

Application for change or cancellation of resource consent condition (S.127)

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

If yes, who have you spoken with? _____

2. Type of Consent being applied for

☒ Change of conditions (s.127)

3. 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

4. Applicant Details:

Name/s:

Te Runanga O Whaingaroa

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Alex Hall

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.

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:

Te Runanga O Whaingaroa

**Property Address/
Location:**

2
1

Postcode

0204

7. Application Site Details

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

Name/s:

**Site Address/
Location:**

2B Ash Grove Circle

Haruru

Postcode

0204

Legal Description:

Lot 2 DP 563441

Val Number:

Certificate of title:

1018776

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

7. Application Site Details (continued)

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. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

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

Enter BC ref # here (if known)

☐ Regional Council Consent (ref # if known)

Ref # here (if known)

☐ National Environmental Standard consent

Consent here (if known)

☐ Other (please specify)

Specify 'other' here

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application ☐ Yes

12. 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

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 in full) Te Runanga O Whaingaroa

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)

Bree Davis

Signature: (signature of bill payer)

Date 27-Aug-2026

MANDATORY

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

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

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

Declaration

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

Name: (please write in full)

Bree Davis

Signature:

made by electronic means

Date 27-Aug-2026

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☒ 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.



Assessment of Environmental Effects

📍 2B Ash Grove Circle, Haruru
Change of Conditions to Subdivision Consent (2250258-RMACOM)

Prepared For:
Te Runanga O Whaingaroa

Job No.: 15757

Rev: 0

Date: 26 August 2026

Revision History

Revision No	Description/comments	Prepared By	Date
0	Original	Alex Hall	28/08/2026

Document Control

Action	Name	Signed	Date
Prepared by	Alex Hall Senior Planner		28/08/2026
Reviewed by	H. Anderson Planning Team Leader		28/08/2026

Distribution

Business/company	Attention	Role
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Appendices

Appendix	Document	Author	Date
1	Record of Titles –563441	LINZ	25/08/2026
2	Proposed Scheme Plan, Rev: 2	Chester	25/08/2026
3	2250258-RMACOM Decision	Far North District Council	24/02/2025
4	2250258-RMACOM Approved Scheme Plan	Chester – Stamped as approved by Far North District Council	Stamped 24/02/2025



1 Executive Summary

This application seeks to amend conditions of a granted resource consent (Council reference 2250258-RMACOM) approved on 24 February 2024. The consent granted subdivision consent (Activity A) to create 18 additional lots plus an access lot; and associated land use consent (Activity B) to construct 19 Residential Units breaching various standards related to built form, earthworks, and transport.

The consent holder is seeking to amend subdivision Condition 8b, to amend the amalgamation condition. Instead of being joint owner of the jointly owned access lot (JOAL), Lot 1 DP 563441 will obtain legal access over the JOAL via a Right of Way Easement (Easement A). Condition 1 is also proposed to be amended so that the updated scheme plan (attached as **Appendix 2**) can be stamped and substituted into the approved plan set.

Section 127 of the Resource Management Act 1991 ('the Act') states that the holder of a resource consent may apply to change or cancel a condition of an already approved consent. For such applications, sections 88 to 121 apply.

Section 88(2)(b) requires that any application should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated. Section 88(2)(b) requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule of the Act. This assessment is made in accordance with those requirements.

2 Subject Site

2.1 Subject Site Details

Address	2A & 2B Ash Grove Circle, Haruru
Appellation	Lot 2 DP 563441 & Lot 1 DP 563441
Zone	Residential

2.2 Site Description

The site, being 2B Ash Grove Circle, Haruru is legally described as above. A copy of the Records of Title are included in **Appendix 1**.

The subject site is currently being developed in accordance with resource consents 2250258-RMACOM. Works under the land use component (Activity B) of this consent is nearing completion – all houses are built, with the contractors moving onto the landscaping works.

In terms of the subdivision, the consent holder is yet to apply to the council for s223 certification.

3 Background

3.1 Consenting Background

2300241-RMACO

Te Rūnanga O Whaingaroa (the applicant) purchased the site from OTL Developments Limited who were granted resource consent in 2021 from the Far North District Council (FNDC) under 2300241-RMACO. The consent was for a proposed land use and subdivision to create twenty residential lots plus four access lots, including earthworks. Consent was also granted by the Northland Regional Council (NRC) for Earthworks



exceeding a volume of 5000 m³ in a 12-month period and the diversion and discharge of stormwater from land disturbance activities are deemed controlled activities.

2250258-RMACOM

The applicant determined the above consented development too difficult to achieve given the gradients in the southern part of the site. Subsequently a new proposal was sought and FNDC granted resource consent for the new scheme on 24 February 2024, for land use consent to construct 19 Residential Units and an associated fee simple subdivision. A subsequent variation to the regional consent (from NRC) to enable changes to the earthworks was approved 17 December 2024.

4 Proposal

4.1 Description of the Proposal

It is proposed to vary Condition 1 (plan substitution) and Condition 8 of Activity A (Subdivision) of approved resource consent 2250258-RMACOM.

The approved scheme included a proposed amalgamation where the JOAL would be split into twenty undivided one twentieth shares to be held in the record of titles of proposed Lots 1-19 and Lot 1 DP 56344, resulting in legal access from State Highway 11 for these lots.

Under the currently approved scheme plan, Lot 1 DP 56344 its to obtain legal access through ownership of a 1/20th share in the JOAL. The proposed variation would instead provide Lot 1 DP 56344 with legal access by way of a registered Right of Way Easement (Easement A) over the JOAL. This change does not alter the physical access arrangements or any other proposed service easements or easements in gross. All other lots would continue to retain their existing ownership interests and access arrangements as approved by the consent.

4.2 Proposed changes to conditions

It is proposed to replace the approved scheme plan with the revised scheme plan. Therefore, council may require a change to Condition 1 of Activity A (subdivision), although we consider that the wording of condition 1 does not need to be varied.

With respect to condition 8, the proposed amendments are outlined below, with removed wording ~~struck through~~ and proposed wording **bold** and underlined:

Prior to the s223 Certification

8. Prior to the certification under the Section 223 of the Resource Management Act 1991, the survey plan must show:
 - a. All easements as shown on the application plan shall be duly granted or reserved.
 - b. The Lot 100 Hereon (Jointly Owned Lot) be held as to ~~twenty~~ **nineteen** undivided one – one ~~twentieth~~ **nineteenth** shares by the owners of Lots 1 to 19 and ~~Lot 1 DP 56344~~ hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith. LINZ Request Number: 1935158.
 - c. That Lot 101 hereon (Jointly Owned Lot) be held as to four undivided one – one fourth shares by the owners of Lots 1 to 4 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith. LINZ Request Number: 1935158.
 - d. Areas U-Y identified on the Scheme Plan to be subject to a Land Covenant for Bush Protection.



- e. Area Z identified on the Scheme Plan to be subject to a Land Covenant (Fire Fighting Water Supply).

5 Statutory Context

1.1 Resource Management Act 1991 – Section 127

Resource consent is required in respect of the following matters:

Section 127 of the Act states:

127. Change or cancellation of consent condition on application by consent holder –

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

(3) Sections 88 to 121 apply, with all necessary modifications, as if –

(a) the application were an application for a resource consent for a discretionary activity; and

(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

(4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation.

The requirements above are assessed in the following sections.

6 Assessment of Environmental Effects

The amendment does not alter the physical layout of the subdivision, the alignment or formation of the accessway, lot boundaries, earthworks, servicing arrangements, or any other aspect of the approved development. The variation relates solely to the legal instrument used to secure access rights for Lot 1 DP 563441.

The accessway has already been designed and approved as part of the subdivision consent. The Right of Way Easement (Easement A) will provide Lot 1 DP 563441 with formal and legally enforceable rights to use the access lot in the same manner as would otherwise be achieved through part ownership of the access lot. Easement A will provide Lot 1 DP 563441 a right to use the entirety of the shared accessway/JOAL and will provide for service easements as previously proposed and approved.

Overall, the change in legal instrument that provides legal access for Lot 1 DP 563441. Legal access is retained for all lots and the change does not compromise the ability to legally or physically access their respective properties. Given the amendment is purely administrative, there are no actual or potential adverse effects arising from the proposal, and the variation is considered to be acceptable.



7 Relevant Provisions of Planning Instruments

The applicable provisions of the relevant planning instruments were assessed in the original decision and application. The conclusions reached in those assessments (refer to original resource consent application) are unaltered by the proposed variation to the legal access arrangement.

8 Relevant Other Matters

1.2 Consideration of Alternatives

The preceding assessment of effects shows that the proposal will not have any significant adverse effects on the environment. Therefore, an assessment of alternatives is not required.

1.3 Mitigation Measures

Based on the assessment of effects in the previous section, no particular mitigation measures are considered necessary for this proposal.

1.4 Part 2 Matters

The proposed changes do not alter the original assessment that the proposed activity is consistent with the requirements of Part 2 of the Act.

9 Conclusion

The proposal is consistent with the purpose and principles of the Act. In terms of section 104, the proposal is consistent with the relevant provisions of the Unitary Plan, will at most have less than minor additional actual or potential effects on the environment, and is consistent with the environmental outcomes envisaged by the relevant statutory planning framework.

In conclusion, the amendment is administrative and legal in nature only. It does not alter the subdivision design, accessway configuration, infrastructure, servicing arrangements, or environmental outcomes of the approved development. The practical availability of legal access to all Lots is maintained, and there are no actual or potential adverse effects arising from the proposal.

10 Limitations

This assessment contains the professional opinion of Chester Consultants Ltd as to the matters set out herein, in light of the information available to it during the preparation, using its professional judgement and acting in accordance with the standard of care and skill normally exercised by professional planners providing similar services in similar circumstances. No other express or implied warranty is made as to the professional advice contained in this report.

We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Chester Consultants Ltd at the request of Te Runanga O Whaingaroa and is exclusively for its client's use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Chester Consultants Ltd. The assessment will not address issues that would need to be considered for another party if that party's particular circumstances, requirements, and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is



accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.

The assessment is also based on information that has been provided to Chester Consultants Ltd from other sources or by other parties. The assessment has been prepared strictly on the basis that the information that has been provided is accurate, completed, and adequate. To the extent that any information is inaccurate, incomplete, or inadequate, Chester Consultants Ltd takes no responsibility and disclaims all liability whatsoever for any loss or damage that results from any conclusions based on information that has been provided to Chester Consultants Ltd.

APPROVED PLAN

Planner: SBrown
RC: 2250258-RMACOM
Date: 24/02/2025





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



R.W. Muir
Registrar-General
of Land

Identifier **1018776**
Land Registration District **North Auckland**
Date Issued 23 December 2021

Prior References
478763

Estate Fee Simple
Area 2.3500 hectares more or less
Legal Description Lot 2 Deposited Plan 563441
Registered Owners
Te Puna Koanga Limited

Interests

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly Section 11 Block IV Kawakawa Survey District)

8102056.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 16.3.2009 at 9:00 am

12246212.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2021 at 9:50 am

Subject to a right (in gross) to drain sewage over part marked B, D and E on DP 563441 in favour of Far North District Council created by Easement Instrument 12246212.3 - 23.12.2021 at 9:50 am

Subject to a right (in gross) to convey telecommunications over part marked A, B and C on DP 563441 in favour of Chorus New Zealand Limited created by Easement Instrument 12246212.4 - 23.12.2021 at 9:50 am

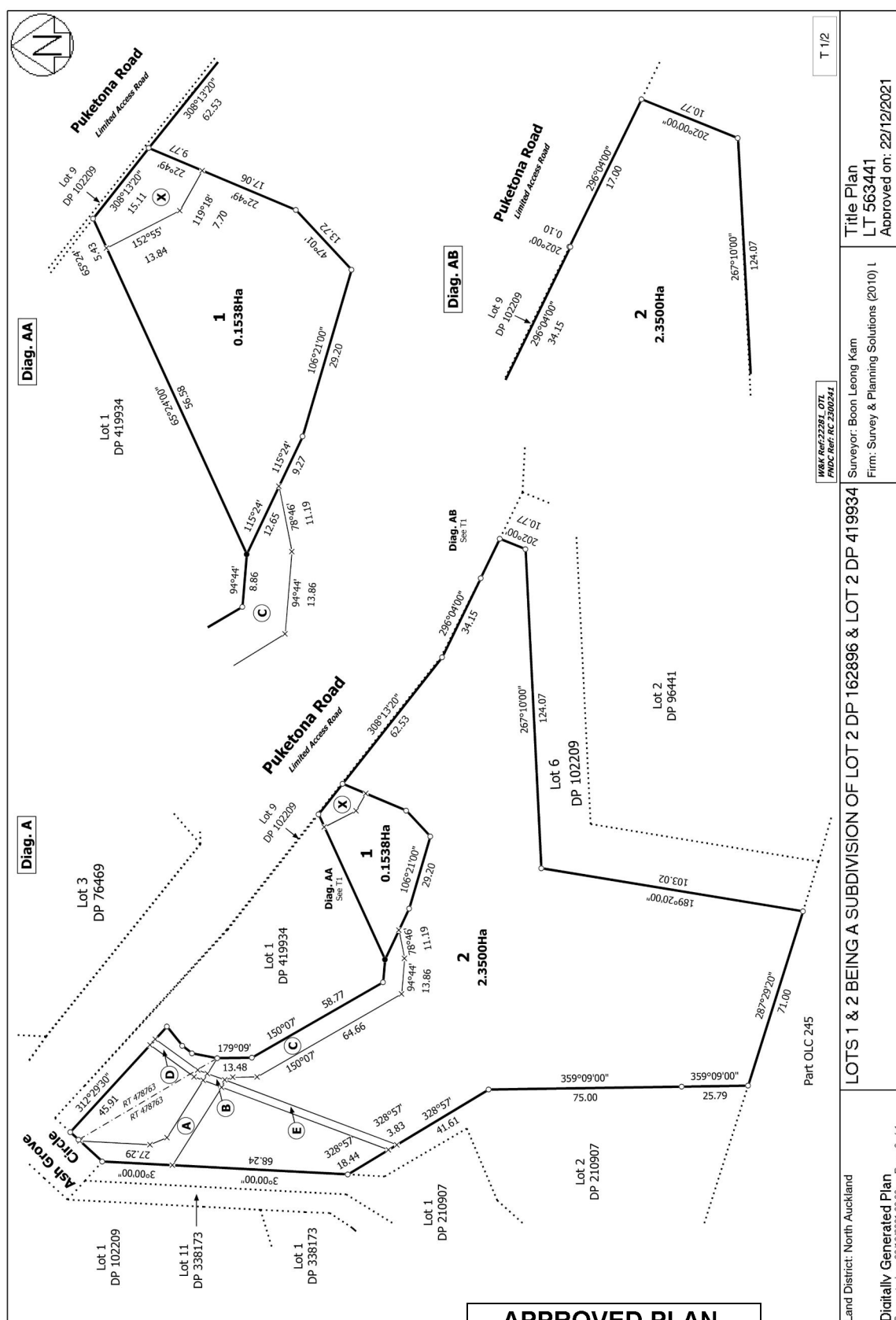
Subject to a right of way and a right to convey water, electricity and telecommunications over part marked A, B and C and a right to drain sewage over part marked B and C all on DP 563441 created by Easement Instrument 12246212.5 - 23.12.2021 at 9:50 am

The easements created by Easement Instrument 12246212.5 are subject to Section 243 (a) Resource Management Act 1991

13081464.3 Mortgage to Westpac New Zealand Limited - 2.9.2024 at 5:19 pm

APPROVED PLAN

**Planner: SBrown
RC: 2250258-RMACOM
Date: 24/02/2025**





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




R.W. Muir
Registrar-General
of Land

Identifier 1018775
Land Registration District North Auckland
Date Issued 23 December 2021

Prior References
478763

Estate Fee Simple
Area 1538 square metres more or less
Legal Description Lot 1 Deposited Plan 563441
Registered Owners
Janice Anne Penny and Lynn Annette Thomas

Interests

8102056.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 16.3.2009 at 9:00 am

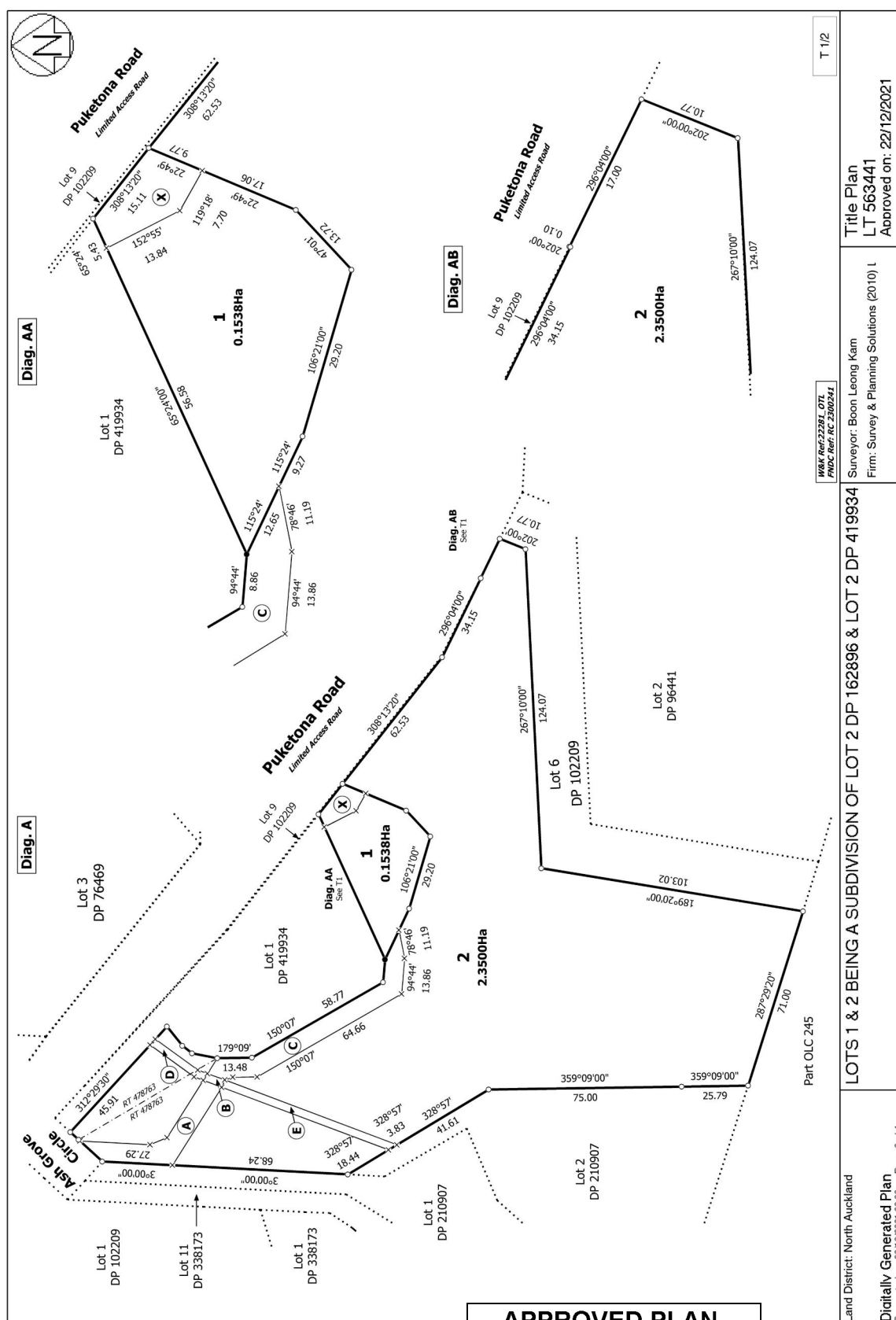
12246212.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2021 at 9:50 am

Appurtenant hereto is a right of way, a right to convey water, electricity, telecommunications and a right to drain sewage created by Easement Instrument 12246212.5 - 23.12.2021 at 9:50 am

The easements created by Easement Instrument 12246212.5 are subject to Section 243 (a) Resource Management Act 1991

APPROVED PLAN

**Planner: SBrown
RC: 2250258-RMACOM
Date: 24/02/2025**



NOTES:

1. THIS PLAN IS FOR A RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.

2. ANY DISCREPANCIES ON THIS PLAN ARE TO BE REFERRED TO CHESTER CONSULTANTS LTD FOR COMMENT OR RESOLUTION.

3. THIS DOCUMENT HAS BEEN PREPARED FOR THE AGREED PURPOSES OF OUR CLIENT. NO REPRODUCTION, COPYING, REUSE, SALE, HIRE, LOAN OR GIFT OF THIS DOCUMENT DIRECTLY OR INDIRECTLY IS PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF CHESTER CONSULTANTS LTD.

SITE DESCRIPTION:

TERRITORIAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
ADDRESS: 2B ASH GROVE CIRCLE, HARURU
APPELLATION: LOT 2 DP 563441
ZONING: RESIDENTIAL
RECORD OF TITLE: 1018776
AREA: 2.3500 Ha

AMALGAMATION CONDITION:

THAT LOT 100 HEREON (JOINTLY OWNED LOT) BE HELD AS TO NINETEEN UNDIVIDED ONE - ONE NINETEENTH SHARES BY THE OWNERS OF LOTS 1 TO 19 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

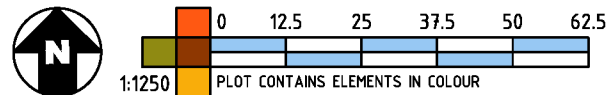
THAT LOT 101 HEREON (JOINTLY OWNED LOT) BE HELD AS TO FOUR UNDIVIDED ONE - ONE FOURTH SHARES BY THE OWNERS OF LOTS 1 TO 4 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

EXISTING EASEMENT IN GROSS TO BE EXTINGUISHED	
RIGHT TO DRAIN SEWAGE	12246212.3
RIGHT TO CONVEY TELECOMMUNICATIONS	12246212.4

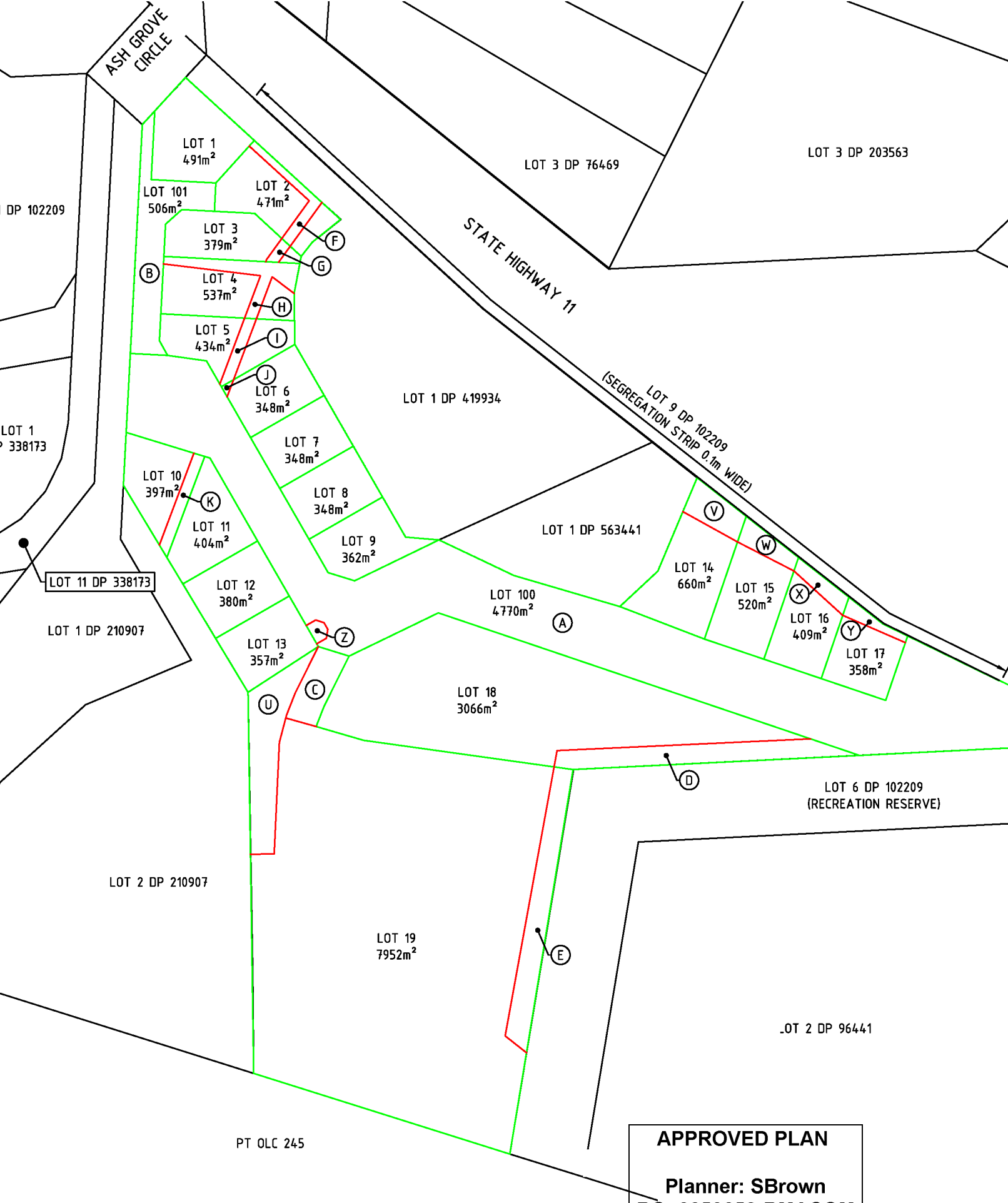
EXISTING EASEMENT TO BE EXTINGUISHED	
RIGHT OF WAY	12246212.5
RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	12246212.5

SITE LEGEND	
PROP LOT BOUNDARY	—
PROP EASEMENT	—
ALL MEASUREMENTS IN METRES	

AREAS U-Y TO BE SUBJECT TO A LAND COVENANT (BUSH PROTECTION)
AREA Z TO BE SUBJECT TO A LAND COVENANT (FIRE FIGHTING WATER SUPPLY)



Rev	Date	Amendments	By
2	24/08/26	REVISING AMALGAMATION AND ADDING EASEMENTS	TD
1	18/02/25	ISSUED FOR RFI RESPONSE	JC
0	28/11/24	ISSUED FOR RESOURCE CONSENT	AB



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	A	LOT 100 HEREON	TOP ENERGY LIMITED
	B	LOT 101 HEREON	
	C	LOT 19 HEREON	
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 100 HEREON	CHORUS NEW ZEALAND LIMITED
	B	LOT 101 HEREON	
	C	LOT 19 HEREON	
RIGHT TO DRAIN SEWAGE	A	LOT 100 HEREON	FAR NORTH DISTRICT COUNCIL
	F	LOT 2 HEREON	
	G	LOT 3 HEREON	
	H	LOT 4 HEREON	
	I	LOT 5 HEREON	
	J	LOT 6 HEREON	
RIGHT TO CONVEY WATER	K	LOT 10 HEREON	
	A	LOT 100 HEREON	
	B	LOT 101 HEREON	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY	A	LOT 100 HEREON	LOTS 1 - 19 & LOT 1 DP 563441
	C	LOT 19 HEREON	LOT 18 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS)	B	LOT 101 HEREON	LOTS 5-19 HEREON & LOT 1 DP 563441
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS, WATER	A	LOT 100 HEREON	LOTS 6 - 19 & LOT 1 DP 563441
	B	LOT 101 HEREON	LOTS 1 - 19 & LOT 1 DP 563441
	C	LOT 19 HEREON	LOT 18 HEREON
RIGHT TO DRAIN WATER	A	LOT 100 HEREON	LOTS 1-19 HEREON & LOT 1 DP 563441
	B	LOT 101 HEREON	LOTS 1-8 HEREON, LOTS 10-11 HEREON & LOT 1 DP 563441
	D	LOT 18 HEREON	LOT 9 HEREON, LOTS 12-17 HEREON & LOT 1 DP 563441
	E	LOT 19 HEREON	LOT 9 HEREON, LOTS 12-18 HEREON & LOT 1 DP 563441
RIGHT TO DRAIN SEWAGE	A	LOT 100 HEREON	LOTS 7-9 HEREON, LOTS 11-19 HEREON & LOT 1 DP 563441
	C	LOT 19 HEREON	LOTS 18 HEREON
	G	LOT 2 HEREON	LOT 1 HEREON
	H	LOT 4 HEREON	LOT 1 DP 419934

Drafter: T DENG				Job Title: CIVIL DESIGN - PROPOSED RESIDENTIAL SUBDIVISION			
Designer: T DENG				Client: TE RŪNANGA O WHAINGAROA C/O SCOPE			
Checker: S THOMPSON				Address: 2B ASH GROVE CIRCLE, HARURU, LOT 2 DP 563441			
Date: 26/08/2026				Drawing Title: PROPOSED SCHEME PLAN			
Drawing: 120				Rev: 2			
Scale: 1:1250 @ A3				Project: 15757			
Issue: CONSENT				Planner: SBrown			
				RC: 2250258-RMACOM			
				Date: 24/02/2025			



DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Discretionary activity, subject to the conditions listed below, to:

Applicant: Te Runanga O Whaingaroa
Council Reference: 2250258-RMACOM
Property Address: 2B Ash Grove Circle, Haruru 0204
Legal Description: Lot 2 DP 563441

The activities to which this decision relates are listed below:

Activity A: Subdivision to create 18 additional lots plus an access lot in the Residential zone as a Discretionary Activity.

Activity B: Land use consent to construct 19 Residential Units breaching the Building Height, Sunlight, Vegetation Clearance, Earthworks, Fire Risk to Residential Units, Traffic Movements, and Private Access rules in the Residential zone as a Discretionary Activity.

Subdivision Conditions

General Compliance

1. The development shall be carried out in general accordance with the attached stamped plans and information submitted with the resource consent application, except where modified by the following conditions.

Prior to the Commencement of Construction

Construction Management

2. That prior to the commencing of any physical site works, a Construction Management Plan (CMP) shall be submitted to and approved by the Councils Resource Consent Engineer or designate. The plan shall contain information on site management procedures for the following:

- The timing of construction works including hours of work, key project and site management personnel:

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- The transportation of demolition and construction materials from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials;
- The detailed steps for bulk earthworks construction, including the retaining wall structures;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur. Erosion and Sediment Control Plan and measures to be in place for the duration of the works;
- Publicity measures and safety measures including signage to inform adjacent landowners and occupiers, pedestrians and other road users;
- Control of dust and noise on-site and any necessary avoidance or remedial measures.
- A copy of the NZTA approval to the Engineering Plans covering works within State Highway 11.

Note: All physical works onsite shall be undertaken in accordance with the approved CMP. The Consent Holder shall make sure that all work is to be monitored by a Suitably Qualified and Experienced Engineer.

3. Submit a Construction Traffic Management Plan (CTMP) to Councils Resource Consents Engineer or delegate for certification. The CTMP shall contain information about site management procedures for:

- Establishing a parking management plan for construction traffic;
- Measures to address the transportation and parking of oversize vehicles (if any);
- Identifying the proposed number and timing of heavy rigid vehicles throughout the day;
- Identifying the location of heavy vehicle and construction machinery access to the site;
- Consideration of use during peak hours for other likely users of Ash Grove Circle.
- Procedures for ensuring any Rights of Ways or legal access to the other properties using Ash Grove Circle remain unobstructed at all times.

Note: All physical works on site shall be undertaken in accordance with the approved CTMP.

Prior to the s223 Certification

Engineering Design & Approval

4. The consent holder shall submit a detailed set of Engineering Plans of all works which are to vest in Council and those that are not for the approval of Councils Resource Consents Engineer and Development Engineer or Designate. Such works shall be designed by a Chartered Professional Engineer and in accordance with the Far North

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District Council Engineering Standards 2023 and the Site Suitability Report titled 'Land Development Report' prepared by Chester Consultants Ltd, Job NO.L 15757 Rev: 0 and dated 28 November 2024, Geotechnical Report titled 'Geotechnical Site Assessment Report' prepared by Haigh Workman, reference 24 208 and dated December 2024 and the 'Traffic and Transport Report' prepared by Traffic Engineering & Management Ltd Team ref: 241222 and dated 29 November 2024. Engineering Plans submitted to Council for approval shall be accompanied by a Design Statement and Engineering Producer Statement (PS1) signed by a Suitably Qualified and Experienced Persons' (SQEP).

In particular, the plans and details shall show but are not limited:

- i. The formation of the road Lot 100 including footpath, street lighting and turning for a heavy rigid vehicle.
 - The lighting design shall be completed in accordance with the Lighting Design Manual and designed to subcategory PR5 of current versions of AS/NZS 1158.
- ii. Details of the intersection with the State Highway and Lot 100 are to be included on the plans for reference only with evidence that it is approved by NZTA.
- iii. Access on Lot 101 including the footpath formed to provide a concrete carriageway of 3m.
- iv. Right of Way C to be formed to a concrete standard.
- v. A concrete footpath extending from the footpath being provided on the road to vest through Easements B to Ash Grove Circle.
- vi. A formed and concreted entrance to the boundary of all lots in accordance with Council Standard FNDC/S/2.
- vii. Drawing showing the letterbox locations.
- viii. Design details of the garbage waste location and waste truck manoeuvring drawings.
- ix. Road markings, in particular Give Way signage and Road markings.
- x. The proposed stormwater collection, attenuation, conveyance and discharge details for the development.
 - Flow attenuation of stormwater from the sites Northern Catchment shall be designed to limit to post-development peak run-off flow to the pre-development peak run-off flow for the 1% AEP + CC event.
 - All new/proposed stormwater lines within private property shall remain private.
- xi. A sanitary sewer system with a separate collection to each lot.

Note: All new/proposed wastewater lines within private property shall remain private.

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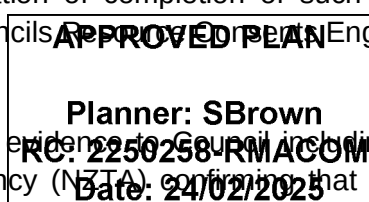
- xii. A water supply with a connection to each lot, with hydrants and other appurtenances.
 - xiii. Provide firefighting to Lots within the subdivision in accordance with the requirements of the Council Engineering Standards and NZS PAS 4509:2008.
 - xiv. Confirmation from a Chartered Professional Engineer what level of construction monitoring (CM1-CM5) is required to certify PS4.
5. Provide evidence that a preferred road name and two alternatives for the road have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.
 6. Provide written confirmation from power and telecommunication utility service operators of their consent conditions in accordance with FNDC Engineering Standards and District Plan requirements and any other requirements that apply at the time and show any necessary easements on the survey plan to the approval of Councils Resource Consents Engineer or delegate.
 7. Create easements over services including water supply from Lot 101 and overland stormwater flow paths where such infrastructure is located on private property to the approval of Councils Resource Consent Engineer or delegate.
 8. Prior to the certification under the Section 223 of the Resource Management Act 1991, the survey plan must show:
 - a. All easements as shown on the application plan shall be duly granted or reserved.
 - b. The Lot 100 Hereon (Jointly Owned Lot) be held as to twenty undivided one – one twentieth shares by the owners of Lots 1 to 19 and Lot 1 DP 563441 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith. LINZ Request Number: 1935158.
 - c. That Lot 101 hereon (Jointly Owned Lot) be held as to four undivided one – one fourth shares by the owners of Lots 1 to 4 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith. LINZ Request Number: 1935158.
 - d. Areas U-Y identified on the Scheme Plan to be subject to a Land Covenant for Bush Protection.
 - e. Area Z identified on the Scheme Plan to be subject to a Land Covenant (Fire Fighting Water Supply).

Prior to the s224 Certification

9. Provide evidence that power and telecommunication connections in accordance with the respective service provider requirements have been made to the boundary of all new allotments. Written confirmation of completion of such works from the service providers is to be provided to Councils Resource Consents Engineer or delegate.

NZTA & Roading

10. The consent holder shall provide evidence to Council including correspondence from the New Zealand Transport Agency (NZTA) confirming that all road works including



lighting requirement in the State Highway have been constructed to NZTA standards and as per the approved drawings by NZTA.

11. Provide evidence that a road name sign approved in Condition 12 has been installed for the Private Right of Way.
12. The consent holder shall provide to Council written confirmation from a Suitably Qualified and Experienced surveyor that all services and access carriageways are contained within the easements provided.
13. The consent holder shall be responsible for the repair and reinstatement of the road carriageway, the kerb and footpath on Council maintained roads damaged as a result of the works onsite. Such works, where required will need to be completed to the satisfaction of the Councils Roding Manager. The consent holder is responsible for arranging buried services to be located and marked prior to commencing works and is responsible for the repair and reinstatement of any underground services damaged as a result of any works onsite.

Water Supply & Firefighting

14. Provide evidence that each lot has a metered connection to Councils reticulated water supply system in accordance with the requirements of Councils Engineering Standards and Guidelines.
15. Pressure and disinfection testing of new water supply pipelines and all new connections to the existing water supply scheme shall be undertaken by the consent holder and a potable water test report supplied to Councils operations contractor.

Wastewater

16. Provide for the approval of Council, a maintenance agreement which apportions future maintenance and upgrading costs of the commonly owned stormwater system and any other relevant assets amongst the owners of all lots.
17. A legal document for Stormwater Management Operator, Wastewater and Roding to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken operation, inspection and maintenance audits of the commonly owned services management devices.
18. Provide a solicitors undertaking to register the maintenance agreement provided in compliance with Condition 4 (j) above of this consent onto the titles for the new allotments.
19. A geotechnical completion report upon completion of the earthworks to confirm the geotechnical recommendations and document the work undertaken e.g. retaining wall and earthworks compaction certification prepared by Geotech specialist Chartered Professional Engineer. The completion report shall include certification of the engineered fill and as-built plans in accordance with the requirements of NZS4431:2022.

20. The consent holder must submit a certified and dated 'As built' plan of completed works and services to be vested in council in accordance with Council's Engineering Standards 2023 Edition. This condition shall be deemed satisfied once the as built



have been approved by Councils' Resource Consent Engineer or delegated representative.

21. Upon completion of all works specified in Conditions 3 and 4 the Consent Holder shall provide certification (PS3) of the work from a contractor(s) that all works have been completed in accordance with the approved plans.
22. All existing underground services shall be located, marked and adequately protected prior to works commencing. Repairs and reinstatement required to any public infrastructure (including road infrastructure) shall be the responsibility of the consent holder.
23. Vegetation clearance as per the Bush Clearance Plan approved in Condition 2 is to be undertaken with supervision by a suitably qualified and experienced ecologist.
24. The proposed planting of low flammability indigenous understory species within the cleaned up 'Green belt bush edge buffer zone' (including the replacement of any losses) as per the Landscape Concept Plan approved in Condition 2 is to be undertaken with supervision by a suitably qualified and experienced ecologist.
25. Implementation of the Landscape Plan approved in Condition 2 is to be undertaken within the first two planting seasons (March – September) directly following commencement of any of the works relating to the subdivision and prior to certification.
26. Upon completion of all works as approved, the Consent Holder shall provide certification to Council's Development Engineer or their designate, a Construction Review Certificate (PS4a) produced from a Chartered Professional Engineer that all work has been completed in accordance with the approved plans Condition 2.

On-Going Conditions

Consent Notices

27. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

- a. The maintenance agreement approved in accordance with Condition 18 of RC 2250258-RMACOM shall be adhered to by the lot owners.

[All Lots]

- b. All habitable buildings and greater structures (as defined in AS/NZS 1170) shall have foundation design that takes into account the Geotech Completion Report approved in Condition 21 of RC 2250258-RMACOM.

[All Lots]

- c. At the time of submission of an application for a building consent for any building, the lot owner shall submit with the application a report from a Chartered Professional Engineer or IOP on a stormwater management system designed to ensure peak stormwater runoff from the impermeable surfaces proposed does not exceed flows anticipated for the pre-development situation during a 1% annual exceedance probability storm event, with a recognised allowance for climate change.

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[Lots 1, 2, 3, 4, 5, 6, 7, 8, 10 and 11]

- d. The owner shall preserve the vegetation as indicated on the scheme plan approved in Condition 1 of RC 2250258-RMACOM as 'Areas U-Z' and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council cut down, damage or destroy any of the vegetation. The owner shall be deemed not to be in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner for which the owner is responsible.

Lots 14, 15, 16, 17 and 19]

- e. The areas identified for bush retention and the green belt bush edge buffer zone in the Landscape Plan approved in Condition 1 of RC 2250258-RMACOM are to be maintained in perpetuity.

[Lots 14, 15, 16, 17, 18, 19 and 100]

- f. The site is identified as being within a Kiwi High Area. On any lot, no more than one dog and one cat shall be introduced or kept on the lot at any time. Any dog must be micro-chipped and have a current kiwi aversion trained certification. Any dog must be within a dog-proof fenced area on the lot and be under effective control at all times when outside the fenced area e.g. on a lead. At night any dog must be kept inside or be tied up. Any cat is to be neutered/spayed, microchipped and kept inside at night.

[All Lots]

Subdivision Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Section 224 Certification

2. A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.

General

3. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).
4. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an



archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

5. The Consent Holder shall pay all chargers set by Council under Section 36 of the Resource Management Act 1991 including any administration, monitoring, inspection and supervision chargers relating to the conditions of this resource consent. The Applicant will be advised of the chargers as they fall.
6. Any work activity, excavation and non-excavation carried out in the road reserve must lodge formal notice if intending to carry out works, in the form of a Corridor Access Request and submitted to the Corridor Manager for Approval.

A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.

A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

7. Permits are required for drilling any bores in Northland. Therefore, resource consent will need to be gained from the Northland Regional Council if water is obtained in this way. If a bore is to be constructed, all areas used for sewage effluent disposal and reserve effluent disposal areas must be at least 20 metres away from any groundwater bore.
8. Building Consents may be required for retaining structures.
9. Council policy prohibits the building of any structure over an existing water/sewer/stormwater reticulation main.
10. All earthworks are required to comply with the Northland Regional Council Regional Water and Soil Plan for Northland noting Erosion & sediment control and dust suppression requirements.
11. Erosion and Sedimentation Control shall be designed and carried out in accordance with GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".

Decision 2 Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following [conditions](#):

1. The activity shall be carried out in accordance with the approved plans prepared by Mason Street titled 'Proposed Residential Subdivision Te Runanga o Whaingaroa', dated 28/11/2024 and attached to this consent with the Council's "Approved Stamp" affixed to them.

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2. The Consent Holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.
3. The Consent Holder shall ensure all exposed surfaces are covered with aggregate or mulch to suppress dust or erosion and within 3 months of completing the earthwork's, re-establish vegetation cover on all exposed cut surfaces.
4. The Consent Holder shall ensure that stockpiles of fill are located away from overland or drainage paths and all temporary stockpiles shall be covered to suppress dust or reduce erosion and for the duration of the earthworks construction period retain all existing vegetation cover down slope of the proposed earthworks to facilitate the filtering of silt from the stormwater runoff.
5. Prior to the dwelling occupation on Lots 14-19 and that that requires a wastewater disposal system, the property owner shall obtain all necessary consents and install a raw sewage storage tank, macerating pump and delivery line with a connection into the Council Reticulation Sanitary Sewerage System. The raw sewage storage tank shall have a sufficient charge capacity to contain a minimum 24 hour wastewater production and shall be fitted with a high-level audible alarm installed to warn of pump or system failure.

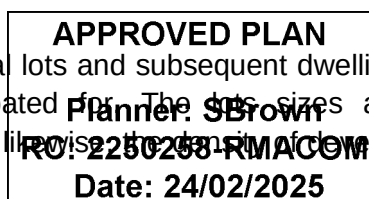
Land Use Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) The consent is given effect to; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters.
3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The activity will see residential lots and subsequent dwellings created in a zone in which the activity is anticipated for. The lots sizes are consistent with the surrounding environment and likewise the density of development. The activity will



remain within character and continue to preserve the amenity of the existing surrounding environment.

- b. Furthermore, areas of indigenous vegetation and replanting have been identified and will be protected by way of covenant and maintained in perpetuity enabling a balance between much needed housing development in the Haruru area as well as preservation of the environment.
 - c. Services included water, stormwater & wastewater will all be connected to Councils reticulated systems with any adverse effects assessed as less than minor further supported by IAMS & the Resource Consents Engineer in terms of capacity for services.
 - d. There is sufficient capacity with regards to the roading network to service the activity and any effects will be less than minor subject to the Consent Holder complying with conditions of the NZTA approval.
 - e. The activity will see a hapu led development that will provide housing to those in the Te Runanga o Whaingaroa to better promote rangatiratanga.
4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
- a. Northland Regional Policy Statement 2016,
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement

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

The activity is consistent with the intent of the relevant zone whereby some form of intensification and residential development should be anticipated. The activity establishes residential living in an area where housing is in high demand, and where access to amenities is convenient and does so without compromising the natural and physical resources of the residential environment. The activity has recognised geotechnical issues onsite and has been developed in a way to enable residential living whilst safeguarding the environment from any potential adverse effects. Overall, the activity is consistent with the intent of the RPS.

Operative District Plan

Residential Zone

Objectives: 7.6.3.1, 7.6.3.2

Policies 7.6.4.1, 7.6.4.4, 7.6.4.7, 7.6.4.8, 7.6.4.9, 7.6.4.10

The activity achieves a similar density to the surrounding residential environment of Haruru achieving objective 7.6.3.1 which seeks to maintain residential density in new



developments. The activity provides residential housing without introducing non-residential activities that could detract from the areas character in line with Objective 7.6.3.2.

The zoning policies (7.6.4.2 and 7.6.4.3) support residential expansion where environmentally sustainable. The activity utilises an existing residential area with infrastructure in place, reducing environmental impact. Policy 7.6.4.4 supports diverse housing options which the activity achieved by offering a variety of sized dwellings accommodating various household needs. The design of the dwellings adheres to Policy 7.6.4.7 ensuring sufficient land for outdoor space, planting and parking. The layout of the development ensures adequate privacy and access to sunlight for future residents in accordance with Policies 7.6.4.9 and 7.6.4.10. The activity incorporates adequate infrastructure further supported by conditions of consent ensuring compliance with Policy 7.4.8. The project limits earthworks and vegetation removal in comparison to the underlying consent issued demonstrating alignment with sustainability principles. Overall, the activity is consistent with the objectives and policies of the Residential Zone.

Subdivision Chapter

The activity ensures efficient land use by creating appropriately sized residential lots with necessary infrastructure achieving Objective 13.3.1 and Policy 13.4.2. Adequate water supply, stormwater management and sewage disposal is proposed and relevant conditions are in place achieving Objectives 13.3.2 and Policy 13.4.6. The design minimizes vegetation clearance and maintains natural features consistent with Objective 13.3.4 and avoids unnecessary land modification and retains green spaces consistent with Policy 13.4.9. The internal road layout and access from State Highway 11 achieve Policy 13.4.4 ensuring safe and efficient transport connections.

The subdivision aligns with the Subdivision chapter objectives and policies promoting sustainable residential growth while protecting environmental and community values.

Proposed District Plan

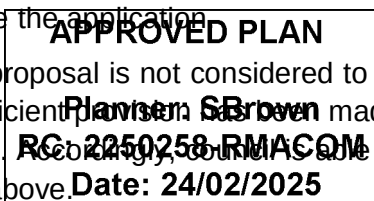
General Residential

The activity aligns with the Objectives and Policies of the General Residential Zone for reasons stated above.

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

6. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
7. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient consideration has been made for legal and physical access to the proposed allotments. According to the RMA, the Council is able to grant this subdivision consent subject to the conditions above.



8. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

9. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.

Nick Williamson

Date: 24/02/2025

Team Leader

APPROVED PLAN

**Planner: SBrown
RC: 2250258-RMACOM
Date: 24/02/2025**

NOTES:

1. THIS PLAN IS FOR A RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.
2. ANY DISCREPANCIES ON THIS PLAN ARE TO BE REFERRED TO CHESTER CONSULTANTS LTD FOR COMMENT OR RESOLUTION.
3. THIS DOCUMENT HAS BEEN PREPARED FOR THE AGREED PURPOSES OF OUR CLIENT. NO REPRODUCTION, COPYING, REUSE, SALE, HIRE, LOAN OR GIFT OF THIS DOCUMENT DIRECTLY OR INDIRECTLY IS PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF CHESTER CONSULTANTS LTD.

<u>SITE DESCRIPTION:</u>
TERRITORIAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
ADDRESS: 2B ASH GROVE CIRCLE, HARURU
APPELLATION: LOT 2 DP 563441
ZONING: RESIDENTIAL
RECORD OF TITLE: 1018776
AREA: 2.3500 Ha

AMALGAMATION CONDITION:

THAT LOT 100 HEREON (JOINTLY OWNED LOT) BE HELD AS TO TWENTY UNDIVIDED ONE - ONE TWENTIETH SHARES BY THE OWNERS OF LOTS 1 TO 19 AND LOT 1 DP 563441 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

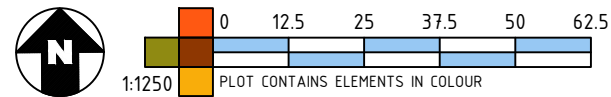
THAT LOT 101 HEREON (JOINTLY OWNED LOT) BE HELD AS TO FOUR UNDIVIDED ONE - ONE FOURTH SHARES BY THE OWNERS OF LOTS 1 TO 4 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

EXISTING EASEMENT IN GROSS TO BE EXTINGUISHED	
RIGHT TO DRAIN SEWAGE	12246212.3
RIGHT TO CONVEY TELECOMMUNICATIONS	12246212.4

EXISTING EASEMENT TO BE EXTINGUISHED	
RIGHT OF WAY	12246212.5
RIGHT TO CONVEY WATER, ELECTRICITY AND TELECOMMUNICATIONS	12246212.5

SITE LEGEND	
PROP LOT BOUNDARY	
PROP EASEMENT	
ALL MEASUREMENTS IN METRES	

AREAS U-Y TO BE SUBJECT TO A LAND COVENANT (BUSH PROTECTION)
AREA Z TO BE SUBJECT TO A LAND COVENANT (FIRE FIGHTING WATER SUPPLY)



1	18/02/25	ISSUED FOR RFI RESPONSE	J
0	28/11/24	ISSUED FOR RESOURCE CONSENT	A
Rev	Date	Amendments	B

Drafter: A BERMINGHAM Job Title: CIVIL DESIGN - PROPOSED RESIDENTIAL SUBDIVISION

Designer: A BERMINGHAM Client: TE RŪNANGA O WHAINGAROA C/O SCOPE

Checker: N JULl Address: 2B ASH GROVE CIRCLE, HARURU, LOT 2 DP 563441

Date: 18/02/2025 Drawing Title: PROPOSED SCHEME PLAN

Drawing: 120 Rev: 1

Scale: 1:1250 @ A3

Project: 15757

Issue: CONSENT

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	A	LOT 100 HEREON	TOP ENERGY LIMITED
	B	LOT 101 HEREON	
	C	LOT 19 HEREON	
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 100 HEREON	CHORUS NEW ZEALAND LIMITED
	B	LOT 101 HEREON	
	C	LOT 19 HEREON	
RIGHT TO DRAIN SEWAGE	A	LOT 100 HEREON	FAR NORTH DISTRICT COUNCIL
	F	LOT 2 HEREON	
	G	LOT 3 HEREON	
	H	LOT 4 HEREON	
	I	LOT 5 HEREON	
	J	LOT 6 HEREON	
	K	LOT 10 HEREON	
RIGHT TO CONVEY WATER	A	LOT 100 HEREON	
	B	LOT 101 HEREON	
APPROVED PLAN			

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Planner: SBrown
RC: 2250258-RMACOM
Date: 24/02/2025

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY	C	LOT 19 HEREON	LOT 18 HEREON
RIGHT OF WAY (PEDESTRIAN ACCESS)	B	LOT 101 HEREON	LOTS 5-19 HEREON & LOT 1 DP 563441
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS, WATER	C	LOT 19 HEREON	LOT 18 HEREON
RIGHT TO DRAIN WATER	A	LOT 100 HEREON	LOTS 1-19 HEREON & LOT 1 DP 563441
	B	LOT 101 HEREON	LOTS 1-8 HEREON, LOTS 10-11 HEREON & LOT 1 DP 419934
	D	LOT 18 HEREON	LOT 9 HEREON, LOTS 12-17 HEREON & LOT 1 DP 563441
	E	LOT 19 HEREON	LOT 9 HEREON, LOTS 12-18 HEREON & LOT 1 DP 563441
	H	LOT 4 HEREON	LOT 1 DP 419934
RIGHT TO DRAIN SEWAGE	A	LOT 100 HEREON	LOTS 7-9 HEREON, LOTS 11-19 HEREON & LOT 1 DP 563441
	C	LOT 19 HEREON	LOTS 18 HEREON
	G	LOT 2 HEREON	LOT 1 HEREON
	H	LOT 4 HEREON	LOT 1 DP 419934