



Office Use Only

Application Number:

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Kaikohe 0440, New Zealand

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APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for (more than one circle can be ticked):

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

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

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

☒ Yes / ☐ No

4. Applicant Details:

Name/s:

Alison Third - Harmon-Third Farms Ltd

Electronic Address for Service (E-mail):

a.third@live.com

Phone Numbers:

Work:

Home:

09 405 4600

Postal Address:

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

1296 Wekaweka Road

R03

Kaikohe

Post Code:

0473

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

Name/s:

Karen Yerkovich

91 Thomson Survey

Electronic Address for Service (E-mail):

karen@tsurvey.co.nz

Phone Numbers:

Work:

Home:

407 7360

Postal Address:

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

PO Box 372

Kerikeri

Post Code:

0245

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

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

Name/s:

Alison Third

Property Address/
Location

1296 Wekeweka Road
Waimamaku

7. Application Site Details:

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

Site Address/
Location:

1296 Wekeweka Road
Waimamaku

Legal Description:

Section 11 Blk XVI Naoku SD Val Number:

Certificate of Title:

NA485/104

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
Yes / No

Is there a dog on the property?

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

8. Description of the Proposal:

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

Subdivision in the Rural Production zone to
create three lots (two additional titles).

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes/No

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

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

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

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)

☐ yes ☒ no ☐ don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

☒ yes ☐ no ☐ don't know

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

12. Assessment of Environmental Effects:

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

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full)

Alison Third

Email:

a.third@live.com

Postal Address:

1296 Wekaweke Road

R D 3

Kaikōhe

Post Code: 0473

Phone Numbers:

Work:

Home: 09 405 4600

Fax:

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: Alison Third (please print)

Signature: (signature of bill payer – mandatory)

Date:

22/6/2020

14. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

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

Name: Karen Yerkovich (please print)

Signature: [Signature] (signature)

Date: 21.07.20

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

Checklist (please tick if information is provided)

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

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

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Harmon-Third Farms Limited

PROPOSED SUBDIVISION

1296 Wekaweka Road, Waimamaku

**REPORT & ASSESSMENT OF
ENVIRONMENTAL EFFECTS**

**Thomson Survey Ltd
Kerikeri**



1.0 INTRODUCTION

1.1 The Proposal

The applicant, proposes to subdivide their land at 1296 Wekaweka Road, Waimamaku, approximately 25km from the Omapere township, to create two lifestyle lots, and one larger balance lot (two additional certificate of titles), involving land in one Title. The land is zoned Rural Production with a partial outstanding landscape notation. All lots will gain access off Wekaweka Road, with proposed Lot 1 utilising an existing access, and new access points being created for proposed Lots 2 and 3. Wekaweka Road is a formed and metalled public road. This will be a staged subdivision. Stage 1 will create Lot 1, whilst Stage 2 will create Lot 3 and the larger balance lot, Lot 2.

Refer to Appendix 1 for a copy of proposed Scheme Plan(s).

Refer to Appendix 2 for a location plan.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by our client, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991.

The application seeks consent to subdivide, as a restricted discretionary subdivision activity.

The name and address of the owner of the property is contained in the Form 9 Application Form. There are no other activities that are a part of the proposal to which the application relates, and no other resource consents required other than that addressed in the application.

2.0 PROPERTY DETAILS

Location:	1296 Wekaweka Road, Waimamaku
Legal Description:	Section 11 Block XVI Waoku SD
CT:	NA485/104 (Refer to Appendix 3)
Land Area:	82.3535ha
Zoning:	Rural Production

3.0 SITE DESCRIPTION

The property is zoned Rural Production under the District Plan, with an area identified as Outstanding Landscape, matching the bush on the eastern side of Lot 2, the larger balance lot. This is approximately 33.8ha in area.

Proposed Lot 2 is mainly in bush and scrub, while proposed Lots 1 and 3 are primarily in pasture with trees scattered throughout the proposed lots, and with the eastern parts of the lots in bush and scrub. Proposed Lot 1 supports an existing dwelling and shed. Proposed Lot 2 has a tin shelter.

The topography is flat to steep hill country, with Waimamaku River flowing through the site, north to south at the western (road) end of the application site.

The lower lying areas adjacent to Waimamaku River are identified on the Council's indicative flood maps as being potentially prone to flooding.

The property is identified on the NRC's Regional Policy Statement on-line maps, and the District Plan, as containing an area of outstanding natural landscape. This matches the existing indigenous bush line.

3.1 Legal Interests

There are no easements, covenants or consent notices registered on the Title.

3.2 Consent History

The title is dated 11th December 1928.

There is no information on the property file for this property.

4.0 THE PROPOSAL IN DETAIL

The proposed scheme plan is attached in *Appendix 1*. The proposal creates the following:

Lot 1	Stage 1	8.5620ha	contains existing house and shed,
Lot 2	Stage 2	70.9895ha	vacant,
Lot 3	Stage 2	2.8020ha	vacant.

The effect of this will be a total of three new titles from an existing one title – an increase of two titles.

Access for all lots will be directly off Wekaweka Road.



Existing house and shed on proposed Lot 1

5.0 ACTIVITY STATUS

5.1 Zoning

The property is zoned Rural Production. There is an area identified as Outstanding Landscape on Lot 2.

5.2 Far North District Plan Rules

The subdivision standards applying in the zone and Outstanding Landscape are contained in Table 13.7.2.1 as shown below.

TABLE 13.7.2.1: MINIMUM LOT SIZES

(i) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha. Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5). Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.	1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m ² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000;	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m ² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. 4. Subdivision in the Pouerua Heritage Precinct

(xix) OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURES AND OUTSTANDING NATURAL FEATURES, AS SHOWN ON THE RESOURCE MAPS - REFER ALSO TO RULE 13.7.2.5

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha except in the General Coastal Zone.	The minimum lot size is 20ha in the General Coastal Zone.	1. For the Rural Production, General Coastal and Coastal Living Zones subdivision via a management plan as per Rule 13.9.2; 2. Where a new boundary line passes through the Outstanding Natural Feature (Appendix 1A) or Outstanding Landscape

		Feature (Appendix 1B) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977 subdivision is a non-complying activity (this does not apply within the Pouerua Heritage Precinct.
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Refer to Option 4 in the table under restricted discretionary options. We are only creating three lots as part of this proposal, with all lots being greater than 2ha in area. The title is dated 11 December 1928, therefore existing before 28 April 2000. In addition, the lot containing the area identified as outstanding landscape is greater than 20ha in area. The subdivision is a **restricted discretionary** activity.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Allotment Sizes and Dimensions

As required by Rule 13.7.2.2 Allotment Dimensions, all lots can provide a 30m x 30m square building envelope that does not encroach into the permitted activity boundary setback. Proposed Lot 1 supports existing built development, and proposed Lots 2 and 3 can provide the required 30m x 30m building area. Sites can achieve a northerly outlook, with good access to sunlight. The vacant lots are of a size suitable for rural lifestyle farming living with on-site servicing.

6.2 Natural and Other Hazards

A small part of the site, western areas of all lots next to Wekaweka Road, is shown on the District Plan's Flood Susceptible maps as being potentially prone to flooding.

The District Plan flood maps are 'indicative' only, and are broadbrush, large scale, based on soil type as opposed to any study or assessment being carried out. There are no rules associated with these areas as mapped. The house within Lot 1 is within the area shown to be potentially susceptible to flooding, however, I saw no evidence that it had ever been subject to any flooding.

In regards to other hazards, a check of the Northland Regional Council's Selected Landuse Sites (Contaminated Sites) online maps, shows no known historic or present contaminated sites.

The site is not subject to erosion – reference Regional Plan Maps, there is no 'erosion prone' land in the vicinity of this property.

The areas likely to be developed for building sites as part of this proposal are on the flat to gently sloping land and I don't believe at risk of either landslip or rockfall. Neither was there sign of subsidence on that part of the property (western end) proposed for development.

The site is subject to Alluvion courtesy of the Waimamaku River.

It seems unlikely that the site will be subject to Avulsion at this location of Waimamaku River.

To our knowledge there is no unconsolidated fill is known to be on site.

The existing house on Lot 1 is more than 20m from the dripline of any area of bush, and clearance can be carried out on both Lots 2 and 3 to enable the establishment of a residential building with suitable buffer to achieve mitigation against fire risk.

6.3 Water Supply

The existing house on proposed Lot 1 has its own water supply. Any future dwellings on proposed Lots 2 and 3 can utilise roof water catchment for water supply. The Council can impose its standard Consent Notice in regard to the need to provide for sufficient water supply for both potable and fire fighting purposes when residential dwellings are constructed.

6.4 Stormwater Disposal

Lot 1 is in excess of 8ha in area, with the site having existing impermeable surfaces in regards to house and shed. Impermeable surface coverage is within permitted activity threshold. Any overflow runoff will soak down into existing watercourses and roadside drain. This is an existing situation and I do not believe there is any need for any additional attenuation.

The creation of any buildings on the vacant Lot 3 will result in minor increase in run-off, primarily associated with the impermeable roof area plus any other sealed or paved surfaces created. This will not be significant, and can be addressed at building consent stage.

Proposed Lot 2 is large, in excess of 70ha. I believe stormwater management is a matter best left to building consent stage.

6.5 Sanitary Sewage Disposal

The existing house on Lot 1 has its own on-site effluent disposal. I was not able to locate any information in the property files in regard to this, and if the Council is at all concerned as to whether the existing system is functioning and that the disposal area will be within the boundaries of proposed Lot 1, then a condition can be imposed at s223 stage for a drainlayer to confirm these matters.

Proposed Lots 2 and 3 are large enough in size that they will be capable of containing its on-site effluent disposal within their boundaries. The design of any system is best left to building consent stage.

6.6 Energy Supply & Telecommunications

Power and telecommunications are not required for rural subdivisions. The Council's standard Consent Notice, advising a future lot owner that provision for power and telecommunications is their responsibility, can be applied. Lot 1 has existing services. Consultation has been undertaken with both Top Energy and Chorus to see if there are any

constraints in the provision of these services, should a future lot owner seek to install them. Correspondence is attached in Appendix 4.

6.7 Easements for any purpose

No new easements are proposed as part of this subdivision.

6.8 Property Access

The existing access to the house on Lot 1 is gained directly off Wekaweka Road, and will remain.

Proposed Lot 2 is large. Development on this lot can be accessed directly off Wekaweka Road, as with Lot 1. Alternatively, should a decision be made to instead develop on the east side of the river, vehicular access will need to be created and maintained via a 'ford' across Waimamaku River.

Lot 3 does not have a building site on the road side of the river and therefore any building site will require vehicular access via fording Waimamaku River. Low impact concrete ford crossing is the most likely approach to be taken.

6.9 Effects of Earthworks

Earthworks will be required for forming entrances into proposed Lots 2 and 3. This will not involve large quantities, and appropriate sediment and erosion control measures will be put in place during works. Any work within the road corridor will require a Corridor Access Request.

6.10 Building Locations

Lot 1 has an existing house and old cow shed.

Lot 2 is a large lot mainly in scrub, with a small tin shelter which is used for hay storage, with it still having the potential for locations for future dwellings.

Lot 3 has lots of cleared area with potential locations for future dwellings.

Whilst all lots being subject to NRC Flood Susceptible Land, we believe that there are elevated sites on each lot to provide for potential building locations.

6.11 Preservation and enhancement of heritage resources (including cultural), vegetation, fauna and landscape, and land set aside for conservation purposes

Heritage/Cultural Values

There are no archaeological, or Sites of Significance to Maori recorded in the District Plan or the NZAA Archaeological Site Recording Scheme on or near the application site.

My preliminary assessment of the proposal in terms of potential adverse effects on cultural values is that these will be no more than minor. This assessment is based on the following:

- (a) Limited Development;
- (b) Satisfactory on site waste water and stormwater treatment and disposal possible;
- (c) limited earthworks required;

Vegetation (Flora)

The eastern part of proposed Lot 2 which is defined as Outstanding Landscape is also classified as Waipoua/Mataraua/Waima Forest Tract, survey number O06/001. The total area of O06/001 is very large in area, 32,934.1ha, with only a very small portion contained within our site.

The property is within an area identified as 'kiwi present'. The property is currently farmed, with one residential dwelling. It would be unreasonable to place any restriction on having working dogs on the larger proposed lots, I would ask, therefore, that there be no restriction, and that an Advice Notice would be adequate for the lots.

Areas set aside for Conservation Purposes

Approximately 33.8ha on proposed Lot 2 is notated as Outstanding Landscape. This matches areas of bush on the proposed lot. This does not affect the subdivision, and is not affected by the subdivision. The area lies within a lot with an area in excess of 70ha. The area is within the remotest portion of the site. There is no land set aside for conservation. The area shown in the District Plan as Outstanding Landscape matches the area shown as Outstanding Natural Landscape in the Regional Policy Statement maps.

6.12 Soil

This low density subdivision will not adversely affect the life supporting capacity of soils. The land is currently predominantly in bush with clearings for the existing house on proposed Lot 1 and future site on Lot 3. This will remain the situation post subdivision other than the immediate area of any future dwelling and access.

6.13 Access to, and protection of, waterbodies

Waimamaku River flows through the site north to south, with two other existing minor watercourses flowing the length of the property. The watercourses will not form the boundary of any property less than 4ha. I do not believe there is any requirement for Esplanade Reserve. No public access to the waterway is considered necessary or warranted.

6.14 Land use compatibility (reverse sensitivity)

The predominant land use in the surrounding area is rural with large areas of bush. Some smaller lifestyle lots have been created to the north and south.

What is being proposed is in keeping with the development of the surrounding area and would create no precedent effect, nor more than minor cumulative effects.

The property is currently utilized for low intensity grazing and living. The creation of two additional lifestyle lots is unlikely to raise issues of reverse sensitivity.

6.15 Natural Character of the Coastal Environment

The site is not zoned Coastal and is not within the Regional Policy Statement's "coastal environment".

6.16 Energy Efficiency and renewable Energy Development/Use

The sites are ideally located to utilise renewable energy sources should a future lot owner wish to. The sites have good access to sunlight.

6.17 National Grid Corridor

Not relevant. The National Grid does not run through the application site.

6.18 Other Matters

Positive Effects:

I believe this subdivision provides for peoples' economic and social well being. It allows ownership of dwellings with land in a rural setting. The creation and availability of lifestyle lots provides an alternative way of living that is preferred by those wanting to avoid urban living and experience a more self sustainable lifestyle.

Cumulative Effect:

The proposal does not, in my opinion, create any significant adverse cumulative effects.

Precedent Effect:

The application is a restricted discretionary activity, and therefore precedent effects do not have to be considered.

Other Schedule 4 Matters:

The application does not include the use of hazardous installations.

The application does not include the discharge of any contaminant.

The scale and significance of the activity's effects are not such that monitoring is required.

The site is not subject to any protected customary right.

7.0 STATUTORY ASSESSMENT

7.1 Far North District Plan Objectives and Policies

Objectives and policies relevant to this proposal are considered to be primarily those listed in Chapters 8 (Rural Environment); and 13 (Subdivision), of the District Plan.

Subdivision Objectives & Policies

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; and

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.

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

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.

13.4.6 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.

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

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.

13.4.13 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:...

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.

The subdivision is a restricted discretionary activity. The subdivision is low density and is considered to represent sustainable management, having minimal adverse effects on natural and physical resources.

Reverse sensitivity effects are not significantly increased. There are areas identified as outstanding landscape values on this site but they will not be affected as part of this proposal, and there are no known heritage values or sites of significance.

Future lot owners will be required to provide for appropriate water storage and all lots are considered capable of providing on site wastewater treatment and disposal and stormwater management.

The subdivision is in keeping with the existing character.

Relevant objectives and policies from Part 3 of the District Plan are considered below and the proposal is considered to be consistent with the purpose of the Rural Production zone.

Rural Production Zone Objectives and Policies

Objectives and Policies applying to the Rural Production Zone are focused on sustainable management, and avoiding, remedying and mitigating adverse effects.

The proposed subdivision promotes sustainable management and is an efficient use and development of the Rural Production Zone. There are no actual or potential adverse effects (including reverse sensitivity) that are more than minor. The proposal is not considered incompatible with existing land uses.

The density level proposed fits within the parameters of a restricted discretionary subdivision, and a good balance between open space and built environment is achievable.

In summary, having assessed the proposal against the relevant objectives and policies of the Rural Production Zone Objectives and Policies, it is considered that it is consistent with those objectives and policies

7.2 Part 2 Matters

Section 5 Purpose:

The proposed subdivision is considered to be sustainable and to provide for wellbeing.

Section 6 Matters of National Importance:

Granting the subdivision will not compromise or adversely affect any significant indigenous vegetation or habitat.

Section 7 Other Matters:

The proposed development is considered to be an efficient use and development of the natural resources as it is compatible with the surrounding area. The proposed development maintains amenity values.

Section 8 Treaty of Waitangi:

I do not believe the proposal adversely impacts on cultural values, or tangata whenua ability to maintain a continued relationship with that taonga.

In summary, it is considered that all matters under Sections 5 - 8 inclusive have been adequately taken into account.

7.3 National & Regional Policy Statements

There are no relevant national policy statements.

As a Restricted Discretionary subdivision it is consistent with the Regional Policy Statements for Northland. No consents are required under the Regional Council.

7.4 National Environmental Standards

To the applicant's knowledge there are no National Environmental Standards considered relevant to the proposal. There is no historical information or Google Earth imagery suggesting that the application site has ever been used for any activity listed in the Ministry for the Environment's Hazardous Activity and Industry List (HAIL). The site is not shown on the Regional Council's Selected Land Use Site on-line maps. As such the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not considered to apply.

8.0 CONSULTATION

The proposal meets restricted discretionary minimum lot sizes and density levels. The adverse effects of the proposal are no more than minor. In my opinion there are no adversely

affected adjoining property owners. Written approvals have not been sought from adjoining landowners.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision, and effects on the wider environment are no more than minor. The proposed subdivision is a restricted discretionary activity.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the proposal on a non notified basis.



21.07.20

Signed:

Dated:

Karen Yerkovich

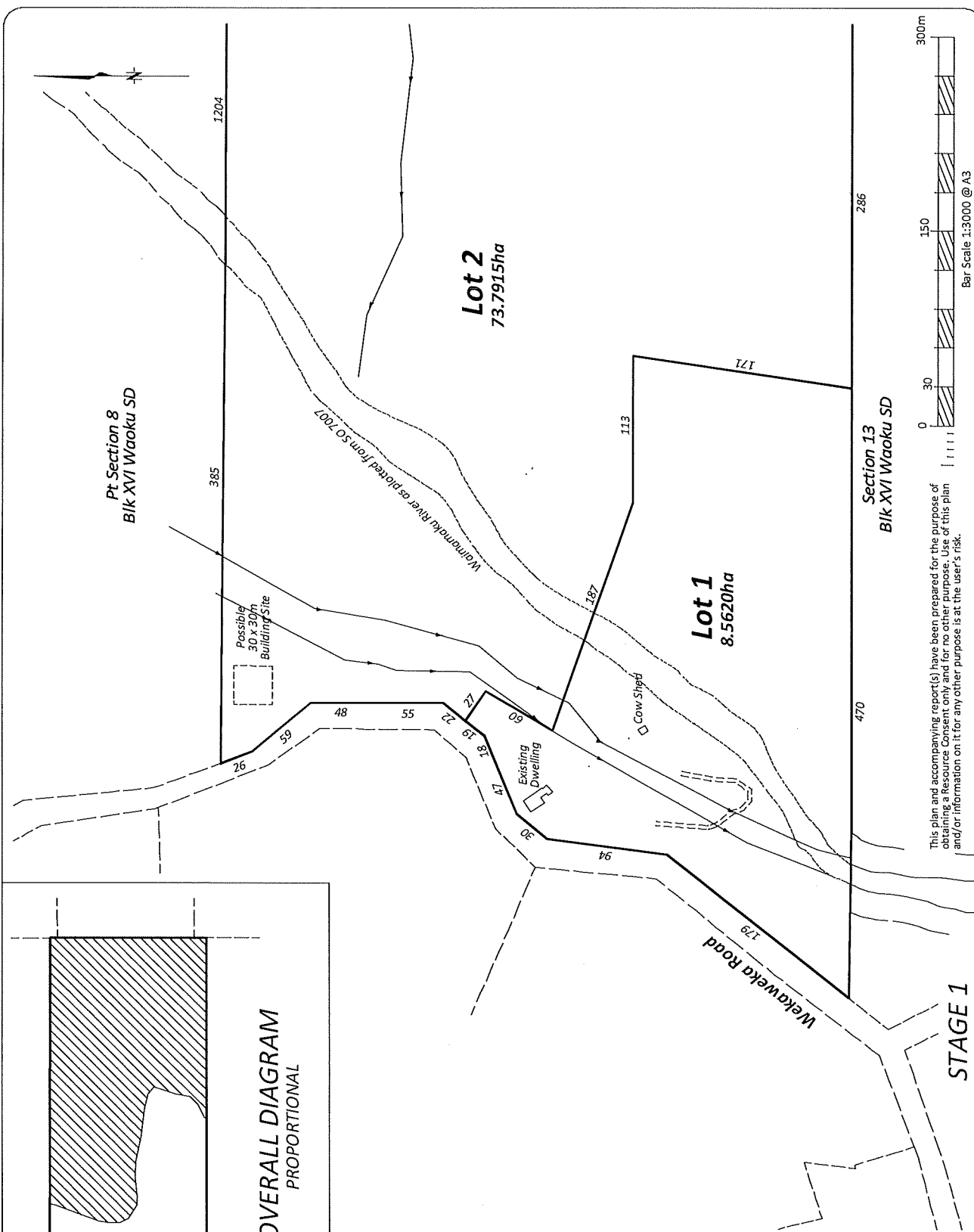
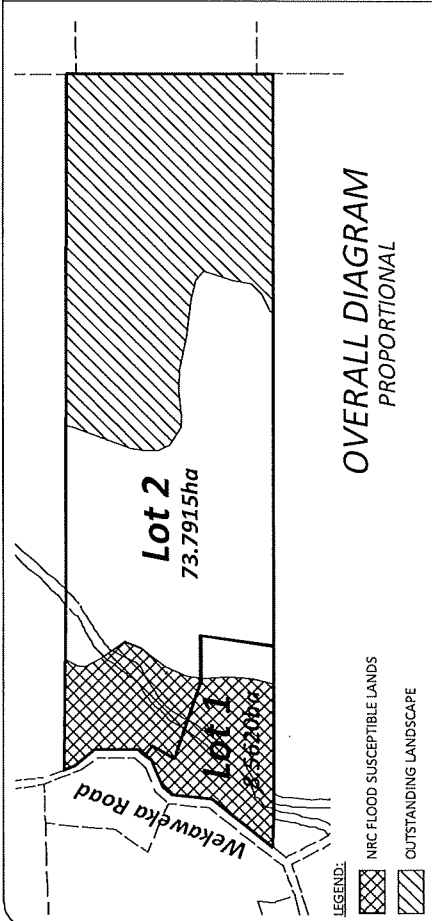
Thomson Survey Ltd

10.0 LIST OF APPENDICES

- Appendix 1** Scheme Plan(s)
- Appendix 2** Location Plan
- Appendix 3** Records of Title
- Appendix 4** Consultation with Top Energy and Chorus

Appendix 1

Scheme Plan(s)



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.

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Local Authority: Far North District Council
Comprising in: CFR N4485/104
Total Area: 82.3535ha
Zoning: Rural Production
Resource Features: NIL

THOMSON SURVEY
315 Kerikeri Rd
PO Box 312 Kerikeri
Far North District Council
Ph: (09) 4077360
www.tsurvey.co.nz

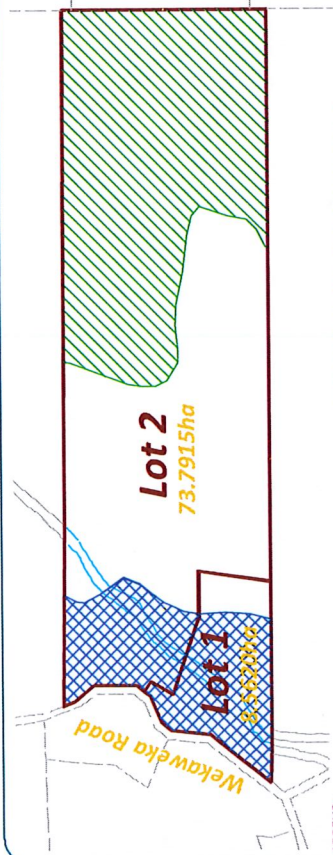
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF SECTION 11 BLK XVI WAOKU SD 1296 WEKAWKA ROAD, WAIMAMAKU

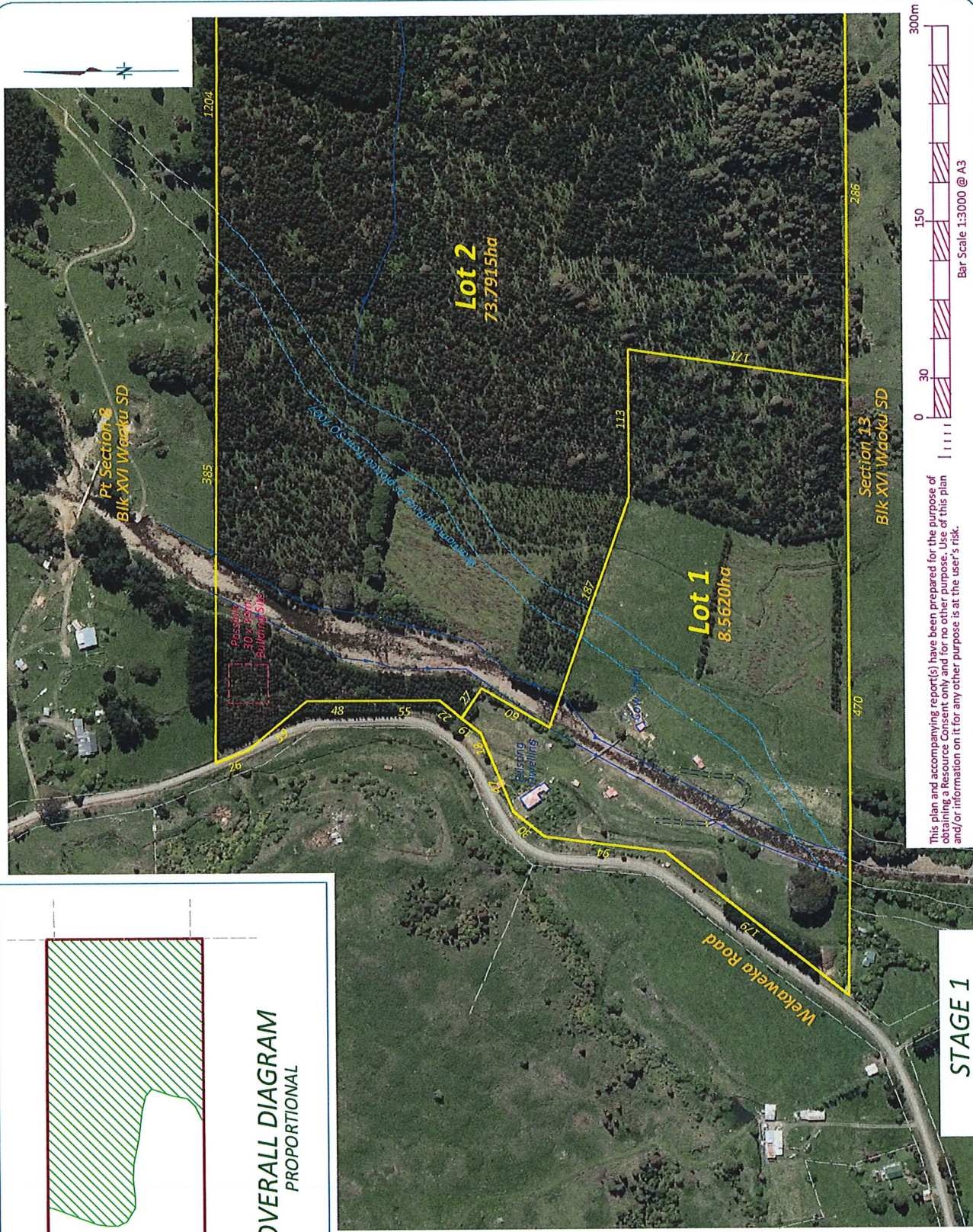
PREPARED FOR: HARMON-THIRD FARMS LTD

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Design			SCALE
Drawn	KY	04.03.20	SHEET SIZE
Approved			1:3000
Rev	KY	21.07.20	A3

Surveyors Ref. No: 9703
Sheet 1 of 1



**OVERALL DIAGRAM
PROPORTIONAL**



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315 Kerikeri Rd
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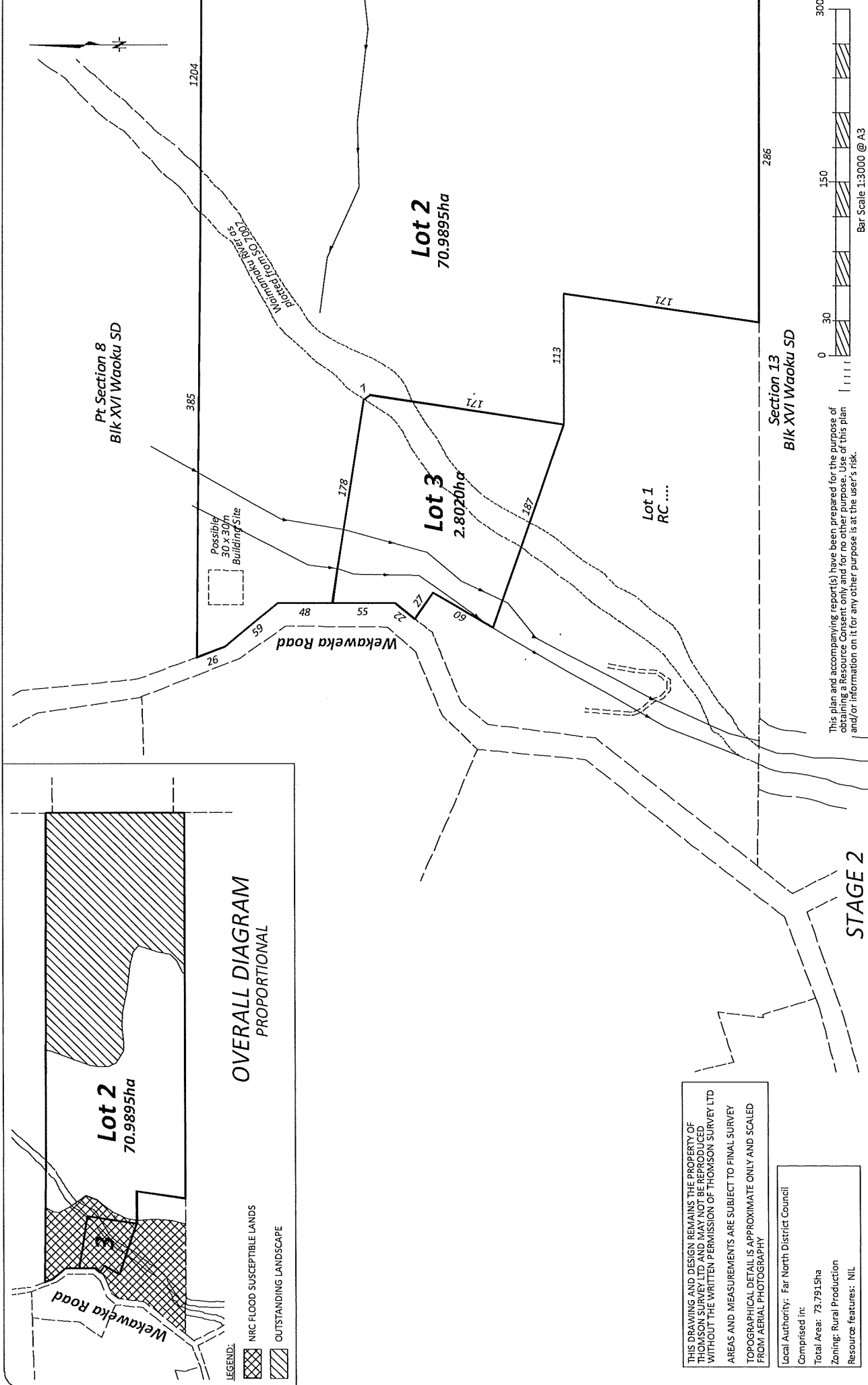
Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
SECTION 11 BLK XVI WAIKATO SD**
1296 WEKAWEKA ROAD, WAIMAMAKU

PREPARED FOR: HARMON-THIRD FARMS LTD

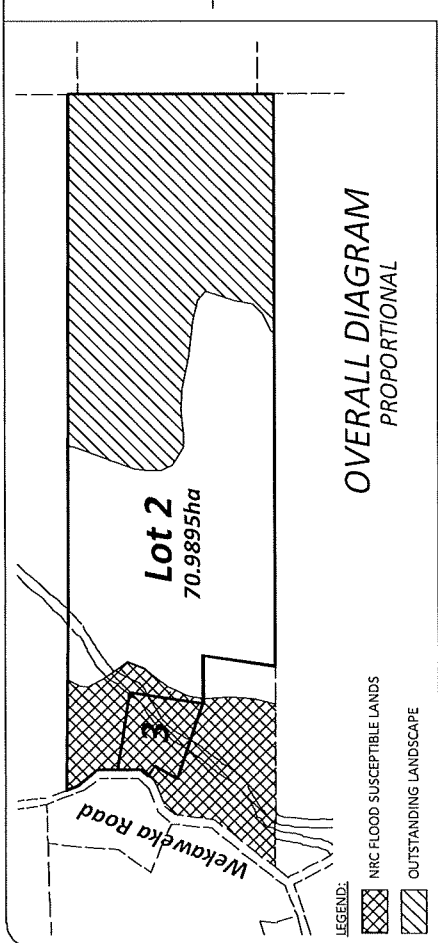
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Design	KY	04.03.20	SCALE
Drawn	KY	21.07.20	1:3000
Approved	KY	21.07.20	A3
Rev	KY	21.07.20	9703 Scheme Stage 1 20200721.LCD

Surveyors
Ref. No.
9703
Sheet 1 of 1



Bar Scale 1:3000 @ A3

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Local Authority: Far North District Council
Comprised in:
Total Area: 73.7915ha
Zoning: Rural Production
Resource Features: NIL



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P.O. Box 372 Kerikeri
Email: kerikeri@thomsonsurvey.co.nz
Ph: (09) 4077380
www.thomsonsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
LOT 2 RC ...**

1296 WEKAWEKA ROAD, WAIMAMAKU

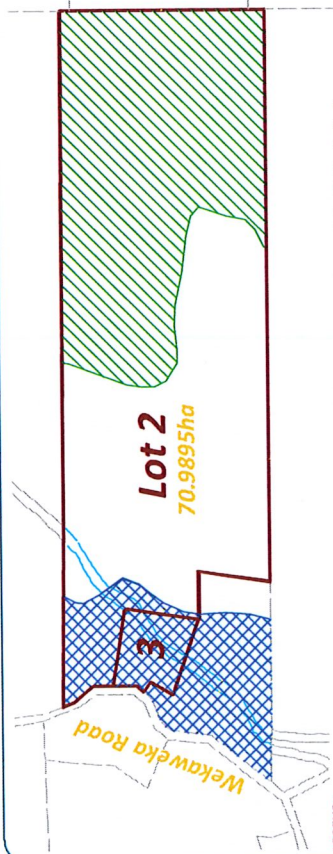
PREPARED FOR: HARMON-THIRD FARMS LTD

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Approved			1:3000
Rev			A3

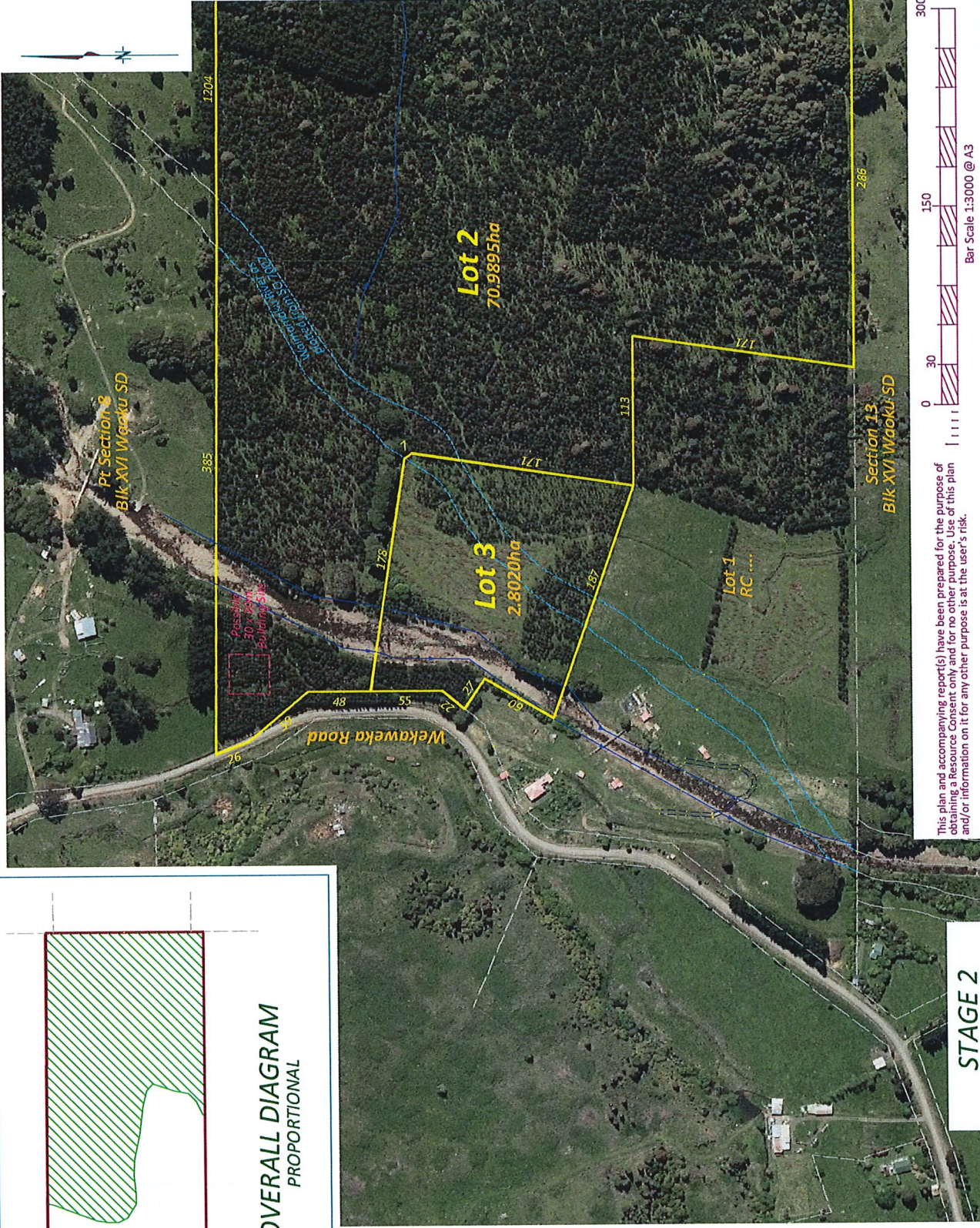
9703 Scheme Stage 2 .LGD

Surveyors
Ref. No: 9703

Sheet 1 of 1



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Zoning: Rural Production
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Ph: (09) 4077360
www.tsurvey.co.nz

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PROPOSED SUBDIVISION OF LOT 2 RC ...

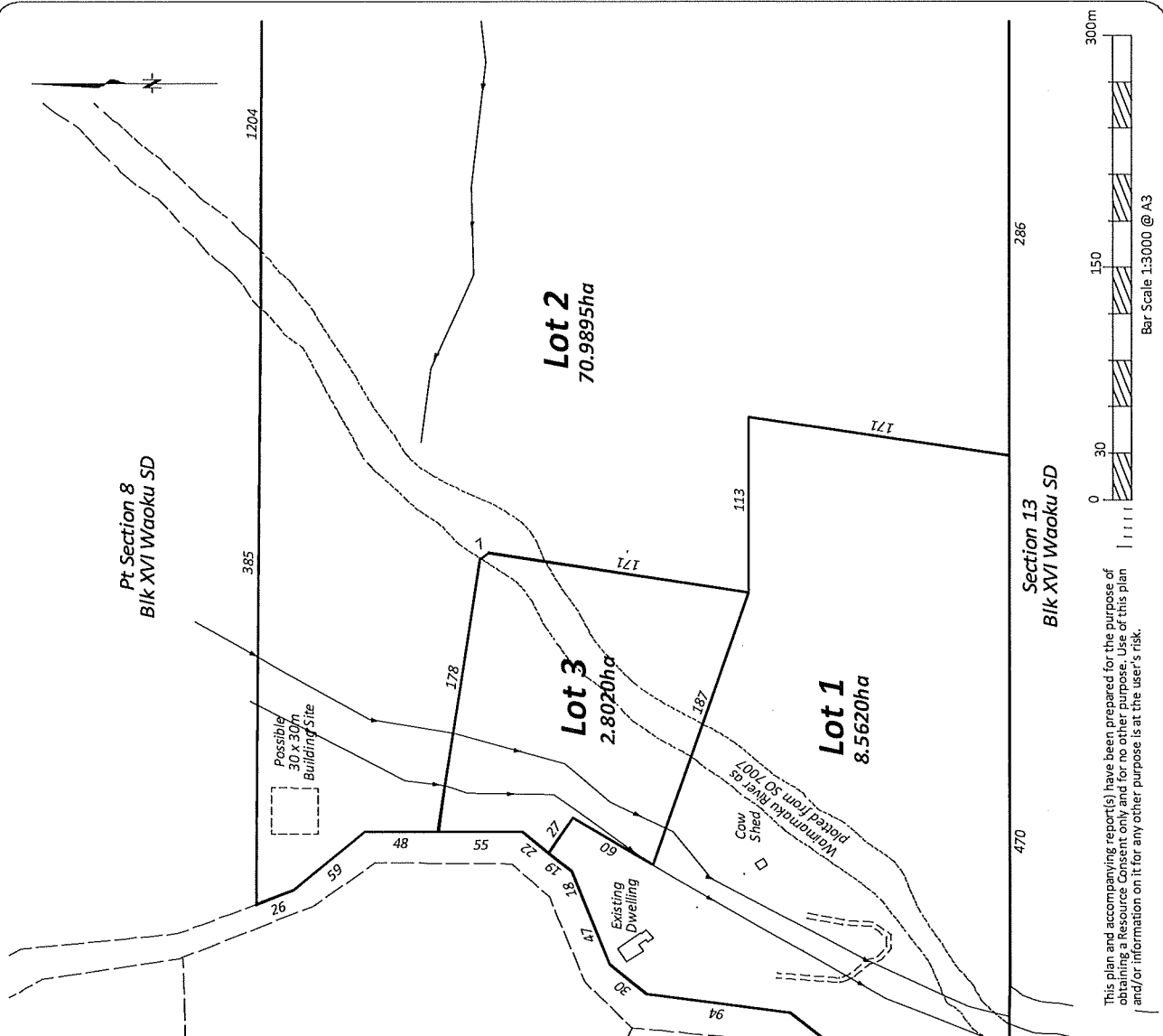
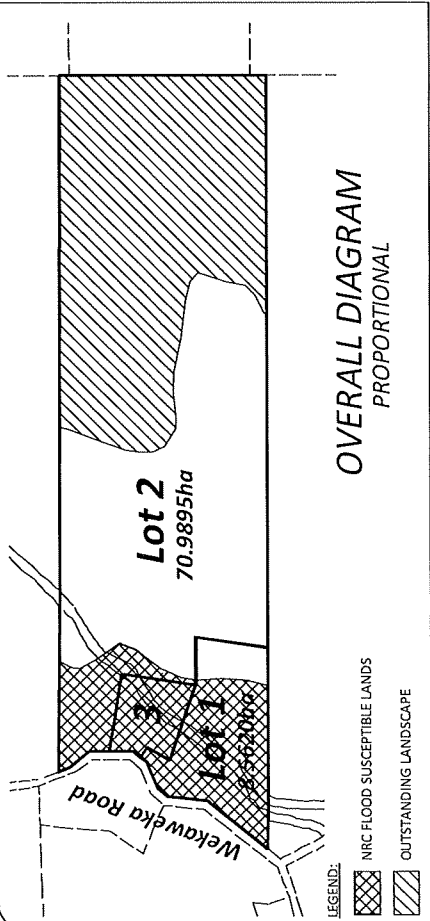
1296 WEKAWEKA ROAD, WAIMAMAKU

PREPARED FOR: HARMON-THIRD FARMS LTD

Survey	Name	Date	ORIGINAL
Design	KY	04.03.20	SCALE
Drawn			1:3000
Approved			SHEET SIZE
Rev			A3

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9703 Scheme Stage 2 LCD



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 Resource features: NIL

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PROPOSED SUBDIVISION OF SECTION 11 BLK XVI WAOKU SD
 1296 WEKAWEKA ROAD, WAIMAMAKU

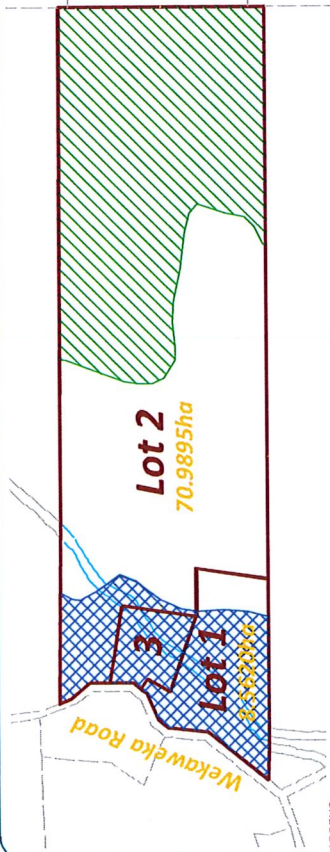
PREPARED FOR: HARMON-THIRD FARMS LTD

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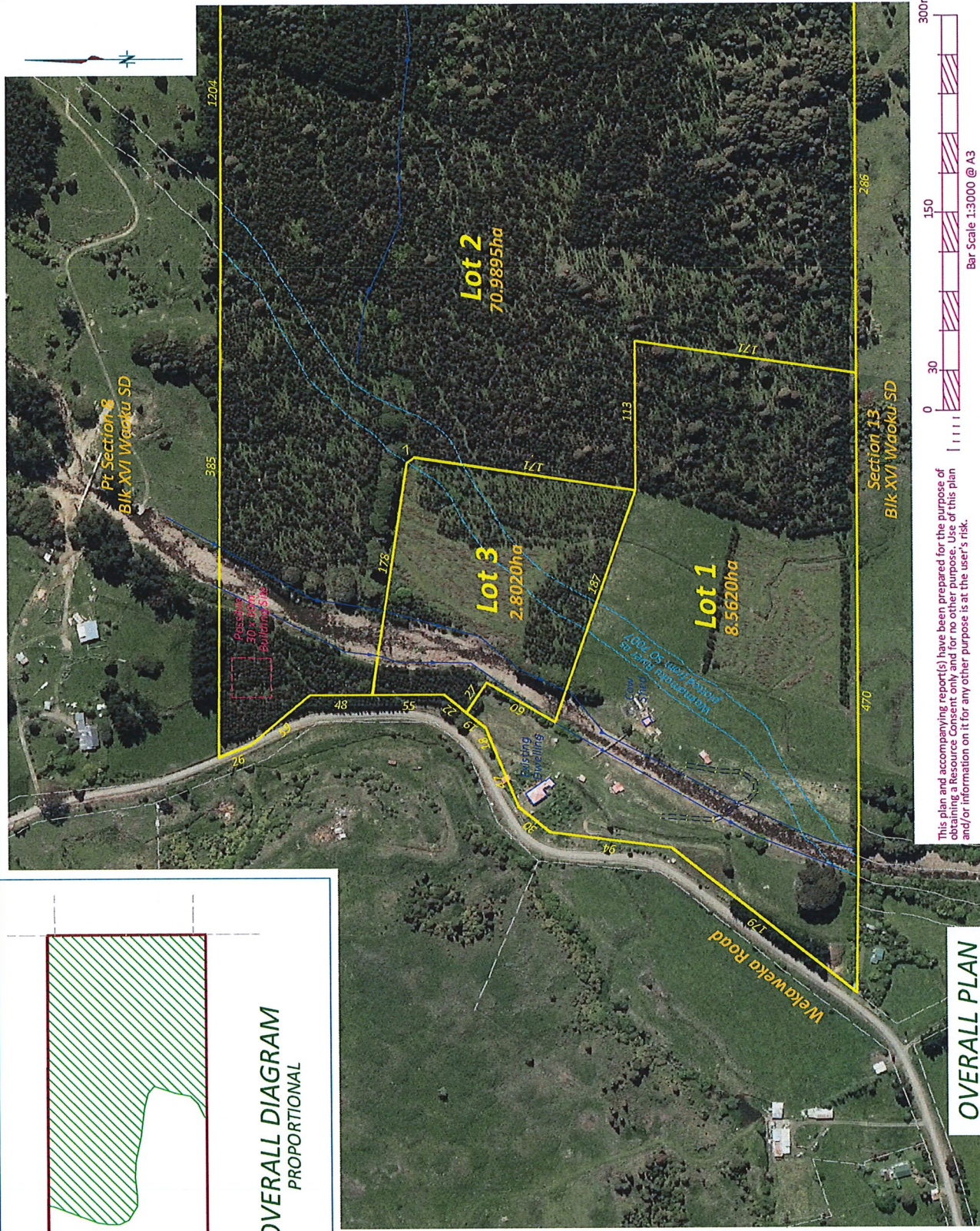
9703 Scheme Overall Plan - LCD

Surveyors Ref: No: **9703**

Sheet 1 of 1



**OVERALL DIAGRAM
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PROPOSED SUBDIVISION OF SECTION 11 BLK XVI WAKOKE SD

1296 WEKAWKA ROAD, WAIMAMAKU

PREPARED FOR: HARMON-THIRD FARMS LTD

Name	Date	ORIGINAL	SCALE	SHEET SIZE
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Design	KY	04.03.20	1:3000	A3
Drawn	KY	24.06.20		
Approved				
Rev				

Supervisors
Ref. No: 9703
Sheet 1 of 1

Appendix 2

Location Plan

Appendix 3

Records of Title



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




R.W. Muir
Registrar-General
of Land

Identifier NA485/104
Land Registration District North Auckland
Date Issued 11 December 1928

Prior References

NAPR171/567 WA 2933

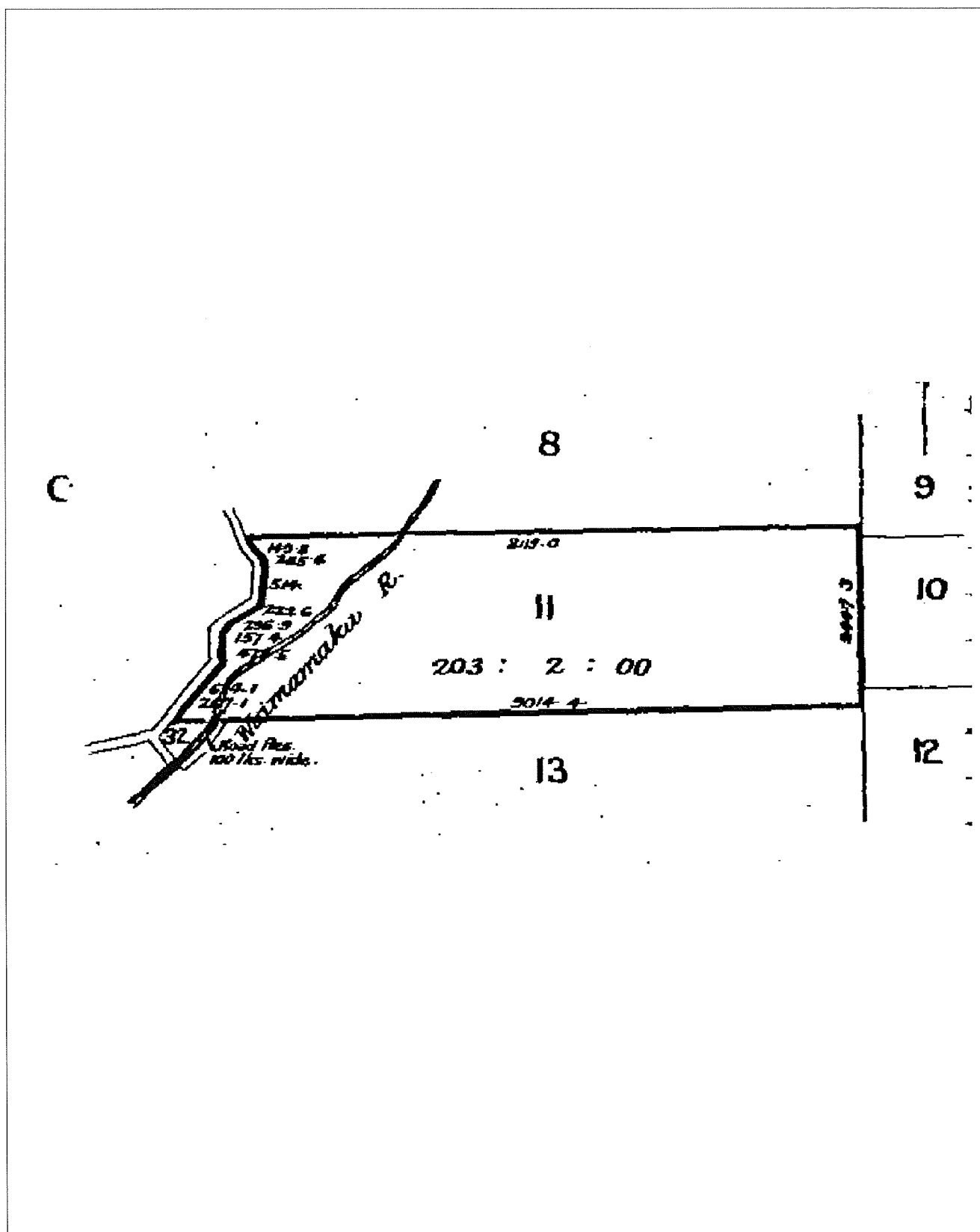
Estate	Fee Simple
Area	82.3535 hectares more or less
Legal Description	Section 11 Block XVI Waoku Survey District

Registered Owners

Harmon-Third Farms Limited

Interests

9868522.2 Mortgage to Alexander Raymond Third and Douglas Noel Third - 23.10.2014 at 9:58 am



Appendix 4

Consultation with Top Energy & Chorus



15 April 2020

Karen Yerkovich
Thomson Survey
PO Box 372
KERIKERI 0245

Email: karen@tsurvey.co.nz

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

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION – A. Third, 1296 Wekaweka Road, Waimamaku.
Section 11 BLK XVI Waoku SD**

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

Top Energy's requirements for this subdivision are nil.

Top Energy recommends provision of an electricity supply to proposed Lot 3 be made at the time of development.

Costs to supply power could be provided after application and an on-site survey have been completed.

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

Yours sincerely

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

Chorus Property Development Team

PO Box 9405

Waikato Mail Centre

Hamilton 3240

Email: develop@chorus.co.nz



CHORUS

Chorus Ref #: WUK57365

Your Ref #:

A. Third

15 April 2020

Dear Karen Yerkovich

New Property Development Agreement:

WUK57365 : WUK: 1296 Wekaweka Road, Waimamaku, Far North. 3 Lots (New Lots 2 & 3, Existing Lot 1)

Thank you for choosing Chorus New Zealand Limited (**Chorus**) to connect your development. We will help you get your new build ready and connected to some of the best broadband and voice services available in the world.

Please find attached your New Property Development Agreement and quote based on the scheme plans you have provided. This contract provides details of what we intend to do at your development along with any actions that are your responsibility. We understand there's a lot of information to digest. We recommend you go through the contract with your lawyer if you are concerned about any parts of it.

To progress your development with Chorus:

- Read, sign and complete the required details of the attached agreement to confirm that you accept the conditions and the quoted cost. The quote will expire 180 days from the date of issue. If this happens, you may need to reapply if you want to proceed with connecting your development.
- Once you have signed and sent us the agreement, please pay for your share of the build (\$3,680.00 incl. GST) within 30 days. You'll find all the options for payment on Page 2 of your contract.
- When we receive your completed agreement and payment, we will start the process to connect your development to our network. Once the design plan is finalised, we can proceed to provide you with materials and work with you to ensure these are installed correctly.
- Once your development is connected, the new occupants will be able to place an order with their broadband or phone provider to get their services up and running.
- Please take note of the design and build timeframes required to connect your development to our network:
 - Design: up to 28 working days from the date we receive your completed agreement and payment.
 - Build: usually 1-3 months from the materials being installed. This depends on the progress of your development, council requirements, or changes to the scope of work.

WUK57365

15 April 2020

GENv1.0

Key responsibilities:

So it's clear who does what, we've outlined the jobs that you'll need to do, and what we need to do to get your development connected. More detailed information can be found in your contract.

Jobs for you:

- Provide us with your power plans if you want power and telecommunications in the same trench
- Trenching – opening and backfill
- Notify us by emailing develop@chorus.co.nz when you require the telecommunication materials
- Pick up materials from our depot and store them safely
- Lay the materials – we will oversee this to make sure it meets standard requirements
- Provide us with your 'As Builts' when installation is complete
- Provide us the Land Title Plans showing easements if applicable
- Register easements
- Install the 20mm lead-in greenpipe within the property boundary

See Appendix A for useful guides.

Jobs for Chorus:

- Provide a design based on the scheme plans and power plans you submit to us
- Provide the telecommunication materials to be picked up by you from our depot
- Oversee the laying of the materials in your trenches within your development
- Laying of materials outside of your development e.g. council land
- Jointing, testing and commissioning works once our network is in the ground
- Update our records so the new occupants can connect to the network through their broadband or phone provider
- Send you a clearance letter when your development is complete

Please don't hesitate to contact us if you have any questions, or for more information, visit www.chorus.co.nz/develop-with-chorus. We look forward to working with you.

Regards



Khalill Marsh
Property Development Coordinator