bay Road and on the western side of  
the highway at the northern boundary and proceeding in the southerly direction to the intersection with State Highway No.  
10 to be a limited access road - 25.1.2001 at 12.09 pm



LAND DISTRICT North Auckland

LOTS 1 & 2 BEING SUBDIVISION OF LOT. 2. DR. 103614

TERRITORIAL AUTHORITY Far North District  
 Surveyed by Len Sturmers (KAITIAKI)  
 Scale 1:1000. Date September 2003

Approved as to Survey by Land Information NZ on 25/1/2007

Deposited by Land Information NZ on 29/8/2007

Received 26 JUN 2007  
 DP-328077

10995/1590 - Fw/kes

A.1 LEVEL INFORMATION GENERAL LAND INFORMATION NEW ZEALAND

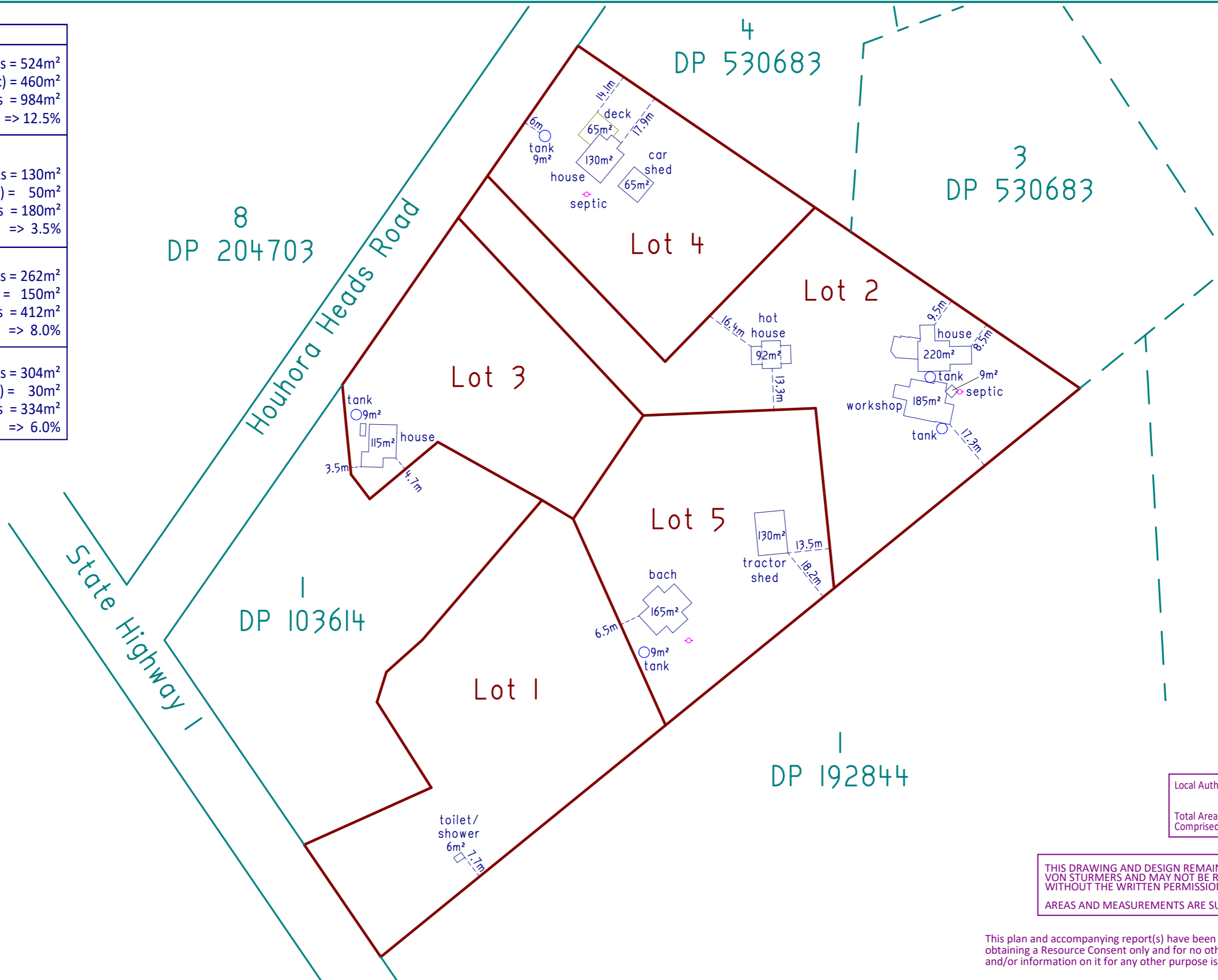
**IMPERMEABLE SURFACES:**

Lot 2 Buildings & tanks = 524m<sup>2</sup>  
 Other (drive, pathways etc) = 460m<sup>2</sup>  
 Total impermeable surfaces = 984m<sup>2</sup>  
 => 12.5%

Lot 3 Buildings & tanks = 130m<sup>2</sup>  
 Other (drive, pathways etc) = 50m<sup>2</sup>  
 Total impermeable surfaces = 180m<sup>2</sup>  
 => 3.5%

Lot 4 Buildings & tanks = 262m<sup>2</sup>  
 Other (drive, pathways etc) = 150m<sup>2</sup>  
 Total impermeable surfaces = 412m<sup>2</sup>  
 => 8.0%

Lot 5 Buildings & tanks = 304m<sup>2</sup>  
 Other (drive, pathways etc) = 30m<sup>2</sup>  
 Total impermeable surfaces = 334m<sup>2</sup>  
 => 6.0%

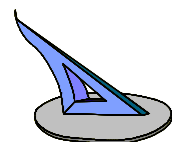


Local Authority: Far North District Council

Total Area: 3.2072Ha  
 Comprised in: RTs 114366 & 114367

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 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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



**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000 131 Commerce Street,  
 Kaitaia  
 Email: kaitaia@saps.co.nz

**PROPOSED SUBDIVISION OF  
 LOTS 1 & 2 DP 328077**

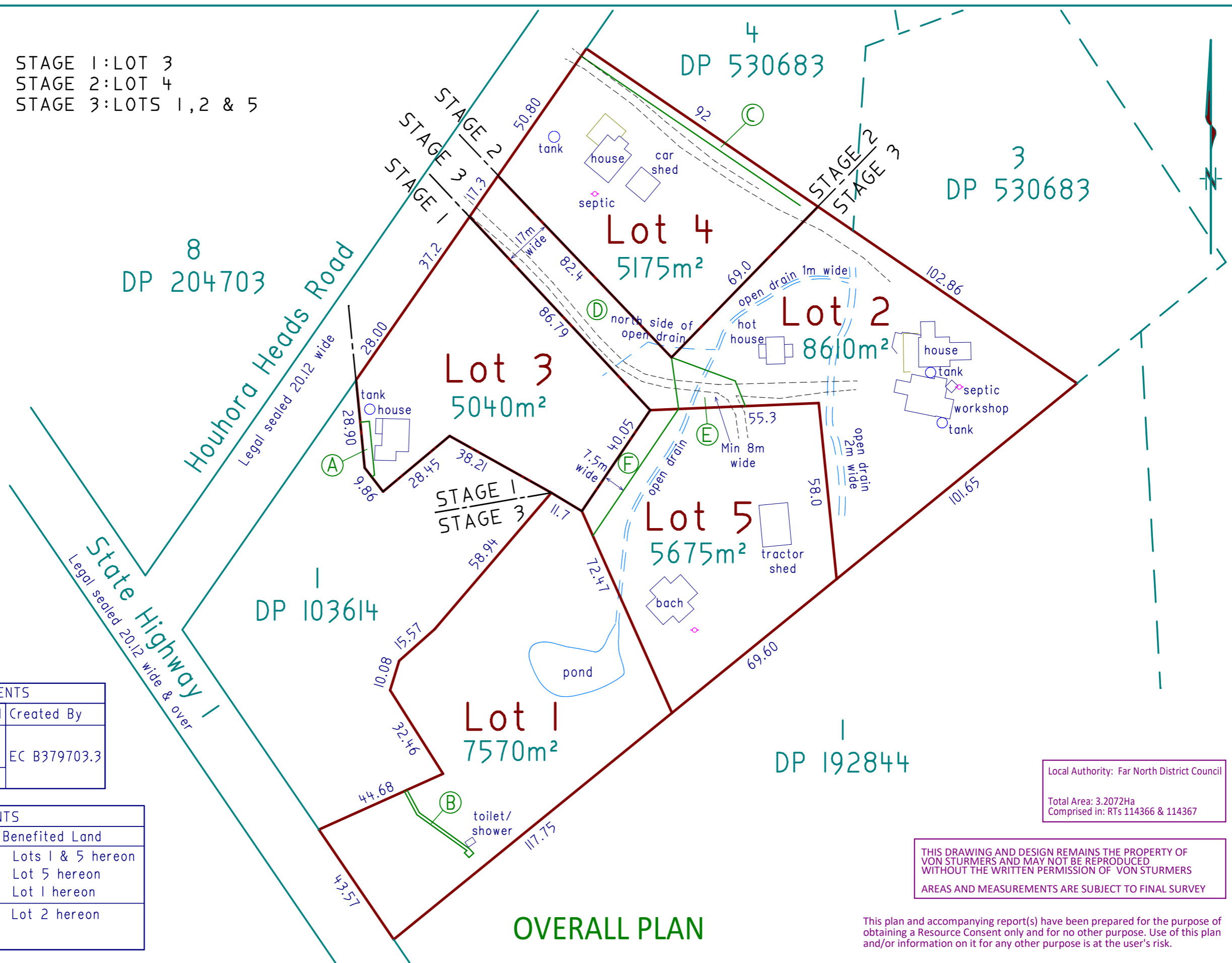
PREPARED FOR: M FAWKES

	Name	Date	ORIGINAL	SHEET SIZE
Survey			SCALE	A3
Design				
Drawn	SH	Oct 2024	1:1250	A3
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors  
 Ref. No:  
**15347**  
 Series  
 Sheet of

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%

STAGE 1: LOT 3  
 STAGE 2: LOT 4  
 STAGE 3: LOTS 1, 2 & 5



SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	A	Lot 3 hereon	EC B379703.3
	B	Lot 1 hereon	
Electricity supply	B	Lot 1 hereon	

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lots 1 & 5 hereon
	E	Lot 2 hereon	Lot 5 hereon
	F	Lot 5 hereon	Lot 1 hereon
Right to convey Electricity	C	Lot 4 hereon	Lot 2 hereon

Local Authority: Far North District Council  
 Total Area: 3.2072Ha  
 Comprised in: RTs 114366 & 114367

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### OVERALL PLAN

**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000 131 Commerce Street, Kaitia  
 Email: kaitia@saps.co.nz

## PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 328077

PREPARED FOR: M FAWKES

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:1250	A3
Drawn	SH	Oct 2024		
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref. No:  
**15347**  
 Series  
 Sheet 1 of 4



8  
DP 204703

4  
DP 530683

3  
DP 530683

Houhora Heads Road  
Legal sealed 20.12 wide

State Highway 1  
Legal sealed 20.12 wide & over

Lot 6  
2.7032ha

Lot 3  
5040m<sup>2</sup>

DP 103614

DP 192844

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	A	Lot 3 hereon	EC B379703.3
	B	Lot 6 hereon	
Electricity supply	B	Lot 6 hereon	

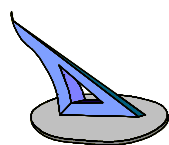
Local Authority: Far North District Council

Total Area: 3.2072Ha  
Comprised in: RTs 114366 & 114367

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STAGE 1



**VON STURMERS**  
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Land Development Consultants

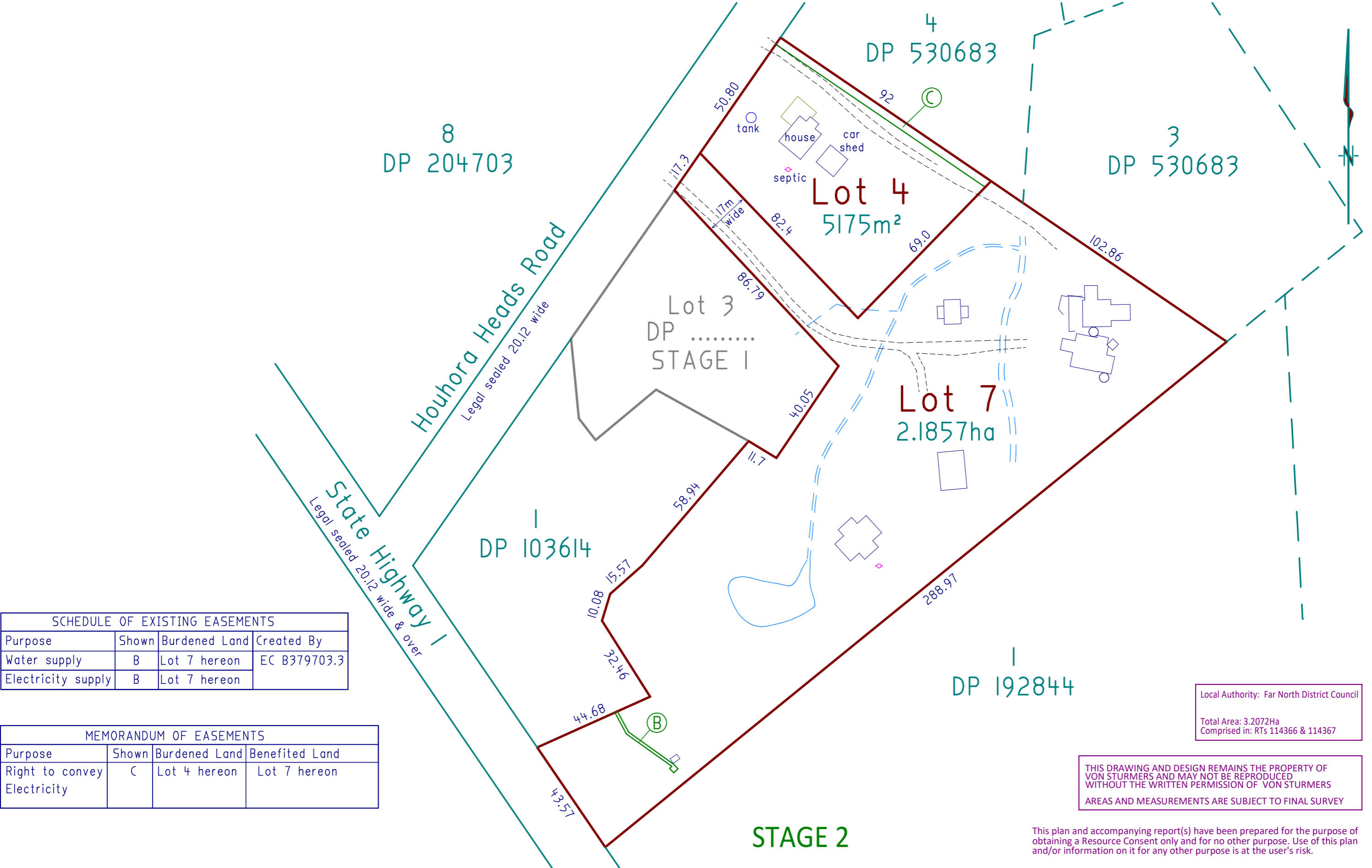
Ph: (09) 408 6000 131 Commerce Street,  
Kaitaia  
Email: kaitaia@saps.co.nz

**PROPOSED SUBDIVISION OF  
LOTS 1 & 2 DP 328077**

PREPARED FOR: M FAWKES

Name	Date	ORIGINAL	SHEET SIZE
Survey Design		SCALE	A3
Drawn	SH Oct 2024	1:1250	
Rev	SH Nov 2024		
Rev	SH Dec 2024		

Surveyors Ref. No:  
**15347**  
Series  
Sheet **2** of **4**



SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	B	Lot 7 hereon	EC B379703.3
Electricity supply	B	Lot 7 hereon	

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey	C	Lot 4 hereon	Lot 7 hereon
Electricity			

Local Authority: Far North District Council  
 Total Area: 3.2072Ha  
 Comprised in: RTs 114366 & 114367

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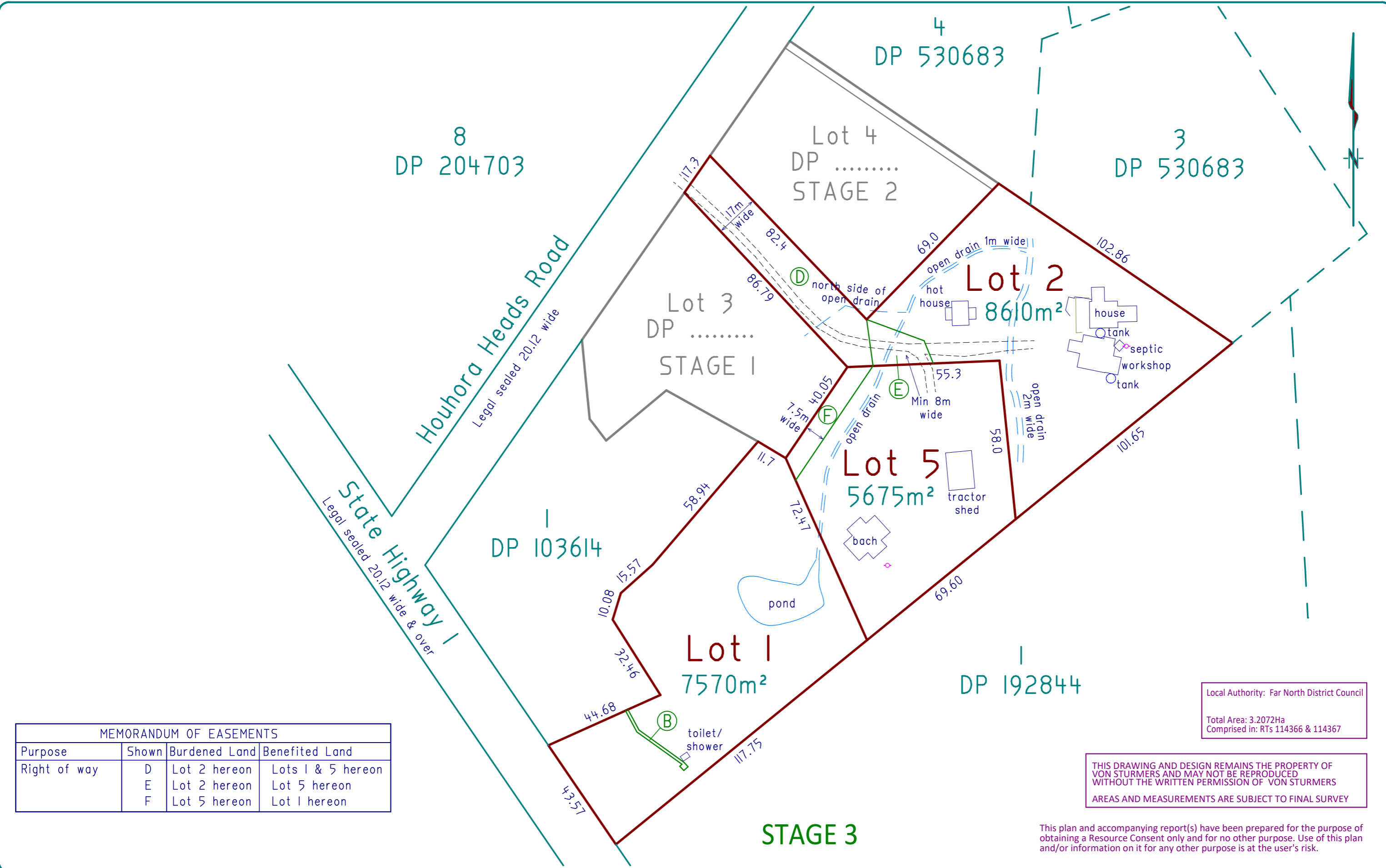
**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000      131 Commerce Street,  
 Email: kaitaia@saps.co.nz      Kaitaia

# PROPOSED SUBDIVISION OF LOT 6 DP ..... (STAGE 1)

PREPARED FOR: M FAWKES

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			1:1250	A3
Design				
Drawn	SH	Oct 2024		
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref. No:  
15347  
 Series  
 Sheet 3 of 4



MEMORANDUM OF EASEMENTS

Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lots 1 & 5 hereon
	E	Lot 2 hereon	Lot 5 hereon
	F	Lot 5 hereon	Lot 1 hereon

Local Authority: Far North District Council

Total Area: 3.2072Ha  
Comprised in: RTs 114366 & 114367

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Registered Land Surveyors, Planners &  
Land Development Consultants  
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Email: kaitaia@saps.co.nz      Kaitaia

**PROPOSED SUBDIVISION OF  
LOT 7 DP ..... (STAGE 2)**




PREPARED FOR: M FAWKES

	Name	Date	ORIGINAL	
Survey			SCALE	SHEET SIZE
Design			1:1250	A3
Drawn	SH	Oct 2024		
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref. No:  
**15347**  
Series  
Sheet **4** of **4**

**SITE** 22 Houhora Heads Road, Pukenui  
**LEGAL DESCRIPTION** Lot 1 & 2 DP 328077  
**PROJECT** 3-Stage 2-into-5 Lot Subdivision  
**CLIENT** Michael Fawkes  
**REFERENCE NO.** 137513  
**DOCUMENT** Civil Site Suitability Report  
**STATUS/REVISION NO.** 02 – Resource Consent  
**DATE OF ISSUE** 5 February 2025

Report Prepared For	Email
Michael Fawkes	genevievesky@gmail.com

<b>Authored by</b>	<b>G.M. Brant</b> <i>(BE(Hons) Civil)</i>	Civil Engineer	gustavo@wjl.co.nz	
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<b>Reviewed &amp; Approved by</b>	<b>B. Steenkamp</b> <i>(CPEng, BEng Civil, CMEngNZ, BSc (Geology))</i>	Senior Civil Engineer	bens@wjl.co.nz	

## 1 EXECUTIVE SUMMARY

The following table is intended to be a concise summary which must be read in conjunction with the relevant report sections as referenced herein.

<b>Legal Description:</b>	Lots 1 & 2 DP 328077																		
<b>Development Type:</b>	3-stage 2-into-5 Lot Subdivision																		
<b>Lot Sizes:</b>	<b>Stage 1 (S1)</b> Proposed Lot 3 – 5,040m <sup>2</sup> Proposed Lot 6 – 27,032m <sup>2</sup>  <b>Stage 2 (S2)</b> Proposed Lot 3 – 5,040m <sup>2</sup> Proposed Lot 4 – 5,175m <sup>2</sup> Proposed Lot 7 – 21,857m <sup>2</sup>  <b>Stage 3 (S3)</b> Proposed Lot 1 – 7,570m <sup>2</sup> Proposed Lot 2 – 8,610m <sup>2</sup> Proposed Lot 3 – 5,040m <sup>2</sup> Proposed Lot 4 – 5,175m <sup>2</sup> Proposed Lot 5 – 5,675m <sup>2</sup>																		
<b>Scope:</b>	Civil Site Suitability Investigation: <ul style="list-style-type: none"><li>- Wastewater Assessment</li><li>- Stormwater Assessment</li><li>- Potable Water Assessment</li><li>- Access Assessment</li></ul>																		
<b>Development Proposals Supplied:</b>	Proposed Staged Subdivision Scheme Plan (4 sheets), supplied by Von Sturmers (Ref No: 15347, dated: December 2024).																		
<b>District Plan Zone:</b>	Coastal Living Zone																		
<b>Wastewater:</b>	<p>The following is an indicative Conventional Trench wastewater design for a 4-bedroom dwelling – Primary Level Treatment:</p> <table><tr><td>Daily Wastewater Production:</td><td>1,080L/day</td></tr><tr><td>Daily Application Rate:</td><td>20mm/day</td></tr><tr><td>Basal Area:</td><td>54m<sup>2</sup></td></tr><tr><td>Total Covered Area:</td><td>144m<sup>2</sup> (including spacings – subject to specific design)</td></tr><tr><td>Reserve Area:</td><td>100%</td></tr></table> <p>The following is an indicative PCDI wastewater design for a 4-bedroom dwelling – Secondary Level Treatment or higher:</p> <table><tr><td>Daily Wastewater Production:</td><td>1,080L/day</td></tr><tr><td>Daily Application Rate:</td><td>4mm/day</td></tr><tr><td>Disposal Area:</td><td>270m<sup>2</sup></td></tr><tr><td>Reserve Area:</td><td>81m<sup>2</sup> (30%)</td></tr></table>	Daily Wastewater Production:	1,080L/day	Daily Application Rate:	20mm/day	Basal Area:	54m <sup>2</sup>	Total Covered Area:	144m <sup>2</sup> (including spacings – subject to specific design)	Reserve Area:	100%	Daily Wastewater Production:	1,080L/day	Daily Application Rate:	4mm/day	Disposal Area:	270m <sup>2</sup>	Reserve Area:	81m <sup>2</sup> (30%)
Daily Wastewater Production:	1,080L/day																		
Daily Application Rate:	20mm/day																		
Basal Area:	54m <sup>2</sup>																		
Total Covered Area:	144m <sup>2</sup> (including spacings – subject to specific design)																		
Reserve Area:	100%																		
Daily Wastewater Production:	1,080L/day																		
Daily Application Rate:	4mm/day																		
Disposal Area:	270m <sup>2</sup>																		
Reserve Area:	81m <sup>2</sup> (30%)																		

Recommendations for wastewater are provided in Section 5.

---

**Stormwater  
Management  
– District Plan Rules:**

**Permitted Activity:** 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m<sup>2</sup> whichever is the lesser.

**Restricted Discretionary Activity:** 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m<sup>2</sup>, whichever is the lesser.

---

To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), the lots must not exceed an impermeable area of 10%.

Future residential development of the proposed lots is likely to fall within the impermeable area Permitted Activity / Restricted Discretionary Activity range. Any future development of the proposed lots which does not comply with Permitted Activity Rule (10.7.5.1.6) will require a stormwater report including a District Plan Assessment.

**Stormwater  
Management:**

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to existing or new potable water tanks on the corresponding lot.

Discharge and overflow from the potable water tanks should be directed to a dispersal device unless the discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion control.

It is recommended to shape future proposed hardstand areas to shed runoff to large, vegetated areas and / or to stormwater catchpits for runoff conveyance to the lot's stormwater dispersal device / discharge outlet.

---

**Potable Water:**

Existing structures are supplied with potable water via existing on-site rainwater tanks.

Any future development at the proposed lots should be provided with a potable water supply in accordance with Countryside Living Toolbox guidelines (2 x 25,000L tanks per dwelling or otherwise confirmed by the client).

---

**Firefighting Water:**

Buildings require a minimum on-site firefighting water supply of 45m<sup>3</sup>, to be provided via on-site rainwater tanks separate to the potable water supply.

The above requirement can be waived or adjusted if a different agreement is specifically made with the New Zealand Fire Service for the subject site or subdivision.

---

**Access:**

- The accessways are to be confirmed in compliance with or upgraded/formed per the minimum specifications outlined in Section 9.
  - Despite technical non-compliance with council standards, the existing crossings will be adequate to serve the proposed subdivisions. See Section 9.
-

## 2 INTRODUCTION

### 2.1 SCOPE OF WORK

Wilton Joubert Limited (WJL) was engaged by the client to undertake a civil site suitability assessment (wastewater, stormwater & access assessment) to support a 3-stage 2-into-5 lot subdivision of Lots 1 & 2 DP 328077, as depicted to us on the supplied Subdivision Staged Scheme Plans (4 sheets, stages 1-3 and overall scheme plan), supplied by Von Sturmers (Ref No: 15347, dated: December 2024).

It is our understanding that the client intends to subdivide the two existing coastal living properties into five individual allotments through **three** subdivision stages as detailed below:

1. Boundary adjustment between the titles of existing Lots 1 & 2 DP 328077, resulting in new Stage 1 (S1) Proposed Lot 3 (5,040m<sup>2</sup>) and Proposed Lot 6 (2.7032ha).
2. Subdivision of S1 Proposed Lot 6 into Stage 2 (S2) Proposed Lot 4 (5,175m<sup>2</sup>) and Proposed Lot 7 (2.1857ha).
3. Subdivision of S2 Proposed Lot 7 into Stage 3 (S3) Proposed Lot 1 (7,570m<sup>2</sup>), Proposed Lot 2 (8,610m<sup>2</sup>) and Proposed Lot 5 (5,675m<sup>2</sup>).

At the time of report writing, no development plans have been supplied to WJL for the future development of the proposed lots.

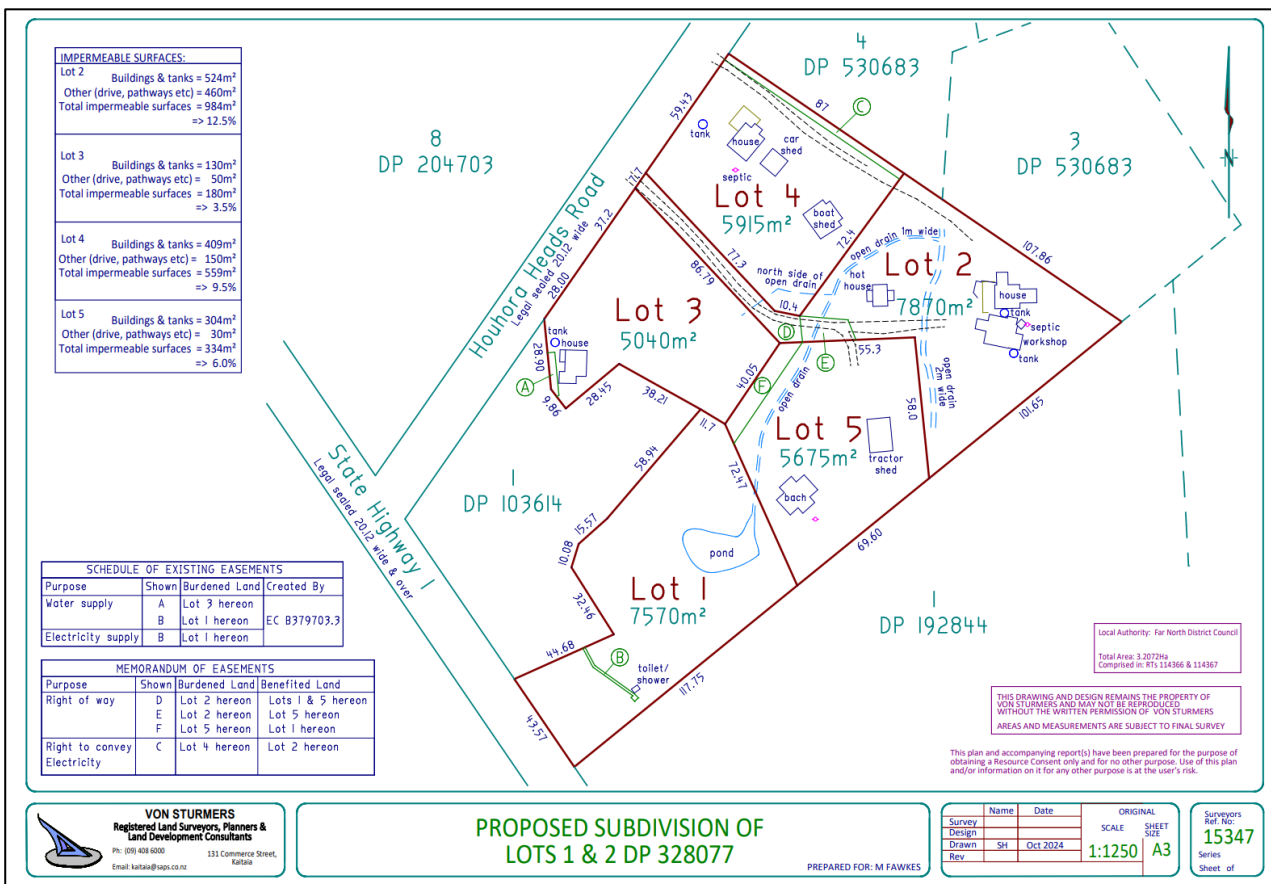


Figure 1: Subdivision Scheme Plan supplied by Von Sturmers.

Any revision of the supplied drawings and/or development proposals with wastewater, stormwater and/or access implications should be referred back to us for review. This report is not intended to support Building Consent applications for the future proposed lots, and any revision of supplied drawings and/or development proposals including those for Building Consent, which might rely on wastewater, stormwater and/or access assessments herein, should be referred to us for review.

### 3 SITE DESCRIPTION

The subject site consists of two lots with three street addresses. 20 & 22 Houhora Heads Road are contained within the lot legally described as Lot 1 DP 328077, and 12 Houhora Heads Road is contained within the lot legally described as Lot 2 DP 328077. The lots encompass a site area of 19,460m<sup>2</sup> and 12,610m<sup>2</sup> respectively.

The properties are located off the south-eastern side of Houhora Heads Road, accessed 170m northeast of the State Highway 1 intersection, within the Pukenui district. The two accessways within Lot 2 are accessed via separate sealed vehicle crossings and the existing dwelling in Lot 1 is also accessed via an existing sealed crossing.



**Figure 2: Snip from FNDC GIS Maps Showing Parent Lot's Boundaries.**

The topography within the two properties varies, with elevations ranging between 5-8m NZVD2016. The land generally slopes towards a series of open drains within the properties which drain out to the neighbouring Lot 3 DP 530683 to the northeast. A local depression forming a ponding area is located within Proposed Lot 1, discharging to the aforementioned drain system.

Built development on-site comprises of three individual existing dwellings on Lot 2 and one existing dwelling on Lot 1. Each dwelling is served by on-site potable water supply tanks and on-site septic systems. As depicted in the supplied scheme plan, several auxiliary structures are located on Lot 2 including a workshop, hot house, tractor shed, boat shed and car shed.

At the time of preparing this report, we note that the FNDC on-line GIS Water Services Map indicates that reticulated water, wastewater, and stormwater service connections are not available to the property.



#### 4 PUBLISHED GEOLOGY

Local geology across the property and surrounding influential land is noted on the GNS Science New Zealand Geology Web Map, Scale 1:250,000, as; **OIS5+ (Early Pleistocene to Middle Pleistocene) Dune Deposits**. These deposits are approximately 12 thousand to 1.8 million years in age and described as; “*Uncemented to moderately cemented and partly consolidated sand in coastal foredunes. Clay-rich sandy soils*” (ref: GNS Science Website).

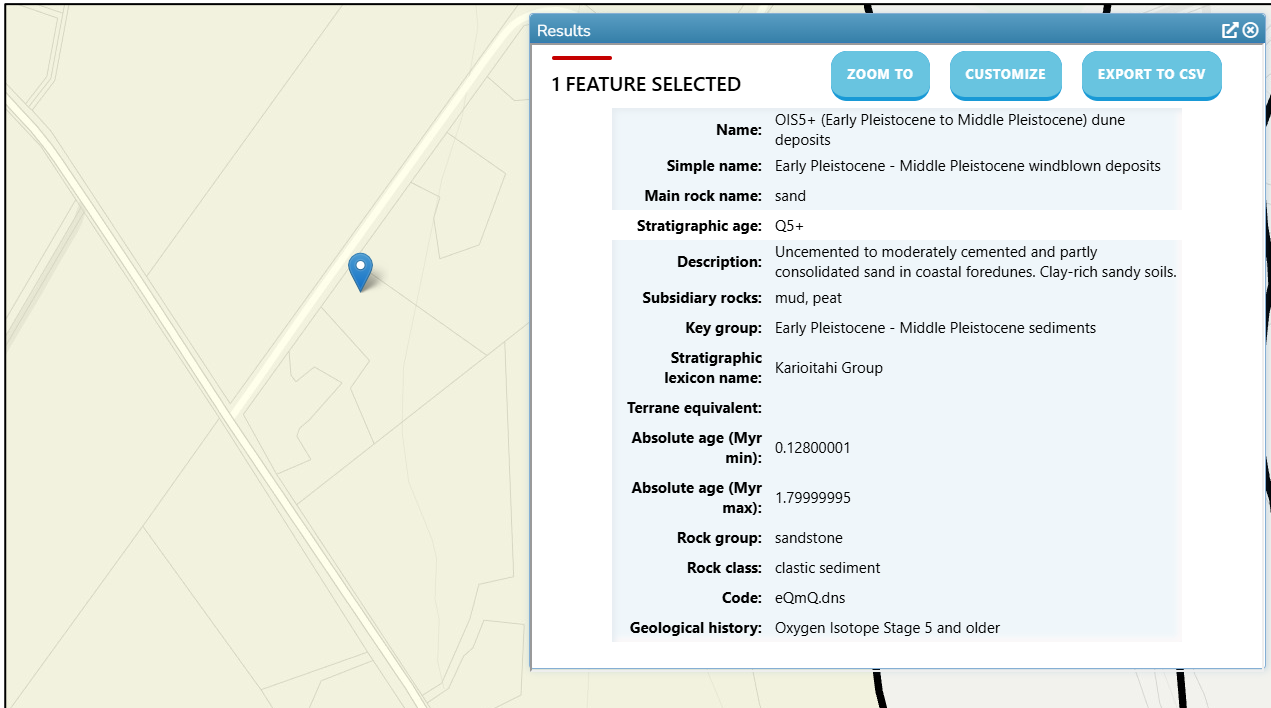


Figure 3: Screenshot from New Zealand Geology Web Map hosted by GNS Science.

In addition to the above, geotechnical testing was conducted by WJL within the boundary of Proposed Lot 1. In general terms, the subsoils encountered consisted predominantly of Fine to Medium SAND. Approximately 100mm-200mm of TOPSOIL was overlying the investigated area. Refer to the appended ‘BH Logs’. Given the above, the site’s soils have been classified **Category 3** in accordance with ASNZS: 1547.

#### 5 WASTEWATER

##### S3 Lot 1 - Vacant

No existing wastewater management system is present within S3 Proposed Lot 1. As such, a new site-specific design in accordance with the ASNZS: 1547 / TP58 design manual will be required by FNDC for any future development within this lot. This should be conditioned as part of the Resource Consent process.

##### S3 Lots 2-5 – Existing Structures

The existing structures located within the parent lots are currently serviced by proprietary on-site wastewater management systems.

From our site investigation, it is expected that the entirety of each existing structure’s wastewater management system, including trenches, are located within the structures’ corresponding newly proposed boundaries in each proposed stage.

Given the above, it is recommended that the existing wastewater management systems servicing the existing structures continue to do so.

If any part of the existing wastewater system is found to be located outside the respective lot boundaries, it must be relocated within the proposed lot limits.

## 5.1 DESIGN PARAMETERS

The following table is intended to be a concise summary of the design parameters, which must be read in conjunction with the relevant report sections as referenced herein.

As no development proposals are available at this stage for the eventual residential development within S3 Lot 1, our recommendations have been based on a moderate size dwelling containing 4 bedrooms.

The subsoils encountered on-site are appropriate for primary treatment systems and secondary treatment systems. As such, indicative wastewater designs for both scenarios are provided below.

Alternative designs to the below are also acceptable subject to detailed design.

### 5.1.1 Summary of Preliminary Design Parameters for a Primary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Primary (<BOD5 30 mg/L, TSS 45 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (AS/NZS 1547:2012):	Category 3 –SAND
Estimate House Occupancy:	6 Persons
Land Disposal Method:	Conventional Trenches
Loading Rate:	20mm/day
Typical Wastewater Design Flow Per Person	180L/pp/pd (Estimated – introduction of water conservation devices may enable lower design flows)
Estimated Total Daily Wastewater Production per Lot:	1,080L
Loading Method:	Dosed loading by pump or syphon
Emergency Storage Capacity:	Total holding capacity = ~4,500L Required storage time = 48 hours
Overall Bed Length Required where; L = Q / (DLR x W) L = length in m Q = design daily flow rate in L/day DLR = daily loading rate in mm/day W = width in m	$L = 1080 / (20 \times 0.5) = 108\text{m}$

Recommended Field Setup:	6 x 18mL x 0.5mW with 1m spacings, See appended Site Plan (137140-C001)
Primary Disposal Area:	Basal = 54m <sup>2</sup> Total Covered Area = 144m <sup>2</sup> (including spacings)
Reserve Disposal Area:	Basal = 54m <sup>2</sup> (100%) Total Covered Area = 144m <sup>2</sup> (including spacings)
Buffer Zone:	Not Required
Cut-off Drain:	Not Required

### 5.1.2 Summary of Preliminary Design Parameters for a PCDI Secondary Treatment System

Development Type:	Residential Dwellings
Effluent Treatment Level:	Secondary (<BOD5 20 mg/L, TSS 30 mg/L)
Fill Encountered in Disposal Areas:	No
Water Source:	Rainwater Collection Tanks
Site Soil Category (AS/NZS 1547:2012):	Category 3 – Silty SAND
Estimate House Occupancy:	6 Persons
Loading Rate:	PCDI System – 4mm/day (AS/NZS 1547:2012)
Estimated Total Daily Wastewater Production per Lot:	1,080L
Typical Wastewater Design Flow Per Person:	180L/pp/pd (Estimated – introduction of water conservation devices may enable lower design flows)
Application Method:	Surface Laid PCDI Lines
Loading Method:	Dosed
Minimum Tank size:	>1,080L
Emergency Storage:	24 hours
Estimated Min. Disposal Area Requirement:	270m <sup>2</sup>
Required Min. Reserve Area:	30%

<b>Buffer Zone:</b>	Not required
<b>Cut-off Drain:</b>	Not required

### 5.2 REQUIRED SETBACK DISTANCES

The disposal and reserve areas must be situated outside the relevant exclusion areas and setbacks described within Table 9 of the PRPN: Exclusion areas and setback distances for on-site domestic wastewater systems:

Feature	Primary treated domestic type wastewater	Secondary and tertiary treated domestic type wastewater	Greywater
<i>Exclusion areas</i>			
Floodplain	5 percent annual exceedance probability	5 percent annual exceedance probability	5 percent annual exceedance probability
<i>Horizontal setback distances</i>			
Identified <b>stormwater</b> flow path (including a formed road with kerb and channel, and water-table drain) that is down-slope of the disposal area	5 metres	5 metres	5 metres
River, lake, stream, pond, <b>dam</b> or <b>natural wetland</b>	20 metres	15 metres	15 metres
Coastal marine area	20 metres	15 metres	15 metres
Existing water supply <b>bore</b>	20 metres	20 metres	20 metres
<b>Property</b> boundary	1.5 metres	1.5 metres	1.5 metres
<i>Vertical setback distances</i>			
Winter groundwater table	1.2 metres	0.6 metres	0.6 metres

Figure 4: Table 9 of the PRPN (Proposed Regional Plan for Northland).

### 5.3 NORTHLAND REGIONAL PLAN ASSESSMENT

Any existing wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.1 of the Proposed Regional Plan for Northland:

<b>C.6.1.1 Existing on-site domestic type wastewater discharge – permitted activity</b>	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
<b>#</b>	<b>Rule</b>
1	the discharge volume does not exceed:

	a) three cubic metres per day, averaged over the month of greatest discharge, and
	b) six cubic metres per day over any 24-hour period, and
	the following reserve disposal areas are available at all times:
2	a) one hundred percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) thirty percent of the existing effluent disposal area where the wastewater has received at least secondary treatment, and
3	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
4	wastewater irrigation lines are at all times either installed at least 50 millimetres beneath the surface of the disposal area or are covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and
5	the discharge does not contaminate any groundwater supply or surface water, and
6	there is no surface runoff or ponding of wastewater, and
7	there is no offensive or objectionable odour beyond the property boundary.

Any future wastewater disposal system should meet the compliance points below, stipulated within Section C.6.1.3 of the Proposed Regional Plan for Northland:

<b>C.6.1.3 Other on-site treated domestic wastewater discharge– permitted activity</b>	
The discharge of domestic type wastewater into or onto land from an on-site system and the associated discharge of odour into air from the on-site system are permitted activities, provided:	
#	Rule
1	The on-site system is designed and constructed in accordance with the Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012), and
2	The volume of wastewater discharged does not exceed two cubic metres per day, and
3	The discharge is not via a spray irrigation system or deep soakage system, and
4	The slope of the disposal area is not greater than 25 degrees, and
5	The wastewater has received secondary or tertiary treatment and is discharged via a trench or bed in soil categories 3 to 5 that is designed in accordance with Appendix L of Australian/New Zealand Standard. On-site Domestic Wastewater Management (AS/NZS 1547:2012); or is via an irrigation line system that is:
	a) dose loaded, and
	b) covered by a minimum of 50 millimetres of topsoil, mulch, or bark, and

	For the discharge of wastewater onto the surface of slopes greater than 10 degrees:
	a) the wastewater, excluding greywater, has received at least secondary treatment, and
	b) the irrigation lines are firmly attached to the disposal area, and
6	c) where there is an up-slope catchment that generates stormwater runoff, a diversion system is installed and maintained to divert surface water runoff from the up-slope catchment away from the disposal area, and
	d) a minimum 10 metre buffer area down-slope of the lowest irrigation line is included as part of the disposal area, and
	e) the disposal area is located within existing established vegetation that has at least 80 percent canopy cover, or
	f) the irrigation lines are covered by a minimum of 100 millimetres of topsoil, mulch, or bark, and
7	the disposal area and reserve disposal area are situated outside the relevant exclusion areas and setbacks in Table 9: Exclusion areas and setback distances for on-site domestic wastewater systems, and
8	for septic tank treatment systems, a filter that retains solids greater than 3.5 millimetres in size is fitted on the outlet, and
	the following reserve disposal areas are available at all times:
9	a) 100 percent of the existing effluent disposal area where the wastewater has received primary treatment or is only comprised of greywater, or
	b) 30 percent of the existing effluent disposal area where the wastewater has received secondary treatment or tertiary treatment, and
10	the on-site system is maintained so that it operates effectively at all times and maintenance is undertaken in accordance with the manufacturer's specifications, and
11	the discharge does not contaminate any groundwater water supply or surface water, and
12	there is no surface runoff or ponding of wastewater, and
13	there is no offensive or objectionable odour beyond the property boundary.

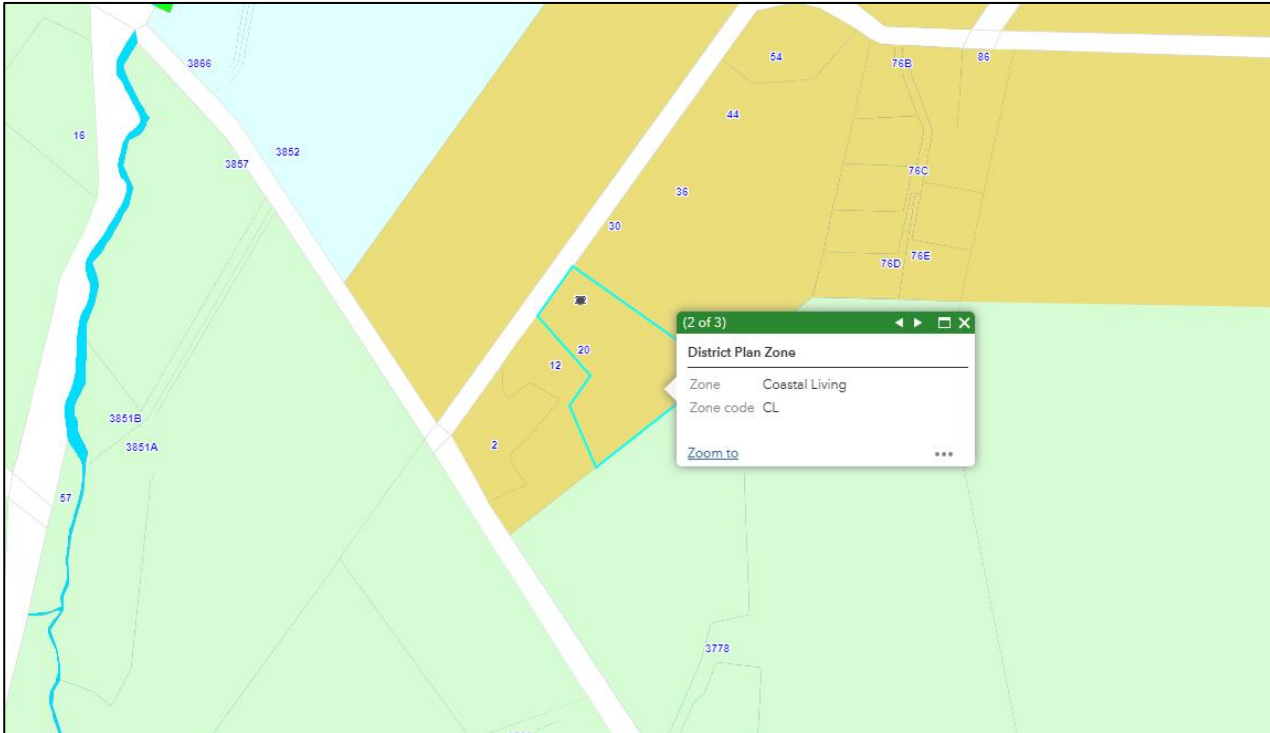
We envision that there will be no issue meeting the Permitted Activity Status requirements as outlined above.

## 6 STORMWATER MANAGEMENT

### 6.1 ASSESSMENT CRITERIA

The site lies within the Far North District. The stormwater assessment has been completed in accordance with the recommendations and requirements contained within the Far North District Engineering Standards and the Far North District Council District Plan.

As below, the site resides in a Coastal Living Zone.



*Figure 5: Snip of FNDC Maps Showing Site in Coastal Living Zone.*

The following Stormwater Management Rules Apply:

**Permitted Activity:** 10.7.5.1.6 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area which may be covered by buildings and other impermeable surfaces shall be 10% or 600m<sup>2</sup> whichever is the lesser.

**Restricted Discretionary Activity:** 10.7.5.3.8 STORMWATER MANAGEMENT – The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 1,500m<sup>2</sup>, whichever is the lesser.

To comply with the parameters of the Permitted Activity Rule (10.7.5.1.6), the lots must not exceed an impermeable area of 600m<sup>2</sup> or 10% of the site area. The impermeable coverages for each lot at each stage and the resulting activity status are summarised below:

STAGE 1 (S1)			
Proposed Lot	Total Impermeable Coverage Post-Subdivision (m <sup>2</sup> )	% Site Area Coverage Post-Subdivision	Activity Status
3	180	3.5	Permitted
6	1,793	6.4	Discretionary

STAGE 2 (S2)			
Proposed Lot	Total Impermeable Coverage Post-Subdivision (m <sup>2</sup> )	% Site Area Coverage Post-Subdivision	Activity Status
3	180	3.5	Permitted
4	412	8.0	Permitted
7	1,318	6.0	Restricted Discretionary

STAGE 3 (S3)			
Proposed Lot	Total Impermeable Coverage Post-Subdivision (m <sup>2</sup> )	% Site Area Coverage Post-Subdivision	Activity Status
1*	-	-	-
2	984	11.4	Restricted Discretionary
3	180	3.5	Permitted
4	412	8.0	Permitted
5	475	8.4	Permitted

\* No future development proposals available for assessment.

As a result of the proposed subdivision, the total impermeable area of the existing structures on S1 Proposed Lot 6 will be a Discretionary Activity and the total impermeable area of the existing structures on S2 Proposed Lot 7 and S3 Proposed Lot 2 will be Restricted Discretionary Activities. The remaining proposed lots will fall within the Permitted Activity coverage.

Any future residential development of S3 Proposed Lot 1 is likely to fall within the impermeable area Permitted Activity / Restricted Discretionary Activity range. Any future development of the proposed lots which does not comply with Permitted Activity Rule (10.7.5.1.6) will require a stormwater report including a District Plan Assessment.

The subject site borders the Houhora Harbour which is a coastal environment subject to coastal inundation as per the NRC Natural Hazards map. Due to the subject site's position in the larger catchment, we believe that at best attenuation measures implemented on-site will have little to no beneficial effects, and at worst may worsen local flood hazards by modifying the time of peak flow occurrence to coincide with those of other properties located upstream within the larger catchment.

While the provision of attenuation for the impermeable areas exceeding the Permitted Activity threshold would normally apply for a development exceeding the Permitted Activity threshold, we do not believe that the attenuation of runoff resulting from existing or future proposed impermeable areas on-site is appropriate due to the factors above.

To appropriately mitigate stormwater runoff from the existing and future proposed impermeable areas, we recommend utilising Low Impact Design Methods as a means of stormwater management. Design guidance should be taken from 'The Countryside Living Toolbox' design document, and where necessary, 'Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual' Auckland Regional Council (2003).

Stormwater management recommendations are provided below.



## 6.2 PRIMARY STORMWATER

### 6.2.1 Stormwater Runoff from Roof Areas

Stormwater runoff from the roof of any future buildings must be captured by a gutter system and conveyed to existing or new potable water tanks on the corresponding lot.

Discharge and overflow from the potable water tanks should be directed to a dispersal device unless the discharge is directed to an open channel, where an appropriate riprap outlet is required for erosion control. The dispersal device or discharge point should be positioned on/in stable ground downslope of any buildings and effluent fields, with setback distances as per the relevant standards.

### 6.2.2 Stormwater Runoff from Hardstand Areas

The existing gravel driveway extending from Houhora Heads Road to the existing house on S3 Proposed Lot 2 (to serve S3 Proposed Lots 1, 2 & 5 post-subdivision - see Section 9 below) currently falls away to each side of the driveway, shedding runoff to grassed/vegetated drains feeding into an open channel that drains out to the northern boundary of S3 Proposed Lot 2 and out of the property.

The existing gravel driveway on S3 Proposed Lot 4 sheds runoff to either side of the driveway, allowing the even sheet flow of runoff to lower-lying grassed areas.

It is recommended to shape future proposed hardstand areas to shed runoff to large, vegetated areas and / or to stormwater catchpits for runoff conveyance to the lot's stormwater dispersal device / discharge outlet.

Long driveways or Right of Ways should be shaped to shed runoff to lower-lying grassed areas, well clear of any structures and effluent disposal trenches / fields. This stormwater runoff should sheet flow and must not be concentrated to avoid scour and erosion. Runoff passed through grassed areas will be naturally filtered of entrained pollutants and will act to mitigate runoff by way of ground recharge and evapotranspiration.

Where even sheet flow is not practicable, concentrated flows must be managed with swales directed to a safe outlet location without causing erosion. These should be sized to manage and provide capacity for secondary flows and mitigate flow velocity where appropriate.

Due to water quality concerns, runoff resulting from hardstand areas should not be allowed to drain to the potable water tanks.

## 6.3 DISTRICT PLAN ASSESSMENT

This section has been prepared to demonstrate the likely effects of the activity on stormwater runoff and the means of mitigating runoff.

In assessing an application under this provision, the Council will exercise discretion to review the following matters below, (a) through (r). In respect of matters (a) through (r), we provide the following comments:

### 13.10.4 – Stormwater Disposal

<i>(a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.</i>	No discharge permits are required. No resource consent issued documents stipulating specific requirements are known for the subject site or are anticipated to exist.
<i>(b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).</i>	The application is deemed compliant with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009

<p><i>(c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.</i></p>	<p>The application is deemed compliant with the Far North District Council Strategic Plan - Drainage</p>
<p><i>(d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.</i></p>	<p>Stormwater management should be provided for the subject lot by utilising Low Impact Design Methods. Guidance for design should be taken from 'The Countryside Living Toolbox' design document, and where necessary, "Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual" Auckland Regional Council (2003). All roof runoff will be collected by rainwater tanks for conveyance to a safe outlet point. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p>
<p><i>(e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.</i></p>	<p>As above. Runoff from any new roof areas will be collected, directed to rainwater tanks and discharged in a controlled manner to a discharge outlet, reducing scour and erosion. Hardstand areas should either be shaped to shed to lower-lying lawn areas as passive mitigation, or to swales for runoff conveyance to a safe outlet location.</p>
<p><i>(f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.</i></p>	<p>Runoff from roof areas is free of litter, chemical spillages, or contaminants from roads. Future proposed hardstand areas are best shaped to shed to large pasture areas via sheet flow to ensure that runoff does not concentrate. Large downslope pasture areas act as bio-filter strips to filter out entrained pollutants.</p>
<p><i>(g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.</i></p>	<p>No alteration to waterways is proposed.</p>
<p><i>(h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.</i></p>	<p>No applicable.</p>
<p><i>(i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.</i></p>	<p>Not applicable.</p>
<p><i>(j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.</i></p>	<p>Not applicable.</p>

<i>(k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.</i>	No change to the site's existing drainage characteristics are proposed as part of the subdivision. For any future development, outlet locations are to be determined during detailed design and are to be located such that there are no adverse effects on adjacent properties.
<i>(l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.</i>	Not applicable.
<i>(m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.</i>	Not applicable.
<i>(n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.</i>	Not applicable.
<i>(o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.</i>	Not applicable.
<i>(p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.</i>	Not applicable.
<i>(q) The need for and extent of any financial contributions to achieve the above matters.</i>	Not applicable.
<i>(r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.</i>	Not applicable.

As the post-subdivision impermeable coverages on S2 Proposed Lot 7 and S3 Proposed Lot 2 will be Restricted Discretionary Activities, the Council will exercise its discretion to review the following matters below, (a) through (l) of the FNDC District Plan Cl 10.7.5.3.8.

In respect of matters (a) through (l), we provide the following comments:

<i>(a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</i>	Impermeable surface intensification will result from any future development across the proposed subdivision. Through the implementation of Low impact design principles the adverse effects of runoff can be mitigated to levels similar/equivalent to permitted activity levels. Potable tank discharge and hardstand cesspits are to
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	drain to dispersal devices, which will release runoff to lower-lying grassed/vegetated areas for passive mitigation via filtration and evapotranspiration.
<i>(b) the extent to which Low Impact Design principles have been used to reduce site impermeability;</i>	Potable tank discharge and hardstand cesspits are to drain to dispersal devices, which will release runoff to lower-lying grassed/vegetated areas for passive mitigation via filtration and evapotranspiration.
<i>(c) any cumulative effects on total catchment impermeability;</i>	Impermeable surface intensification will result from any future development across the proposed subdivision.
<i>(d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;</i>	<p>Runoff from the existing/future roof and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes, mitigating the potential for runoff to pass over / saturate the surrounding soils.</p> <p>Specific consideration of works that may impact local surface water drainage patterns will be given at detailed design. Adequate drainage infrastructure is available to the proposed sites to maintain controlled and safe discharge that will mimic the natural drainage patterns of the site.</p>
<i>(e) the physical qualities of the soil type;</i>	OIS5+ (Early Pleistocene to Middle Pleistocene) Dune Deposits. Good drainage.
<i>(f) Any adverse effects on the life supporting capacity of the soils;</i>	Runoff from the proposed roof and hardstand areas is to be collected and directed to stormwater management devices via sealed pipes, mitigating the potential for contamination of surrounding soils and harm to life.
<i>(g) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;</i>	As shown in the appended Site Plan C003, the proposed lots are large enough to simultaneously accommodate for on-site stormwater and effluent disposal (i.e set backs between water sources and effluent disposal comply with Table 9 of the PRPN).
<i>(h) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;</i>	The accessways provide vehicle access to the proposed lots. We do not deem existing metalled surface areas or the accessway alignment through proposed Easements D, E & F to be excessive for the site.
<i>i) the extent to which land scaping and vegetation may reduce adverse effects of runoff;</i>	Any future plantings implemented by the owner will aid in the treatment and velocity reduction of runoff. No specific planting regime is recommended as part of the stormwater management system described herein.

<i>(j) Any recognised standards promulgated by industry groups;</i>	N/A
<i>(k) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.</i>	Through the implementation of Low impact design principles the adverse effects of runoff can be mitigated to levels similar/equivalent to permitted activity levels. Potable tank discharge and hardstand cesspits are to drain to dispersal devices, which will release runoff to lower-lying grassed/vegetated areas for passive mitigation via filtration and evapotranspiration.
<i>(l) The extent to which the proposal has considered and provided for climate change;</i>	N/A – to be considered at detailed design.

As the post-subdivision impermeable coverage on S1 Proposed Lot 6 will be a Discretionary Activity, the Council will exercise its discretion to review the following matters below, (a) through (m) of FNDCDP Section 11.3.

In respect of matters (a) through (l) we provide the same commentary as above in the assessment of CI 10.7.5.3.8, in addition to the following comments pertaining to Section 11.3 (m):

<i>(m) the extent to which stormwater detention ponds and other engineering solutions are used to mitigate any adverse effects.</i>	<p>Attenuation systems have been considered and deemed unsuitable for the proposed subdivision due to the site’s proximity to the marine environment. Through the implementation of Low impact design principles the adverse effects of runoff can be mitigated to levels similar/equivalent to permitted activity levels.</p> <p>Potable tank discharge and hardstand cesspits are to drain to dispersal devices, which will release runoff to lower-lying grassed/vegetated areas for passive mitigation via filtration and evapotranspiration.</p>
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## **7 POTABLE WATER SUPPLY**

It is our understanding that the existing habitable structures on the parent lot are currently supplied with potable water via the existing rainwater tanks on-site.

For future development at the proposed lots, potable rainwater tanks should be provided in accordance with the Countryside Living Toolbox requirements. It is recommended to provide at least 2 x 25,000L tanks for potable water usage. The type of tank and volume is for the client to confirm.

## **8 FIREFIGHTING WATER**

As the proposed lots are not within a 90m distance of an open utilisable water body and all existing/future dwellings are anticipated to be serviced by non-reticulated water supply, The New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZPAS 4509:2008) states that buildings require a minimum on-site firefighting water supply of 45m<sup>3</sup>.

The firefighting source should be provided for by on-site water tanks, installed/positioned in compliance with Appendix B of SNZPAS4509. The firefighting supply tank(s) must be installed separately to any potable rainwater tanks and must remain full. These tanks must be accessible to fire trucks in the scenario of a fire emergency.

The above requirement can be waived or adjusted if a different agreement is specifically made with the New Zealand Fire Service for the subject site or subdivision.

## 9 ACCESS AND VEHICLE CROSSING

### 9.1 GENERAL

The existing house and car shed on S3 Proposed Lot 4 is currently accessed via a sealed vehicle crossing with a 300mm $\varnothing$  round concrete culvert off the southern side of Houhora Heads Road and a ~2.5m wide gravel driveway extending into the property along the north-eastern boundary.

The existing structures on S3 Proposed Lots 2 & 5 are currently accessed via a sealed crossing with a 300mm $\varnothing$  round concrete culvert off the southern side of Houhora Heads Road and a ~2.7m wide gravel driveway extending from the crossing to the structures.

The existing house on S3 Proposed Lot 3 is currently accessed via a sealed vehicle crossing on the southern side of Houhora Heads Road with a 3.5m gate on the property boundary. Metal surfacing is sparsely located just inside the property but no formal accessway is formed.

It is proposed that the existing crossings and access serving the structures on S3 Proposed Lots 3 & 4 continue to serve these lots, and that during Stage 3 a right of way is formed along the existing accessway from the middle crossing to serve S3 Proposed Lots 1, 2 & 5. As per the supplied scheme plan, easements D, E & F will be created along the ROW during Stage 3.

No changes to the existing access layout and usage are proposed during Stages 1 & 2 of the subdivision.

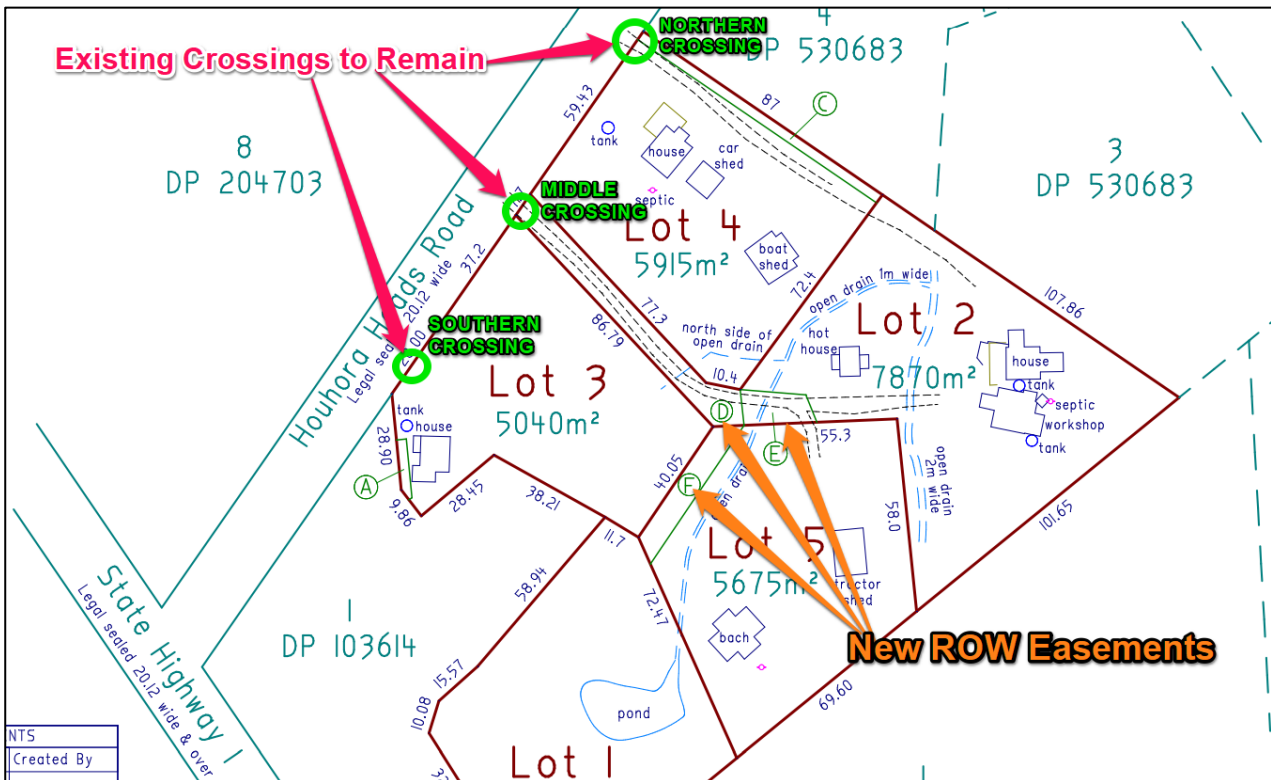


Figure 6: Snip & markup of supplied scheme plan showing existing vehicle crossings and new ROW easements to be created.

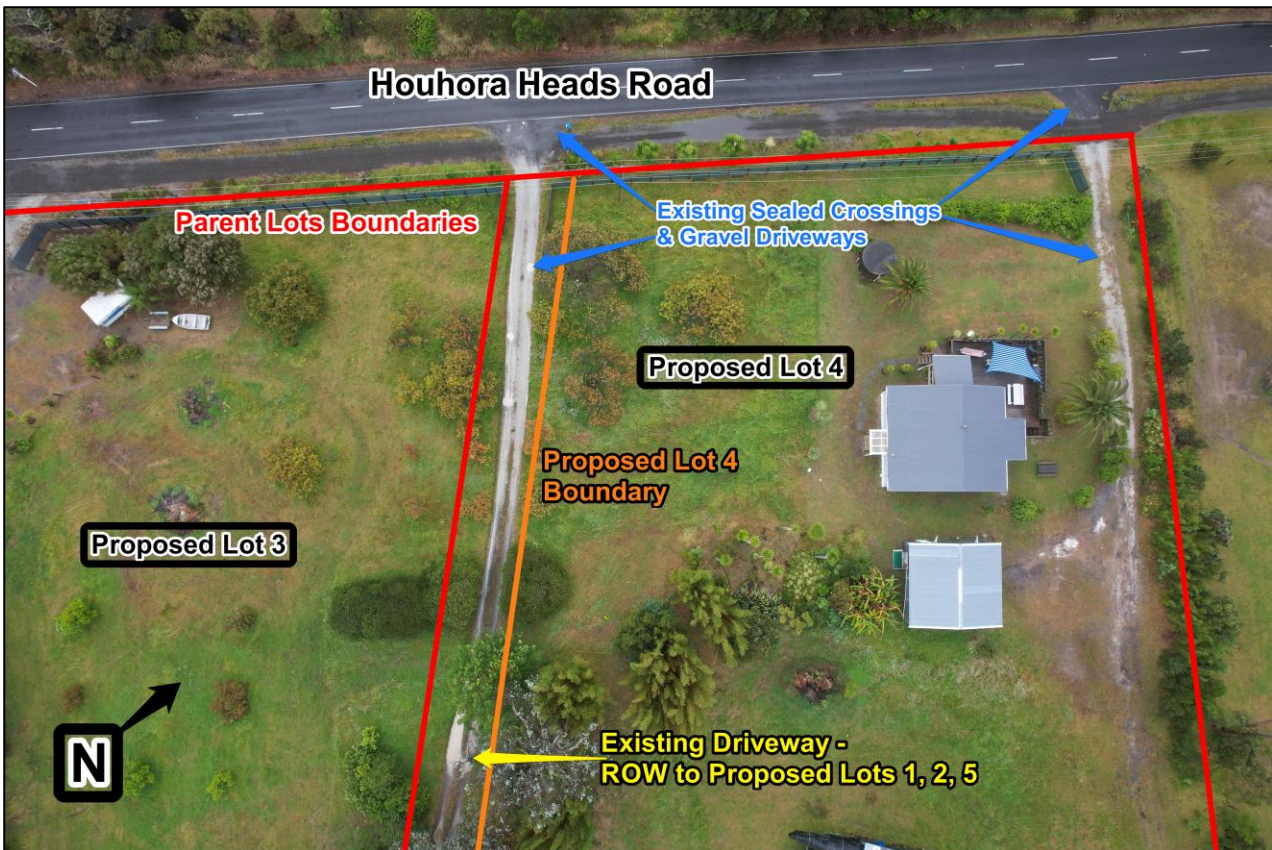


Figure 7: Drone Aerial Photo 15.11.2024 - Markup showing existing crossings and access serving structures on S3 Proposed Lots 2, 4 & 5.



Figure 8: Drone Aerial Photo 15.11.2024 - Markup showing existing crossing and gate serving house on S3 Proposed Lot 3.

## 9.2 VEHICLE CROSSINGS

All three existing vehicle crossings consist of a sealed surface extending from the Houhora Heads Road carriageway towards the property, from which the crossing is metalled. The information supplied to us by the client states that the northern and southernmost crossings were required to be upgraded to comply with the FNDC/S/06A standards as part of a 2003 subdivision (RC2040260). A metalled walkway runs along the southern Houhora Heads Road berm, intersecting the crossings approximately 3m from the edge of the road.

The northern and middle crossings have existing 300mmØ concrete culverts per the minimum standard requirements, while the southern crossing is located near a local high point on Houhora Heads Road with a negligible runoff catchment and does not cross over a swale drain. The existing crossing dimensions have been provided to us by Northland Planning and are summarised below.

Given the above, the existing vehicle crossings are shown to be partially in compliance with the Far North District Council Engineering Standards (2009) Sheet FNDC / S / 6B. The minimum dimensions requirements and existing crossing dimensions (provided to us by Northland Planning on 04.12.2024) are summarised in the table below.

Crossing	Existing Length of Seal from Road Edge (m)	Minimum Length of Seal from Road Edge per Standards (m)	Existing Gate Offset from Road Edge (m)	Minimum Gate Offset from Road Edge (m)
Northern	3.2	5	13.7	10
Middle	3.2	5	11.6	10
Southern	3.5	5	10.9	10

As the metalled footpath constructed within the road reserve by FNDC is less than 5m clear of the road edge and the crossings have previously been approved as being in compliance with FNDC / S / 6, we would consider the existing length of seal from the road edge for all existing crossings as listed above to be adequate for continued use, despite technical non-compliance.



*Figure 9: Site Photo 15.11.2024 – View of existing northern crossing from Proposed Lot 4’s northwestern boundary, facing northwest.*





*Figure 10: Site Photo 15.11.2024 – View of existing middle crossing from the northern side of the crossing, facing southwest, showing some stripping damage/wear of the crossing seal.*



*Figure 11: Site Photo 15.11.2024 – View of existing southern crossing from Houhora Heads Road, facing northeast.*

### 9.3 SIGHT DISTANCES

Houhora Heads Road has a general operating speed of 100km/hr (NZTA National Speeds Limits Register). The Far North District Council Engineering Standards (2009) – Sheet FNDC / S / 6 notes that the minimum required sight distance is 170m.

The available Stopping Sight Distance (SSD) can be calculated in further detail based on the guidelines within Austroads Part 3 – Geometric Design. This standard gives the following equation for Stopping Sight Distance (SSD):

$$SSD = \frac{R_T V}{3.6} + \frac{V^2}{254(d + 0.01a)}$$

SSD calculated per the equation above is also given in Table 5.5 of Austroads Part 3 for given design speeds.

#### 9.3.1 Southern Vehicle Crossing

The existing southern vehicle crossing access point has a view of the Houhora Heads Road – SH1 intersection approximately 115m to the southwest (Figure 12) and more than 170m sight distance along Houhora Heads Road to the northeast (Figure 13).

While the view of the Houhora Heads Road northbound lane is technically not compliant with the minimum requirement of 170m given in the 2009 standard,

The following conservative parameters can be applied to the SSD equation given the road conditions in proximity to the subject site:

Reaction Time	$R_T = 2.5s$	<i>General minimum value for high speed rural intersections (conservative)</i>
Operating Speed	$V = 30km/h$	<i>Maximum speed for 30m turning radius from Austroads Turning Path Templates</i>
Coefficient of Deceleration	$d = 0.36$	<i>“Most urban and rural road types”</i>
Longitudinal Grade	$a = 2\%$	<i>Obtained from LINZ topographic data</i>

Given the above parameters, the SSD for approaching vehicles in the Houhora Heads northbound lane to the southern crossing will be 31m. This is well below the available sight distance from the intersection to the southern crossing; therefore, we conclude that the southern crossing will have adequate sight distance in both directions.



*Figure 12: View of existing southern access point on Houhora Heads Road facing southwest, approximately 115m sight distance to Houhora Heads – SH1 intersection.*



*Figure 13: View of existing southern access point on Houhora Heads Road facing northeast, >170m sight distance available along southbound lane.*

### 9.3.2 Middle & Northern Vehicle Crossings

The middle and northern crossings also have more than adequate sight distance along the southbound lane of Houhora Heads Road. Due to a local high point in the Houhora Heads Road carriageway, located near the southern crossing, the view of the roadway from this point towards the Houhora Heads Road – SH1 intersection is partially obstructed.

Based on the available LINZ Northland 1.0m LiDAR DEM (2018-2020) elevation data, assuming a 1.1m driver eye height at the middle and northern vehicle crossings and assuming a 1.25m top-of-car height for approaching vehicles, the available sight distances along the northbound lane of Houhora Heads Road for the middle and northern crossings are estimated as 87m and 138m respectively. See the appended Access Plan C400 for clarification.

The sight distances of the middle and northern crossings are not compliant with the minimum requirement of 170m given in the 2009 standard. Again, the available Stopping Sight Distance for vehicles approaching from the northbound lane can be calculated in further detail based on the guidelines within Austroads Part 3 – Geometric Design.

Austroads Part 3 Geometric Design Section 3.6.3 - Car Acceleration on Straights Graph Figure 3.6 states “Generally, use an increase of 1km/h per 5m of travel when accelerating from speeds less than 70km/h and up to about 80km/h”.

Given that the distance from the intersection to the edge of the available sight distance from the crossings is 45m (measured in CAD) and a safety factor of 3 is applied to the 1km/h per 5m travel assumption, an operating speed of 57km/h can be assumed at the edge of the sight distance. Incorporating the previously mentioned parameters and the adjusted operating speed, an SSD of 74m from the edge of the sight distance results. This is well below the available sight distance from the intersection to the middle and northern crossings; therefore, we conclude that the middle and northern crossings will have adequate sight distance in both directions.

Additionally, it should be noted that the southern and northern vehicle crossings are already in use and the number of Household Equivalents served by these crossings is not expected to change.



*Figure 14: Snip from FNDC GIS maps showing >170m sight distance available along Houhora Heads Road southbound lane from northern crossing.*



*Figure 15: View of existing northern access point on Houhora Heads Road facing southwest, estimated 87m sight distance available due to local high-point obstruction.*



*Figure 16: View of existing northern access point on Houhora Heads Road facing southwest, estimated 138m sight distance available due to local high-point obstruction.*

#### 9.4 VEHICLE ACCESS

Post-subdivision in Stage 3, the ROW within Easement D will serve 3 Household Equivalents (H.E), the ROW within Easement E will serve 2 HE and the ROW within Easement F will serve 1 H.E.

Per the operative district plan requirements shown in Figure 17 below, the minimum ROW legal and carriageway widths for the Coastal Living Zone are:

- 3m for 1 HE.
- 5m and 3m respectively for 2 H.E
- 7.5 and 3m with passing bays respectively for 3-4 HE.

The existing accessways from the southern and northern crossings serving the existing dwellings in S3 Proposed Lots 3 & 4 will continue to serve only 1 Household Equivalent post-subdivision. Therefore, these accessways should be formed to 3.0m wide. The existing metalled surfaces should be widened where necessary to meet this requirement.

The Far North District Plan Section 15.1.6C.1.5 notes that “All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle” and “Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.”.

The existing accessway from the middle crossing should be confirmed as adequate or upgraded/formed to meet the above specifications in accordance with the Far North District Council Engineering Standards (2009).

As shown in the appended Stage 3 Site Plan C003, the total length of the ROW from the middle crossing to the end of Easement E is approximately 110m. Passing bays are typically required at a maximum spacing of 100m in rural areas. The ROW turn-off from Easement D to Easement F will be able to function as a passing bay at approximately 90m from the property entrance; therefore, the implementation of additional passing bays along the accessway should not be necessary.

**APPENDIX 3B-1: STANDARDS FOR PRIVATE ACCESS**

(Reference: *Part 3 District Wide Provisions, Section 15.1 Traffic, Parking and Access and Zone Maps*)

Zone	No. of H.E.s	Legal Width	Carriageway Width	Maximum Gradient		Kerb	Foot-path	Storm-water Drain <sup>1</sup>
				Unsealed	Sealed			
Residential	1	-	3.0	1:6	1:4	-	-	Yes
Coastal Residential	2	5.0	3.0	-	1:4	-	-	Yes
Russell Township	3 - 4	7.5	3.0 with passing bays	-	1:4	-	-	Yes
Point Veronica	5 - 8	7.5	5.0	-	1:4	Yes	-	Yes
Commercial	1	-	3.0	1:8	1:5	-	-	Yes
Industrial	2 - 4	8.0	6.0	-	1:5	-	-	Yes
Orongo Bay Special Purpose	>5	8.0	6.0	-	1:5	-	-	Yes
Rural Production	1	-	3.0	1:5	1:4	-	-	Yes
Rural Living								
Waimate North								
Horticultural Processing	2	5	3.0	1:5	1:4	-	-	Yes
Carrington Estate								
General Coastal	3 - 4	7.5	3.0 with passing bays	1:5	1:4	-	-	Yes
Coastal Living								
South Kerikeri Inlet								
Recreational Activities	5 - 8	7.5	5.0	1:5	1:4	-	-	Yes

<sup>1</sup> All private access must have stormwater drainage measures such that adverse effects are not created on adjoining properties or the public road, in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009)

**Note 1:** H.E. = Household Equivalent represented by 10 vehicle movements  
**Note 2:** Refer to *Rules 15.1.6B.1.1(c) and (d)*.  
**Note 3:** Access for more than 8 Household Equivalents shall be by public road and constructed to a standard identified in **Appendix 3B-2**.  
**Note 4:** Access carriageways in urban zones that serve two or more users shall be sealed or concreted, refer *Rule 15.1.6B.1.2(c)*.

Figure 17: FNDC Operative DP Table 3B-1: Standards for Private Accessways

## 10 LIMITATIONS

We anticipate that this report is to be submitted to Council in support of a Resource Consent application.

This report has been commissioned solely for the benefit of our client in relation to the project as described herein, and to the limits of our engagement, with the exception that the local Territorial Authority may rely on it to the extent of its appropriateness, conditions, and limitations, when issuing the subject consent.

No flooding / secondary flow assessment has been included in this report.

Any variations from the development proposals as described herein as forming the basis of our appraisal should be referred back to us for further evaluation. Copyright of Intellectual Property remains with Wilton Joubert Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants, or agents, in respect of any other civil aspects of this site, nor for its use by any other person or entity, and any other person or entity who relies upon any information contained herein does so entirely at their own risk. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.

Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary and does not remove the necessity for the normal inspection of site conditions and the design of foundations as would be made under all normal circumstances.

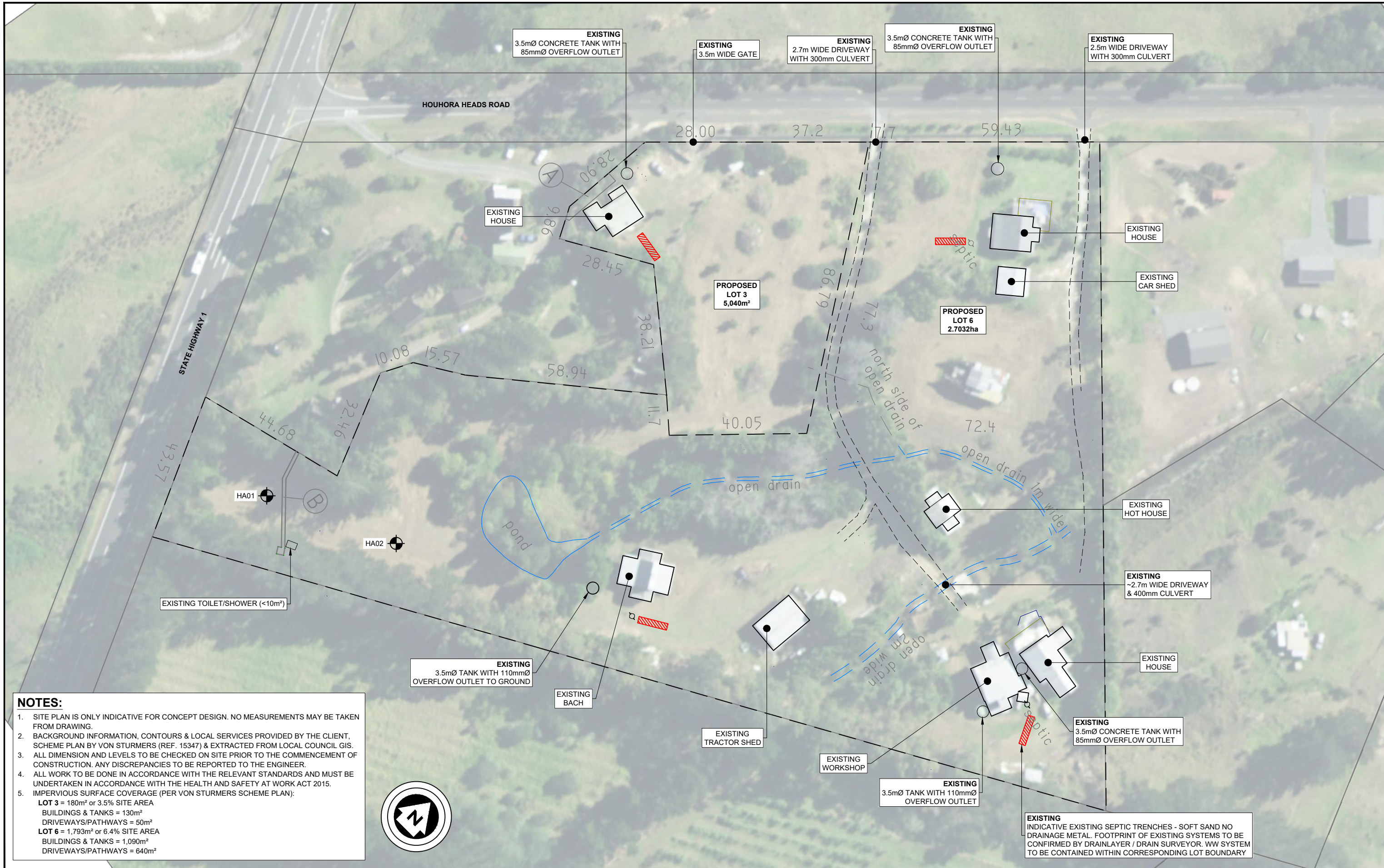
Thank you for the opportunity to provide our service on this project, and if we can be of further assistance, please do not hesitate to contact us.

Yours faithfully,

**WILTON JOUBERT LIMITED**

### Enclosures:

- Stage 1 Site Plan – C001 (1 sheet)
- Stage 2 Site Plan – C002 (1 sheet)
- Stage 3 Site Plan – C003 (1 sheet)
- Access Plan – C400 (1 sheet)
- Hand Auger Borehole Records (2 sheets)



**NOTES:**

- SITE PLAN IS ONLY INDICATIVE FOR CONCEPT DESIGN. NO MEASUREMENTS MAY BE TAKEN FROM DRAWING.
- BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT, SCHEME PLAN BY VON STURMERS (REF. 15347) & EXTRACTED FROM LOCAL COUNCIL GIS.
- ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
- IMPERVIOUS SURFACE COVERAGE (PER VON STURMERS SCHEME PLAN):
  - LOT 3** = 180m<sup>2</sup> or 3.5% SITE AREA
  - BUILDINGS & TANKS = 130m<sup>2</sup>
  - DRIVEWAYS/PATHWAYS = 50m<sup>2</sup>
  - LOT 6** = 1,793m<sup>2</sup> or 6.4% SITE AREA
  - BUILDINGS & TANKS = 1,090m<sup>2</sup>
  - DRIVEWAYS/PATHWAYS = 640m<sup>2</sup>



**WILTON JOUBERT**  
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196  
Christchurch: 021 824 063 Wanaka: 03 443 6209

www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	NOV '24	PM	SITE SUITABILITY REPORT
02	FEB '25	PM	SITE SUITABILITY REPORT

DESIGNED BY:	PM
DRAWN BY:	PM
CHECKED BY:	BGS
SURVEYED BY:	OTHER

**SERVICES NOTE**  
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. WILTON JOUBERT LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

**RESOURCE CONSENT**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

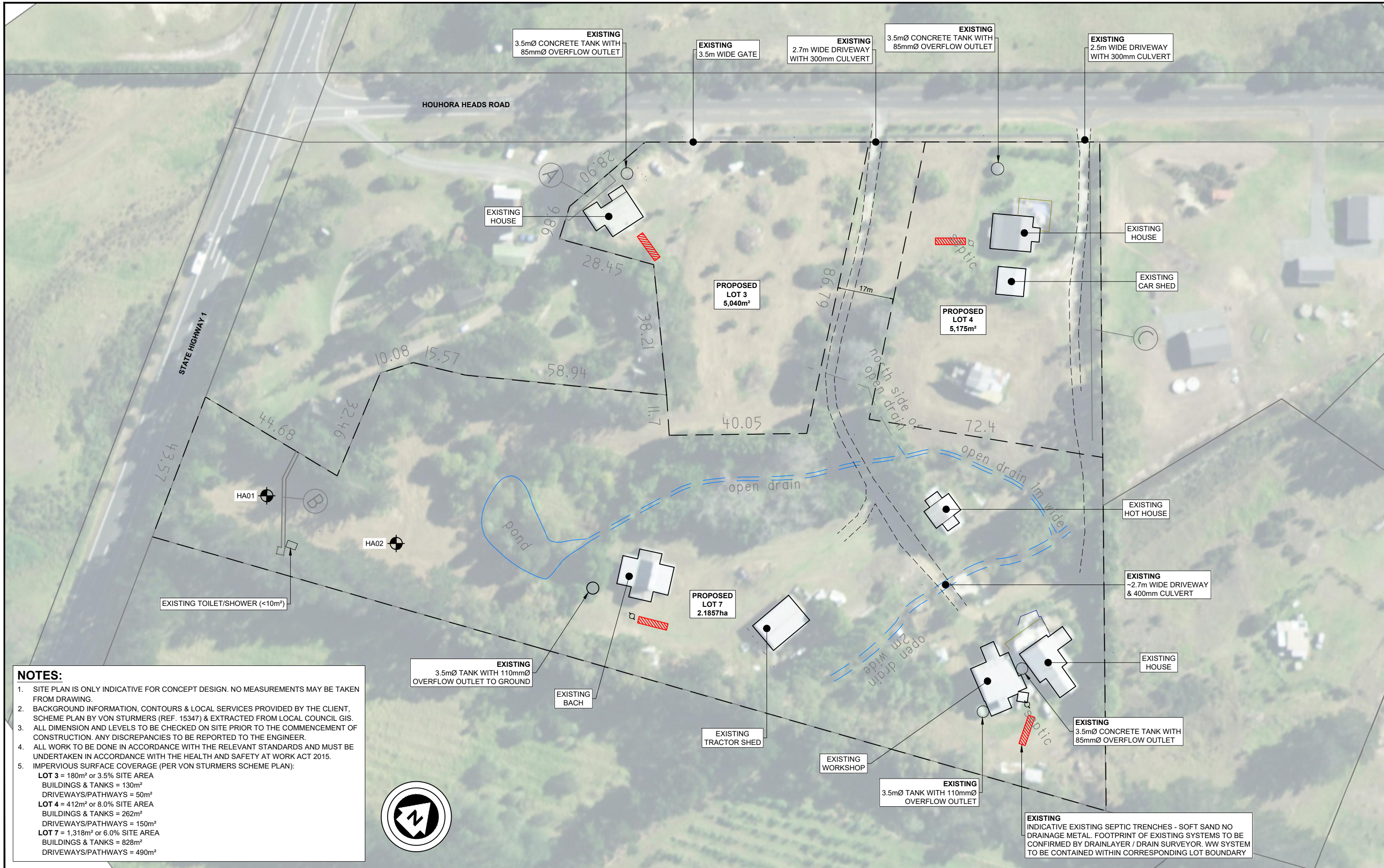
DRAWING TITLE:  
**STAGE 1 SITE PLAN**

PROJECT DESCRIPTION:  
**SITE SUITABILITY REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 328077  
22 HOUHORA HEADS ROAD  
PUKENUI**

ORIGINAL DRAWING SIZE:	A3	OFFICE:	OREWA
DRAWING SCALE:	1:1000	CO-ORDINATE SYSTEM:	NOT COORDINATED
DRAWING NUMBER:	137513-C001	ISSUE:	02
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- ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
- IMPERVIOUS SURFACE COVERAGE (PER VON STURMERS SCHEME PLAN):
  - LOT 3** = 180m<sup>2</sup> or 3.5% SITE AREA  
BUILDINGS & TANKS = 130m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 50m<sup>2</sup>
  - LOT 4** = 412m<sup>2</sup> or 8.0% SITE AREA  
BUILDINGS & TANKS = 262m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 150m<sup>2</sup>
  - LOT 7** = 1,318m<sup>2</sup> or 6.0% SITE AREA  
BUILDINGS & TANKS = 828m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 490m<sup>2</sup>



**WILTON JOUBERT**  
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196  
Christchurch: 021 824 063 Wanaka: 03 443 6209  
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	NOV '24	PM	SITE SUITABILITY REPORT
02	FEB '25	PM	SITE SUITABILITY REPORT

DESIGNED BY: PM

DRAWN BY: PM

CHECKED BY: BGS

SURVEYED BY: OTHER

**SERVICES NOTE**  
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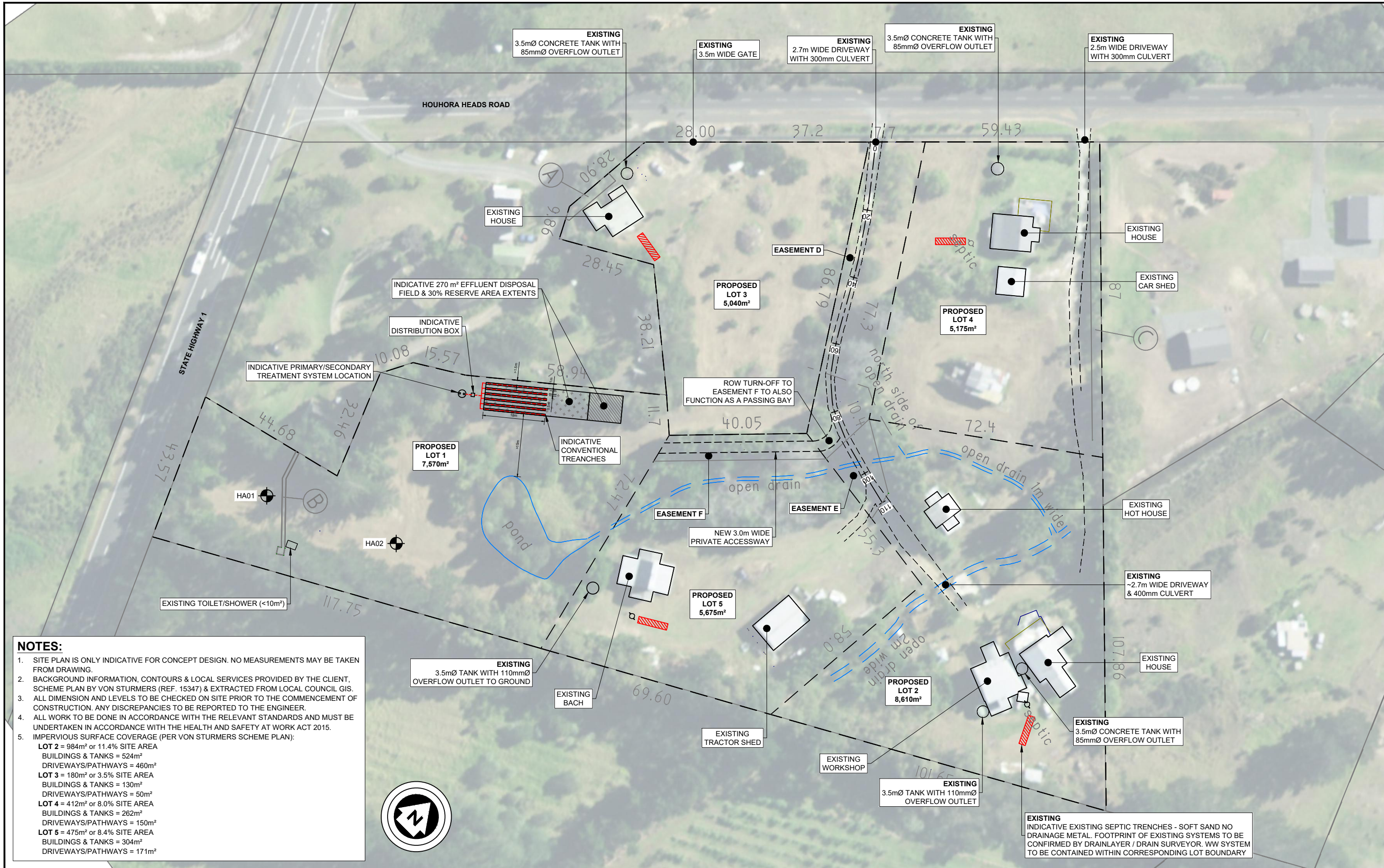
**RESOURCE CONSENT**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**STAGE 2 SITE PLAN**

PROJECT DESCRIPTION:  
**SITE SUITABILITY REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 328077  
22 HOUHORA HEADS ROAD  
PUKENUI**

ORIGINAL DRAWING SIZE: <b>A3</b>	OFFICE: <b>OREWA</b>
DRAWING SCALE: <b>1:1000</b>	CO-ORDINATE SYSTEM: <b>NOT COORDINATED</b>
DRAWING NUMBER: <b>137513-C002</b>	ISSUE: <b>02</b>
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- BACKGROUND INFORMATION, CONTOURS & LOCAL SERVICES PROVIDED BY THE CLIENT, SCHEME PLAN BY VON STURMERS (REF. 15347) & EXTRACTED FROM LOCAL COUNCIL GIS.
- ALL DIMENSION AND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND MUST BE UNDERTAKEN IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 2015.
- IMPERVIOUS SURFACE COVERAGE (PER VON STURMERS SCHEME PLAN):
  - LOT 2 = 984m<sup>2</sup> or 11.4% SITE AREA  
BUILDINGS & TANKS = 524m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 460m<sup>2</sup>
  - LOT 3 = 180m<sup>2</sup> or 3.5% SITE AREA  
BUILDINGS & TANKS = 130m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 50m<sup>2</sup>
  - LOT 4 = 412m<sup>2</sup> or 8.0% SITE AREA  
BUILDINGS & TANKS = 262m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 150m<sup>2</sup>
  - LOT 5 = 475m<sup>2</sup> or 8.4% SITE AREA  
BUILDINGS & TANKS = 304m<sup>2</sup>  
DRIVEWAYS/PATHWAYS = 171m<sup>2</sup>

**WILTON JOUBERT**  
Consulting Engineers

Northland: 09 945 4188 Auckland: 09 527 0196  
Christchurch: 021 824 063 Wanaka: 03 443 6209  
www.wiltonjoubert.co.nz

ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	NOV '24	PM	SITE SUITABILITY REPORT
02	FEB '25	PM	SITE SUITABILITY REPORT

DESIGNED BY: PM  
DRAWN BY: PM  
CHECKED BY: BGS  
SURVEYED BY: OTHER

**SERVICES NOTE**  
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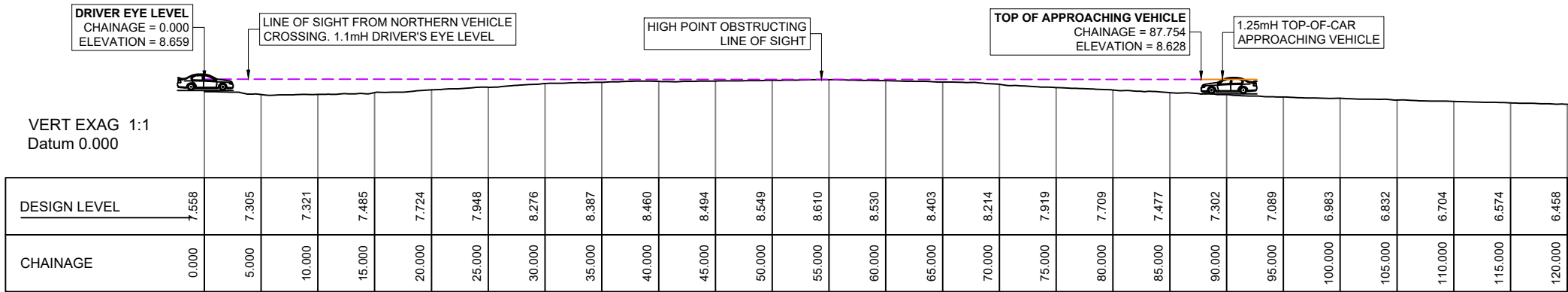
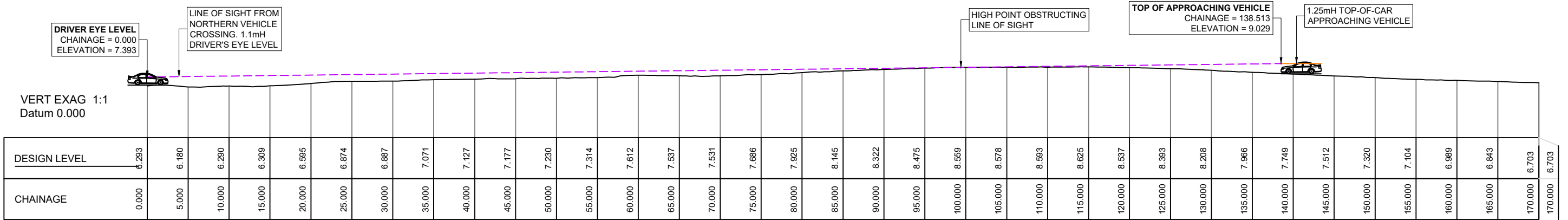
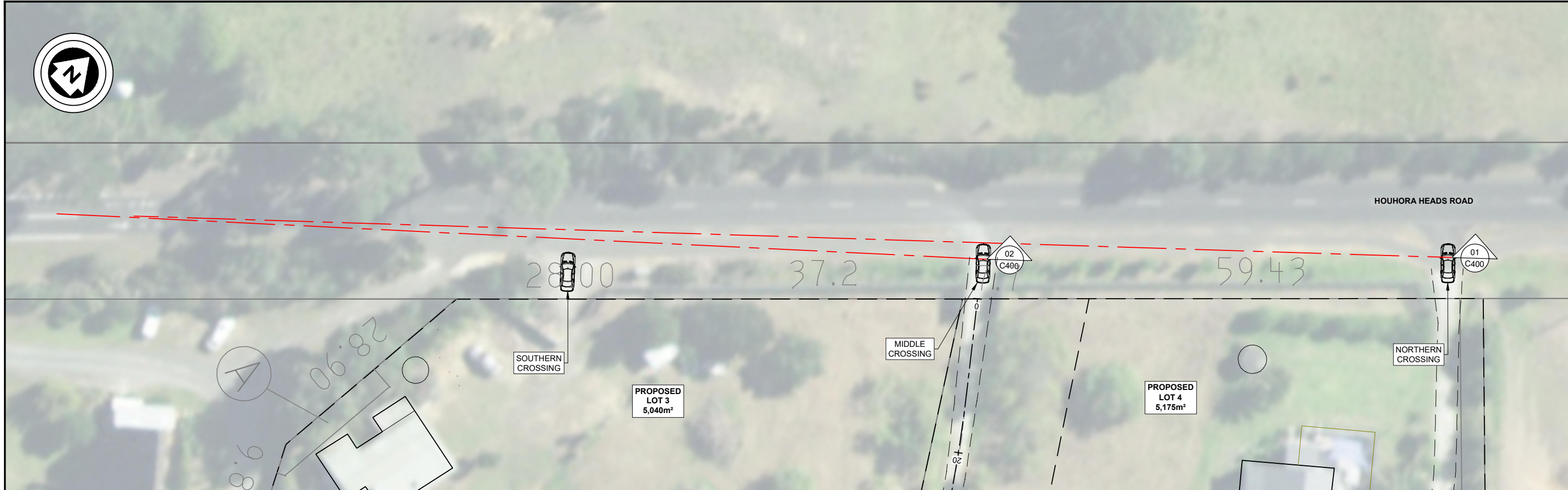
**RESOURCE CONSENT**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE: **STAGE 3 SITE PLAN**

PROJECT DESCRIPTION: **SITE SUITABILITY REPORT**

PROJECT TITLE: **LOTS 1 & 2 DP 328077  
22 HOUHORA HEADS ROAD  
PUKENUI**

ORIGINAL DRAWING SIZE: A3	OFFICE: OREWA
DRAWING SCALE: 1:1000	CO-ORDINATE SYSTEM: NOT COORDINATED
DRAWING NUMBER: 137513-C003	ISSUE: 02
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Auckland: 09 527 0196  
Christchurch: 021 824 063  
Wanaka: 03 443 6209  
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ISSUE / REVISION			
No.	DATE	BY	DESCRIPTION
01	NOV '24	PM	SITE SUITABILITY REPORT
02	FEB '25	PM	SITE SUITABILITY REPORT

DESIGNED BY:	PM
DRAWN BY:	PM
CHECKED BY:	BGS
SURVEYED BY:	OTHER

**SERVICES NOTE**  
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**RESOURCE CONSENT**  
DESIGN / DRAWING SUBJECT TO ENGINEERS APPROVAL

DRAWING TITLE:  
**ACCESS PLAN**

PROJECT DESCRIPTION:  
**SITE SUITABILITY REPORT**

PROJECT TITLE:  
**LOTS 1 & 2 DP 328077  
22 HOUHORA HEADS ROAD  
PUKENUI**

ORIGINAL DRAWING SIZE:	OFFICE:
A3	<b>OREWA</b>
DRAWING SCALE:	CO-ORDINATE SYSTEM:
<b>1:500</b>	NOT COORDINATED
DRAWING NUMBER:	ISSUE:
<b>137513-C400</b>	<b>02</b>
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# HAND AUGER : HA01

JOB NO.: Q2170 SHEET: 1 OF 1

START DATE: 15/11/2024

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL:

ELEVATION: Ground

FACTOR:

DATUM:

CLIENT:

PROJECT: Site Suitability report

SITE LOCATION: Lot 1 & 2 Houhora Heads Road, Houhora

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
	TOPSOIL, dark brown, dry-moist		0.0	Groundwater Not Encountered					
	SAND, fine-medium, yellowish brown, dry, very dense		0.2						
(Early - Middle Pleistocene) dune deposits	EOH: 0.80m - Too dense to auger @ 0.8m		0.4	Groundwater Not Encountered					
			0.6						
			0.8						
			1.0						
			1.2						
			1.4						

**REMARKS**

End of borehole @ 0.80m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM

▼ Standing groundwater level

CHECKED BY: PMS

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295  
 Phone: 09-945 4188  
 Email: jobs@wjl.co.nz  
 Website: www.wiltonjoubert.co.nz

# HAND AUGER : HA02

JOB NO.: Q2170 SHEET: 1 OF 1

START DATE: 15/11/2024

NORTHING:

GRID:

DIAMETER: 50mm

EASTING:

SV DIAL:

ELEVATION: Ground

FACTOR:

DATUM:

CLIENT:  
PROJECT: Site Suitability report

SITE LOCATION: Lot 1 & 2 Houhora Heads Road, Houhora

STRATIGRAPHY	SOIL DESCRIPTION	LEGEND	DEPTH (m)	WATER	SHEAR VANE			DCP - SCALA (Blows / mm)	COMMENTS, SAMPLES, OTHER TESTS
					PEAK STRENGTH (kPa)	REMOULD STRENGTH (kPa)	SENSITIVITY		
	TOPSOIL, Sandy, dark brown, dry- moist		0.0 - 0.1						
(Early - Middle Pleistocene) dune deposits	SAND, fine to medium, copper brown, dry, very dense, weakly to strong cemented clasts throughout		0.1 - 0.5						
	EOH: 0.50m - Too dense to auger @ 0.5m		0.5 - 1.2	Groundwater Not Encountered					
			1.2 - 1.4						

**REMARKS**

End of borehole @ 0.50m (Target Depth: 1.20m)

NZGS Definition of Relative Density for Coarse Grain soils: VL - Very Loose; L - Loose; MD - Medium Dense; D - Dense; VD - Very Dense

LOGGED BY: JEM

▼ Standing groundwater level

CHECKED BY: PMS

▽ GW while drilling



185 Waipapa Road, Kerikeri 0295  
Phone: 09-945 4188  
Email: jobs@wjl.co.nz  
Website: www.wiltonjoubert.co.nz

## Northland Planning Development

---

**From:** Northland Planning Development  
**Sent:** Friday, 6 December 2024 1:46 pm  
**To:** James Robinson; lahn@heritage.org.nz  
**Subject:** Request for comments - proposed subdivision 12, 20 & 22 Houhora Heads Road, Pukenui  
**Attachments:** 15347 Fawkes scheme plan - Houhora Heads Rd 29-11-24.pdf

Kia ora James and Lisa,

We are preparing a resource consent application to subdivide two lots to create three additional allotments (five in total).

Four of the proposed allotments will contain existing built development, with only Proposed Lot 1 being vacant, as can be seen within the attached scheme plan.

The site is not shown to contain any mapped historic sites within the FNDC Maps.

Can you please provide comments on the proposal on behalf of Heritage NZ Pouhere Taonga, which we can include with our resource consent application?

If you require any further information, please do not hesitate to contact our office.

Thanks in advance.

Kind regards,



**Alex Billot**  
Resource Planner

Offices in Kaitaia & Kerikeri  
☎ 09 408 1866  
Northland Planning & Development 2020 Limited

*My office hours are Monday, Thursday & Friday 9am – 2pm*



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	<div style="border: 1px solid black; padding: 2px;">Michael Fawkes</div>
Address of proposed activity:	<div style="border: 1px solid black; padding: 2px;">12 Houhora Heads Road &amp; 20-22 Houhora Heads Road, Houhora</div>
Legal description:	<div style="border: 1px solid black; padding: 2px;">Lot 1 and Lot 2 DP 328077</div>
Description of the proposal (including why you need resource consent):	<div style="border: 1px solid black; padding: 2px;">Proposal to undertake subdivision of Lots 1 &amp; 2 DP328077 across three stages as per the scheme plans attached. All stages are assessed as Discretionary Activities within the Coastal Living Zone. Land use consent is also sought across the three stages under Rules 10.7.5.1.2 Residential Intensity, 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 15.1.6.C.1.1 Private Accessways and 15.1.6C.1.5 Vehicle Crossings. The proposal requires consent under the latter two rules to allow the vehicle crossings and private accessways to remain in the current standard. The proposal requires consent under the first three rules due to the existing development on site. Overall status of the proposal is Discretionary.</div>
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> <li>1. <u>Overall scheme plan</u></li> <li>2. <u>Stage 1 Plan</u></li> <li>3. <u>Stage 2 Plan</u></li> <li>4. <u>Stage 3 Plan</u></li> <li>5. <u>Buildings and Setback Plan</u></li> <li>6. _____</li> </ol> </div>

**Notes to Applicant:**

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

**PART B – To be completed by Parties giving approval**

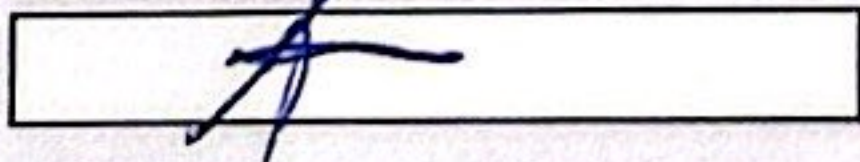
- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
  2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
  3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
  4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
  5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Houhora Chalets Limited	
Address of affected property including legal description	Lot 1 DP 103614 2 State Highway 1, Houhora	
Contact Phone Number/s and email address	Daytime: 0274957002	email: shane@kauriconstruction.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature		Date	9 / 2 / 2025
Signature		Date	
Signature		Date	
Signature		Date	





**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 131 Commerce Street,  
 Kaitiaki  
 Ph: (09) 408 6000  
 Email: kaitia@vsturm.co.nz

**PROPOSED SUBDIVISION OF  
 LOTS 1 & 2 DP 328077**

PREPARED FOR: M FAWKES

Survey	Name	Date
Survey		
Design		
Drawn	SH	OCT 2024
SH	SH	NOV 2024
SH	SH	DEC 2024

ORIGINAL SHEET SIZE  
 SCALE 1:1250  
 A3

Surveyors Ref. No: 15347  
 Series 2 of 4

SCHEDULE OF EXISTING EASEMENTS

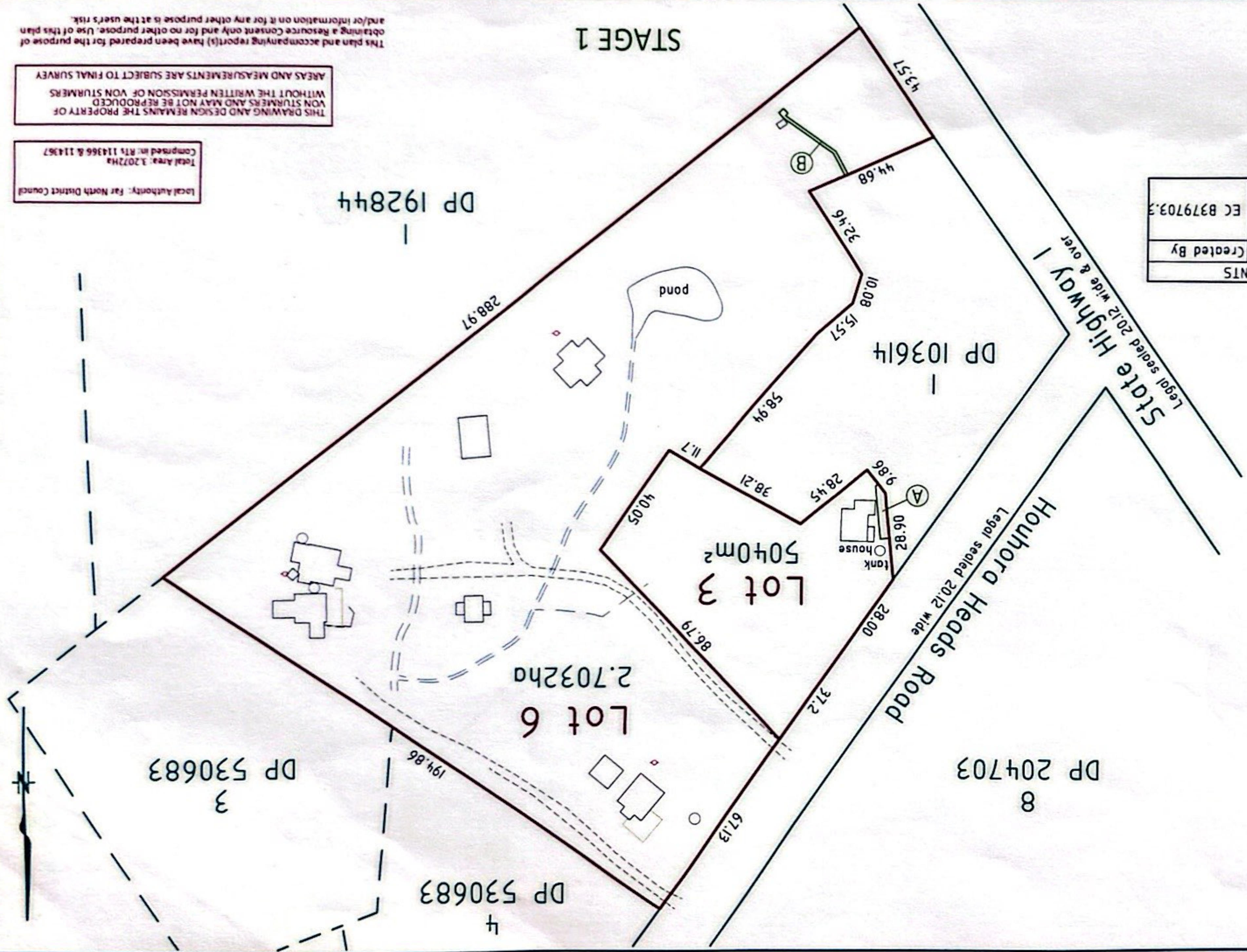
Purpose	Shown Burdened Land Created By
Water supply	A Lot 3 hereon B Lot 6 hereon EC B379703.3
Electricity supply	B Lot 6 hereon

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

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council  
 Total Area: 3.2072ha  
 Composed in: RTs 114366 & 114367

**STAGE 1**



DP 192844

DP 103614

DP 204703

DP 530683

DP 530683

DP 204703  
8

Houhora Heads Road  
Legal sealed 20.12 wide

State Highway 1  
Legal sealed 20.12 wide & over

DP 530683  
4

DP 530683  
3

DP 192844

DP 103614

STAGE 2

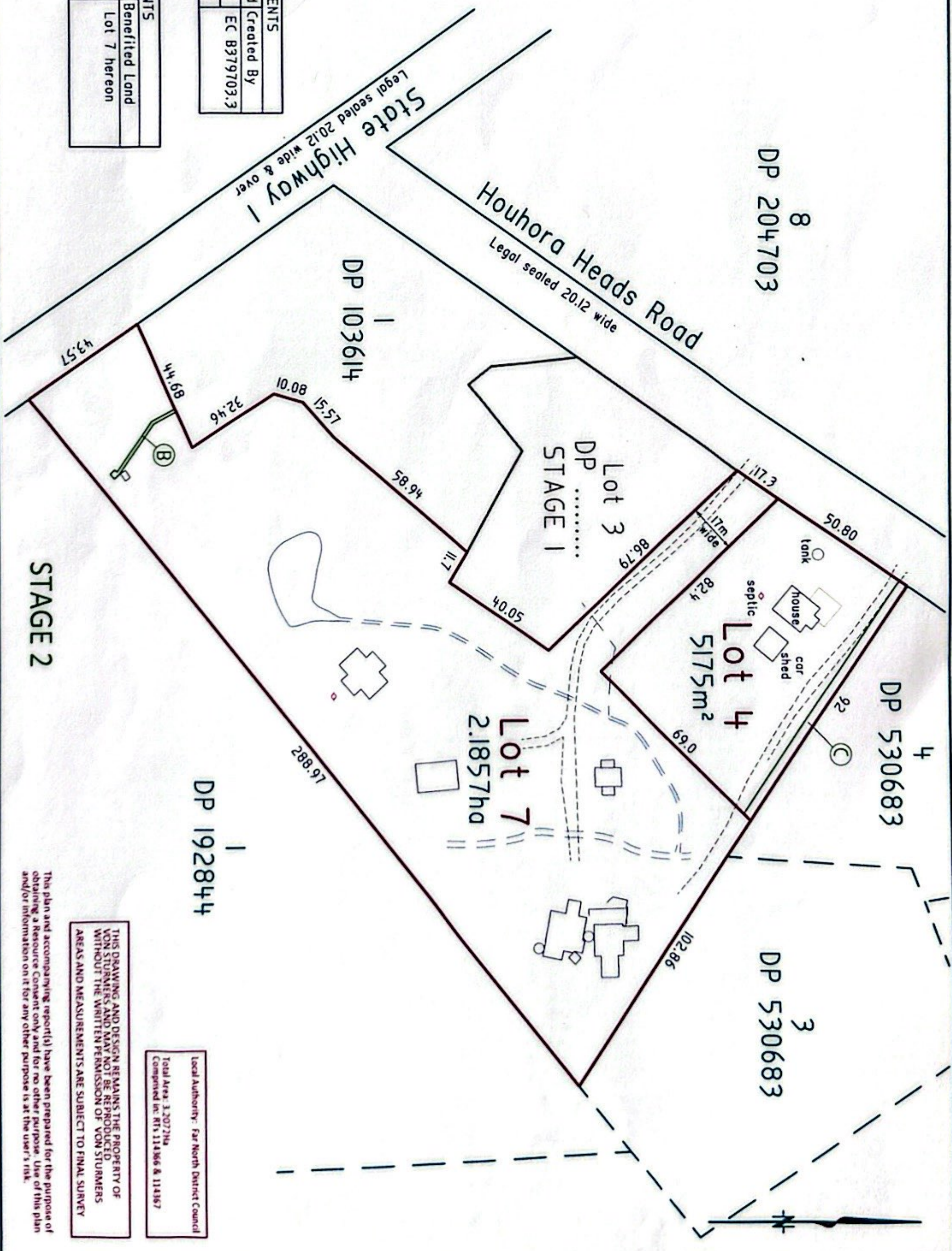
Lot 3  
DP .....  
STAGE 1

Lot 4  
5175m<sup>2</sup>

Lot 7  
2.1857ha

SCHEDULE OF EXISTING EASEMENTS		
Purpose	Shown	Burdened Land Created By
Water supply	B	Lot 7 hereon
Electricity supply	B	Lot 7 hereon


MEMORANDUM OF EASEMENTS		
Purpose	Shown	Burdened Land Benefited Land
Right to convey Electricity	C	Lot 4 hereon Lot 7 hereon



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Local Authority: Far North District Council  
Total Area: 3.2072ha  
Composed in: R1s 114866 & 114867

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**VON STURMERS**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 408 6000  
Email: [info@vsturm.com](mailto:info@vsturm.com)  
131 Commerce Street  
KAITIÁKI

**PROPOSED SUBDIVISION OF LOT 6 DP ..... (STAGE 1)**  
PREPARED FOR: M FAWKES

Survey	Name	Date	ORIGINAL
Design	SH	Oct 2024	SCALE
Drawn	SH	Nov 2024	1:1250
Rev	SH	Nov 2024	SHEET SIZE
Rev	SH	Dec 2024	A3

Supervisors  
Ref: No. 15347  
Series 3 of 4



**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 131 Commerce Street,  
 Katara  
 Ph: (09) 408 6000  
 Email: katar@vst.com.zw

# PROPOSED SUBDIVISION OF LOT 7 DP ..... (STAGE 2)

PREPARED FOR: M FAWKES

Survey	Name	Date
Survey		
Design		
Drawn	SH	Oct 2024
Rev	SH	Nov 2024
Rev	SH	Dec 2024

Scale: 1:1250  
 Original Sheet Size: A3

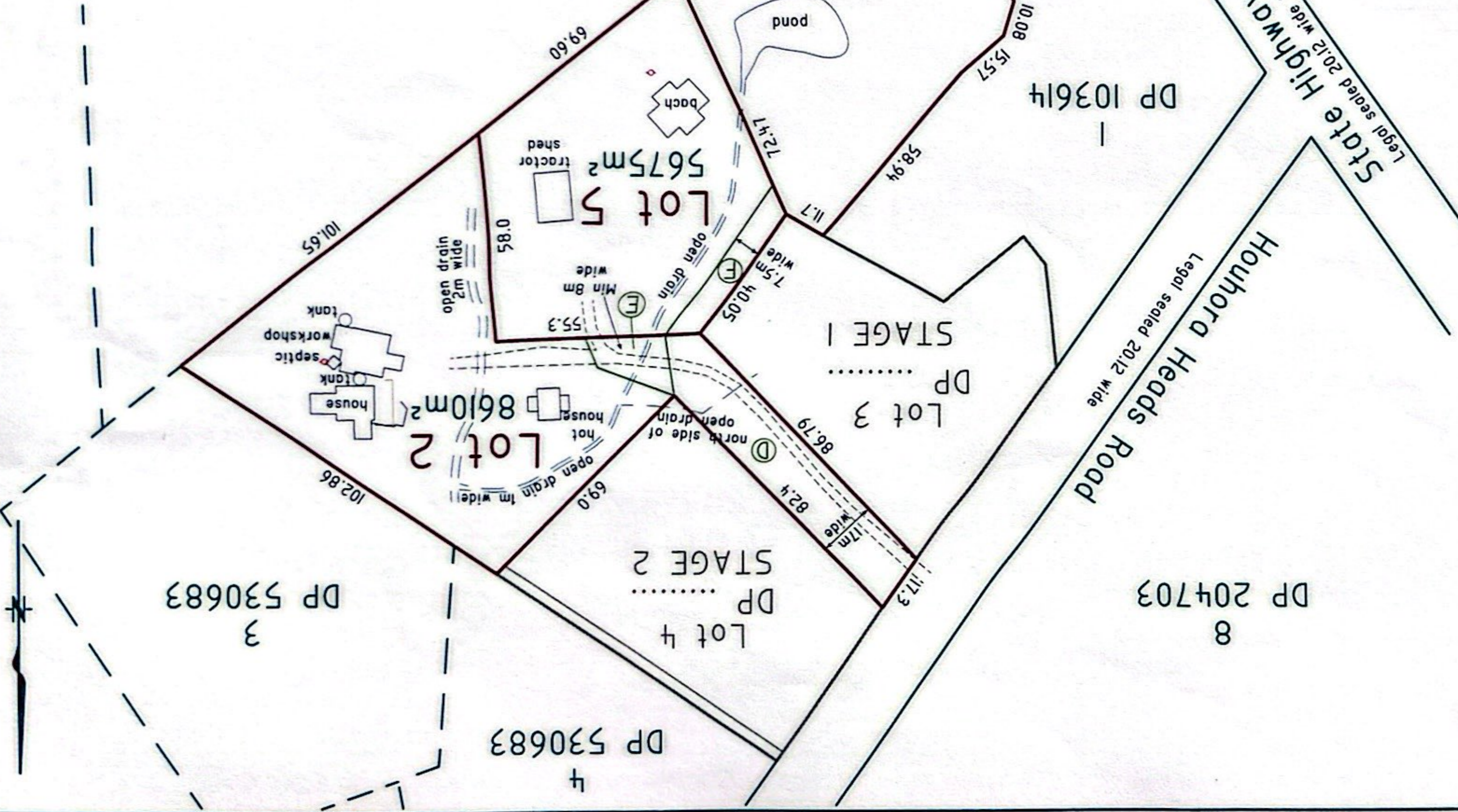
Surveyors Ref. No. 15347  
 Series 4 of 4  
 Sheet 4 of 4

MEMORANDUM OF EASEMENTS		
Purpose	Shown	Burdened Land
Right of way	D	Lot 2 hereon
	E	Lot 2 hereon
	F	Lot 5 hereon
		Lot 5 hereon
		Lot 1 hereon

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Local Authority: Far North District Council  
 Total Area: 3.2072HA  
 Composed in: RTs 114366 & 114367



STAGE 3

Lot 1  
7570m<sup>2</sup>

Lot 5  
5675m<sup>2</sup>

Lot 2  
8610m<sup>2</sup>

STAGE 1

Lot 3

STAGE 2

Lot 4

DP 204703

DP 530683

DP 530683

DP 192844

DP 103614

State Highway 1  
 Legal sealed 20.12 wide & over

Houhora Heads Road  
 Legal sealed 20.12 wide

pond

bach

tractor shed

workshop  
 septic tank  
 house

toilet/shower

17.75

43.57

44.68

32.16

10.08

15.57

58.94

11.7

72.47

40.05

86.79

82.4

17m wide

117.3

69.0

102.86

101.65

69.60

0.85

2m wide

55.3

Min 8m wide

7.5m wide

1.7m wide

open drain

open drain

open drain

open drain

open drain

open drain

Legal sealed 20.12 wide & over

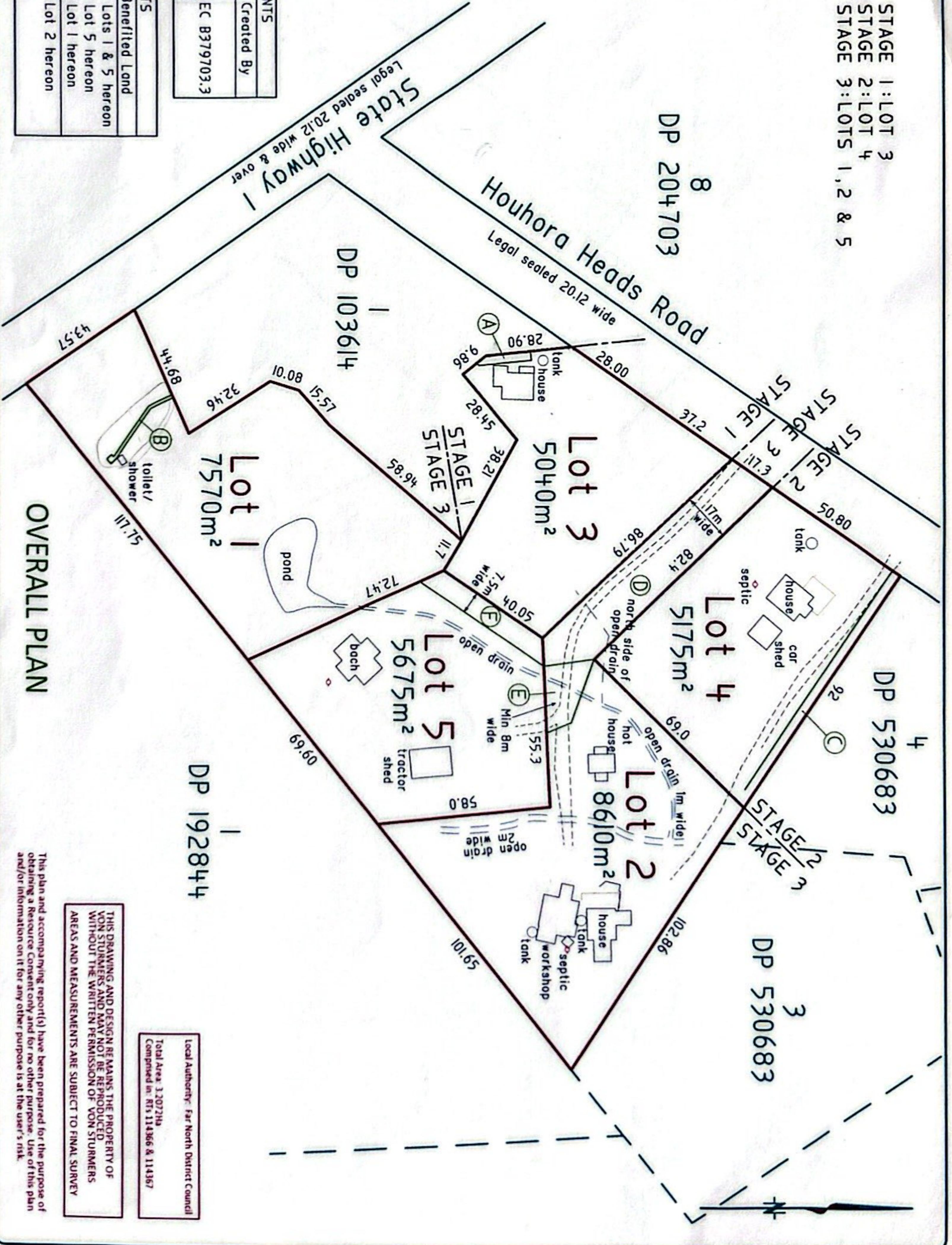
Legal sealed 20.12 wide

STAGE 1: LOT 3  
 STAGE 2: LOT 4  
 STAGE 3: LOTS 1, 2 & 5

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%

SCHEDULE OF EXISTING EASEMENTS		
Purpose	Shown	Burdened Land / Created By
Water supply	A	Lot 3 hereon
Electricity supply	B	Lot 1 hereon
	B	Lot 1 hereon

MEMORANDUM OF EASEMENTS		
Purpose	Shown	Burdened Land / Benefited Land
Right of way	D	Lot 2 hereon
	E	Lot 2 hereon
	F	Lot 5 hereon
Right to convey	C	Lot 4 hereon
Electricity		Lot 2 hereon



**OVERALL PLAN**

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council  
 Total Area: 3.2072ha  
 Composed in: RTs 114366 & 114367

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**PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 328077**

**VON STURMERS**  
 Registered Land Surveyors, Planners & Land Development Consultants  
 Fr: (09) 408 6000  
 Email: karisala@vsts.co.nz  
 131 Commerce Street, Kaitiaki

PREPARED FOR: M FAWKES

Rev	Name	Date	Scale	Sheet Size
Survey			ORIGINAL	
Design			SCALE	SHEET
Drawn	SH	Oct 2024	1:1250	A3
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref. No: **15347**  
 Series: **1 of 4**



**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Pte. (09) 408 6000  
 Email: [kataa@vst.com.sg](mailto:kataa@vst.com.sg)  
 131 Commerce Street  
 Katara

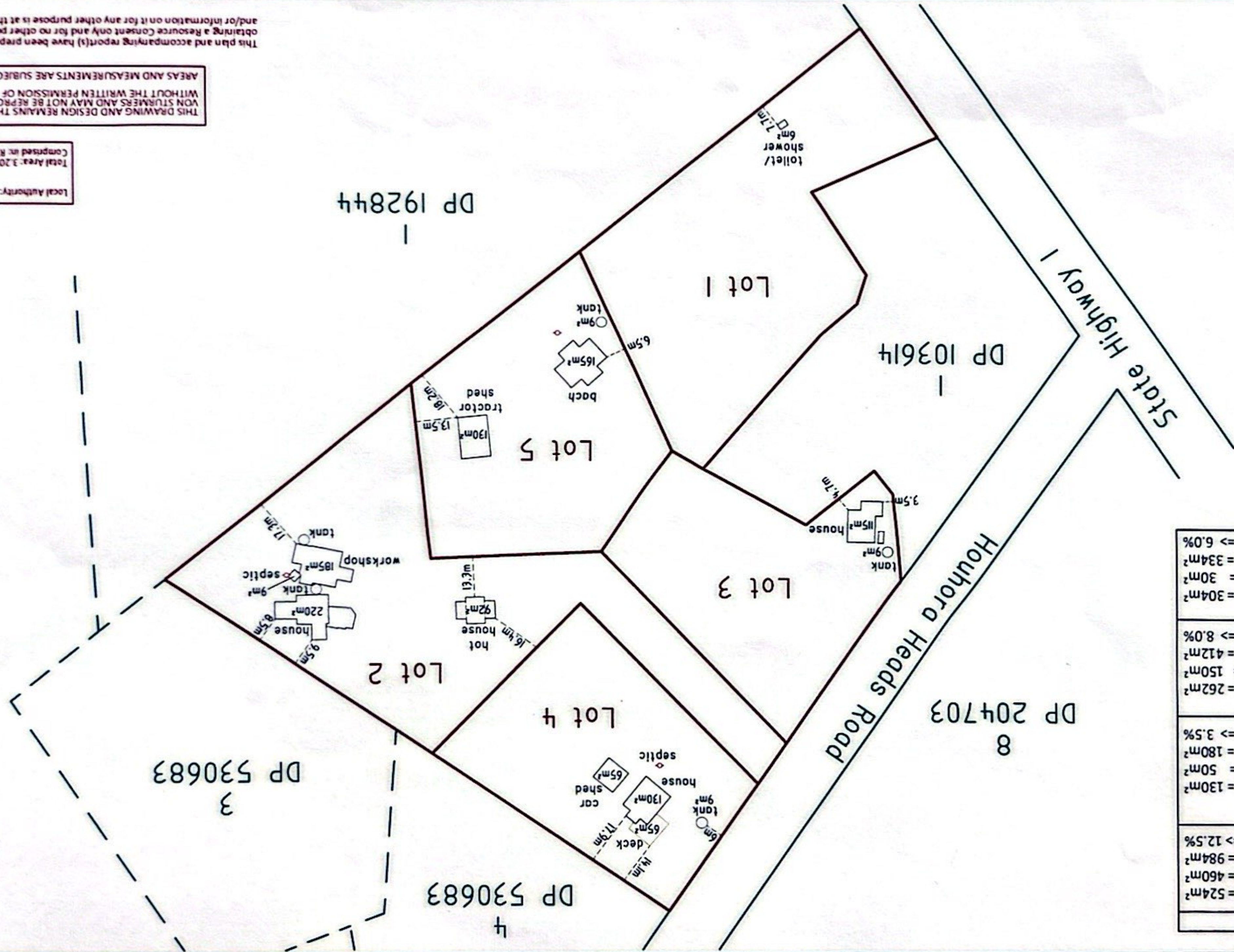
# PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 328077

PREPARED FOR: M FAWKES

Rev	Date	SH	SH
Rev	Nov 2024	SH	SH
Drawn	Oct 2024	SH	SH
Design			
Survey			

ORIGINAL SHEET SIZE  
 SCALE 1:1250  
 A3

Surveyors Ref. No: 15347  
 Series of  
 Sheet of



Lot	Buildings & tanks	Other (drive, pathways etc)	Total impermeable surfaces	%
Lot 2	524m²	460m²	984m²	>= 12.5%
Lot 3	130m²	50m²	180m²	>= 3.5%
Lot 4	262m²	150m²	412m²	>= 8.0%
Lot 5	304m²	30m²	334m²	>= 6.0%

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Local Authority: Far North District Council  
 Total Area: 3.2072ha  
 Comprised in: RTs 114366 & 114367





## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

**PART A – To be completed by Applicant**

Applicant/s Name:	Michael Fawkes
Address of proposed activity:	12 Houhora Heads Road & 20-22 Houhora Heads Road, Houhora
Legal description:	Lot 1 and Lot 2 DP 328077
Description of the proposal (including why you need resource consent):	<p>Proposal to undertake subdivision of Lots 1 &amp; 2 DP328077 across three stages as per the scheme plans attached. All stages are assessed as Discretionary Activities within the Coastal Living Zone. Land use consent is also sought across the three stages under Rules 10.7.5.1.2 Residential Intensity, 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 15.1.6.C.1.1 Private Accessways and 15.1.6C.1.5 Vehicle Crossings. The proposal requires consent under the latter two rules to allow the vehicle crossings and private accessways to remain in the current standard. The proposal requires consent under the first three rules due to the existing development on site. Overall status of the proposal is Discretionary.</p>
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> <li>1. <u>Overall scheme plan</u></li> <li>2. <u>Stage 1 Plan</u></li> <li>3. <u>Stage 2 Plan</u></li> <li>4. <u>Stage 3 Plan</u></li> <li>5. <u>Buildings and Setback Plan</u></li> <li>6. _____</li> </ol>

**Notes to Applicant:**

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

**PART B – To be completed by Parties giving approval**

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
  2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
  3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
  4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
  5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address:  email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

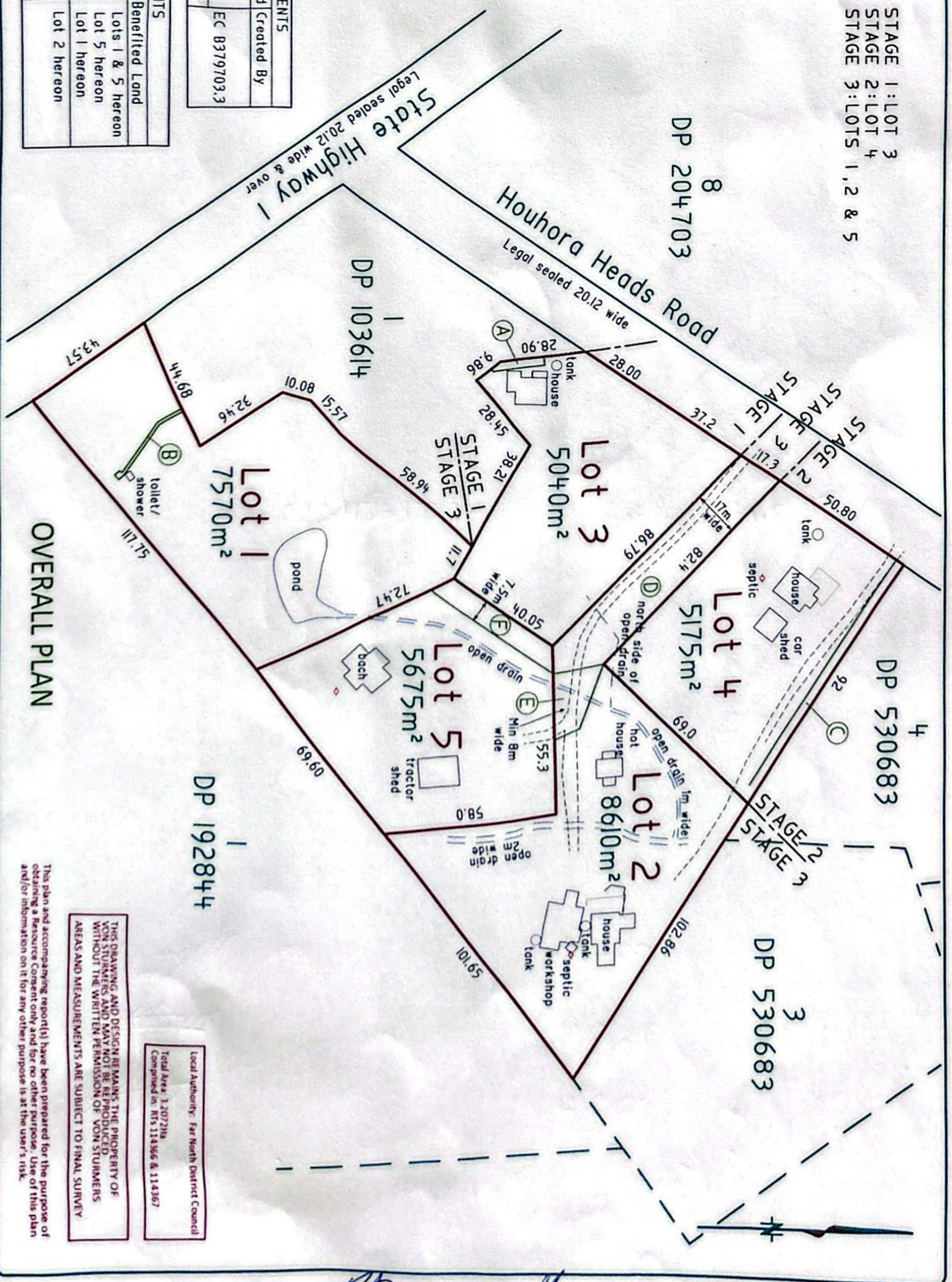
Signature	<input type="text" value="B Furrell"/>	Date	<input type="text" value="12/2/25"/>
Signature	<input type="text" value="F Furrell"/>	Date	<input type="text" value="12/2/25"/>
Signature	<input type="text" value="J Furrell"/>	Date	<input type="text" value="12/2/25"/>
Signature	<input type="text" value="M Furrell"/>	Date	<input type="text" value="12/2/25"/>

STAGE 1: LOT 3  
 STAGE 2: LOT 4  
 STAGE 3: LOTS 1, 2 & 5

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%

SCHEDULE OF EXISTING EASEMENTS		
Purpose	Shown	Burdened Land Created By
Water supply	A	Lot 3 hereon
	B	Lot 1 hereon
Electricity supply	B	Lot 1 hereon
		EC B379703.3

MEMORANDUM OF EASEMENTS		
Purpose	Shown	Burdened Land Benefitted Land
Right of way	D	Lot 2 hereon
	E	Lot 2 hereon
	F	Lot 5 hereon
Right to convey	C	Lot 4 hereon
Electricity		Lot 2 hereon



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THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council  
 Total Area: 3,2072ha  
 Composed in: R15 114366 & 114367

**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000  
 Email: land@vst.com.nz  
 131 Commerce Street  
 Kaitiaki

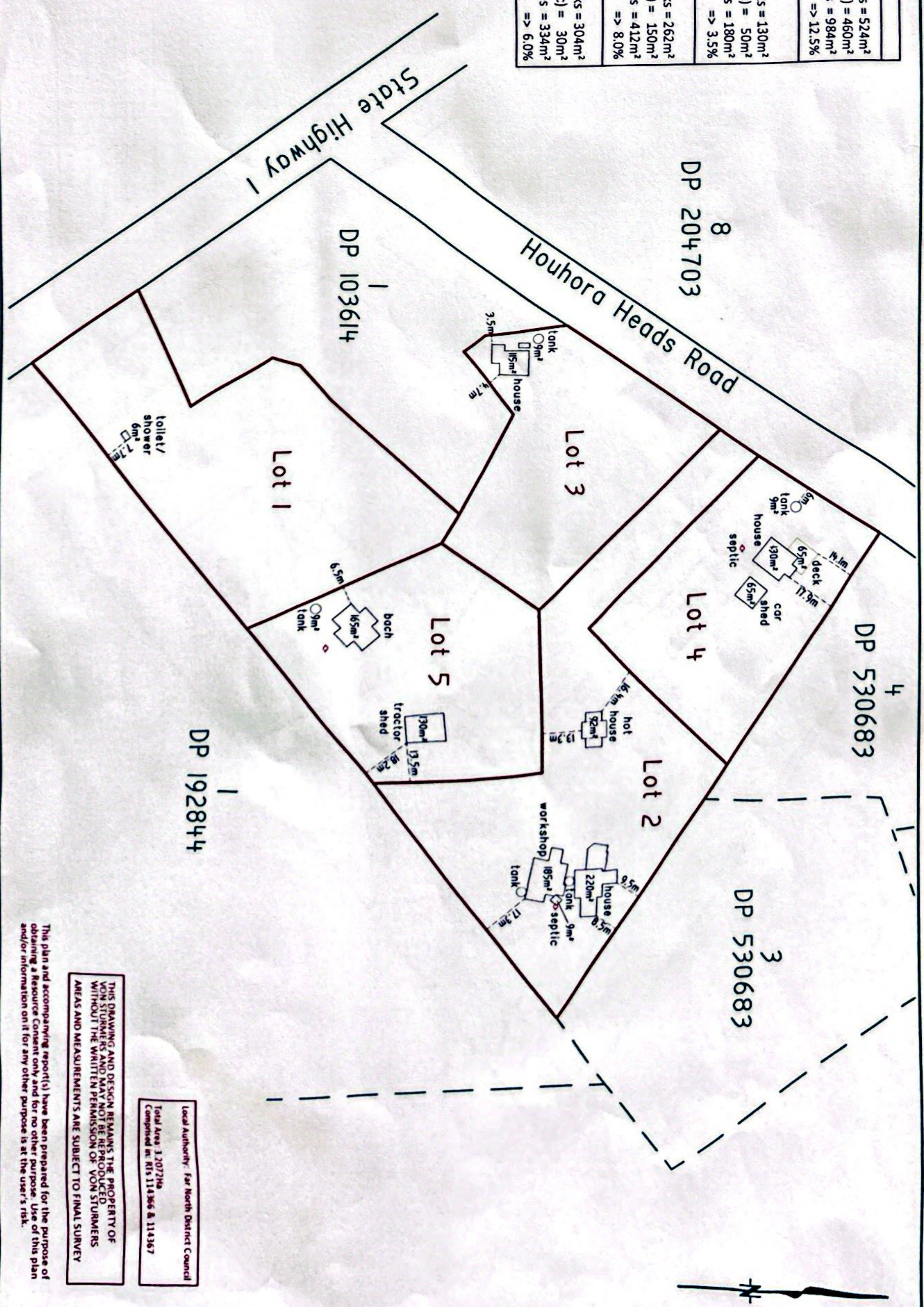
**PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 328077**  
 PREPARED FOR: M FAWKES

Survey	Name	Date	ORIGINAL
Design	SH	Oct 2024	SCALE
Drawn	SH	Nov 2024	1:1250
Rev	SH	Dec 2024	SHEET SIZE
			A3

Surveyors Ref. No: **15347**  
 Series: **1 of 4**



IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%



THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

Total Area 3.2072Ha  
Comprised of: RTs 114356 & 114367  
Local Authority: Far North District Council

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**VON STURMERS**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 408 6000  
Email: kate@vs.co.nz  
131 Commerce Street,  
Kaikōura

**PROPOSED SUBDIVISION OF  
LOTS 1 & 2 DP 328077**

PREPARED FOR: M FAWKES

Survey	Name	Date	ORIGINAL
Design	SH	Oct 2024	SCALE 1:1250
Drawn	SH	Nov 2024	SHEET SIZE A3
Rev	SH	Dec 2024	

Surveyors Ref. No: **15347**  
Series Sheet of

**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000  
 Email: [kate@vst.com](mailto:kate@vst.com)  
 131 Commerce Street,  
 Kaitiaki

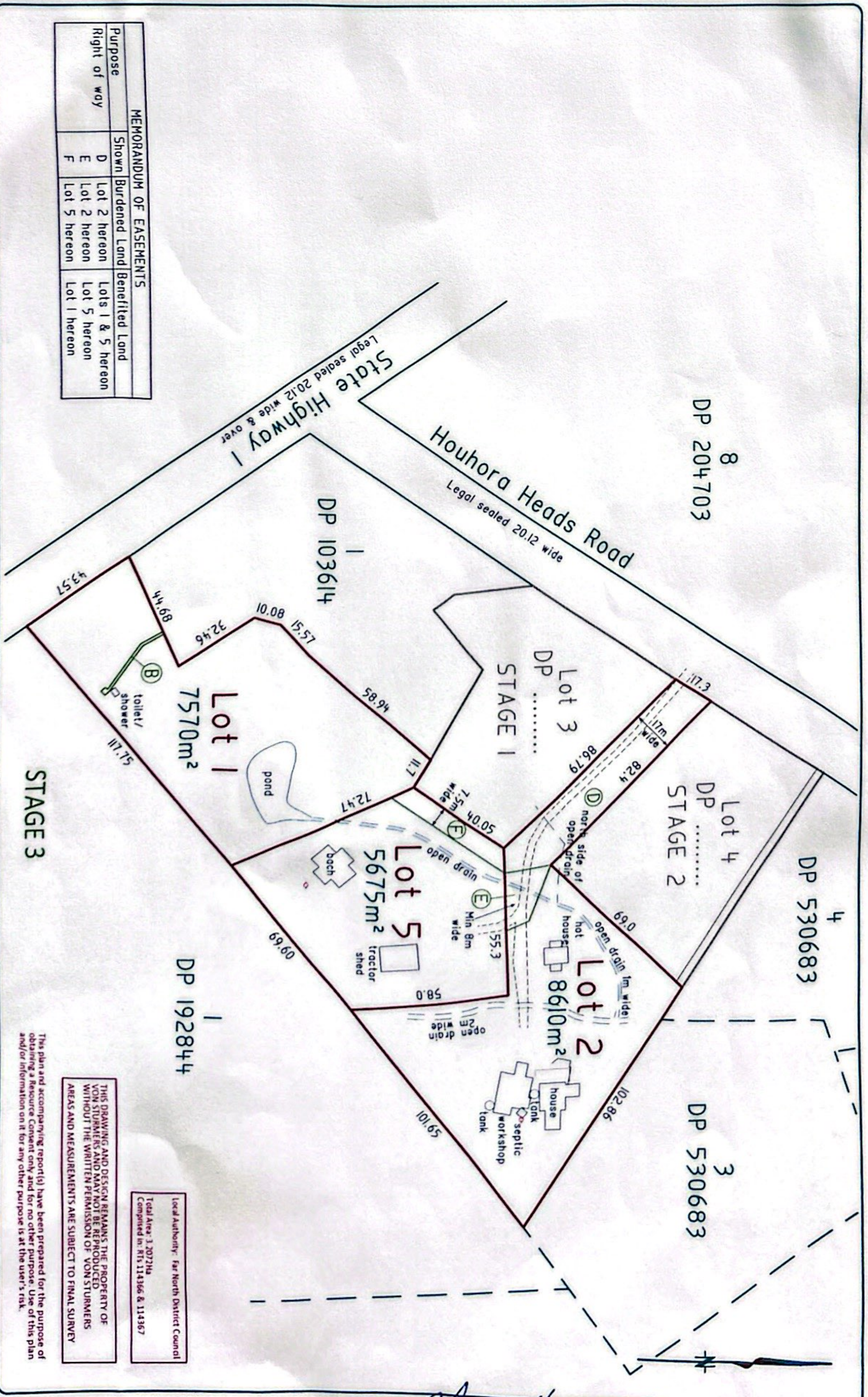
**PROPOSED SUBDIVISION OF  
 LOT 7 DP ..... (STAGE 2)**  
 PREPARED FOR: M FAWCES

Survey	Name	Date	ORIGINAL
Design	SH	Oct 2024	SCALE 1:1250 SHEET SIZE A3
Drawn	SH	Nov 2024	
Rev	SH	Dec 2024	

Surveyors  
 Ref. No: **15347**  
 Series  
 Sheet **4** of **4**

**MEMORANDUM OF EASEMENTS**

Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lots 1 & 5 hereon
	E	Lot 2 hereon	Lot 5 hereon
	F	Lot 5 hereon	Lot 1 hereon



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Local Authority: Far North District Council  
 Total Area: 3.2072Ha  
 Computed in: RTs 114366 & 114367

*Handwritten signatures and initials.*

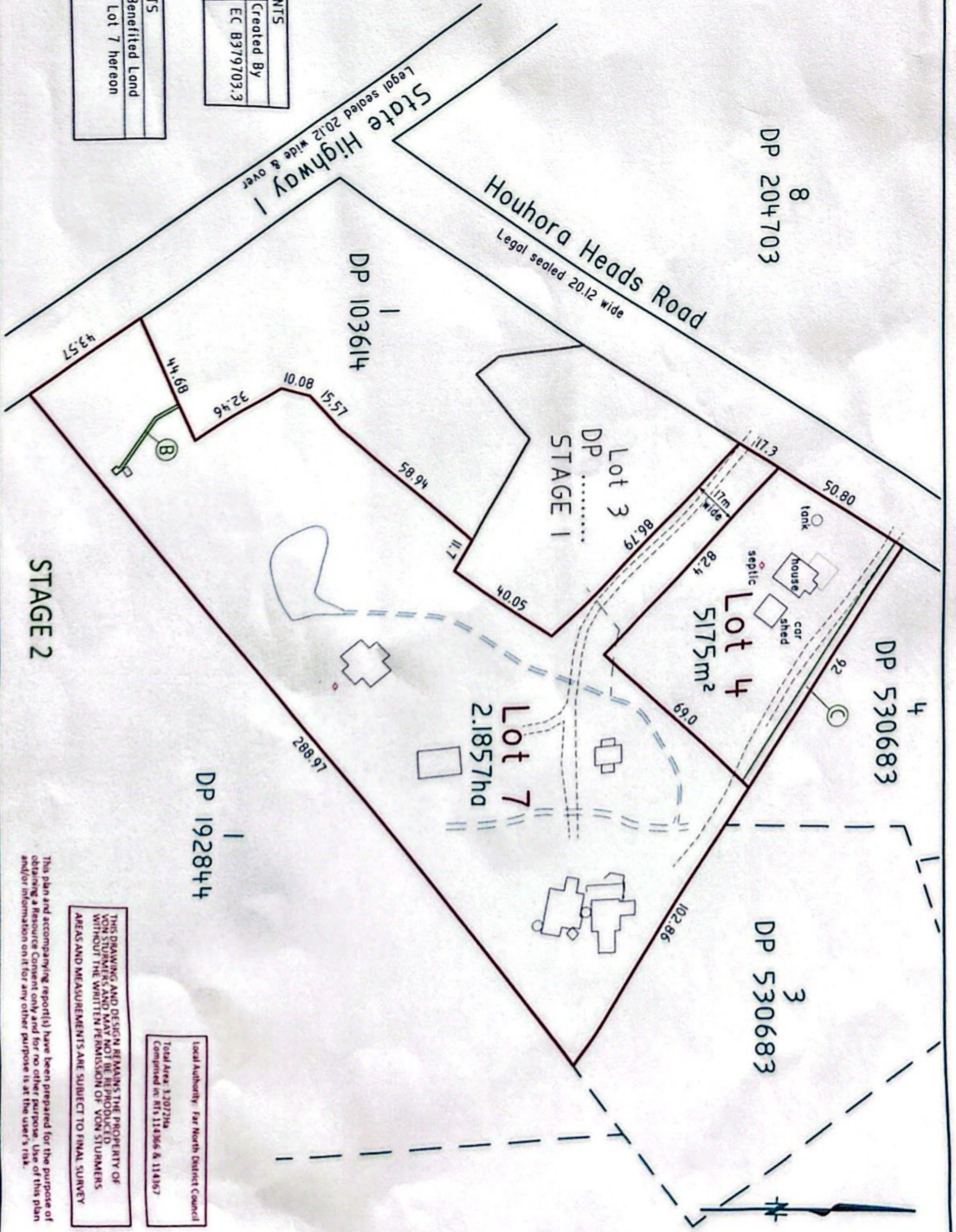


**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000  
 Email: [land@vst.com](mailto:land@vst.com)  
 131 Commerce Street,  
 Kaitiaki

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	B	Lot 7 hereon	EC B379703.3
Electricity supply	B	Lot 7 hereon	

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey Electricity	C	Lot 4 hereon	Lot 7 hereon



**PROPOSED SUBDIVISION OF  
 LOT 6 DP ..... (STAGE 1)**

PREPARED FOR: M FAWKES

Rev	Name	Date
Survey	SH	
Design	SH	Oct 2024
Drawn	SH	Nov 2024
Rev	SH	Dec 2024

ORIGINAL  
 SCALE 1:1250  
 SHEET A3

Surveyors Ref. No. 15347  
 Series 3 of 4

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Local Authority: Far North District Council  
 Total Area: 1.3072ha  
 Computed on: RTs 114366 & 114367

*Handwritten signature/initials*



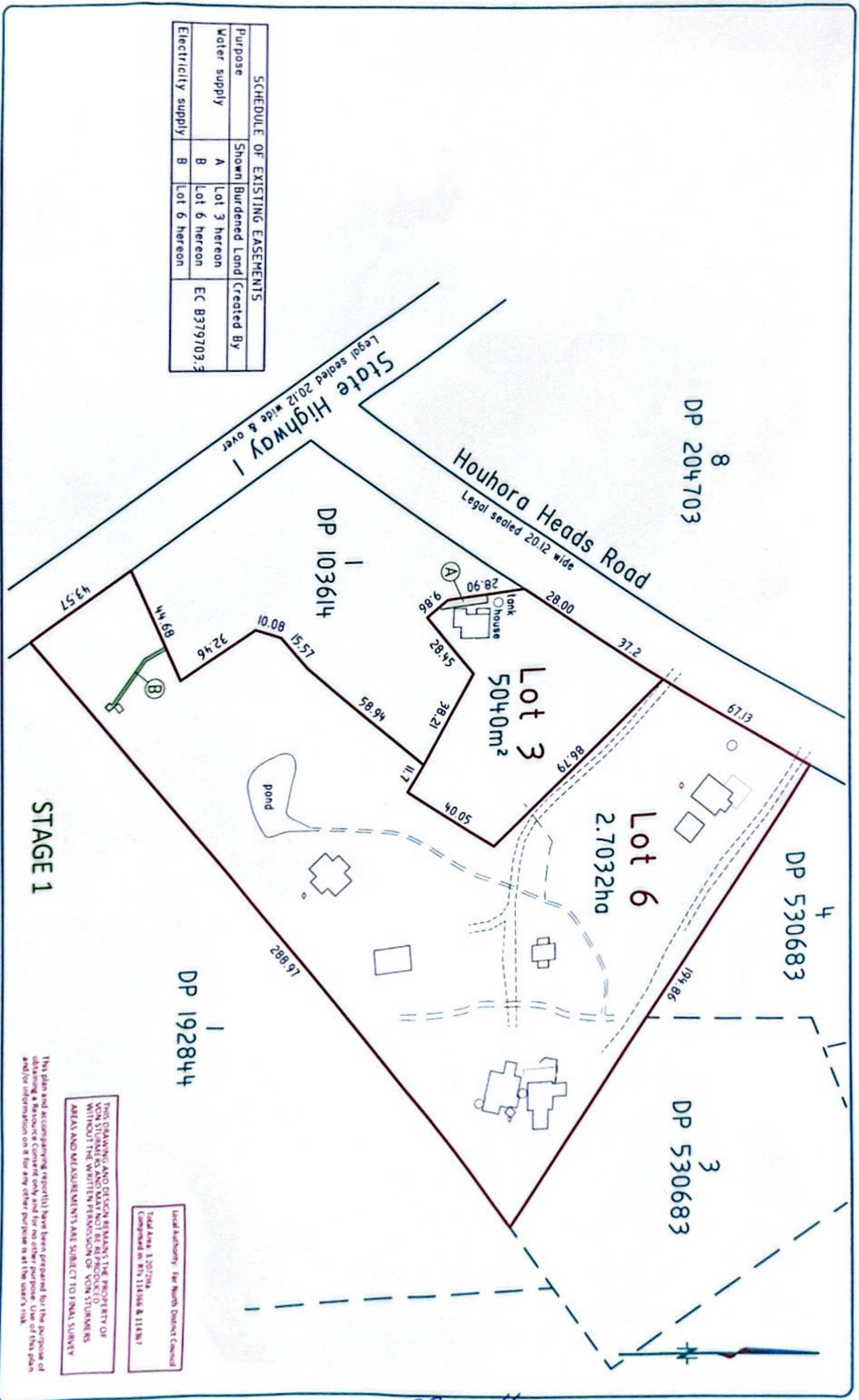
**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 438 6000  
 Email: [info@vst.co.nz](mailto:info@vst.co.nz)  
 131 Commerce Street,  
 Katara

**PROPOSED SUBDIVISION OF  
 LOTS 1 & 2 DP 328077**  
 PREPARED FOR: M FAWKES

Survey	Name	Date	Scale	Sheet Size
Design	SH	Oct 2024	1:1250	A3
Drawn	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref No: **15347**  
 Series **2** of **4**

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	A	Lot 3 hereon	EC B379703.3
	B	Lot 6 hereon	
Electricity supply	B	Lot 6 hereon	



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Local Authority: Far North District Council  
 Total Area: 1.2027ha  
 Comprised in RTs 114356 & 114367

*(Handwritten signatures and initials)*



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

**PART A – To be completed by Applicant**

Applicant/s Name:	<input style="width: 90%;" type="text" value="Michael Fawkes"/>												
Address of proposed activity:	<input style="width: 90%;" type="text" value="12 Houhora Heads Road &amp; 20-22 Houhora Heads Road, Houhora"/>												
Legal description:	<input style="width: 90%;" type="text" value="Lot 1 and Lot 2 DP 328077"/>												
Description of the proposal (including why you need resource consent):	<p>Proposal to undertake subdivision of Lots 1 &amp; 2 DP328077 across three stages as per the scheme plans attached. All stages are assessed as Discretionary Activities within the Coastal Living Zone. Land use consent is also sought across the three stages under Rules 10.7.5.1.2 Residential Intensity, 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 15.1.6.C.1.1 Private Accessways and 15.1.6C.1.5 Vehicle Crossings. The proposal requires consent under the latter two rules to allow the vehicle crossings and private accessways to remain in the current standard. The proposal requires consent under the first three rules due to the existing development on site. Overall status of the proposal is Discretionary.</p>												
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;">1.</td> <td style="border-bottom: 1px solid black; padding: 2px 5px;">Overall scheme plan</td> </tr> <tr> <td style="text-align: center;">2.</td> <td style="border-bottom: 1px solid black; padding: 2px 5px;">Stage 1 Plan</td> </tr> <tr> <td style="text-align: center;">3.</td> <td style="border-bottom: 1px solid black; padding: 2px 5px;">Stage 2 Plan</td> </tr> <tr> <td style="text-align: center;">4.</td> <td style="border-bottom: 1px solid black; padding: 2px 5px;">Stage 3 Plan</td> </tr> <tr> <td style="text-align: center;">5.</td> <td style="border-bottom: 1px solid black; padding: 2px 5px;">Buildings and Setback Plan</td> </tr> <tr> <td style="text-align: center;">6.</td> <td style="border-bottom: 1px solid black; padding: 2px 5px;"> </td> </tr> </table>	1.	Overall scheme plan	2.	Stage 1 Plan	3.	Stage 2 Plan	4.	Stage 3 Plan	5.	Buildings and Setback Plan	6.	
1.	Overall scheme plan												
2.	Stage 1 Plan												
3.	Stage 2 Plan												
4.	Stage 3 Plan												
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6.													

**Notes to Applicant:**

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

*[Handwritten signature]*

**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
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3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime:  email:

I am  we are the  OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature

Date

Signature

Date

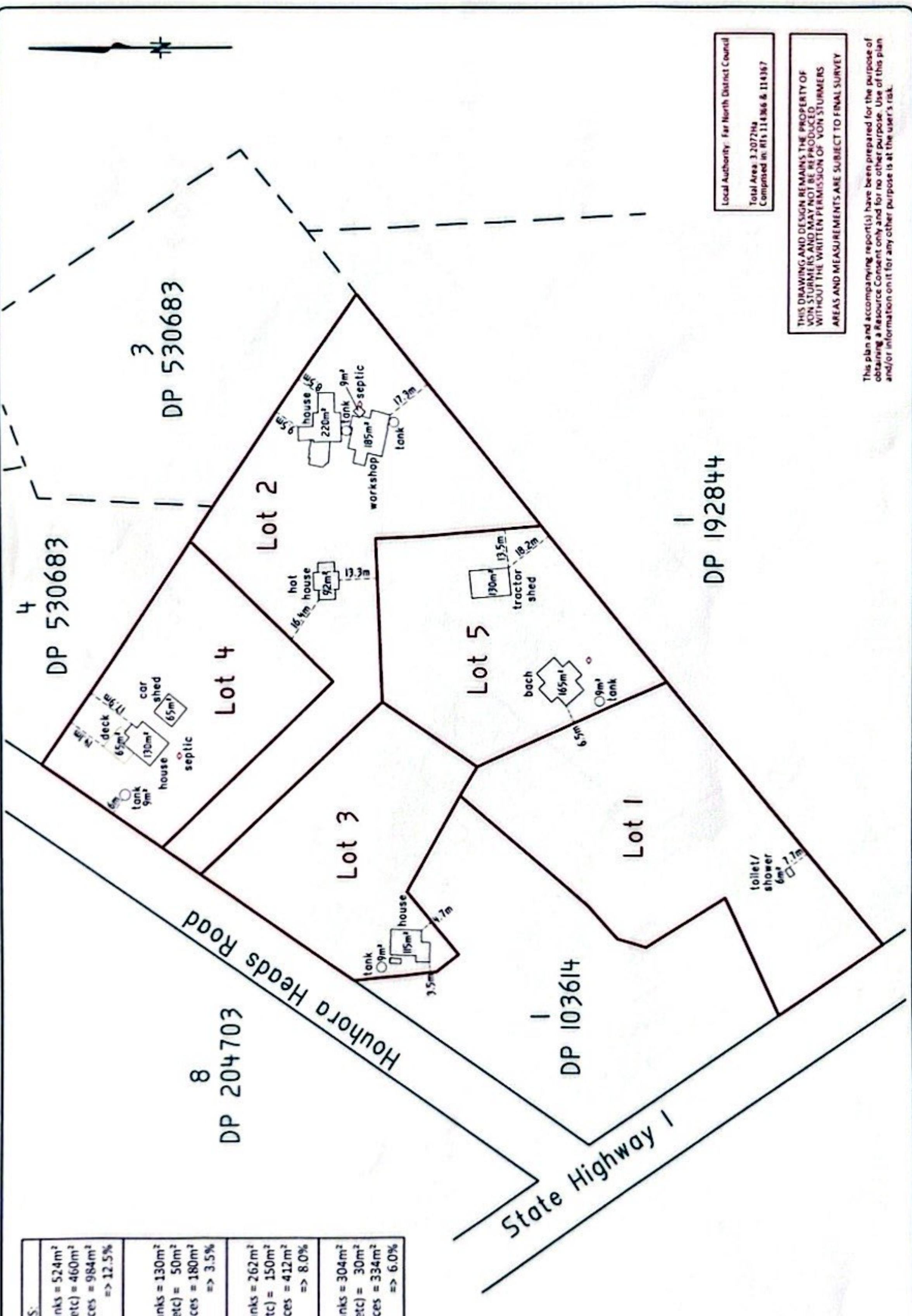
Signature

Date

Signature

Date

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%



Local Authority: Far North District Council  
Total Area: 3,2072Ha  
Composed in: R1s 114366 & 114367

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Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 408 6000  
Email: kate.vonsturm@vonsturm.co.nz  
131 Commerce Street  
Kaiaua

**PROPOSED SUBDIVISION OF  
LOTS 1 & 2 DP 328077**

PREPARED FOR: M FAWKES

Survey	Name	Date	SCALE	ORIGINAL SHEET SIZE
Design			1:1250	A3
Drawn	SH	Oct 2024		
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors  
Net No  
**15347**  
Series  
Sheet of

*Handwritten signature*



**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 131 Commerce Street  
 Kaitiaki  
 Ph: (09) 408 6000  
 Email: kaitia@vstpr.co.nz

**PROPOSED SUBDIVISION OF  
 LOTS 1 & 2 DP 328077**

PREPARED FOR: M FAWKES

Survey	Name	Date
Design		
Drawn	SH	Oct 2024
Rev	SH	Nov 2024
Rev	SH	Dec 2024

Scale: 1:1250  
 Original Sheet Size: A3

Surveyors Ref. No: 15347  
 Series 2014  
 Sheet 2 of 4

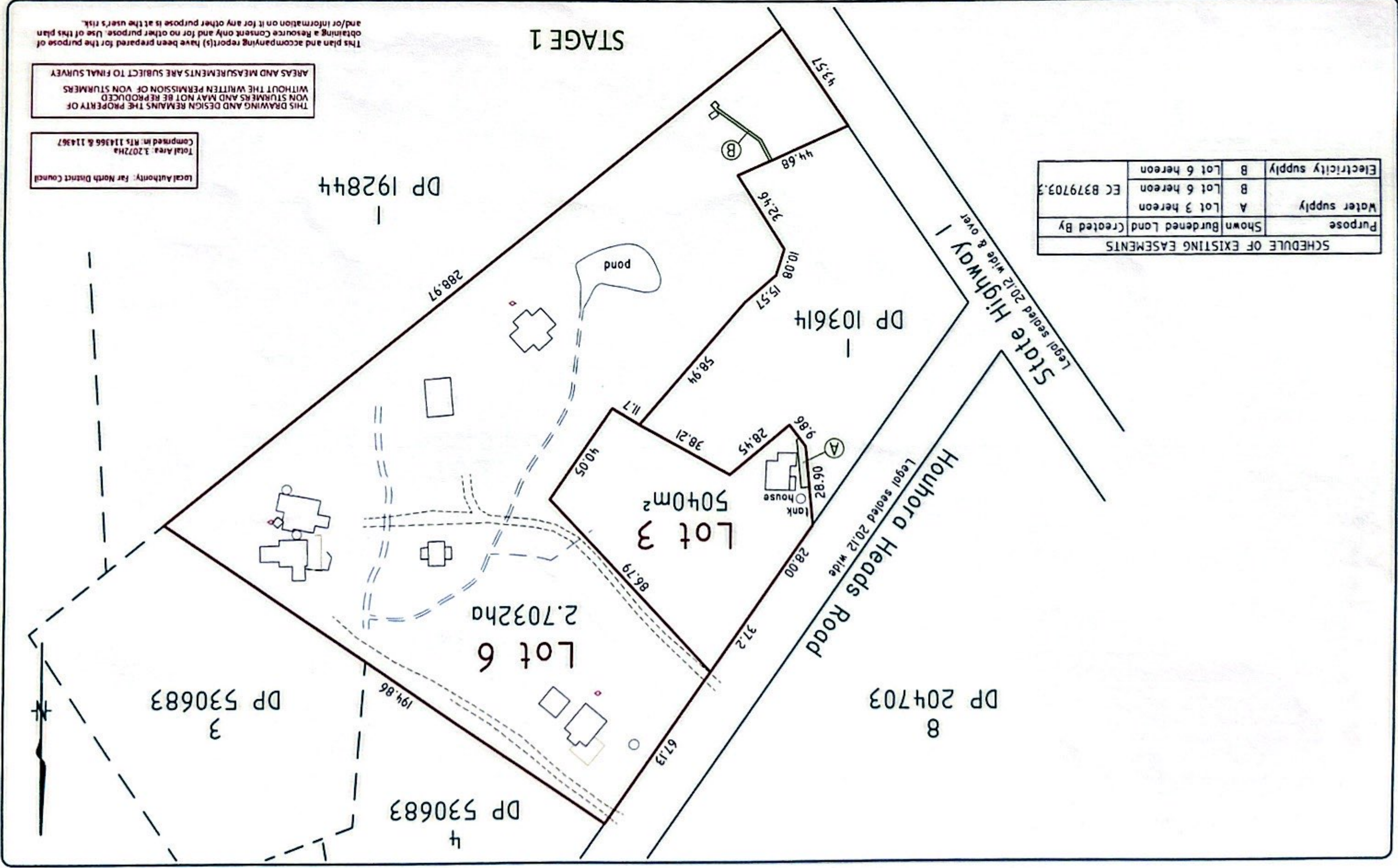
SCHEDULE OF EXISTING EASEMENTS

Purpose	Shown Burdened Land Created By
Water supply	A Lot 3 hereon B Lot 6 hereon EC B379703.3
Electricity supply	B Lot 6 hereon

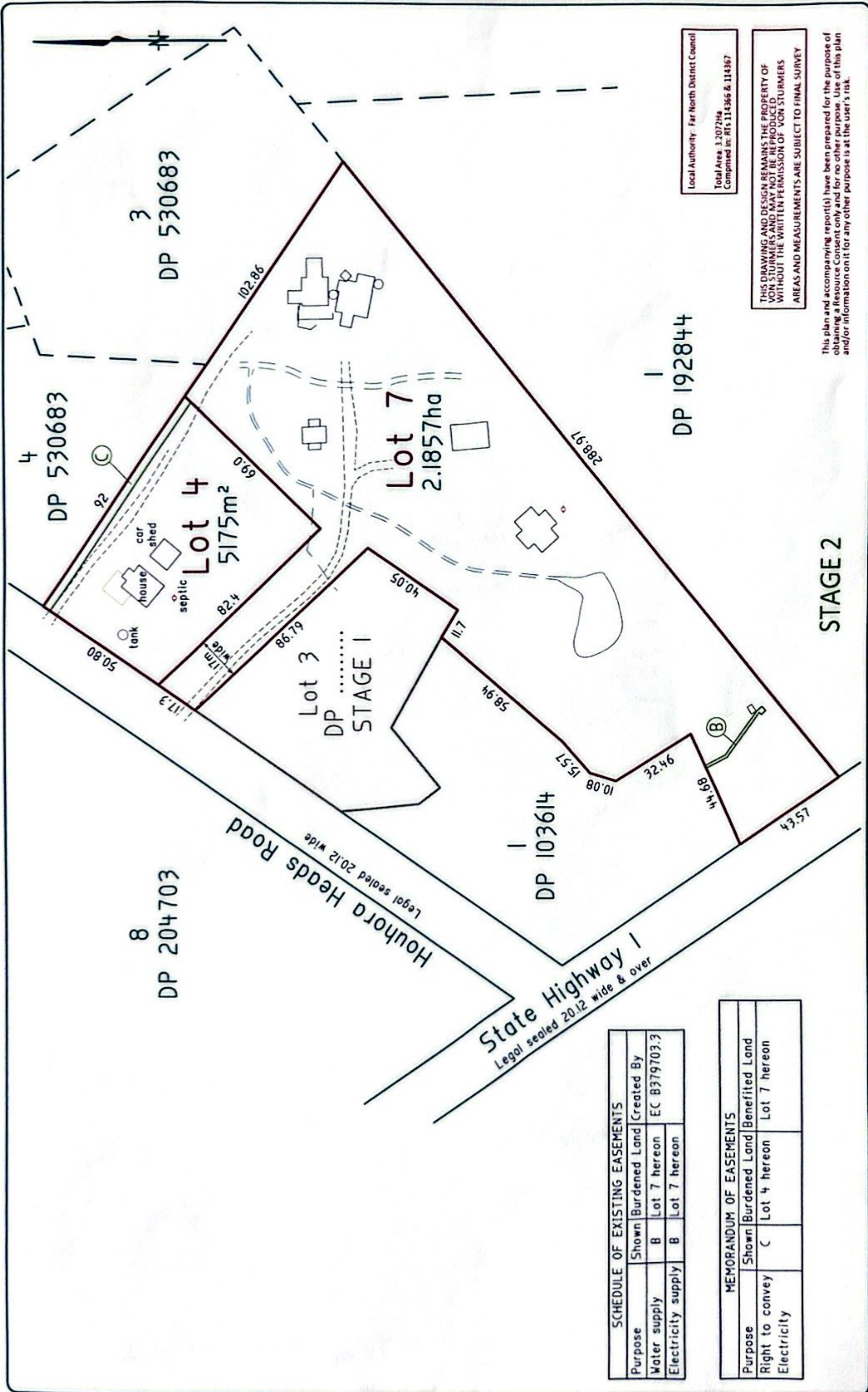
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Local Authority: Far North District Council  
 Total Area: 3.2072ha  
 Comprised in: Rts 114366 & 114367







Local Authority - Far North District Council  
 Total Area: 3.2072Ha  
 Comprised in: RTs 114366 & 114367

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SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	B	Lot 7 hereon	EC B379703.3
Electricity supply	B	Lot 7 hereon	

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey Electricity	C	Lot 4 hereon	Lot 7 hereon



**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000  
 Email: katala@vstpm.co.nz  
 131 Commerce Street  
 Katia

**PROPOSED SUBDIVISION OF LOT 6 DP ..... (STAGE 1)**

PREPARED FOR: M FAWKES

Survey Design	Name	Date	SCALE	ORIGINAL SHEET SIZE
Drawn	SH	Oct 2024	1:1250	A3
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref. No. **15347**  
 Series **3** of **4** Sheet

*Handwritten signature*

2.14

Series 15347  
Sheet 4 of 4

Survey	Name	Date
Design	SH	Oct 2024
Drawn	SH	Nov 2024
Rev	SH	Dec 2024
Rev	SH	Dec 2024

Scale: 1:1250  
Original Sheet Size

PROPOSED SUBDIVISION OF LOT 7 DP ..... (STAGE 2)  
PREPARED FOR: M FAWKES

**VON STURMERS**  
Registered Land Surveyors, Planners & Land Development Consultants  
Ph: (08) 408 6000  
131 Commerce Street, Katara  
Email: katara@vstpr.com

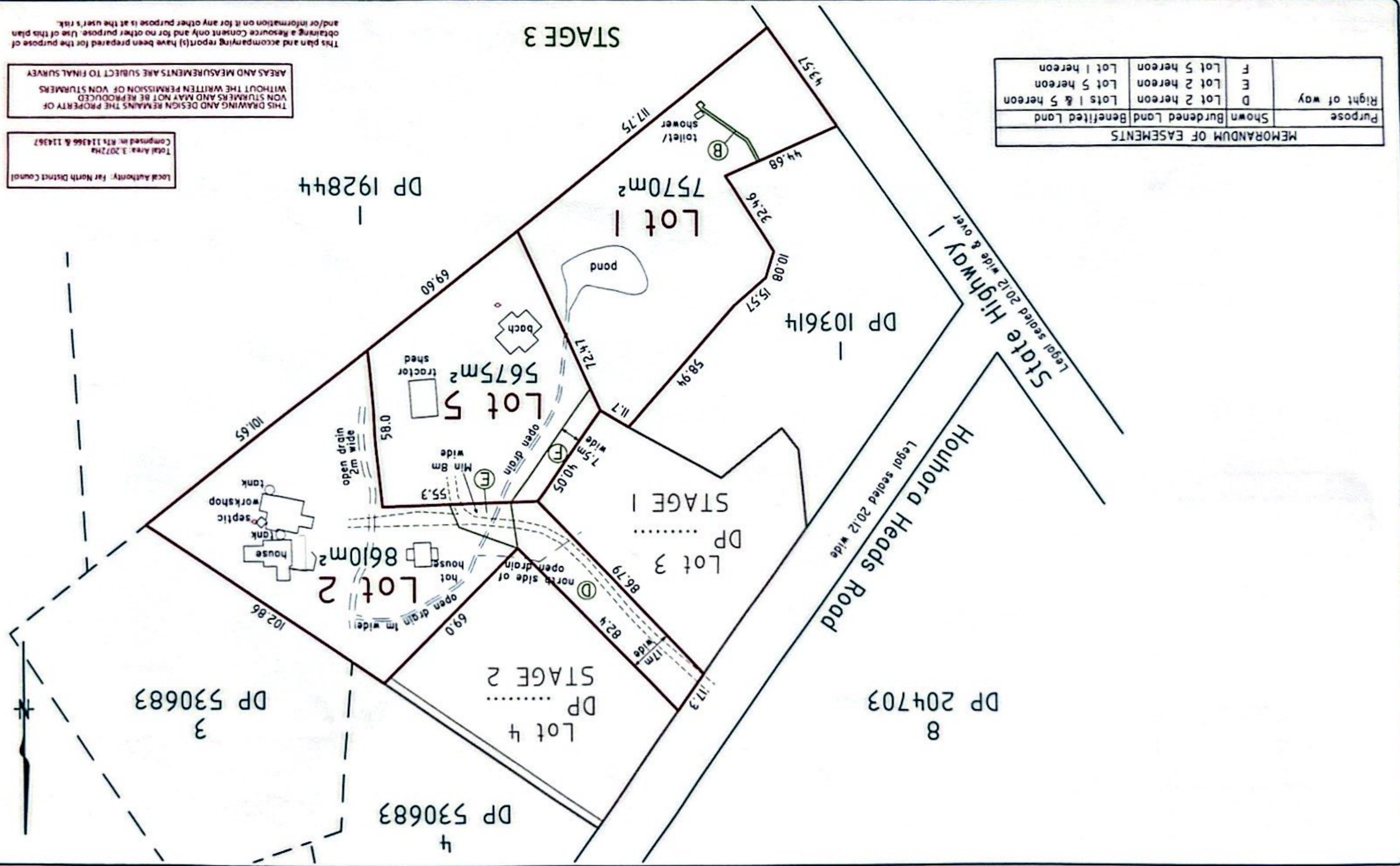
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Local Authority: Far North District Council  
Total Area: 3.2072Ha  
Comprised in: RTs 114366 & 114367

MEMORANDUM OF EASEMENTS

Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lots 1 & 5 hereon
	E	Lot 2 hereon	Lot 5 hereon
	F	Lot 5 hereon	Lot 1 hereon



DP 192844

DP 103614

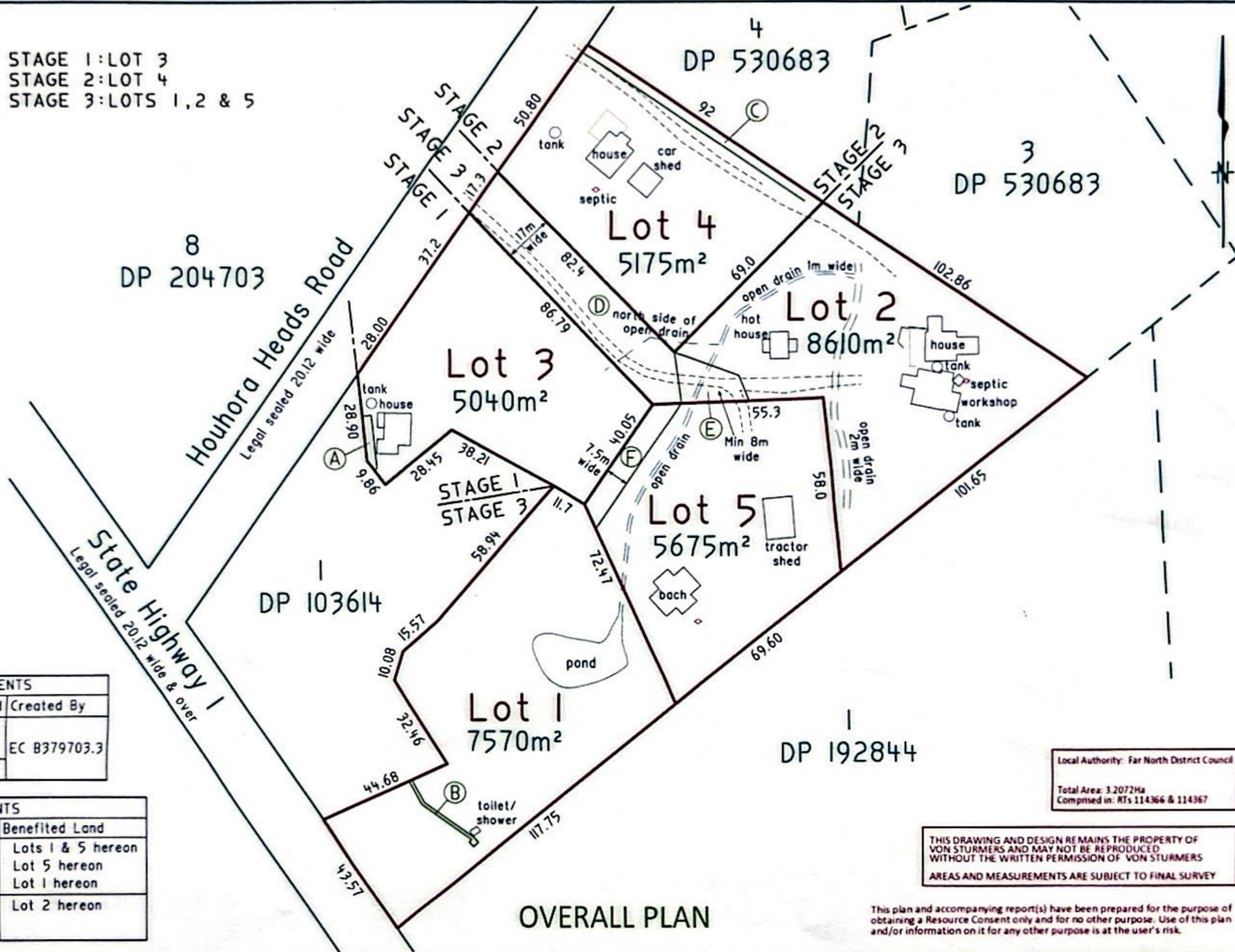
DP 530683

DP 530683

DP 204703

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%

STAGE 1: LOT 3  
 STAGE 2: LOT 4  
 STAGE 3: LOTS 1, 2 & 5



SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	A	Lot 3 hereon	EC B379703.3
	B	Lot 1 hereon	
Electricity supply	B	Lot 1 hereon	

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lots 1 & 5 hereon
	E	Lot 2 hereon	Lot 5 hereon
	F	Lot 5 hereon	Lot 1 hereon
Right to convey Electricity	C	Lot 4 hereon	Lot 2 hereon

Local Authority: Far North District Council  
 Total Area: 3.2072Ha  
 Comprised in: RTs 114366 & 114367

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OVERALL PLAN

**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000 131 Commerce Street, Kaitiaki  
 Email: kaitiaki@saps.co.nz

**PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 328077**  
 PREPARED FOR: M FAWKES

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:1250	A3
Drawn	SH	Oct 2024		
Rev	SH	Nov 2024		
Rev	SH	Dec 2024		

Surveyors Ref. No:  
**15347**  
 Series  
 Sheet 1 of 4

*Handwritten signature and initials*



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

**PART A – To be completed by Applicant**

Applicant/s Name:	<input style="width: 90%;" type="text" value="Michael Fawkes"/>
Address of proposed activity:	<input style="width: 90%;" type="text" value="12 Houhora Heads Road &amp; 20-22 Houhora Heads Road, Houhora"/>
Legal description:	<input style="width: 90%;" type="text" value="Lot 1 and Lot 2 DP 328077"/>
Description of the proposal (including why you need resource consent):	<div style="border: 1px solid black; padding: 5px;"> <p>Proposal to undertake subdivision of Lots 1 &amp; 2 DP328077 across three stages as per the scheme plans attached. All stages are assessed as Discretionary Activities within the Coastal Living Zone. Land use consent is also sought across the three stages under Rules 10.7.5.1.2 Residential Intensity, 10.7.5.1.6 Stormwater Management, 10.7.5.1.7 Setback from Boundaries, 15.1.6.C.1.1 Private Accessways and 15.1.6C.1.5 Vehicle Crossings. The proposal requires consent under the latter two rules to allow the vehicle crossings and private accessways to remain in the current standard. The proposal requires consent under the first three rules due to the existing development on site. Overall status of the proposal is Discretionary.</p> </div>
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<div style="border: 1px solid black; padding: 5px;"> <ol style="list-style-type: none"> <li>1. <u>Overall scheme plan</u></li> <li>2. <u>Stage 1 Plan</u></li> <li>3. <u>Stage 2 Plan</u></li> <li>4. <u>Stage 3 Plan</u></li> <li>5. <u>Buildings and Setback Plan</u></li> <li>6. _____</li> </ol> </div>

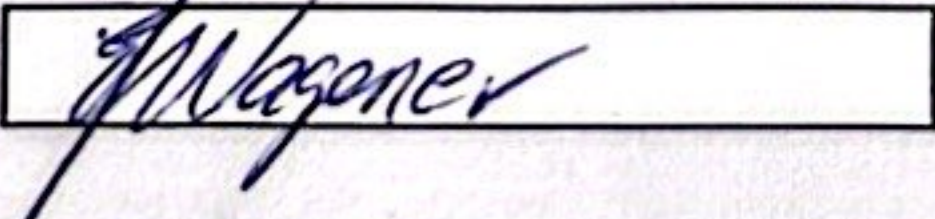
**Notes to Applicant:**

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

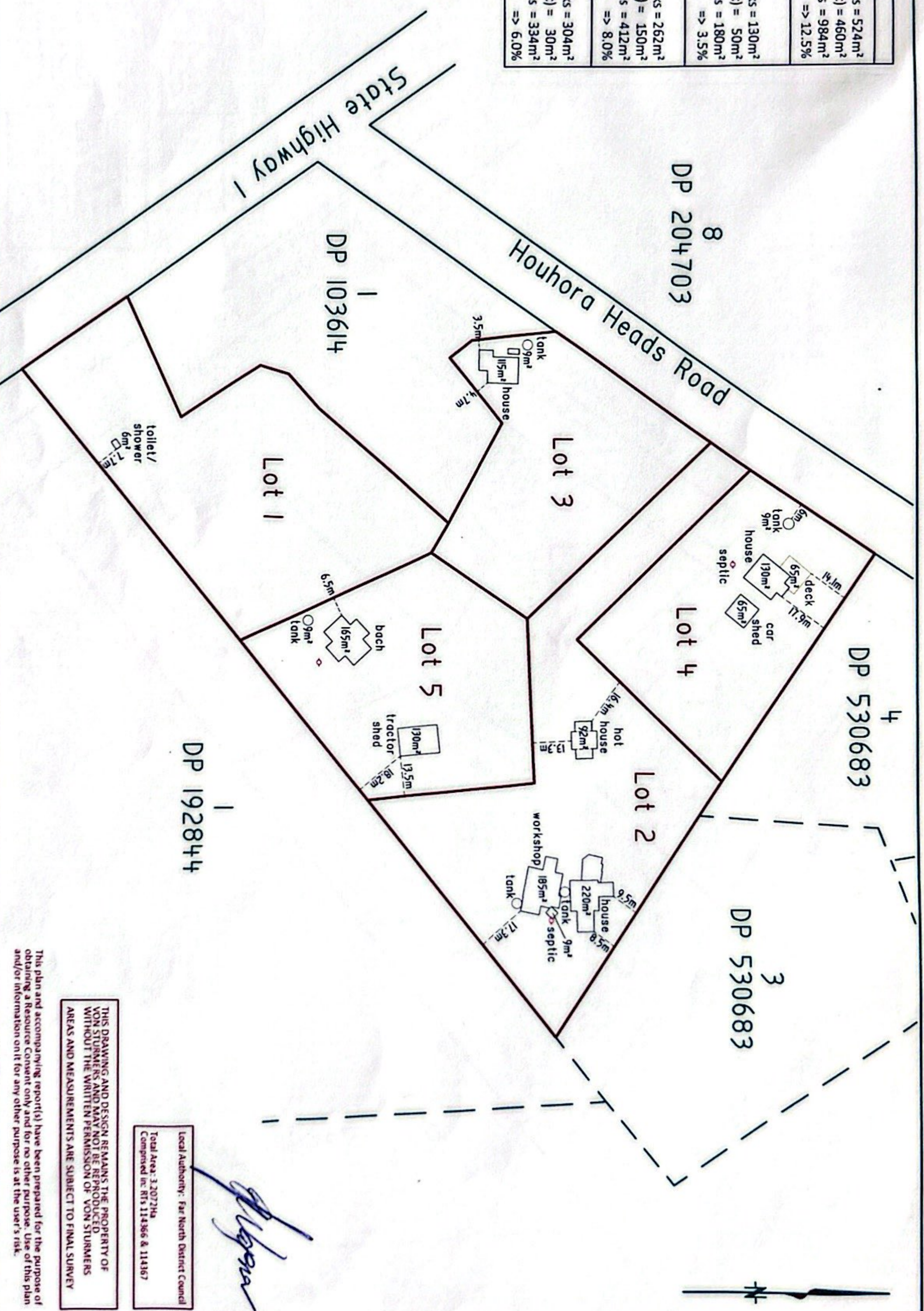
*fw*

**PART B – To be completed by Parties giving approval**

- Notes to the party giving written approval:**
1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
  2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
  3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
  4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
  5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Eric John Wagener	
Address of affected property including legal description	Lot 1 DP 192844 3778 State Highway 1, Houhora	
Contact Phone Number/s and email address	Daytime: 0274 88 55 84 09 409 8854	email: <u>EWagener@XTRA.CO.NZ</u>
I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)		
<i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i>		
<ol style="list-style-type: none"> <li>1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.</li> <li>2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).</li> <li>3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.</li> <li>4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.</li> </ol>		
Signature		Date <u>27/01/2025</u>
Signature	<input type="text"/>	Date <input type="text"/>
Signature	<input type="text"/>	Date <input type="text"/>
Signature	<input type="text"/>	Date <input type="text"/>

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%




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Local Authority: Far North District Council  
Total Area: 3.2072Ha  
Composed of: RTs 114366 & 114367

*Alison*

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**VON STURMERS**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
P.O. Box 408 6000  
131 Commerce Street  
Kaiaua

**PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 328077**  
PREPARED FOR: M FAWKES

Survey	Name	Date	Scale	Sheet Size
Design	SH	Oct 2024	1:1250	A3
Drawn	SH	Nov 2024		
Rev	SH	Dec 2024		

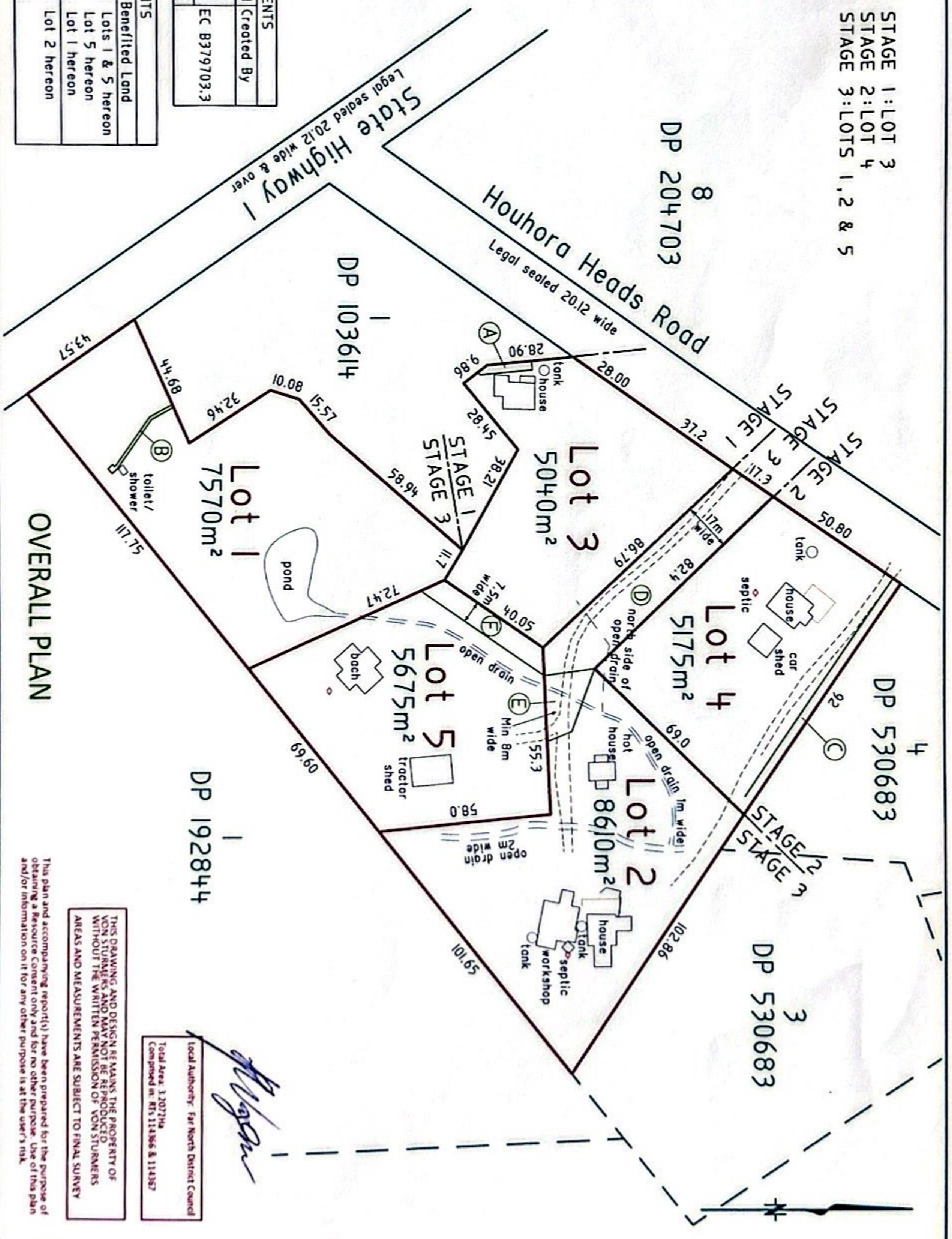
Surveyors Ref. No: **15347**  
Series: **15347**  
Sheet of

STAGE 1: LOT 3  
 STAGE 2: LOT 4  
 STAGE 3: LOTS 1, 2 & 5

IMPERMEABLE SURFACES:	
Lot 2	Buildings & tanks = 524m <sup>2</sup> Other (drive, pathways etc) = 460m <sup>2</sup> Total impermeable surfaces = 984m <sup>2</sup> => 12.5%
Lot 3	Buildings & tanks = 130m <sup>2</sup> Other (drive, pathways etc) = 50m <sup>2</sup> Total impermeable surfaces = 180m <sup>2</sup> => 3.5%
Lot 4	Buildings & tanks = 262m <sup>2</sup> Other (drive, pathways etc) = 150m <sup>2</sup> Total impermeable surfaces = 412m <sup>2</sup> => 8.0%
Lot 5	Buildings & tanks = 304m <sup>2</sup> Other (drive, pathways etc) = 30m <sup>2</sup> Total impermeable surfaces = 334m <sup>2</sup> => 6.0%

SCHEDULE OF EXISTING EASEMENTS		
Purpose	Shown Burdened Land	Created By
Water supply	A Lot 3 hereon B Lot 1 hereon	EC B379703.3
Electricity supply	B Lot 1 hereon	

MEMORANDUM OF EASEMENTS		
Purpose	Shown Burdened Land	Benefited Land
Right of way	D Lot 2 hereon E Lot 2 hereon F Lot 5 hereon	Lots 1 & 5 hereon Lot 2 hereon Lot 5 hereon
Right to convey	C Lot 4 hereon	Lot 2 hereon
Electricity		



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Local Authority: Far North District Council  
 Total Area: 32072ha  
 Composed of: RTs 114866 & 114867

*[Signature]*

PROPOSED SUBDIVISION OF  
 LOTS 1 & 2 DP 328077

OVERALL PLAN

**VON STURMERS**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 P.O. Box 408 6000  
 Email: [vsturm@vsturm.co.nz](mailto:vsturm@vsturm.co.nz)  
 131 Commerce Street  
 Kaitiaki

PREPARED FOR: M. FAWKES

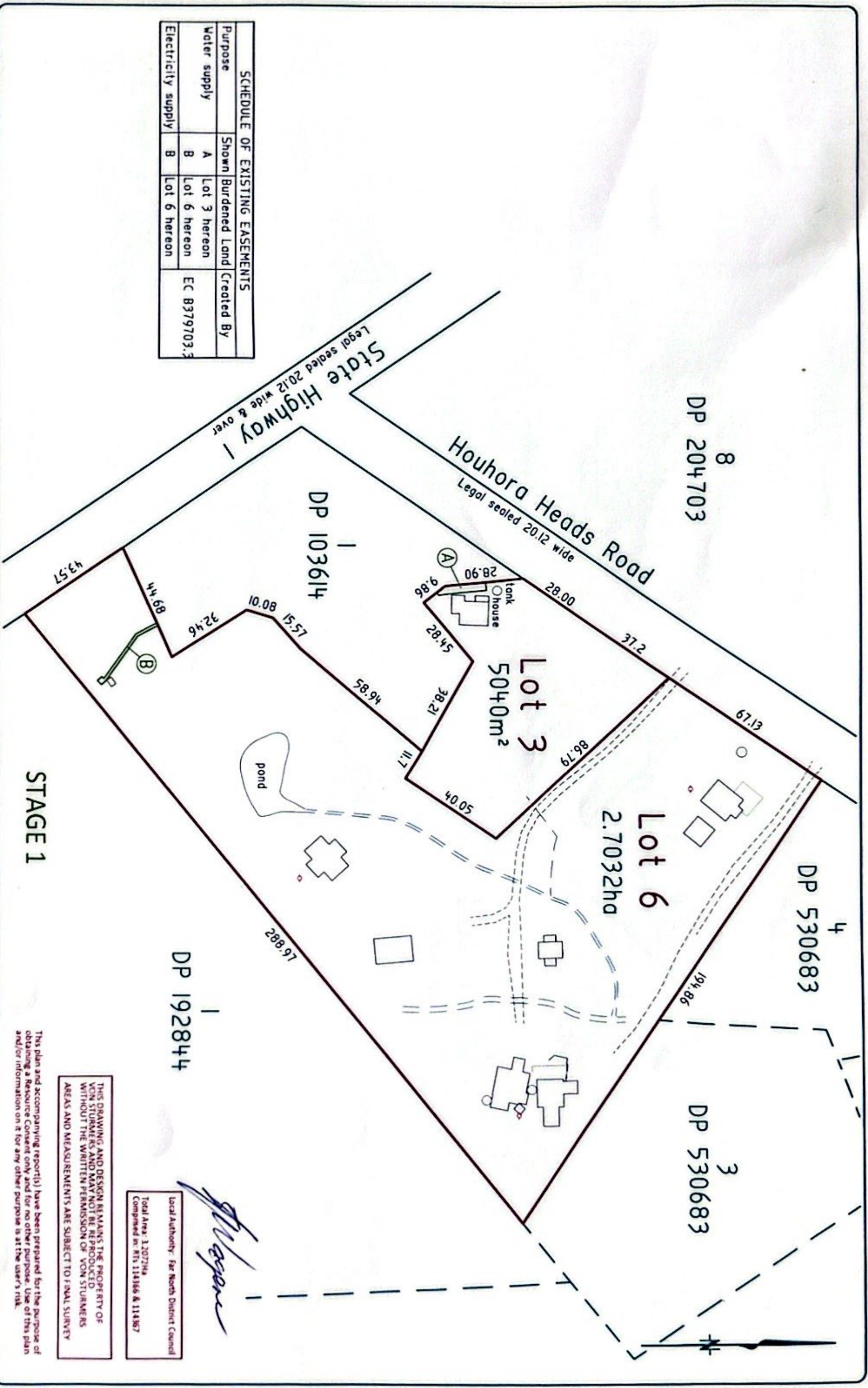
Rev	Name	Date	Scale	Sheet Size
Rev	SH	NOV 2024	1:1250	A3
Rev	SH	DEC 2024		

Supervisors Ref No: 15347  
 Series: 1 of 4



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 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 408 6000  
 Email: [info@vonsturm.co.nz](mailto:info@vonsturm.co.nz)  
 131 Commerce Street,  
 Kaitiaki

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created By
Water supply	A	Lot 3 hereon	EC B379703.3
	B	Lot 6 hereon	
Electricity supply	B	Lot 6 hereon	



STAGE 1

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Local Authority: Far North District Council  
 Total Area: 1.2072ha  
 Complied in: RTs 114166 & 114167

*M. Taylor*

PROPOSED SUBDIVISION OF  
 LOTS 1 & 2 DP 328077

PREPARED FOR: M. FAWKES

Survey	Name	Date	ORIGINAL
Design	SH	OCT 2024	SCALE
Drawn	SH	NOV 2024	SHEET
Rev	SH	DEC 2024	SIZE
			1:1250
			A3

Surveyors  
 Ref No: 15347  
 Series 2 of 4

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 Land Development Consultants  
 Ph: (09) 408 6000  
 121 Commerce Street  
 Kalua  
 Email: [vsturm@vsturm.co.nz](mailto:vsturm@vsturm.co.nz)

**PROPOSED SUBDIVISION OF  
 LOT 6 DP ..... (STAGE 1)**

PREPARED FOR: M FAWKES

Rev	Name	Date
SH	SH	Dec 2024
SH	SH	Nov 2024
SH	SH	Oct 2024
SH	SH	Oct 2024
SH	SH	Oct 2024
SH	SH	Oct 2024

ORIGINAL SHEET SIZE  
 SCALE 1:1250  
 A3

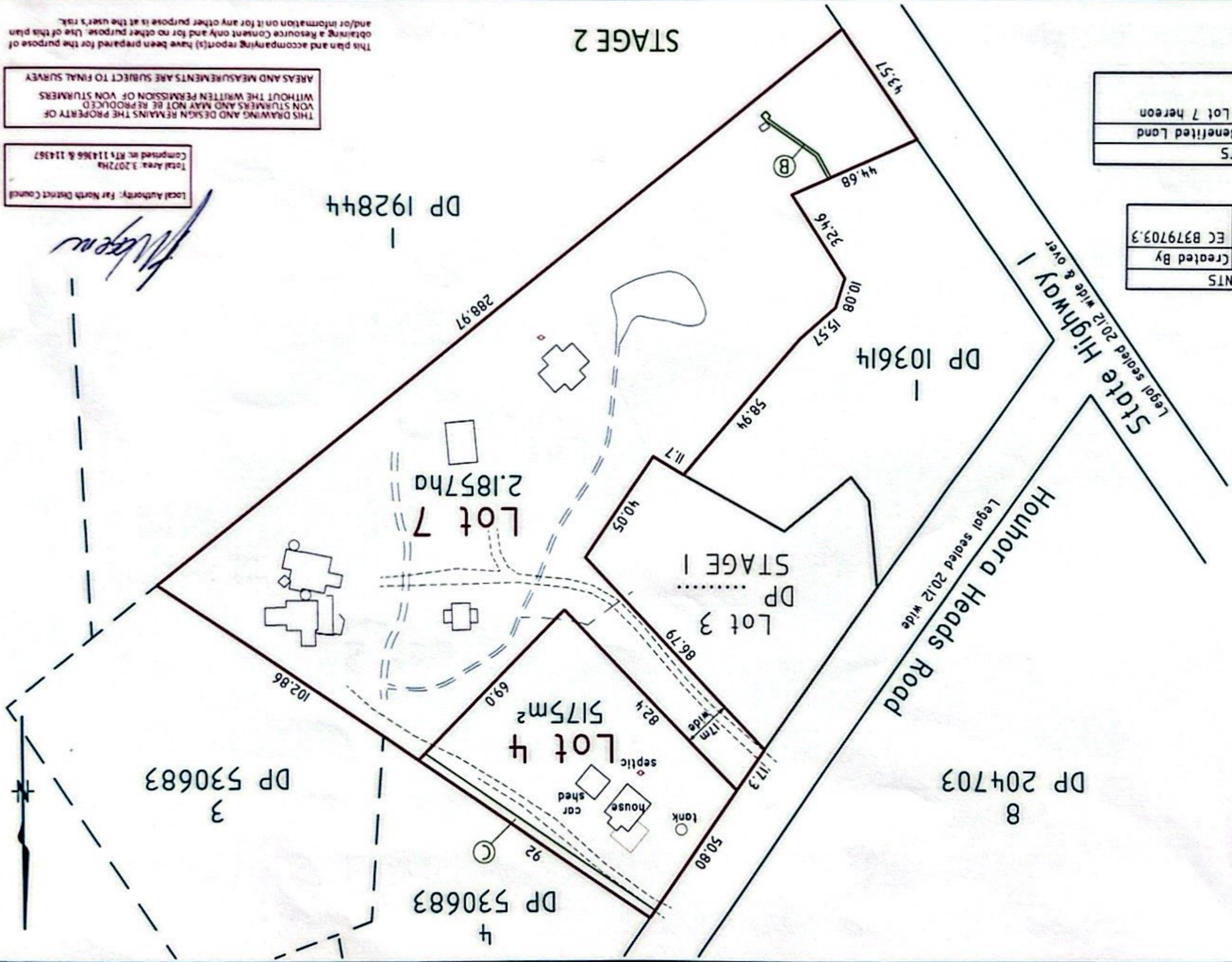
Surveyors Ref No: 15347  
 Series 3 of 4

**MEMORANDUM OF EASEMENTS**

Purpose	Shown Burdened Land Benefited Land	Right to convey
Electricity	Lot 4 hereon	Lot 7 hereon

**SCHEDULE OF EXISTING EASEMENTS**

Purpose	Shown Burdened Land Created By	Electricity supply
Water supply	Lot 7 hereon EC B379703.3	Lot 7 hereon



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 Composed of: RTs 114366 & 114367

*Morgan*

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 Ph: (09) 438 6000  
 Email: [vstsur@vstsur.co.nz](mailto:vstsur@vstsur.co.nz)  
 131 Commerce Street  
 Katara

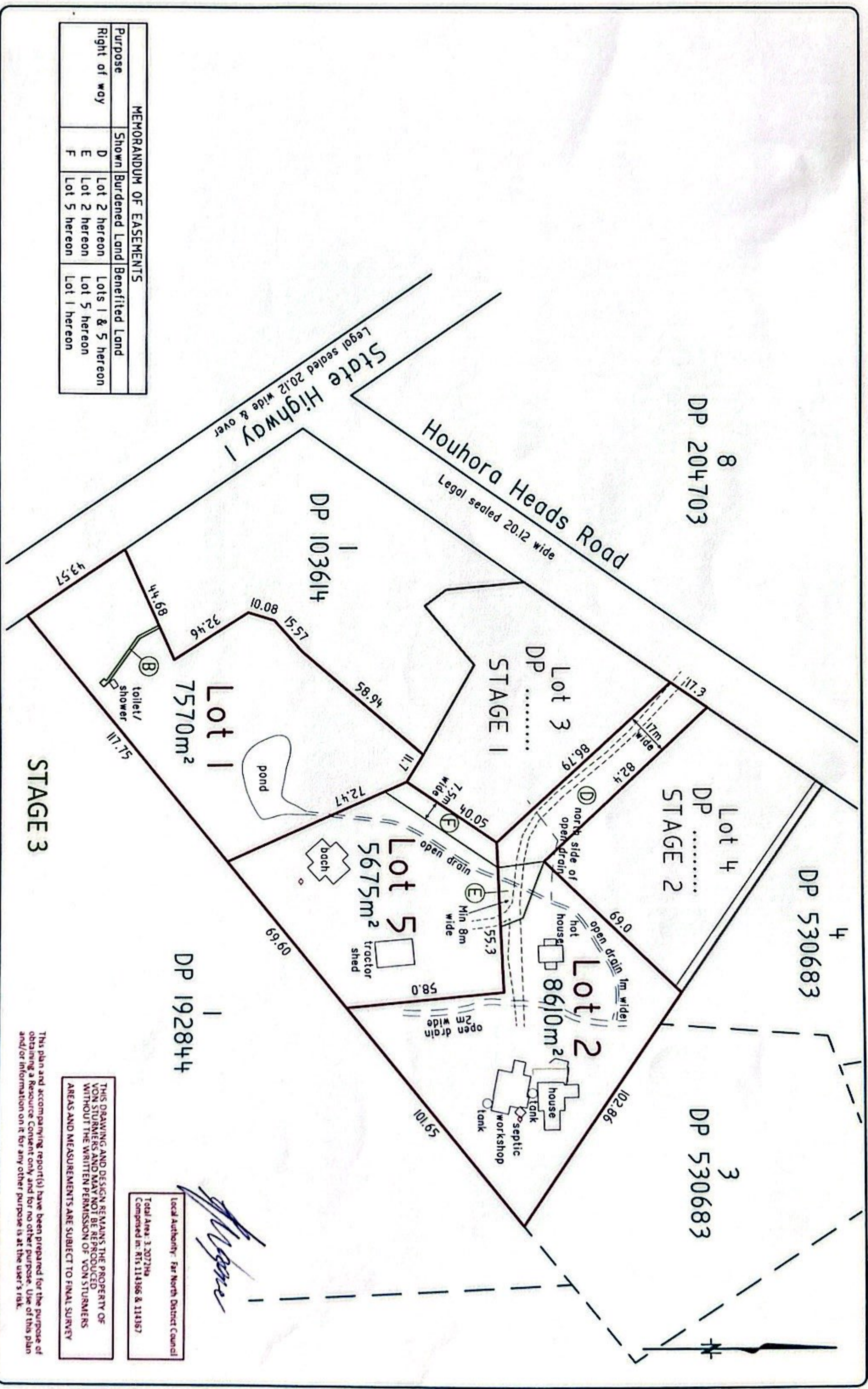
**PROPOSED SUBDIVISION OF  
 LOT 7 DP ..... (STAGE 2)**  
 PREPARED FOR: M FAWKES

Survey	Name	Date	ORIGINAL
Design	SH	Oct 2024	SCALE
Drawn	SH	Nov 2024	1:1250
Rev	SH	Dec 2024	SHEET SIZE
			A3

Surveyors Ref No: **15347**  
 Series **4 of 4**

**MEMORANDUM OF EASEMENTS**

Purpose	Shown	Burdened Land	Benefited Land
Right of way	D	Lot 2 hereon	Lots 1 & 5 hereon
	E	Lot 2 hereon	Lot 5 hereon
	F	Lot 5 hereon	Lot 1 hereon



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Local Authority: Far North District Council  
 Total Area: 3.2072ha  
 Comprised in: R1S 114366 & 114367

*[Signature]*



## Alex Billot

---

**From:** Alex Billot  
**Sent:** Friday, 6 December 2024 1:37 pm  
**To:** Te Hono Support  
**Subject:** Proposed subdivisions - Pukenui

Kia ora,

We are preparing two subdivision applications in Pukenui (one down Waterfront Road and one down Houhora Heads Road).

Can you please assist with advising who the Iwi contacts are for this rohe so we can consult with them prior to lodgement of the applications?

Thanks in advance.

Kind regards,



**Alex Billot**  
Resource Planner

Offices in Kaitaia & Kerikeri  
☎ 09 408 1866  
Northland Planning & Development 2020 Limited

*My office hours are Monday, Thursday & Friday 9am – 2pm.*