

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 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
(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?

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

5. Applicant Details

Name/s:

ALISA TULL

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:

Two titles - see attached copy of titles with this application

**Property Address/
Location:**

112 and 114 Donald Road, Kaitaia

Postcode

0410

8. Application Site Details

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

Name/s:	Ailsa Tini		
Site Address/ Location:	114 Donald Road, Kaitaia		
			Postcode 0410
Legal Description:	Lot 2 DP116615	Val Number:	00031-08300
Certificate of title:	NA66B/540		

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 applicant prior to site visit.

9. Description of the Proposal:

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

Proposal to subdivide the site by way of boundary adjustment. The proposal can comply with Section 13.7.1 Boundary Adjustments and is therefore assessed as a Controlled Activity within the Residential Zone.

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

(more than one circle can be ticked):

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

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

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

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

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

- Subdividing land
- 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:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

ALISA TINI

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)

ALISA TINI

Signature:

(signature of bill payer)

Date 24/02/2025

MANDATORY

15. Important Information:

Note to applicant

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

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

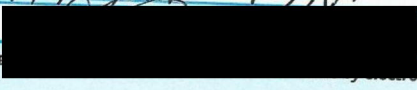
Declaration

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

Name: (please write in full)

AIKSA TINI

Signature:



Date 24/02/2005

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.

Subdivision Resource Consent Proposal

Ailsa Tini

112 & 114 Donald Road, Kaitaia

11 March 2025

Please find attached:

- an application form for a Subdivision Resource Consent by way of boundary adjustment, in the Residential Zone; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision application has been assessed as a **Controlled Activity** under the Far North Operative District Plan.

The following **amalgamation condition** is proposed.

***That** Lot 2 hereon be transferred to the owner of Lot 1 DP 352126 (RT213842) and that one Record of Title be issued to include both parcels.*

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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Attachments

1. **FNDC Resource Consent Application – Signed**
2. **Scheme Plan - Von Sturmers Surveyors**
3. **Record of Title 112 Donald Rd – LINZ**
4. **Record of Title 114 Donald Rd – LINZ**
5. **Correspondence – FNDC Senior RC Engineer**
6. **Correspondence – Top Energy**
7. **Correspondence - Chorus**



Assessment of Environment Effects Report

1.0 Description of the Proposed Activity

1.1 The proposal is to undertake a subdivision by way of boundary adjustment of 2 titles to provide additional outdoor space for 112 Donald Road. The sites are located at 112 & 114 Donald Road, Kaitiāia which are both located in the Residential Zone. The boundary adjustment will result in 336m² being transferred to Lot 1 DP 352126 making a total area of 1089m². The balance which is shown as proposed Lot 1 will reduce in size from 1643m² to 1307m². The proposal has been assessed as a Controlled Activity.

1.2 The following amalgamation condition is proposed.
'That Lot 2 hereon be transferred to the owners of Lot 1 DP352126 (RT 213842) and that one Record of Title be issued to include both parcels.'

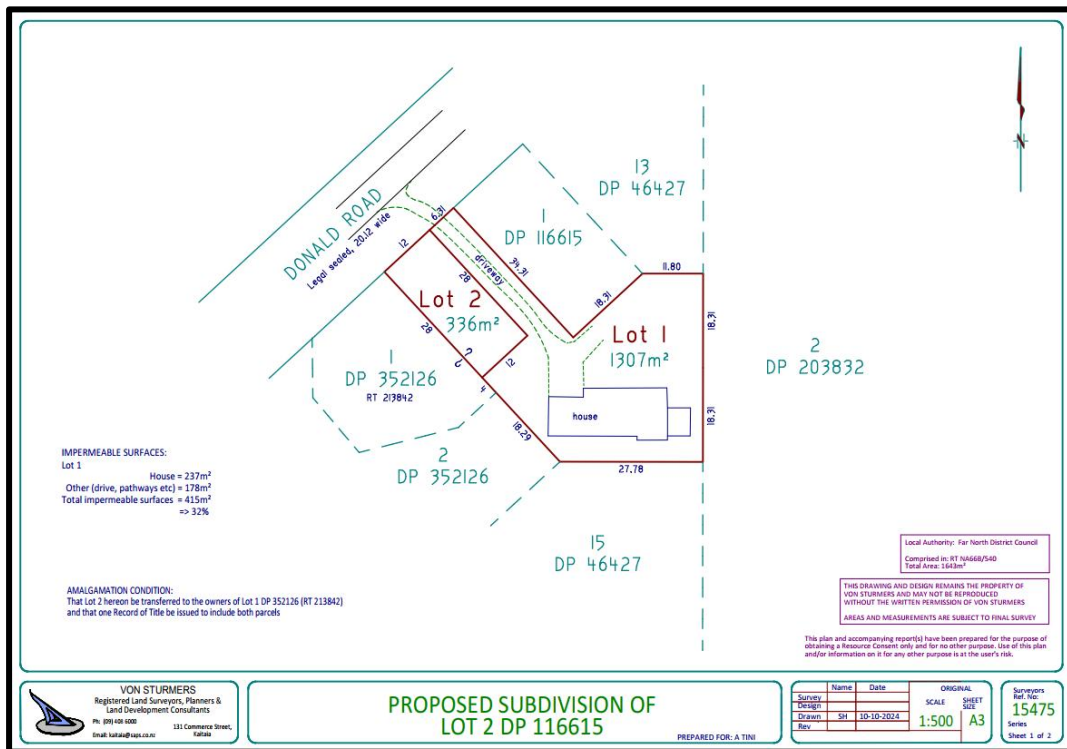


Figure 1: Proposed scheme plan



2.0 Site Description

- 2.1 The sites are located at 112 & 114 Donald Road, Kaitaia. Both lots contain an existing dwelling each. The dwelling on 114 Donald Road is located within the south-eastern portion of the site, leaving the western portion of the site as an open space area. This open space area is currently mowed lawn with some mature vegetation. The portion of land which is to be transferred to the adjoining property, 112 Donald Road, is already in use by the neighbours for additional outdoor space. There is also a large area of open space located to the north of the dwelling on 114 Donald Road. Access to the dwelling on 114 Donald Road runs along the north-western boundary.
- 2.2 The sites are serviced by FNDC reticulated wastewater, water and stormwater services. Both lots have direct access to Donald Road.
- 2.3 The sites and adjoining allotments to the north and south are zoned Residential, as well as lots directly adjoining Donald Road. To the east of the site (adjoining 114 Donald Road) are sites zoned Rural Production, as well as lots further west. Under the Proposed District Plan (PDP) the subject sites are zoned as General Residential.

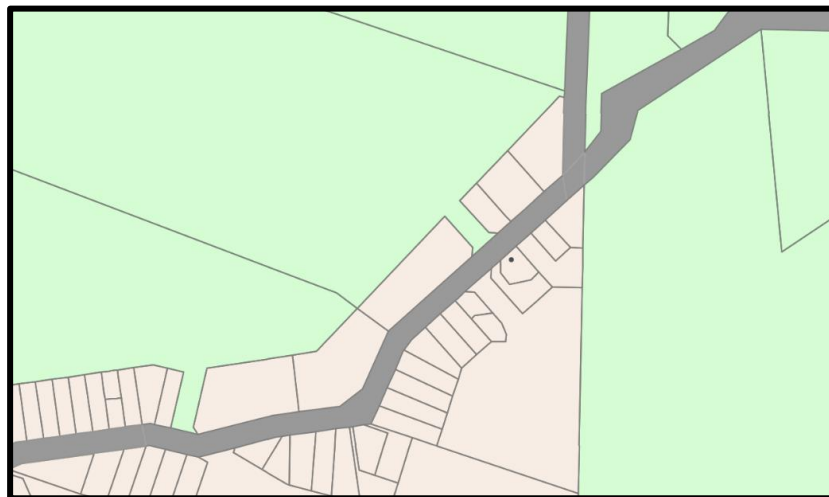
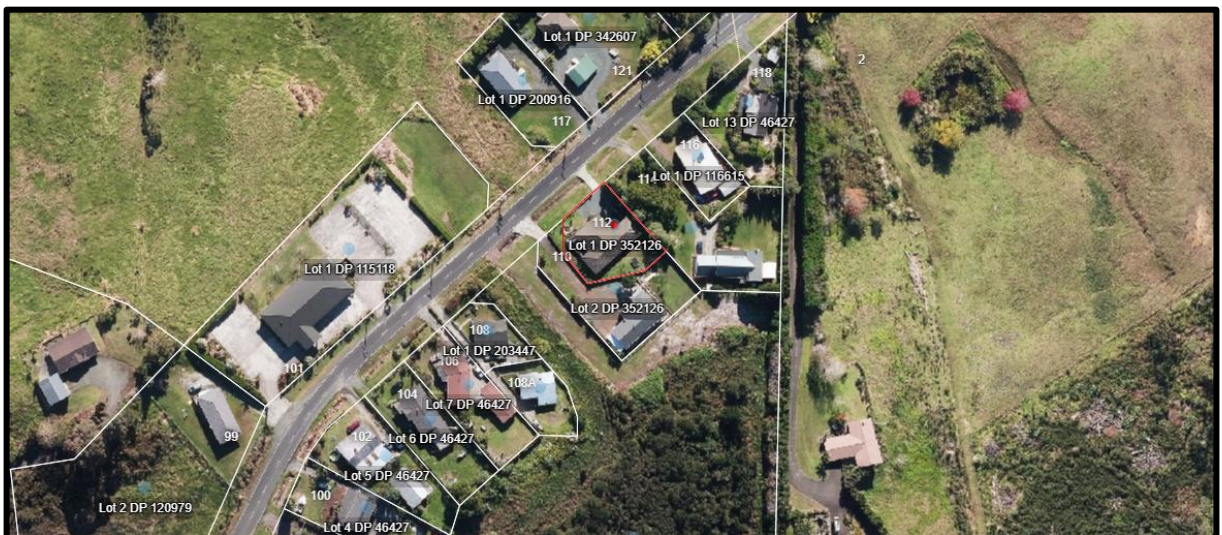


Figure 2: FNDC Zoning Maps



Site Visit

2.4 A site visit was carried out in February 2025. A compilation of photos has been copied below.



Figure 4: Existing dwelling and parking on 114 Donald Road.



Figure 5: Manoeuvring areas and dwelling on 114 Donald Road.



Figure 6: Outdoor area on 114 Donald Road, located to the north of the dwelling.

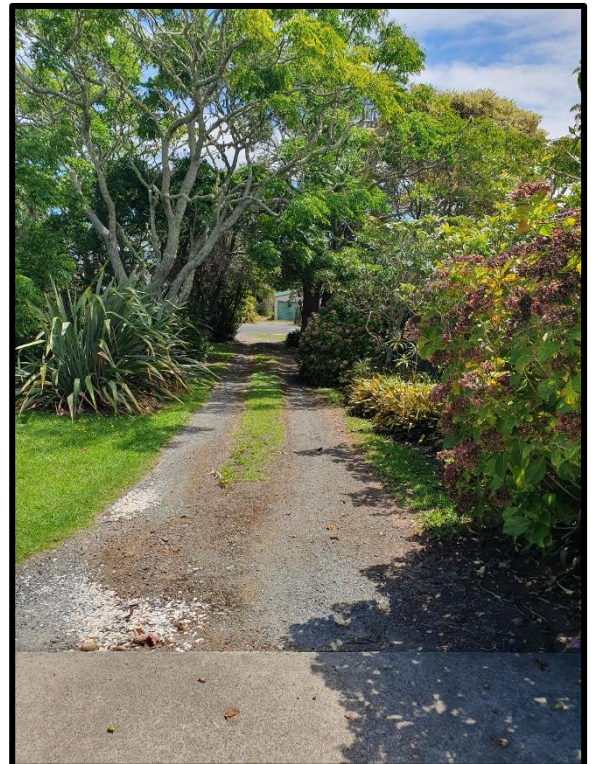


Figure 7: Existing internal driveway to the dwelling on 114 Donald Road.

Figure 8: Portion of land to be transferred to 112 Donald Road - located to the left of the driveway.



Figure 9: Portion of land to be transferred to 112 Donald Road. Image taken from near the road boundary, with the dwelling on 114 Donald Road seen in the distance.



Figure 12: Existing crossing to 114 Donald Road.



Figure 10: Existing dwelling on 112 Donald Road. Image taken from 114 Donald Road.



Figure 11: Existing crossing to 112 Donald Road.

Title

- 2.5 112 Donald Road, Kaitaia is held within Record of Title 213842, which is dated 21st February 2006. The site is legally described as Lot 1 DP352126 with an area of 753m². There are no consent notices or easements registered on the title.



- 2.6 114 Donald Road, Kaitaia is held within Record of Title NA66B/540, which is dated 21st August 1987. The site is legally described as Lot 2 DP116615 with an area of 1643m². There are no consent notices or easements registered on the title.

Site Features

- 2.7 Under the Operative District Plan, the sites are located within the Residential zone and are not subject to any Outstanding Landscapes or other resource features.
- 2.8 Under the Proposed District Plan, the sites are zoned as General Residential. The sites are also located within a Treaty Settlement area of interest, this is a non-District Plan layer which is only used as reference to give context to the Proposed District Plan.
- 2.9 The subject sites have existing connection to Councils reticulated wastewater, this has been confirmed by the FNDC infrastructure and Asset Team. The sites are also connected to the Council provided water and stormwater services.
- 2.10 With regard to the Regional Policy Statement for Northland the sites are not located within the Coastal Environment nor within an area of Outstanding Natural Feature or Landscape.
- 2.11 The NRC Hazard maps do not indicate that either of the sites are susceptible to natural hazards.
- 2.12 There are no historic sites registered within the subject sites on the NZAA Maps and the sites are not shown to be within an area where kiwi are present.
- 2.13 Given the sites are zoned Residential, it is considered that the National Policy Statement for Highly Productive Land (NPS-HPL) is not applicable to the proposal and no assessment of this Policy Statement will be undertaken as part of this application.
- 2.14 The sites do not adjoin a statutory acknowledgement area.

3.0 Weighting of Plans

- 3.1 The sites are zoned as General Residential under the Proposed District Plan and are subject to the Treaty Settlement Area of Interest Overlay.
- 3.2 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.



3.3 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.

4.0 Activity Status of the proposal

Operative District Plan

4.1 The subject sites are located within the Residential Zone. An assessment of the relevant subdivision, zone and district wide rules of the District Plan is set out in the tables below.

Subdivision

Table 1 - Assessment of the applicable Subdivision Rules for the Residential Zone:		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Performance of Proposal
13.7.1	BOUNDARY ADJUSTMENTS	<p><i>Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:</i></p> <p>(a) <i>there is no change in the number and location of any access to the lots involved; and</i> The access to both lots will remain unchanged. Complies.</p> <p>(b) <i>there is no increase in the number of certificates of title; and</i> There will be no increase in the number of certificates of titles. Complies.</p> <p>(c) <i>the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and</i></p> <p>The sites are zoned residential. The proposed lot sizes are:</p> <ul style="list-style-type: none"> - Lot 1 – 1307m² - Lot 2 – 336m², to be amalgamated with Lot 1 DP352126 (753m² in area) which equates to a total area of 1089m². <p>The controlled activity minimum lot size for the Residential zone is 600m² for sewered sites. The proposal can therefore comply with the minimum lot</p>



		<p>size for the Residential zone as a controlled activity. Complies.</p> <p><i>(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and</i> The area affected by the boundary adjustment is within the area of the original lots. Complies.</p> <p><i>(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and</i> The proposal complies with the relevant land use rules as shown in the following table. Complies.</p> <p><i>(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites</i> The sites are connected to reticulated systems. No breaches are created. Complies.</p> <p>The proposal can therefore meet the provisions for a boundary adjustment.</p> <p>Controlled Activity</p>
13.7.2.1	MINIMUM LOT SIZES	<p>Not applicable. As assessed above, the proposal can comply with the provisions within 13.7.1.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Permitted Lot 1 will contains an existing dwelling. Lot 2 will be amalgamated with Lot 1 DP352126, which also contains an existing dwelling. No new dwellings are proposed.</p>
13.7.2.3 – 9	Not Applicable for this application.	

Residential Zone standards

Table 2 - Assessment of the permitted RESIDENTIAL ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
7.6.5.1.1	RELOCATED BUILDINGS	Permitted Not applicable.
7.6.5.1.2	RESIDENTIAL INTENSITY	Permitted Proposed Lot 1 will contain one existing dwelling.



		Proposed Lot 2 is to be amalgamated with Lot 1 DP352126 which also contains an existing dwelling. No additional dwellings are proposed or intended as part of this proposal.
7.6.5.1.3	SCALE OF ACTIVITIES	Permitted Not applicable.
7.6.5.1.4	BUILDING HEIGHT	Permitted Not applicable.
7.6.5.1.5	SUNLIGHT	Permitted There are no infringements regarding Sunlight along the new lot boundaries.
7.6.5.1.6	STORMWATER MANAGEMENT	Permitted. The total impermeable surfaces within Proposed Lot 1 equate to 415m ² or 32% of the total site area which complies with the permitted 50% of the total site area. Lot 2 does not contain any structures or impermeable surfaces, and as such, complies with the permitted standard.
7.6.5.1.7	SETBACK FROM BOUNDARIES	Permitted. The structures are setback sufficient distance from the new boundaries such that no setback breach occurs.
7.6.5.1.8	SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	Permitted. Not applicable as the proposal is for residential activities only.
7.6.5.1.9	OUTDOOR ACTIVITIES	Permitted. Not applicable.
7.6.5.1.10	VISUAL AMENITY	Permitted. Not applicable as the proposal is not within the Coopers Beachfront Estate or within Kerikeri.
7.6.5.1.11	TRANSPORTATION	Permitted. Assessed below.
7.6.5.1.12	SITE INTENSITY – NON-RESIDENTIAL ACTIVITIES	Permitted. All activities on site are residential.
7.6.5.1.13	HOURS OF OPERATION – NON-RESIDENTIAL ACTIVITIES	Permitted. Not applicable.
7.6.5.1.14	KEEPING OF ANIMALS	Permitted. Not applicable.
7.6.5.1.15	NOISE	Permitted. Not applicable.



7.6.5.1.16	HELICOPTER LANDING AREA	Permitted. Not applicable.
7.6.5.1.17	BUILDING COVERAGE	Permitted. The total building coverage on Lot 1 is 237m ² or 18% of the total site area. This complies with the permitted threshold of 45% of the total site area. Lot 2 does not contain any built development.

District Wide Standards

Table 3 - Assessment of the applicable permitted DISTRICT WIDE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Chapter 12 – Natural and Physical Resources		
12.1	LANDSCAPES AND NATURAL FEATURES	Not Applicable.
12.2	INDIGENOUS FLORA AND FAUNA	Not applicable.
12.3 12.3.6.1.2 (P)	EXCAVATION AND/OR FILLING	Permitted. No excavations are anticipated as part of this proposal as everything is existing.
Sections 12.5 – 12.9 are not applicable to this proposal.		
Chapter 15 - Transportation		
Plan Reference	Rule	Performance of Proposal
15.1.6A	TRAFFIC	Permitted. The permitted TIF for the residential zone is 20. Proposed Lot 1 will contain one existing dwelling. Proposed Lot 2 will be vacant and is to be amalgamated with Lot 1 DP352126, which also contains one existing dwelling. As per Rule 15.1.6A.2.1, the first residential unit on a site is exempt. As such, the proposal will not alter the existing TIF of the site which is permitted in terms of this rule.
15.1.6B	PARKING	Permitted. The parking areas within Proposed Lot 1 will remain unchanged. Proposed Lot 2 will be amalgamated with Lot 1 DP352126, with the existing parking on this site being utilised.
15.1.6C.1.1	PRIVATE ACCESSWAY IN ALL ZONES	Not applicable. No private accessways are proposed.
15.1.6C.1.2	PRIVATE ACCESSWAYS IN URBAN ZONES	Not applicable. No private accessways are proposed.
15.1.6C.1.3	PASSING BAYS ON PRIVATE	Not applicable



	ACCESSWAYS IN ALL ZONES	
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	Complies Not applicable.
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Complies (a) Access to both 112 & 114 Donald Road are existing. (b) Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	Complies (a) Parking is existing and will remain unchanged. (b) Not applicable. (c) Complies. (d) Stormwater will be managed on site.
15.1.6C.1.8	Frontage to Existing Roads	Complies (a) The sites have frontage to Donald Road which is considered to meet the legal road width standards. (b) Donald Road is considered to be constructed to the required standards. (c) Not applicable. (d) No carriageway encroachments are anticipated.
15.1.6C.1.9 – 11	Not applicable to this development.	

4.2 The assessment above has identified that resource consent is required under the following rule:

13.7.1 Boundary Adjustments

4.2.1 The proposal can comply with the assessment criteria under Rule 13.7.1 and is therefore assessed as a Controlled Activity Boundary Adjustment.

Overall status of the proposal under the District Plan

4.3 In accordance with *Controlled Activities 13.7.3* the subdivision by way of boundary adjustment will be assessed as a **Controlled Activity**. The relevant sections of Chapter 13 will be assessed as part of this application.

Proposed District Plan (PDP)

4.4 The proposal is subject to the Proposed District Plan (PDP) process. The subject sites are proposed to be zoned General Residential and is within the Treaty Settlement Area Overlay.

4.5 Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:



Table 4 – Assessment against the PDP rule standards that have immediate legal effect		
Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>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</p> <p>Rules HS-R5, HS-R6, HS-R9</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	<p>All rules have immediate legal effect (HA-R1 to HA-R14)</p> <p>All standards have immediate legal effect (HA-S1 to HA-S3)</p>	<p>Not applicable.</p> <p>The site is not located within a Heritage Area Overlay.</p>
Historic Heritage	<p>All rules have immediate legal effect (HH-R1 to HH-R10)</p> <p>Schedule 2 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any areas of historic heritage.</p>
Notable Trees	<p>All rules have immediate legal effect (NT-R1 to NT-R9)</p> <p>All standards have legal effect (NT-S1 to NT-S2)</p> <p>Schedule 1 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any notable trees.</p>
Sites and Areas of Significance to Maori	<p>All rules have immediate legal effect (SASM-R1 to SASM-R7)</p> <p>Schedule 3 has immediate legal effect</p>	<p>Not applicable.</p> <p>The site does not contain any sites or areas of significance to Māori.</p>
Ecosystems and Indigenous Biodiversity	<p>All rules have immediate legal effect (IB-R1 to IB-R5)</p>	<p>Not applicable.</p> <p>The site does not contain any ecosystems or indigenous biodiversity to which these rules would apply.</p>
Subdivision	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p>Permitted.</p> <p>The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site</p>



		containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.
Earthworks	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Complies. Any earthworks will proceed under the guidance of an ADP in accordance with Rule EW-R12 and EW-S3.
Signs	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	Not applicable. No signs are proposed as part of this application.
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

4.6 The assessment above indicates the proposal is able to comply with the Proposed District Plan rules that have immediate legal effect.

National Environmental Standards

4.7 A site visit and review of aerials of the subject sites did not indicate that the site was HAIL. No such assessment of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health has therefore been undertaken. The application has been considered **Permitted** in terms of this regulation.

4.8 The site does not adjoin any freshwater bodies such as lakes, rivers, or wetlands and as such the National Environmental Standard for Freshwater Management was not considered applicable to this development. The application has been considered Permitted in terms of this regulation.

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



5.0 Statutory Assessment

Section 104A of the Act

5.1 Section 104A governs the determination of applications for Controlled Activities. With respect to Controlled Activities, a consent authority may not refuse an application, unless s106 applies. Council may impose conditions under s108 only for those matters which control is reserved in a national environmental standard, an operative or proposed plan or other regulations.

Section 104(1)(a) of the Act

5.2 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 of 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 reasonably necessary to determine the application.”*

5.3 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). Positive effects arising from this subdivision is that the proposed boundary adjustment will see an underutilised portion of Lot 2 DP116615 be subdivided and amalgamated with adjoining Lot 1 DP352126, to increase the outdoor space of the subsequent lot. This will provide additional open space for Lot 1 DP352126 which will also increase the overall amenity of the property. No additional titles will be created nor any additional access points as the proposal will not change what is currently in existence in terms of built development and impermeable surfaces.

5.4 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’. In this case 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.



- 5.5 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 in section 6.0 below.
- 5.6 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.

6.0 Environmental Effects Assessment

- 6.1 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.
- 6.2 The proposal is a Controlled activity as per Rule 13.7.1. The criteria within 13.7.3 of the District Plan is therefore to be used for assessment of the subdivision, in conjunction with the matters set out under Sections 104, 104A, and 106 of the Resource Management Act 1991. An assessment that corresponds with the scale and significance of the effects on the environment is provided below:

Subdivision

- 6.3 An assessment has been undertaken in accordance with Section 13.7.3 Assessment Criteria of the District Plan below.

13.7.3.1 Property Access

- 6.3.1 Proposed Lot 1 has existing access, parking and manoeuvring from an existing vehicle crossing to the site. This will remain unchanged as part of this proposal and will be wholly contained within Proposed Lot 1.



6.3.2 Proposed Lot 2 will be amalgamated with Lot 1 DP352126. Lot 1 DP352126 has existing access,

Figure 14: Existing parking at 114 Donald Road (Proposed Lot 1).

parking and manoeuvring, which will remain

unchanged. No additional access, parking or manoeuvring is proposed within Lot 2 as this will remain a vacant area for the purpose of outdoor living of Lot 1 DP352126.

6.3.3 As demonstrated within Section 4 of this report, the proposal is able to comply with the permitted thresholds outlined in Chapter 15 Transportation.

6.3.4 Overall, it is considered that the proposal will not have any adverse effects in relation to access and traffic movements, as what is currently in existence will not alter as a result of the subdivision.

13.7.3.2 Natural Hazards

6.3.5 The NRC Hazard Maps do not indicate that the sites are susceptible to natural hazards.

6.3.6 No other hazards have been identified while the owners have occupied the property.

6.3.7 As per above, the site has not been identified as HAIL.

6.3.8 Overall, the proposal is not considered to create any adverse effects in relation to the site itself or the surrounding environment. There are no items within Section 106 which could determine that the proposal should be refused.

13.7.3.3 Water Supply

6.3.9 Proposed Lot 1 has an existing dwelling which has connection to the reticulated water supply. This will remain unchanged as part of this proposal.

6.3.10 Proposed Lot 2 will be amalgamated with Lot 1 DP352126, which contains an existing dwelling which is also connected to the reticulated water supply. No additional connections are proposed.



Figure 15: Existing internal driveway to the dwelling at 114 Donald Road (Proposed Lot 1).



Figure 16: Existing crossing place to Lot 1 DP352126.

Donald



6.3.11 The existing methods for water supply are considered adequate and suitable for this type and nature of development. Contact has been made with Sujeet Tikaram, Senior Resource Consents Engineer at FNDC, who confirmed that there are no issues which arise as part of the proposal given connection is existing and no additional connections are required.

6.3.12 An easement has been included over Lot 2 which is located over the existing water line to the dwelling on Lot 1.

13.7.3.4 Stormwater Disposal

6.3.13 Lot 1 has existing connection to the reticulated stormwater system. The impermeable surfaces within Lot 1 are permitted in terms of the ODP rules. No change to the impermeable surfaces or stormwater connections are proposed.

6.3.14 Lot 2 does not contain any existing impermeable surfaces or built development.

6.3.15 As above, contact has been made with Sujeet Tikaram, Senior Resource Consents Engineer at FNDC, who confirmed that there are no issues which arise as part of the proposal given connection is existing and no additional connections are required.

13.7.3.5 Sanitary Sewage Disposal

6.3.16 Proposed Lot 1 has an existing dwelling which has connection to the reticulated wastewater supply. This will remain unchanged as part of this proposal.

6.3.17 Proposed Lot 2 will be amalgamated with Lot 1 DP352126, which contains an existing dwelling which is also connected to the reticulated wastewater supply. No additional connections are proposed.

6.3.18 The existing methods for wastewater disposal are considered adequate and suitable for this type and nature of development. Contact has been made with Sujeet Tikaram, Senior Resource Consents Engineer at FNDC, who confirmed that there are no issues which arise as part of the proposal given connection is existing and no additional connections are required.

6.3.19 An easement has been included over Lot 2 which is located over the existing wastewater line to the dwelling on Lot 1.

13.7.3.6 Energy Supply and 13.7.3.7 Telecommunications

6.3.20 No additional connections are proposed as part of this subdivision by way of boundary adjustment. Top Energy and Chorus have been contacted as part of this application process and advised that their requirements were nil, however it is likely that easements will need to be provided.

6.3.21 Lot 1 has existing development with existing connections and Lot 2 will be amalgamated with adjoining Lot 1 DP352126 which also has existing connections.



13.7.3.8 Easements for any purpose

6.3.22 The applicable easements will be provided for.

13.7.3.9 Preservation of heritage resources, vegetation, fauna and landscape, and land set aside for conservation purposes

6.3.23 The subject site is located within the Residential Zone and does not include any of the items noted under this section. The site is not known to contain any archaeological sites and is not within an area where kiwi is present. The subject site also does not contain any areas of indigenous flora or fauna.

13.7.3.10 Access to reserves and waterways

6.3.24 There are no reserves or waterways which require access.

13.7.3.11 Land Use Compatibility

6.3.25 It is considered that the intention of the Residential zone is to provide new residential areas at similar densities to those prevailing at present with the provision to provide for a range of housing types and forms of accommodation. It is considered that the proposal fulfils this, by providing additional area for Lot 1 DP352126 which will see the outdoor area of the site increase, enhancing the living and amenity values of the site. Proposed Lot 1 will retain ample area for outdoor use and enjoyment.

6.3.26 The proposal will not increase the number of titles nor alter access, parking or manoeuvring on either of the sites. The proposal will not alter the physical appearance of the streetscape or how the environment is viewed, as there will be no additional development on Proposed Lot 2 as part of this proposal.

6.3.27 The proposal is not considered out of character or objectional in the surrounding environment. The proposal will enable the best utilization of the land while still maintaining the urban character. It is considered that the proposal fulfils the intended purpose of the site, being zoned Residential. The proposal will not generate any additional effects as the built development is existing and will continue to be utilized for residential use which is in demand.

13.7.3.12 Proximity to Airports

6.3.28 The subject sites are not located within the Airport Noise Buffer under the ODP Maps.

7.0 Policy Documents

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

National Environmental Standards

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



National Policy Statements

- 7.3 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 Statement on Electricity Transmission.
 - National Policy Statement for Highly Productive Land.
 - New Zealand Coastal Policy Statement.
 - National Policy Statement for indigenous Biodiversity.
 - National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- 7.4 The above-mentioned National Policy Statements are not considered applicable to the proposed subdivision by way of boundary adjustment and therefore, no assessment of the above policies will be made.

Regional Policy Statement for Northland 2016 and Regional Plan for Northland (February 2024)

- 7.5 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 Northland's natural and physical resources.
- 7.6 This proposal is of a small scale, containing existing development, outside of hazard areas, and outside of areas containing any resource features. The proposal will not increase the number of titles nor alter any existing access arrangements. The proposal is considered compatible with the intent of the RPS.

Far North District Plan

- 7.7 The relevant objectives and policies of the Plan are those related to Subdivision, the Urban Environment, and the Residential Zone. As assessed above, it is considered that the proposed subdivision by way of boundary adjustment will generate no more than minor adverse effects on the receiving environment, including the adjacent sites. The proposal will be consistent with the character of the surrounding area. The proposal would not be contrary to the objectives and policies of the ODP, as commented on in the paragraphs below.

Assessment of the objectives and policies for Subdivision Activities

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.

7.7.1 The subdivision will be consistent with the purpose of the Residential zone which is to enable development of residential areas where the effects of activities permitted in the zone are compatible with sustainable development and with the existing character and amenity, which is typically medium density residential living. The proposal will not compromise the life supporting capacity of air, water, soil or ecosystems. No adverse effects are anticipated nor any reverse sensitivity effects. Outstanding landscapes or natural features in the Coastal Environment will not be affected by this residential subdivision by way of boundary adjustment. Heritage resources are not anticipated to be affected. Reticulated connections are existing, and no new connections are proposed. Superior outcomes are provided for as an existing underutilised area of open space can be transferred to the owners of Lot 1 DP352126, which will enable the outdoor space of the site to increase, enhancing outdoor living and



amenity of the site. The relationship with Māori and their ancestral lands are not anticipated to be affected. Electricity supply is existing to the dwelling on Proposed Lot 1 and the dwelling on Lot 1 DP352126. No additional connections are proposed. The built development on the lots is existing and as such, energy efficient design is not applicable. The sites are not 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, waahi 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.*

7.7.2 There will be no adverse impacts on any of the items listed within Policy 13.4.1. Vehicular access to the sites will not change and is considered adequate for the existing activities on site. The sites are not affected by natural or other hazards. There are existing connections to utility services; no new connections are proposed. Access is existing and will remain unchanged. Heritage resources, indigenous vegetation and indigenous fauna will not be affected by the proposed subdivision by way of boundary adjustment. The sites are not located in the Coastal Environment nor do they contain areas of riparian margins, Outstanding Landscapes or Natural Features. Financial contribution is not a consideration of this application. Water supply is via the reticulated town supply and will remain unchanged. Bonus development donor and recipient areas are not a consideration of the proposal. The sites are not within the Conservation zone. The relationship of Māori and their culture and traditions is not anticipated to be affected. The proposal is not considered to be intensive development. The proposal will be consistent with the character of the zone and no adverse effects are anticipated. The objectives and policies of the Urban Environment and Residential zone will be undertaken below. The proposal will not create any additional titles; built development is existing. The sites are not within the National Grid Corridor.

Assessment of the objectives and policies within the Urban Environment

Objectives

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.3.5 To achieve the development of community services as an integral and complementary component of urban development.

7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

7.7.3 No adverse effects are anticipated by the proposed subdivision by way of boundary adjustment. The proposal will not alter the use of the existing buildings and infrastructure, with all remaining unchanged. Amenity values will be maintained. No community services



development is proposed. Connection to the reticulated water supply system is existing and no additional connections are required.

Policies

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.

7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.

7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.

7.4.5 That new urban development avoid:

(a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;

(b) adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;

(c) adversely affecting outstanding natural features, landscapes and heritage resources;

(d) adversely affecting the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;

(e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;

(f) areas containing finite resources which can reasonably be expected to be valuable for future generations, where urban development would adversely affect their availability;

(g) adversely affecting the safety and efficiency of the roading network;

(h) the loss or permanent removal of highly productive and versatile soils from primary production due to subdivision and development for urban purposes.

7.4.6 That the natural and historic heritage of urban settlements in the District be protected (refer to Chapter 12).

7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.

7.4.8 That infrastructure for urban areas be designed and operated in a way which:

(a) avoids remedies or mitigates adverse effects on the environment;

(b) provides adequately for the reasonably foreseeable needs of future generations;
and

(c) safeguards the life-supporting capacity of air, water, soil and ecosystems.

7.4.9 That the need for community services in urban areas is recognised and provided for.

7.7.4 Amenity values will be maintained. The level of effects created by the proposal are considered appropriate. No effects on publicly provided facilities are anticipated, especially given that no additional titles will be created as a result of the proposal. Connection to the existing reticulated stormwater network is existing and will remain unchanged. The proposal is not considered to create any adverse effects listed within Policy 7.4.5. The sites are not located within the Natural or Historic Heritage districts. Infrastructure is existing and no additional



connections or access points are required. Community services are not included with this proposal.

Assessment of the objectives and policies within the Residential Zone

Objectives

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity

7.6.3.3 To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive

7.7.5 The proposal will not see any additional titles created. The proposal is not considered to create any adverse effects. The sites are not located along the urban fringe identified.

Policies

7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.

7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation

7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

7.7.6 The sites are located within the Residential zone and the proposal is considered to be consistent with the characteristics and form of the residential zone in general. The proposal



will not see any additional titles created and will enhance the outdoor area of Lot 1 DP352126, whilst ensuring that Proposed Lot 1 is of ample area to continue the existing use. The proposal will not see any additional built development as Lot 2 will be held within the same title as Lot 1 DP352126 and therefore, will not create an additional title. No non-residential activities are proposed. Parking and manoeuvring are existing. The outdoor space of Lot 1 DP352126 will be increased and will enhance the overall amenity of the site. Proposed Lot 1 will also continue to have ample area for outdoor space. Impermeable surfaces are existing; no additional impermeable surfaces are proposed. Access to sunlight and daylight will remain unchanged. Privacy of inhabitants will also be maintained.

Proposed District Plan

- 7.8 Under the Proposed District Plan, the site is zoned General Residential, and within the Treaty Settlements Area overlay and therefore an assessment of the Objectives and Policies within these chapters have been included below. The proposal is considered to create no more than minor adverse effects on the residential environment and is consistent with the residential 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.

Assessment of the objectives and policies within the General Residential Zone

Objectives

GRZ-01 - The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- (a) housing needs and demand;*
- (b) the adequacy and capacity of available or programmed development infrastructure;*
- (c) the amenity and character of the receiving residential environment; and*
- (d) historic heritage.*

GRZ-02 - The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

GRZ-03 - Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.

GRZ-04 - Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-05 - Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.

GRZ-06 - Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

- 7.8.1 The proposal will not see an increase in the number of titles. No additional connections to infrastructure are required. No non-residential activities are proposed. The proposal will enhance the amenity living environment of Lot 1 DP352126, as the outdoor area for the



property will increase. The proposal is not considered to have an impact on climate change, given the nature of the proposal.

Policies

GRZ-P1 - Enable land use and subdivision in the General Residential zone where:

- (a) there is adequacy and capacity of available or programmed development infrastructure to support it; and*
- (b) it is consistent with the scale, character and amenity anticipated in the residential environment.*

GRZ-P2 - Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:

- (a) telecommunications:*
 - i. fibre where it is available; or*
 - ii. copper where fibre is not available;*
- (b) local electricity distribution network;*
- (c) wastewater; and*
- (d) potable water and stormwater where it is available.*

GRZ-P3 - Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-P4 - Enable non-residential activities that:

- (a) do not detract from the vitality and viability of the Mixed Use zone;*
- (b) support the social and economic well-being of the community;*
- (c) are of a residential scale; and*
- (d) are consistent with the scale, character and amenity of the General Residential zone.*

GRZ-P5 - Provide for retirement villages where they:

- (a) compliment the character and amenity values of the surrounding area;*
- (b) contribute to the diverse needs of the community;*
- (c) do not adversely affect road safety or the efficiency of the transport network; and*
- (d) can be serviced by adequate development infrastructure.*

GRZ-P6 - Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.

GRZ-P7 - Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

GRZ-P8 - 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, design, amenity and character of the residential environment;*
- (b) the location, scale and design of buildings or structures, potential for shadowing and visual dominance;*
- (c) for residential activities:*
 - i. provision for outdoor living space;*
 - ii. privacy for adjoining sites;*



- iii. access to sunlight;*
- (d)for non-residential activities:*
 - i. scale and compatibility with residential activities*
 - ii. hours of operation*
- (e)at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;*
- (f)the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:*
 - i. opportunities for low impact design principles*
 - ii. ability of the site to address stormwater and soakage;*
- (g)managing natural hazards; and*
- (h)any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6*

7.8.2 No additional connections to infrastructure are required. The proposal is consistent with the scale, character and amenity of the residential environment, given it is assessed as a Controlled Activity. No multi-unit developments are proposed. No non-residential activities are proposed. Retirement villages are not proposed. There are existing connections to the reticulated water supply which will remain unchanged. Development is existing such that energy efficient design is not a consideration of the proposal. The proposal is considered to be consistent with the scale, design amenity and character of the residential environment. Buildings are existing such that effects on shadowing and visual dominance will remain unchanged. Outdoor living space will increase for Lot 1 DP352126, while the outdoor living space on Lot 1 will remain relatively unchanged. Proposed Lot 1 does adjoin the Rural Production zone to the east, however development on this lot is existing and will remain unchanged. Infrastructure is existing. The sites are not shown to be susceptible to natural hazards. No effects on historical, spiritual or cultural association by Tangata Whenua are anticipated to be affected.

Summary

7.9 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.

8.0 Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

8.1 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.

- 8.1.1 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]

- 8.1.2 The application is for a Controlled Activity, therefore step 3 does not apply and step 4 must be applied.

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.

- 8.1.3 There are no special circumstances that exist to justify public notification of the application because the proposal is not considered to be controversial or of significant public interest, particularly given that it is private land, and the application is for the subdivision by way of boundary adjustment, where no additional titles will be created. The application is neither exceptional nor unusual.

Public Notification Summary

- 8.1.4 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

- 8.2 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.



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).

- 8.2.1 There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are relevant to this application. Therefore Step 1 does not apply and 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).

- 8.2.2 There is no rule in the plan or national environmental standard that precludes notification. The application is for a controlled activity. Therefore Step 3 is not applicable and we move to step 4.

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.

- 8.2.3 Not applicable.

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),

- 8.2.4 The proposal is to undertake a subdivision by way of boundary adjustment where no additional titles will be created. It is considered that no special circumstances exist in relation to the application.



Limited Notification Assessment Summary

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

Notification Assessment Conclusion

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

9.0 Part 2 Assessment

- 9.1 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.
- 9.2 The proposal will meet Section 5 of the RMA as there will be no changes to the natural and physical resources which currently exist on the sites. The proposal is considered to retain the residential character of the immediate surrounding environment. In addition, the proposal will avoid adverse effects on the environment and will maintain the urban character of the site and surrounding environment.
- 9.3 Section 6 of the Act sets out a number of matters of national importance. None of those matters of national importance are considered relevant to this application.
- 9.4 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 will not create any additional titles.
- 9.5 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 subject site is not known to be located within an area of significance to Māori and no physical development is proposed as a result of this subdivision. The proposal has taken into account the principals of the Treaty of Waitangi; and is not considered to be contrary to these principals.
- 9.6 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 section 5 of the Act.

10.0 Conclusion

- 10.1 The proposal is to undertake a subdivision by way of boundary adjustment to transfer 336m² of vacant land to an adjoining allotment. This will see an underutilised area of the site incorporated into the title of the adjoining lot, which will increase the outdoor area of the adjoining site, enhancing the use of the piece of land. No additional titles will be created as a



result of the proposal and no additional connections to infrastructure or access points are required.

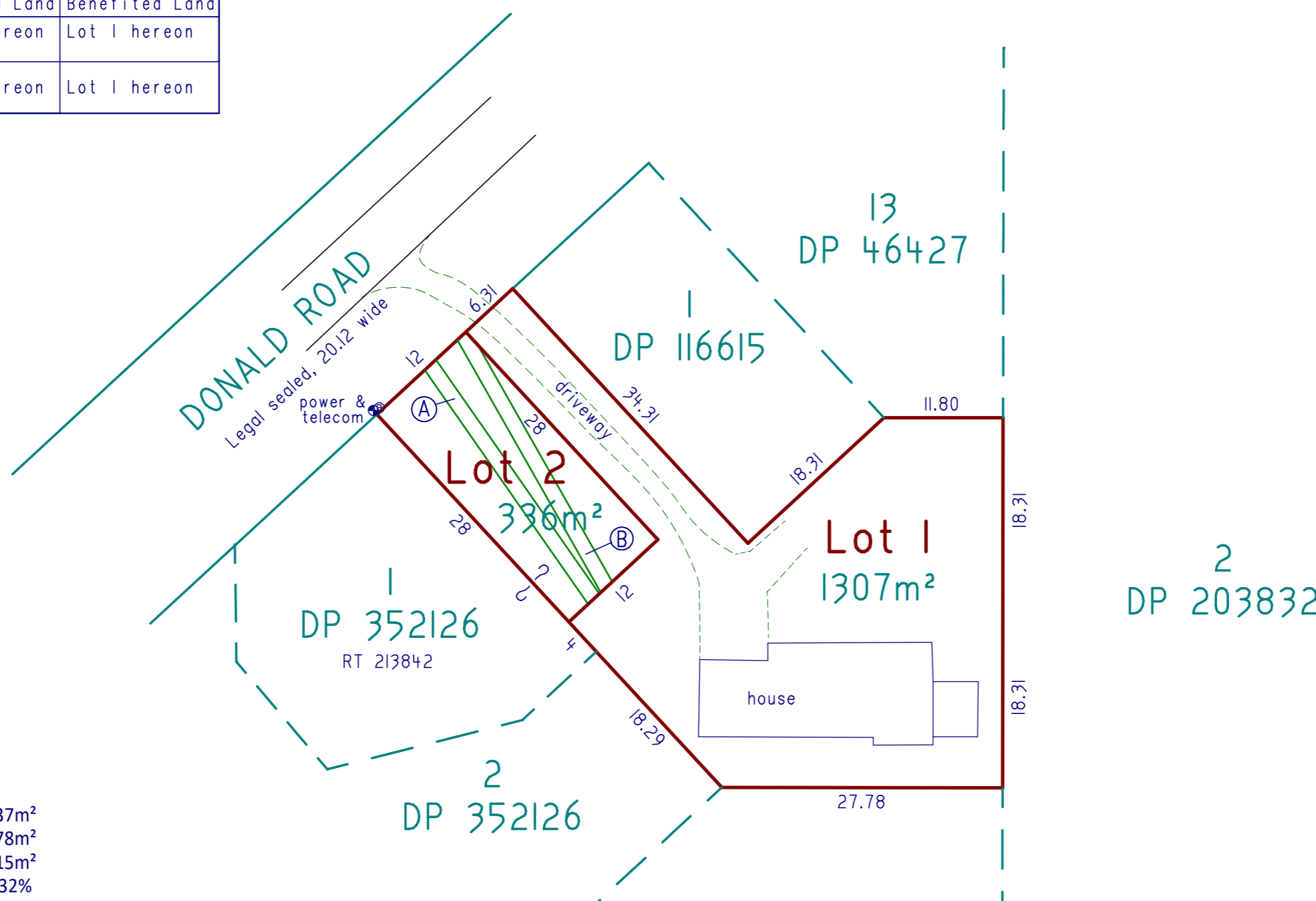
- 10.2 In terms of section 104(1)(a) of the Act, the actual and potential effects of the proposal will be less than minor.
- 10.3 It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 10.4 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.
- 10.5 As a Controlled activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. It is considered that the proposal results in no more than minor effects on the environment and the proposal is generally consistent with the relevant Objectives and Policies set out under the District Plan and the Regional Policy Statement. The development is considered appropriate for consent to be granted on a non-notified basis.

11.0 LIMITATIONS

- 11.1 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.
- 11.2 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.
- 11.3 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.
- 11.4 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.



SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey sewage	Ⓐ	Lot 2 hereon	Lot 1 hereon
Right to convey water	Ⓑ	Lot 2 hereon	Lot 1 hereon



IMPERMEABLE SURFACES:
 Lot 1
 House = 237m²
 Other (drive, pathways etc) = 178m²
 Total impermeable surfaces = 415m²
 => 32%

AMALGAMATION CONDITION:
 That Lot 2 hereon be transferred to the owners of Lot 1 DP 352126 (RT 213842)
 and that one Record of Title be issued to include both parcels

Local Authority: Far North District Council
 Comprised in: RT NA66B/540
 Total Area: 1643m²

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

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
 Email: kaitaia@saps.co.nz
 131 Commerce Street,
 Kaitaia

PROPOSED SUBDIVISION OF LOT 2 DP 116615

PREPARED FOR: A TINi

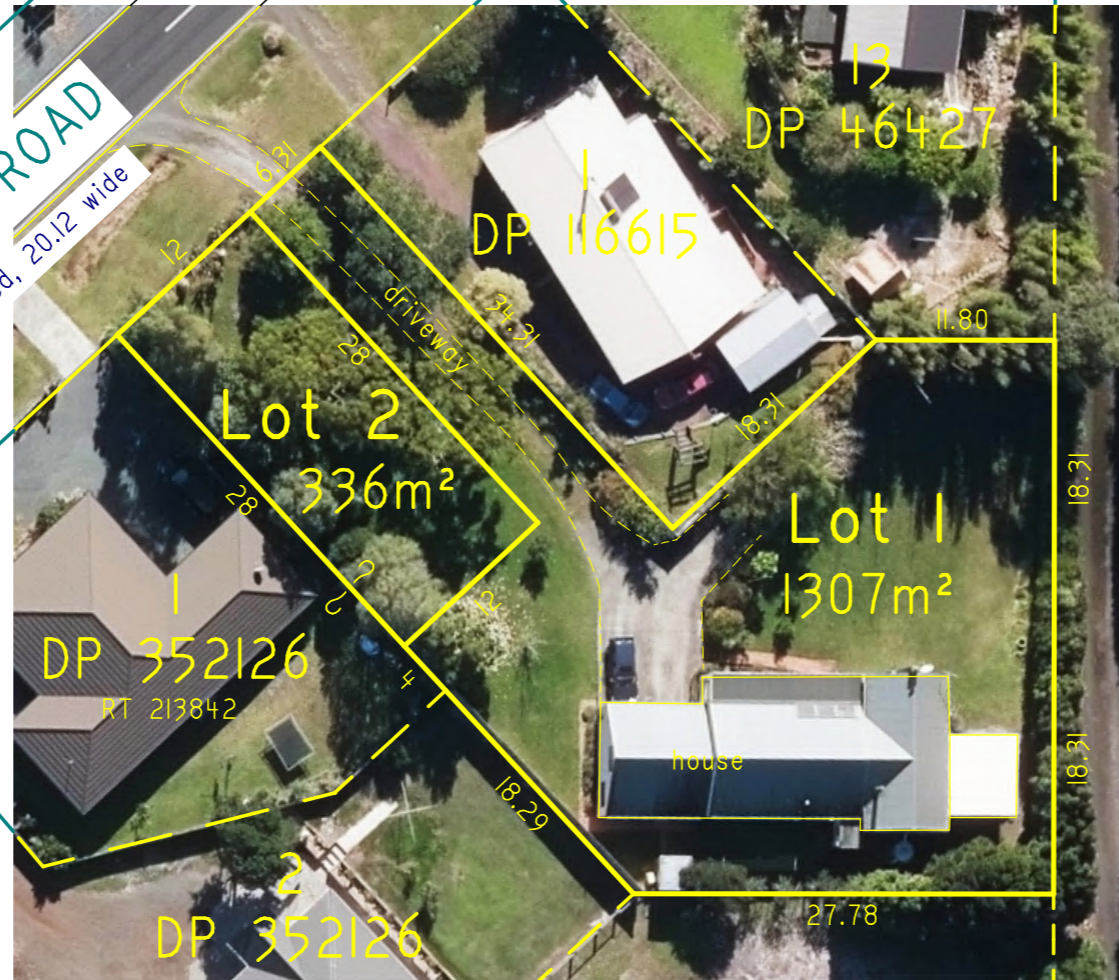
Survey	Name	Date	ORIGINAL	SHEET SIZE
Design			SCALE	
Drawn	SH	10-10-2024	1:500	A3
Rev	SH	11-03-2025		

Surveyors
 Ref. No:
15475
 Series
 Sheet 1 of 2

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey sewage	(A)	Lot 2 hereon	Lot 1 hereon
Right to convey water	(B)	Lot 2 hereon	Lot 1 hereon



DONALD ROAD
Legal sealed, 20.12 wide



2
DP 203832

15
DP 46427

IMPERMEABLE SURFACES:
Lot 1
House = 237m²
Other (drive, pathways etc) = 178m²
Total impermeable surfaces = 415m²
=> 32%

AMALGAMATION CONDITION:
That Lot 2 hereon be transferred to the owners of Lot 1 DP 352126 (RT 213842) and that one Record of Title be issued to include both parcels

Local Authority: Far North District Council
Comprised in: RT NA66B/540
Total Area: 1643m²

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

PROPOSED SUBDIVISION OF LOT 2 DP 116615

PREPARED FOR: A TINJ

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	SH	10-10-2024		
Rev	SH	11-03-2025		

Surveyors Ref. No:
15475
Series
Sheet 2 of 2



**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 **213842**
Land Registration District **North Auckland**
Date Issued 21 February 2006

Prior References

NA19A/1001 NA19A/1002

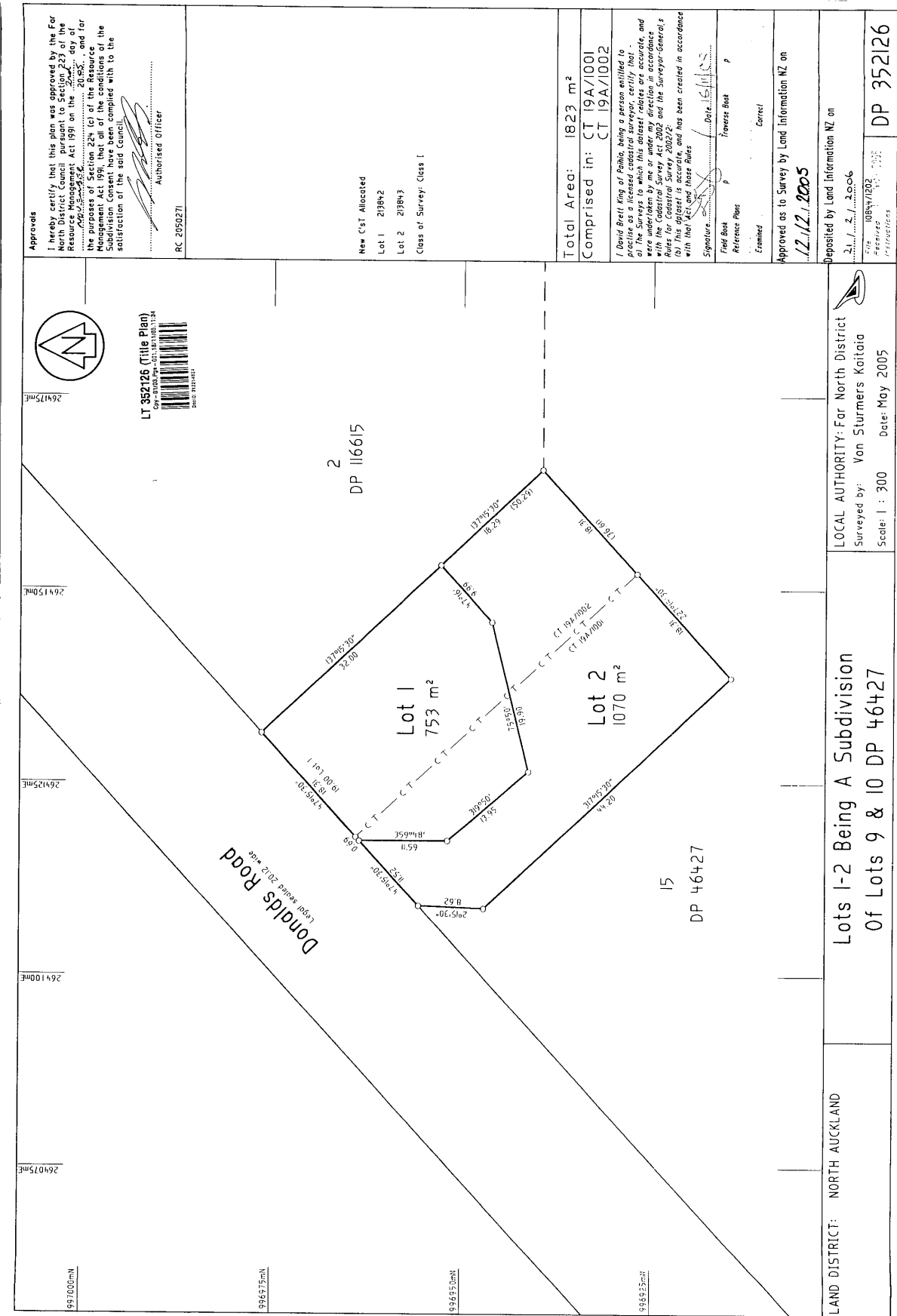
Estate Fee Simple
Area 753 square metres more or less
Legal Description Lot 1 Deposited Plan 352126

Registered Owners

Nadia Raylene Joyce

Interests

9343420.3 Mortgage to Westpac New Zealand Limited - 18.3.2013 at 3:11 pm





**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 **NA66B/540**
Land Registration District **North Auckland**
Date Issued 21 August 1987

Prior References

NA19A/1003 NA19A/1004

Estate Fee Simple
Area 1643 square metres more or less
Legal Description Lot 2 Deposited Plan 116615

Registered Owners

Ailsa Tini

Interests

D229007.2 Mortgage to (now) The Co-operative Bank Limited - 18.12.1997 at 2:41 pm

APPROVALS
 Pursuant to a resolution of the Kaitiaki Borough Council dated 19th February 1986 approving pursuant to Section 305 of the Local Government Act 1974 the proposed subdivision of the land shown on the survey plan in accordance with the requirements and provisions of the Resource Management Act 1976, the proposed subdivision scheme for the land shown on the survey plan is hereby approved in accordance with the provisions of the Resource Management Act 1976. The common seal of the Kaitiaki Borough Council was affixed hereto in the presence of

Deaf Bee
 Mayor

[Signature]
 Town Clerk

THE BOROUGH COUNCIL OF KAITIAKI

Bearing and Coordinates, Datum
 - Old Geodetical
 M1 Eden Coast Coordinates
 Origin: Mt Eden 300000 mN 300000 mE

Approved: *[Signature]*
CHADLER
 Registered Owners

New P's.T. Allocated
 Lot 1 - 66B/539
 Lot 2 - 66B/540

Total Area 7271 m²

Completed in C&T 19A/1003 (A11)
 19A/1004 (A11)

I Donald Burmister, Registrar of Kaitiaki Registered Surveys and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Survey Act 1959 hereby certify that this plan has been made in accordance with the provisions of the Survey Act 1959 and that the survey was carried out and has been made to accordance with the Survey Regulations 1972.

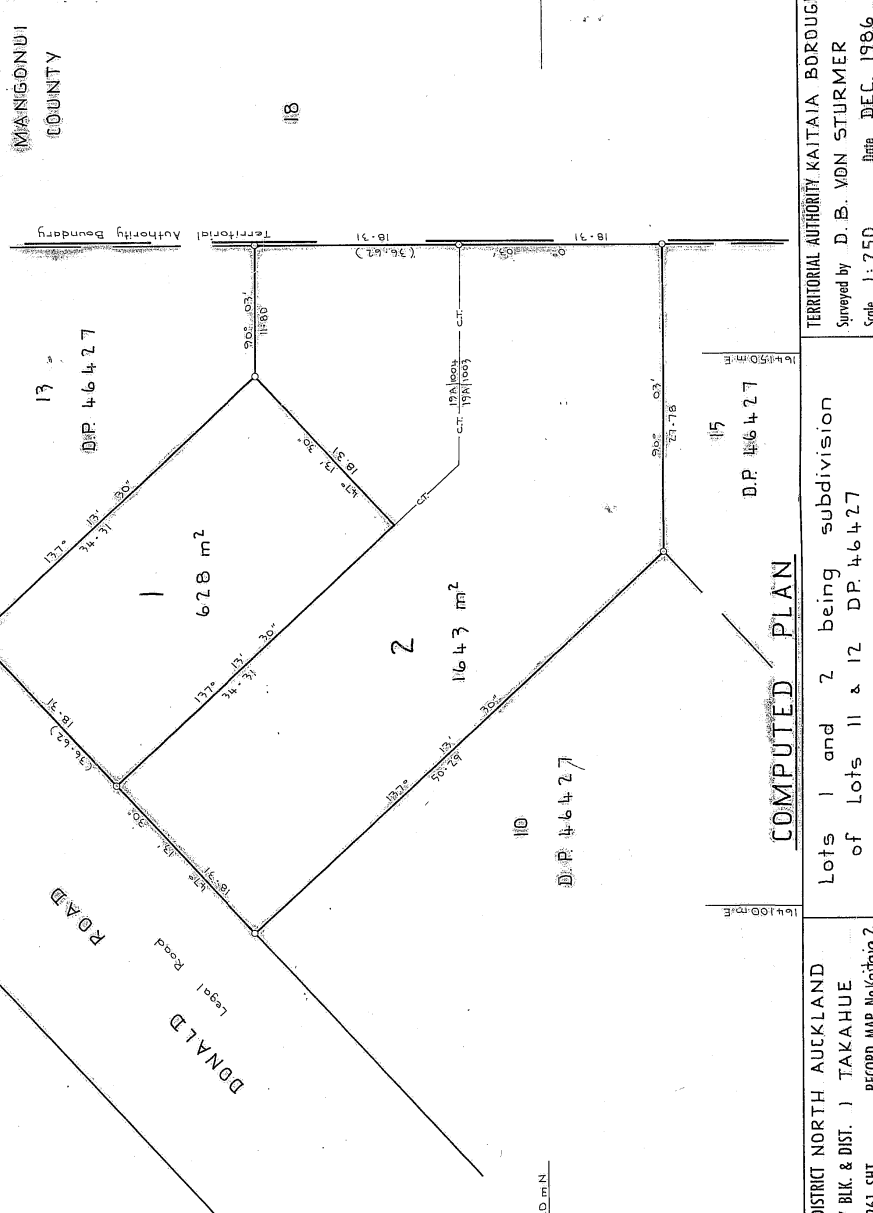
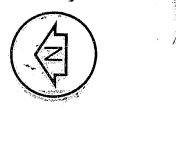
Dated at Kaitiaki this 18th day of December 1986. *[Signature]*
 Registrar

Field Book No. DP 46427
 Traverse Book No. *[Blank]*

Examined *[Signature]* Correct *W. Gibbs*
 Approved as to Survey *[Signature]*
 Chief Surveyor

Deposited this 19th day of February 1987
 District Land Registrar
 DP 116615

FILED
 19 FEB 1987
 DISTRICT LAND REGISTRAR
 WELLINGTON



W. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY, NEW ZEALAND.

CD PLANETES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
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Northland Planning Development

From: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>
Sent: Monday, 3 February 2025 1:31 pm
To: Northland Planning Development
Cc: Losaline Finekifolau
Subject: RE: comments for boundary adjustment

Hi Sheryl,

I can't see any immediate issues with regards to 3 waters infrastructure since both properties are already serviced and proposed Lot 2 will be amalgamated with 112 Donald Rd.

Will need to be re-assessed if Lot 2 is to be subdivided off from 112 Donald Rd in the future.

Cheers



Sujeet Tikaram

Senior Resource Consents Engineer - Resource Consents - Engineering

M 027 566 1191 | P 6494015376 | Sujeet.Tikaram@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



From: Northland Planning Development <info@northplanner.co.nz>

Sent: Monday, 3 February 2025 1:17 pm

To: Sujeet Tikaram <Sujeet.Tikaram@fndc.govt.nz>

Subject: comments for boundary adjustment

CAUTION: This email originated from outside Far North District Council.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning Sujeet,

We have been engaged to prepare an application for a boundary adjustment between 114 & 112 Donald Road, Kaitaia,

Both properties are reticulated with no changes to these services occurring. I have attached the scheme plan for you and would like your comments to submit with our application.



Regards,



Sheryl Hansford

Director / Senior Planner

Offices in Kaitaia & Kerikeri

☎ 09 408 1866 | 📠 021 498 813

Northland Planning & Development 2020 Limited



Top Energy Limited

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

19 February 2025

Sheryl Hansford
Northland Planning & Development 2020 Ltd

Email: info@northplanner.co.nz

To Whom It May Concern:

RE: PROPOSED BOUNDARY ADJUSTMENT
Ailsa Tini – 114 Donald Road, Kaitaia. Lot 2 DP 116615.

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

Top Energy's requirement for this boundary adjustment is nil.
However, we note there is an existing power supply to proposed Lot 1 crossing proposed Lot 2.
The exact location of underground cables from the pillar on Donald Road through proposed Lot 2 is unclear. Once cable locations have been accurately determined and surveyed, Top Energy recommends the creation of reciprocal easements.

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

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Northland Planning Development

From: develop@chorus.co.nz
Sent: Thursday, 20 February 2025 11:55 am
To: Northland Planning Development
Subject: RE: 11146722 Chorus Land Parcel Change



Hi Alex,

The current fibre connection for Lot 1 is located on the right hand corner boundary of Lot 2 (when looking in from the road).

Because of this, it seems likely the trenched conduit for Lot 1 lies along the right hand boundary of Lot 2, in which case we would require an easement.

I would suggest requesting a b4udig plan at <https://www.beforeudig.co.nz/nz/home> if you're unsure of the exact location of the trenched fibre inside the properties boundary, and once confirmed, an easement can be filed over this conduit at the following link <https://choruseasements.chapmantripp.com/>

Alternatively you can request to have this fibre connection relocated to the driveway location of Lot 1 to avoid any necessary easement. A request for fibre relocation can be made at the following link: <https://www.chorus.co.nz/help/services/moving-network-equipment/request>

If you have any queries about any of the above please get in touch.

Cheers,
Owen
Chorus Property Development Team

For any follow up queries please

visit www.chorus.co.nz/develop-with-chorus or [log in to your account](#)

----- Original Message -----

From: Northland Planning Development [info@northplanner.co.nz]

Sent: 20/02/2025, 11:05 am

To: develop@chorus.co.nz

Subject: RE: 11146722 Chorus Land Parcel Change

Hi Owen,

Please find attached the scheme plan as requested.

Kind regards,

[cid:image001.png@01DB8387.5D3FAF80]<<http://www.northplanner.co.nz>>

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

Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
[Icon Description automatically generated]09 408 1866
Northland Planning & Development 2020 Limited

From: develop@chorus.co.nz <develop@chorus.co.nz>
Sent: Thursday, 20 February 2025 10:08 am
To: Northland Planning Development <info@northplanner.co.nz>
Subject: RE: 11146722 Chorus Land Parcel Change

Hi Sheryl,

Thanks for your enquiry. Could you please pass on a scheme plan in a reply to this email indicating the intended boundary changes so we can better assess if any easements will be required?

Cheers,
Owen
Chorus Property Development Team[Image removed by sender.]

This email was sent by: Chorus New Zealand Limited 1 Willis Street Wellington CBD, Wellington 6011 New Zealand. We will deal with your information in accordance with our privacy policy (<https://www.chorus.co.nz/terms-and-conditions/our-privacy-policy>). The content of this email (including any attachments) is intended for the addressee only, is confidential and may be legally privileged. If you've received this email in error, please immediately notify the sender and delete this email. This email is not a designated information system for the purposes of the Contract and



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