



Our Reference: 10659.1 (FNDC)

10 October 2024

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Re-Approval of RC 2180133 – (new consent required) – Subdivision at 609B Peria Road, Peria - W Mills and M Strioukova

I am pleased to submit application on behalf of W Mills and M Strioukova, for the re-approval of RC 2180133 and subsequent RC 2180133-RMAVAR/A – a subdivision of land zoned Rural Production at Peria Road. The application is a restricted discretionary activity.

The application is lodged following emailed confirmation that a fee of \$2,967 can apply. This has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

Email communications with RC Manager regarding fee

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

5. Applicant Details

Name/s:

Warren Mills and Marina Strioukova

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Lynley Newport

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

W Mills & M Strioukova

**Property Address/
Location:**

609B Peria Road

R D 2 KAITAIA

Postcode

0482

8. Application Site Details

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

Name/s:	As per applicant details	
Site Address/ Location:	609B Peria Road _____ _____ _____ Postcode _____	
Legal Description:	Allots 22,23, 25 Parish of Oruru...	Val Number: _____
Certificate of title:	Records or Title 510380 & 475345; & NA763/50	

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

If a site visit is considered necessary, please contact the applicants prior to any visit.

9. Description of the Proposal:

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

Re-Approval of RC 2180133 - subdivision in the Rural Production Zone creating 5 titles from 2 existing titles.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full) Denis Thomson

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)

Denis Thomson

Signature:

(signature of bill payer)

Date 10, 10, 24

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Lynley Newport

Signature:

[Redacted Signature]

Date 10-Oct-2024

A signature is required for this application. This 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)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

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

Warren Mills & Marina Strioukova

**PROPOSED RE APPROVAL OF SUBDIVISION
PURSUANT TO
FNDC OPERATIVE DISTRICT PLAN**

609B Peria Road, Peria

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd
Kerikeri

1.0 THE PROPOSAL

RC 2180133-RMASUB and subsequent Variation were consents issued in February and May 2018 respectively. Both the original consent and subsequent variation are attached in Appendix 4. The original consent provided for Lots 1-7 where Lots 4 & 5 were to be amalgamated and where Lot 3 was to be held with adjacent Pt Allotment 24, Parish of Oruru. The variation provided for Lots 1 & 2, and Lots 4-7, where Lots 4 & 5 are to be amalgamated (dropping Lot 3 and its amalgamation with adjacent Pt Allotment 24), and providing for the subdivision to be done in two stages.

As it happened, the consent holders decided to get TA approvals on the basis of the variation in terms of lot numbers, boundaries and amalgamation, but combining both stages. The s223 TA Approval for the subdivision was issued on 3rd December 2021 and 224c TA Approval issued on 9th February 2022 (refer Appendix 5). Titles must deposit prior to 3rd December 2024 or the consent will lapse.

There is now substantive doubt that this timeline can be met. Thomson Survey Ltd has been, and remains, in lengthy discussions with Land Information NZ in regard to getting dispensation from boundary definition requirements because of the terrain and thick bush cover. This remains unresolved. In addition, land in some of the new lots is Limited as to Parcels and the process required to resolve the limitations to parcels and to then deposit new titles, whilst underway, is highly unlikely to be completed in time to allow title deposit prior to 3rd December 2024 because of the complexities involved.

The original consent was issued more than 5 years ago so cannot be extended under s125, and there is no ability to extend a s223 period. This leaves the consent holder with no choice other than to lodge an application for re-approval of their existing consent if they want to ensure they have sufficient time to give effect to it to title deposit stage.

There are no changes proposed other than replacing the Scheme Plans (stamped approved in RC 2180133-RMAVAR/A) with the already prepared draft LT Plan 525978, a copy of which is attached in Appendix 1. There are some minor differences in Lot areas from those depicted on the stamped approved plans in RC 2180133-RMAVAR/A, and the required small portion of Road to Vest has already been surveyed and is showing on the draft LT Plan (small Lot 3).

The application site is currently in two Records of Title – NA763/50; 475345 & 510380 (the latter two being held together by way of amalgamation covenant). Copies of these titles are attached in Appendix 3. The subdivision will create Lots 1, 2, 4, 5, 6 & 7 LT 525978 where Lots 4 & 5 are to be held in one Record of Title. The original variation consent involves two titles and creates five – three additional. This re-approval application involves two titles and creates five – three additional titles (no change).

The table below sets out the Lot areas as shown on the draft LT Plan 525978, compared with the same / equivalent lots & appellations consented under RC 2180133-RMAVAR/A:

Lot Number on LT 525978	Area	Lot Number in RC 2180133	Area
Lot 1	20.3422ha	Lot 1	20.54ha
Lot 2	24.9923ha	Lot 2	24.07ha
Lot 4*	17.4823ha	Lot 4*	19.4ha
Lot 5*	1498m ²	Lot 5*	2800m ²
Lot 6	12.3416ha	Lot 6	12.1405ha
Lot 7	12.0065ha	Lot 7	12.1406ha

*subject to amalgamation – see below.

The subdivision includes the following amalgamations:

That Lots 4 & 5 hereon be held in the same Computer Freehold Register.

Areas T, U, V, W, X, Y & Z are shown on the LT Plan (as subject restrictive land covenant (Bush Protection)), just as was the case in RC 2180133-RMAVAR/A. ROW A on the LT Plan provides access and services over Lot 1 in favour of Lot 2, just as in RC 2180133.

No changes to the existing conditions of consent are being sought, with the exception of updating references to the LT Plan instead of a scheme plan. To assist the Council, these conditions are repeated in section 6 of this planning report, combined into a single stage to reflect the fact that the consent holders combined stages when applying for their TA Approvals.

The other change suggested is that, in light of the fact that the s224c TA Approval has been issued, meaning that all physical works required by RC 2180133 (both stages) have been completed to the Council's satisfaction, the Council need not repeat any conditions related to physical works when re-approving the subdivision.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks re-approval consent for a restricted discretionary activity subdivision. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are contained within the Application Form 9.

2.0 PROPERTY DETAILS

Location:	609B Peria Road, Peria - location map in Appendix 2
Legal descriptions & RT's:	Allotments 22, 23, 25, Pt Allotment 26 & Pt Allotment E16, Parish of Oruru
Records of Title:	475345; 510380 and NA763/50, copies attached in Appendix 3.

3.0 SITE DESCRIPTION

3.1 Site Characteristics

The site characteristics were described in the original planner's report prepared on behalf of the applicant, and are summarised and updated below in this application for re-approval.

The topography of most of the property is rolling to moderately steep hill country down towards the Waiwhero and Pakonga Streams in the south. The southern end of Lots 1 & 2 consists of narrow river flats adjoining the latter. These river flats are mapped as containing LUC class 2 soils. The remainder of the application site consists of LUC Class 6 soils.

There is an existing dwelling on Lot 1, with an existing access off the stub road, Olsen Road (legal road not maintained by Council) which in turn comes off Peria Road. The northern application site boundary has access to Burma Road.

The site is zoned Rural Production in both the Operative District Plan (ODP) and the Proposed District Plan (PDP). No resource features or overlays from either plan apply to the application site. There are several areas of PNA with the site, proposed for protective covenant. The site is within a kiwi present area.

The stream margins are mapped in the PDP as river flood hazard hazard. There are no heritage/historic resources and no sites of significance to Maori, nor any archaeological sites mapped as being within the application site.

3.2 Legal Interests on Titles

Titles are subject to a Top Energy caveat (10228188.1); and Record of Title 510380 is subject to an Amalgamation Covenant 8377117.4. Both of these instruments are attached as part of Appendix 3.

There is also an appurtenant easement instrument 8094192.1 for right of way, right to convey electricity and right to convey telecoms.

The amalgamation covenant is an historic instrument that was the most practical means of providing for a previous staged subdivision carried out by the applicants. Four titles were created as a result of that subdivision, leaving Allotment 23, 25 Parish of Oruru and Part Allotment 26 and Part Allotment E16 Parish of Oruru as the residual balance (Record of Title 510380) and forming part of the application site.

3.3 Consent History

The resource consent history of the property includes RC 2180133 and subsequent RC 2180133-RMAVAR/A, both attached in Appendix 4. Whilst the variation provided for staging, the applicants obtained TA approvals for both stages combined. This is the basis for this application for re-approval – both stages combined. Refer to LT Plan in Appendix 1. It is noted that the s221 Consent Notice associated with the TA approvals (and which will be on Council record) was erroneously drafted for Stage 1 only. Given that TA approvals will need to be re-applied for in any event, this error can now be remedied with one consent notice prepared covering both original stages, with clauses as suggested in Section 6 of this report.

It is my understanding that all physical works required for both stages was inspected and found satisfactorily completed, as part of obtaining the existing s224c TA Approval.

4.0 ACTIVITY STATUS

4.1 Operative District Plan

The site is zoned Rural Production, with no resources.

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.	1. The minimum lot size is 12ha; or 2. The minimum lot size is 12ha; or	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided ...

All lots are greater than 12ha in area and the subdivision is a restricted discretionary activity.

Other Rules:

No other rule breaches were identified during the processing of the original RC 2180133. The consent was issued as a restricted discretionary activity.

4.2 Proposed District Plan (PDP)

The original consent was granted before the FNDC publicly notified its PDP on 27th July 2022. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

There are no scheduled sites or areas of significance to Maori, significant natural areas or any scheduled heritage resource on the site, therefore these rules are not relevant to the proposal.

Heritage Area Overlays – N/A as none apply to the application site.

Historic Heritage rules and Schedule 2 – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

Sites and Areas of Significance to Maori – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

No indigenous vegetation clearance is proposed.

Subdivision (specific parts) – only subdivision provisions relating to land containing Significant Natural Area or Heritage Resources have immediate legal effect. The site contains no scheduled or mapped Significant Natural Areas or Heritage Resources.

Activities on the surface of water – N/A as no such activities are proposed.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures.

RC 2180133 contained an Advice Note in regard to the ADP applying to any earthworks, and the same approach can be taken in this re-approval. Similarly an Advice Note can be included in regard to the need to ensure appropriate Erosion and Sediment Control measures are in place.

Signs – N/A – signage does not form part of this application.

Orongo Bay Zone – N/A as the site is not in Oronga Bay Zone.

There are no zone rules in the PDP with immediate legal effect that affect the proposal's activity status.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Given that there are no additional rule breaches under the PDP and the fact that this application for subdivision has already been assessed and granted in 2018 with no subsequent changes to the Operative District Plan, as well as the fact that the existing consent is still 'current', the following AEE is intentionally brief.

5.1 Allotment Sizes and Dimensions

The lots, at all over 12ha in area, can easily accommodate 30m x 30m square building envelopes.

5.2 Natural and Other Hazards

The site is not mapped as being subject to any hazard other than in the immediate vicinity of the Paponga Stream (flood hazard). There is ample scope within lots containing the stream to support built development clear of, and elevated from, the stream. The site is not subject to the NES for Managing and Assessing Contaminants in Soil to Protect Human Health.

5.3 Water Supply

The sites are located outside of Council's reticulated water supply area. Any future residential development will be reliant on water storage from roof catchment. In issuing RC 2180133, the Council imposed its standard consent notice on the titles requiring a fire fighting water supply when a habitable dwelling is built.

5.4 Energy Supply & Telecommunications

Power and phone is not a requirement for rural subdivision.

5.5 Stormwater Disposal

All lots are over 12ha in area. To quote from the original planning report:

Roof stormwater is captured and stored for domestic purposes at the dwelling on proposed Lot 1. The same source of domestic water will be utilised for any dwellings on the other

proposed lots. Stormwater from future impermeable surfaces on proposed Lots 2, 3, 4/5, 6 and 7 will either be diverted to soakage and/or discharged to tributaries of Pakonga Stream (proposed Lots 2 and 3). While most of the soils on the property are imperfectly to very poorly draining (Section 1.1 of this report), all proposed lots are >12ha, hence disposing of stormwater in a manner that avoids adverse effects beyond property boundaries will be readily achievable (e.g. by diverting stormwater to vegetated swales).

This assessment was accepted by the Council in granting the existing consent.

5.6 Sanitary Sewage Disposal

The existing primary wastewater system on proposed Lot 1 was assessed as part of the original consent and found to be in working order and complying with setback requirements. With all vacant lots being in excess of 12ha in area, no issues were identified in their ability to accommodate on site wastewater systems in compliance with Regional Plan permitted standards. Notwithstanding this, the Council required, as a condition of s223, that the consent holder provide a TP58 report for Lots 6 & 7 on the Scheme Plan, identifying the type of wastewater treatment required for each of those lots, and a suitable area necessary for effluent disposal plus a 100% reserve disposal area. This was provided in order to obtain the s223 TA Approval and the Council did not consider it necessary to impose any ongoing consent notice in regard to these lots and their future on site wastewater disposal. Copies of the TP58 reports for Lots 6 & 7 are attached in Appendix 6. It is not considered it necessary to repeat the condition requiring these, in this re-approval.

5.7 Property Access

To quote from original planning report:

The existing access to proposed Lot 1 is off Olsen Road, from which proposed Lot 2 [originally Lots 2 & 3, but amended in Variation] will also be accessed. This road (an 85m long, metal surface dead-end stub road off Peria Road), can readily cope with the traffic movements from just one additional dwelling [originally two, but amended in Variation]. Sight distances along Peria Road from its intersection with Olsen Road are >60m in both directions.

Access to proposed Lots 4/5, 6 and 7 can be readily achieved from the end of Burma Road (#174), which is of a similar standard to many gravelled roads in the Peria area servicing a similar number of rural lifestyle blocks. It is considered that the additional traffic movements on Olsen and Burma Roads will have only a minor effect.

The Council accepted this assessment and imposed access conditions on the consent – refer to section 6 of this report. All of the conditions have been met by the consent holders already – see s224c TA Approval, issued 9th February 2022. This being the case it is requested that the Council consider not repeating conditions 3(a)-(d) inclusive in this re-approval.

5.8 Earthworks & Utilities

No significant earthworks are proposed to give effect to the subdivision.

5.9 Building Locations

The Council did not identify any constraints in regard to the future location of buildings on vacant lots.

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

Vegetation, fauna and landscape

To quote from the original planning report:

Proposed Lots 1, 2 and 4/5 have extensive areas of pasture with some bush / scrub and secondary forest. Proposed Lots 6 and 7 are mostly covered by bush / secondary forest, some of which is included within PNAs 004/099 (Burma Road) and 004/100 (Mills). These areas provide habitat for indigenous fauna (including kiwi) and flora.

The application includes areas T-Z inclusive as restrictive land covenant areas (bush protection).

The site is within a kiwi present area and the applicants offered a restrictive consent notice in regard to the keeping of cats and dogs. This was confirmed in the variation consent to read:

Present and future owners shall note that the property is located within a kiwi habitat area. Mustelids are prohibited on the site. Lot 1 is limited to two dogs and two cats and lot 2 shall be limited to one dog and one cat. Any dog must be micro-chipped and have a current kiwi aversion trained certification. At night any dog must be kept inside or be tied up. Any cat is to be neutered, microchipped and kept inside at night. [Lots 1 & 2]

And

Present and future owners shall note that the property is located within a kiwi habitat area. Mustelids are prohibited on the site. Each lot shall be limited to one dog and one cat. Any dog must be micro-chipped and have a current kiwi aversion trained certification. At night any dog must be kept inside or be tied up. Any cat is to be neutered, microchipped and kept inside at night. [Lots 4, 6 & 7]

Heritage/Cultural

To quote from the original planning report:

There are no archaeological, heritage or cultural sites recorded in the District Plan, or on the NZAA website⁵, for the property. The nearest heritage site (#139 - St Barnabus' Church) is on Oruru Road, on the south side of Pakonga Stream.

The nearest sites of significance to Tangata Whenua are 240m to the south-east, and 670m due south, of the application site at their closest, being MS05-63 (Parengaroa, a wahi tapu) and MS05-76 (Dominion Marae) respectively. Obviously none of these sites will be affected by the proposed subdivision, given the separation distances. Consultation with Te Runanga a Iwi o Ngati Kahu, and local iwi as detailed in Section 3 of this report has failed to identify any sites of significance on the property. An accidental discovery protocol will be sufficient to protect any currently unidentified sites that are uncovered during the construction of access roads and house sites. Therefore it is concluded that actual and potential adverse effects on archaeological, heritage and cultural sites will be less than minor.

Council accepted this assessment. An advice note was included in the original (and variation) consents in regard to following the ADP.

5.11 Soil

The proposal creates 12ha lots, most of which have extensive bush and shrubland coverage. Cleared (pasture) areas are primarily split between Lots 1, 2 & 4 – all lots of around 20ha in area.

5.12 Access to waterbodies

All lots are in excess of 4ha in area so are not subject to any esplanade access requirements.

5.13 Land use compatibility (reverse sensitivity)

In processing the original consent, Council accepted the planning report's assessment that the proposal is unlikely to give rise to reverse sensitivity effects in regard surrounding properties.

6.0 SUGGESTED CONDITIONS OF CONSENT

Given that no real change is requested and there are no additional ODP or PDP rule breaches (nor any NPS or NES that are new or have changed and relevant to the application), it is suggested that the same conditions applied to the existing consent can be re-imposed as part of this re-approval. These combine existing conditions of RC 2180133-RMAVAR/A:

Decision A – Subdivision:

1. The subdivision shall be carried out in accordance with the draft LT Plan 525978 prepared by Thomson Survey, referenced Lots 1-7 being a subdivision of Allotments 22, 23, 25 Parish of Oruru & Part Allotment 26 & Part Allotment E16 Parish of Oruru, digitally generated on 17/09/2024 and attached to this consent with the Council's "Approved Stamp" affixed to it.

[updated to include reference to the LT Plan as opposed to a Scheme Plan]

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2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
- (a) Any easements required to service the subdivision to be duly granted or reserved.
 - (b) The areas identified as T, U, V, W, X, Y and Z being part of PNA O04/099 & O04/100 to be subject to bush protection.
 - ~~(c) The area around the bridge and its abutment surveyed as a separate lot and shown as road to vest. Lot 3 as Road to Vest.~~
 - (d) The following amalgamation condition:
 - i. That Lots 4 & 5 hereon be held in the same Computer Freehold Register.
[DLR REF:]
 - ~~(e) The consent holder shall submit to Council a TP58 report for lots 6 & 7. The report shall be prepared by a chartered professional engineer or approved TP58 report writer. The report shall identify the type of wastewater treatment required for each lot, a suitable area necessary for effluent disposal, plus a 100% reserve disposal area, all contained within their respective lot boundaries.~~

Suggest (c) be updated to reflect Lot 3 shown on draft LT Plan as Road to Vest already; and that (e) is not required given that these reports were already provided and deemed satisfactory by Council in order that the s223 TA Approval could be issued. That being the case, it is doubtful that this condition is required any longer. Copies of the TP58 reports for Lots 6 & 7 are attached in Appendix 6.

3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
- ~~(a) In consultation with Council's Northern Area Roading Engineer:
Upgrade the existing carriageway on Olsen Road to provide a 6m wide metalled formation between Peria Road and the southwestern bridge abutment. The formation shall consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.~~
 - ~~(b) In consultation with Council's Northern Area Roading Engineer:
Provide a formed and metalled 5m wide carriageway between the end of the maintained section of Burma Road and the entrances to Lots 6 & 7. The formation shall consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.~~
 - ~~(c) Provide a formed and metalled vehicle crossing to Lot 2 which complies with the Councils Engineering Standard FNDC/S/6 and 6B, and section 3.3.17 of the Engineering Standard and NZS4404:2004.~~
 - ~~(d) Provide formed and metalled access on ROW easement A to 3m finished metalled carriageway width. The formation shall consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include~~

~~stormwater drains and culverts as required to direct and control stormwater runoff.~~

- ~~(e) Provide a formed and metalled 3m wide carriageway on the unformed section of Legal Road serving proposed Lot 4. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.~~
- ~~(f) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access or the legal road.~~

Suggest none of these conditions are required. It is my understanding that all the above conditions were all satisfied in order to obtain the s224c TA Approval which, as stated previously, was for both stages together, just as with the s223 TA Approval (single LT Plan incorporating both stages). It is requested that Council consider not repeating these conditions in a re-approval.

- (g) 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 Applicant.
- (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. **[Lots 1, 2, 4/5, 6 & 7]**
- (ii) The lot owner shall preserve the indigenous vegetation contained within the areas labelled as T, U, V, W, X, Y & Z on the survey plan which form part of the areas identified as Protected Natural Areas Survey Number O04/099 & O04/100. They shall not, without prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to not be in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. **[Lots 1, 2, 4, 6 & 7]**
- (iii) Present and future owners shall note that the property is located within a kiwi habitat area. Mustelids are prohibited on the site. Lot 1 is limited to two dogs and two cats. Any dog must be micro-chipped and have a current kiwi aversion trained certification. At night any dog must be kept inside or

be tied up. Any cat is to be neutered, micro-chipped and kept inside at night. **[Lot 1]**

- (iv) Present and future owners shall note that the property is located within a kiwi habitat area. Mustelids are prohibited on the site. Each lot shall be limited to one dog and one cat. Any dog must be micro-chipped and have a current kiwi aversion trained certification. At night any dog must be kept inside or be tied up. Any cat is to be neutered, microchipped and kept inside at night. **[Lots 2, 4/5, 6 & 7]**

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

The relevant objectives and policies in the ODP were assessed in the original application, firstly by the applicant's agent, and secondly by Council's reporting planner. I do not feel the need to comprehensively revisit these in light of the fact that there have been no changes to those objectives and policies.

Subdivision Objectives & Policies

Objectives

The subdivision is consistent with the purpose of the zone and promotes sustainable management of natural and physical resources 13.3.1). The Assessment of Environmental Effects and supporting report conclude that the proposed subdivision is appropriate for the site and that the subdivision can avoid, remedy or mitigate any potential adverse effects (13.3.2).

Objectives 13.3.3 and 13.3.4 refer to outstanding landscapes or natural features; and scheduled heritage resources; and to land in the coastal environment. The site contains none of these features.

The lots will be required to be self sufficient in terms of on-site water storage and appropriate stormwater management (13.3.5 & 13.4.8). The subdivision adjoins Council roads (13.3.10).

The site itself does not contain any sites of cultural significance to Maori, or wahi tapu. The subdivision will have minimal, if any, impact on water quality. I do not believe that the proposal adversely impacts on the ability of Maori to maintain their relationship with ancestral lands, water, sites, wahi tapu and other taonga (13.3.7 and 13.4.11).

In determining the layout, size and number of lots, the relevant values listed in Policy 13.4.1 have been had regard to.

Access was considered and resolved as part of the original consent, with conditions imposed as required (13.4.2 and 13.4.5). The site is not identified as being subject to any hazard other than in the immediate vicinity of the streams on the southern boundary. These areas are readily avoided in terms of future development (13.4.3).

The site does not contain any heritage resources. The site does contain areas of indigenous vegetation and these are identified and will be subject to bush protection consent notices. Restrictions on the keeping of dogs and cats were imposed as part of the original consent (13.4.6).

S6 matters (National Importance) are addressed later in this report and any relevant matter listed in Policy 13.4.13 has been had regard to. The subdivision has had regard to the underlying zone's objectives and policies (13.4.14).

Rural Production Zone Objectives and Policies

Quoting from the original Planning Report:

The proposed subdivision promotes the sustainable development and is an efficient use and development of land in the Rural Production Zone given that the areas currently grazed are likely to remain in pastoral production/grazing. Actual and potential adverse effects will all be minor... and this subdivision provides for the social and economic well being of the community.

The proposed settlement density is consistent with that of the surrounding area in that there are primarily large grazing, and bush covered, blocks, with a few smaller lifestyle blocks. Potential building sites on proposed Lots 2, 4/5, 6 and 7 will have only a negligible impact on amenity values from public viewing points.

Granting the subdivision will not have a significant adverse effect on other existing activities.

Appropriate mitigation has been proposed to protect kiwi and indigenous vegetation. No natural hazards have been identified on or near the application site other than the Pakonga Stream flood plain. This hazard can be readily avoided ...

The proposal is considered consistent with the relevant Rural Production Zone's objectives and policies.

7.2 Proposed District Plan Objectives and Policies

The original consent was granted prior to the Proposed District Plan (PDP) being publicly notified. Any new application must be assessed against any relevant objectives and policies in the PDP. These include those pertaining to Subdivision and those pertaining to the Rural Production Zone. Given the presence of areas of indigenous vegetation on the lots, some of the objectives and policies relating to Indigenous Biodiversity are also relevant.

SUB-O1

Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;*
- b. contributes to the local character and sense of place;*
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already*

established on land from continuing to operate;

d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;

e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and

f. manages adverse effects on the environment.

SUB-O2

Subdivision provides for the:

a. Protection of highly productive land; and

b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and

b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

a. public open spaces;

b. esplanade where land adjoins the coastal marine area; and

c. esplanade where land adjoins other qualifying water bodies

I consider the subdivision to achieve the objectives of the relevant zone, and district wide provisions. Local character is not adversely affected; reverse sensitivity issues will not increase and/or can be mitigated; there is no risk from natural hazards. Adverse effects on the environment are considered to be less than minor and not requiring mitigation (SUB-O1).

The site does contain a limited area of land that meets the definition of 'highly productive land'. This is restricted to land along the river/stream flats at the extreme southern end of the site. However, this land is to be within two lots, both in excess of 20ha, so I consider the land remains available for productive use. The site exhibits no Outstanding Natural Features, no Outstanding Natural Landscapes and no Area of High Natural Character or Outstanding Natural Character. The site is not in the Coastal Environment. The lots adjacent to the stream are large (over 20ha) with ample scope to ensure that any development can be some distance away and not adversely affect the water body. There are no Sites or Areas of Significance to Maori or any sites of Historic Heritage (as mapped or scheduled in the PDP), and no Significant Natural Areas as mapped or scheduled in the PDP. There are areas of indigenous vegetation and these are identified for protection (SUB-O2).

The proposal is consistent with SUB-O3 and SUB-O4 does not apply as there are no public open spaces and no qualifying water body with a boundary to any lot of less than 4ha in area.

SUB-P1

Enable boundary adjustments that:

a. do not alter;

i. the degree of non compliance with District Plan rules and standards;

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-
- ii. the number and location of any access; and
 - iii. the number of certificates of title; and
- b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

Not relevant – application is not a boundary adjustment.

SUB-P2

Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant.

SUB-P3

Provide for subdivision where it results in allotments that:

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

The subdivision results in lots that are consistent with the purpose, characteristics and qualities of the zone; that readily meet the PDP's discretionary minimum lot sizes; that are of an adequate size and appropriate shape to contain building platforms, and that have legal and physical access.

SUB-P4

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

The subdivision has had regard to all the matters listed, where relevant.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone...

N/A.

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

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

The subdivision is rural with no nearby Council administered or operated infrastructure except for the road.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

No qualifying water body with a boundary with a lot of less than 4ha.

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

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

There is no qualifying SNA and the subdivision will not result in the loss of versatile soils because the only land (wet alluvial soils) mapped as potentially highly productive will be in lots of over 20ha in area.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The subdivision is not a Management Plan subdivision and does not create lifestyle lots (lots bigger than the lifestyle zone minimum lot sizes suggested in the PDP).

SUB-P10

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

Not relevant. No minor residential units exist.

SUB-P11

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

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

No consent is required under the PDP so the above policy has little relevance. In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

The site is zoned Rural Production in the Proposed District Plan.

Objectives

RPROZ-O1

The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2

The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

-
- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
 - b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
 - c. does not compromise the use of land for farming activities, particularly on highly productive land;
 - d. does not exacerbate any natural hazards; and
 - e. is able to be serviced by on-site infrastructure.

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.

The subdivision does little to affect productivity. The site contains limited areas of highly productive land (as defined in the NPS HPL), but which is wet alluvial soils and to be within lots of 20ha or larger (RPROZ-O1). The proposal is not a land use application (RPROZ-O2). The property has limited areas of highly productive land but within lots of 20ha or greater; and does not create additional reverse sensitivity effects (which is the only aspect of the National Policy Statement Highly Productive Land that the Council has an ability to assess). The property is not subject to natural hazard other than in the immediate vicinity of the stream. This area can be readily avoided. The lots are to be serviced by on-site infrastructure (RPROZ-O3). The subdivision does not adversely affect the rural character and amenity of the area (RPROZ-O4).

Policies

RPROZP2

Ensure the Rural Production zone provides for activities that require a rural location by:

- a. enabling primary production activities as the predominant land use;
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.

Primary production activities are enabled, as is a range of compatible activities that might support productive use.

RPROZP3

Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

The proposal will not create reverse sensitivity effects on existing primary production activities either on the site or on adjacent land. Lots are 12ha or larger with ample scope to internalise new residential activities within the site.

RPROZP4

Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- a. a predominance of primary production activities;
- b. low density development with generally low site coverage of buildings or structures;
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment;

and

d. a diverse range of rural environments, rural character and amenity values throughout the District.

The proposal maintains rural character and amenity. The subdivision is low density and future built development can easily comply with the zone's impermeable and building coverage permitted thresholds. Reverse sensitivity effects, or lack thereof, are discussed earlier.

RPROZP5

Avoid land use that:

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;
- c. would result in the loss of productive capacity of highly productive land;
- d. would exacerbate natural hazards; and
- e. cannot provide appropriate on-site infrastructure.

Application is not a land use. N/A.

RPROZP6

Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 1. the type of farming proposed; and
 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- c. provides for rural lifestyle living unless there is an environmental benefit.

Whilst the subdivision site contains limited areas of highly productive land, this area consists of low lying, wet, flat land and is to be within lots of over 20ha in area. This does not result in the loss of highly productive land. The lots are not rural lifestyle, being of a size much larger than that considered in the PDP as 'rural lifestyle'.

RPROZP7

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

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;

-
- g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
- h. the adequacy of roading infrastructure to service the proposed activity;
- i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
- j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

No consent is required under the PDP and the above policy is therefore of limited relevance.

Indigenous Biodiversity objectives and policies are address below (where relevant). It should be noted that hearings on submissions to this section of the PDP have already been held, with 42A staff recommendations being to remove any and all references to SNA's from the objectives and policies.

IB-O2

Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities

IB-P3

Outside the coastal environment:

- a. *avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure adverse effects are no more than minor; and*
- b. *avoid, remedy or mitigate adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects.*

IB-P5

Ensure that the management of land use and subdivision to protect Significant Natural Areas and maintain indigenous biodiversity is done in a way that:

- a. *does not impose unreasonable restrictions on existing primary production activities, particularly on highly versatile soils;*
- b. *recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within Significant Natural Areas in some circumstances;*
- c. *allows for maintenance, use and operation of existing structures, including infrastructure; and*
- d. *enables Māori land to be used and developed to support the social, economic and cultural well-being of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.*

IB-09

Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas.

Several areas are identified for protective covenant (bush protection), on the basis of their status as PNA's in the Department of Conservation's Protected Natural Areas publications. This status does not confirm or infer "significance" given the information is dated, however, it does provide a guideline as to areas worthy of ongoing protection. I believe the bush

protection being offered gives effect to IB-O2 and IB-P3. What is being offered does not impose an unreasonable restricting on existing primary production activities and recognises the operational need of some activities to be located where they are (IB-P5). In regard to IB-O9, the consent also includes ongoing conditions restricting dogs, cats and mustelids.

7.3 Part 2 Matters

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development;*
- (g) *the protection of protected customary rights;*
- (h) *the management of significant risks from natural hazards.*

The site does not exhibit the features in (a) or (b). In regard to part (c), the application ensures the ongoing protection of areas of indigenous vegetation. There are no qualifying waterbodies forming a boundary and any lot less than 4ha in area (part (d)). I do not believe

the proposal is detrimental to the relationship of Maori and their culture and traditions (part (e)). None of the matters (f) through (h) are relevant to the proposal.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
 - (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d), (f) and (g). Proposed layout and lot size will ensure the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems. The subdivision does not materially affect on the productive capacity of any rural zoned land.

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

7.4 National Policy Statements and National Environmental Standards

NES Freshwater

No subdivision site works will impact on any water body.

NPS Highly Productive Land

There is a limited amount of land within the application site that meets the definition of "highly productive land". The proposal is therefore subject to the NPS HPL. However, noting the application is a restricted discretionary activity, the Council's assessment pursuant to the NPS HPL is limited to potential reverse sensitivity effects only.

The following assessment of the proposal against the NES HPL is offered.

The stated objective of the NPS HPL is that

Highly productive land is protected for use in land-based primary production, both now and for future generations.

Firstly the land in question, mapped with LUC class 2 soils (wet, alluvial) accounts for 5.83ha (or 6.5%) of the total application site. It is limited to being within proposed lots of 20ha or more in area, with the LUC 2 soils in one of the lots in scrubland in any event. In maintaining such large lot areas, the land remains protected for use in land-based primary production.

The Policies in the NPS are outlined below, with comment. It should be noted that the NPS HPL is an over arching policy instrument, aimed at guiding regional and district council's in their endeavours to protect highly productive land. Most of the policies in the NPS are therefore aimed at consent authorities, not the individual applicant. There is only limited reference to reverse sensitivity.

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long-term values for land-based primary production.

A matter for the regional and district Councils to address when meeting their obligations under the NPS HPL.

Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.

Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.

Matters for regional and district councils to address.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

Not a matter over which the Council has discretion in this instance.

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

A matter for local authorities in their zoning decisions.

Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 8: Highly productive land is protected from inappropriate use and development.

None of the matters in the above policies are matters to which the Council has restricted its discretion to when determining restricted discretionary subdivision applications.

Policy 9: *Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.*

Reverse sensitivity effects are a matter to which the Council has restricted its discretion to. Specifically:

13.7.3.11 LAND USE COMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). In considering a controlled subdivision activity under Rule 13.7.3.11 the Council will restrict the exercise of its control to the following matters:

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

And then under 13.8.1 (restricted discretionary activities) the Plan refers back to matters under 13.7.3 as also being matters to which it will restrict its discretion.

13.7.3.11 makes no direct reference to protecting the productive potential of land uses on adjacent properties, instead listing some effects that might arise from incompatible activities established next to one another. It clearly states 'from an existing land use adjacent', not a future potential use.

Nowhere does it require the avoidance of reverse sensitivity effects, simply an assessment of the degree to which proposed allotments take into account adverse effects from existing land uses.

In the context of the NPS HPL, the relevant 'implementation' instructions to a consent authority (noting that a policy statement must not, and does not, contain any rules) are found in clause 3.8(2)(b) which states:

Territorial authorities must take measures to ensure that any subdivision of highly productive land:

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

The first step is to assess the likelihood of reverse sensitivity effects actually or potentially arising *if the proposed activity proceeds*. The proposed subdivision creates lots all in excess of 12ha, with the two lots containing 'highly productive land' both being over 20ha in area. On lots of this size it is highly unlikely that reverse sensitivity effects will arise, or at least no more than currently exists. The land in Lots 1 & 2 already has the ability to support more than one residential unit as of right, so the subdivision makes little difference to the likely level of development on any land adjacent to rural production activity. The presence of bush areas further reduces the likelihood of reverse sensitivity effects arising in terms of adjacent productive use. In short I consider the proposal avoids any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

NES Assessing and Management Contaminants in Soil to Protect Human Health

No HAIL activity has been identified within the application site, either historic or current.

NPS Indigenous Biodiversity

The proposal does not involve any clearance of indigenous vegetation. It includes the protection of several areas of indigenous vegetation. I consider the proposal to be consistent with the NPS IB.

7.5 Regional Policy Statement

The Regional Policy Statement for Northland (RPS) contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

The RPS also contains objectives and policies protecting highly versatile soils such that productivity is not materially reduced, and ensuring that reverse sensitivity effects and potential sterilisation of such soils do not occur. For reasons outlined earlier in this report, I consider the proposal to be consistent with these objectives and policies.

8.0 s95A-E ASSESSMENT & CONSULTATION

This application for re-approval does not alter anything from the existing consent. The same number of titles will result as provided for in the existing consent. Access is unchanged. The original consent addressed consultation and the Council issued the consent under delegated authority on the basis of effects on the wider environment being no more than minor, and there being no affected persons. This has not changed. I believe there is no need to publicly or limited notify the application. I have not identified any new or additional affected persons.

9.0 CONCLUSION

The site is considered suitable for the proposed subdivision. Effects on the wider environment are no more than minor. The proposal is not considered contrary to the relevant objectives and policies of the Operative and Proposed District Plans, and is considered to be consistent with relevant objectives and policies of National and Regional Policy Statements. Part 2 of the Resource Management Act has been had regard to.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified. No affected persons have been identified.

It is requested that the Council give favourable consideration to this application and grant consent.



Signed
Lynley Newport,
Senior Planner
Thomson Survey Ltd

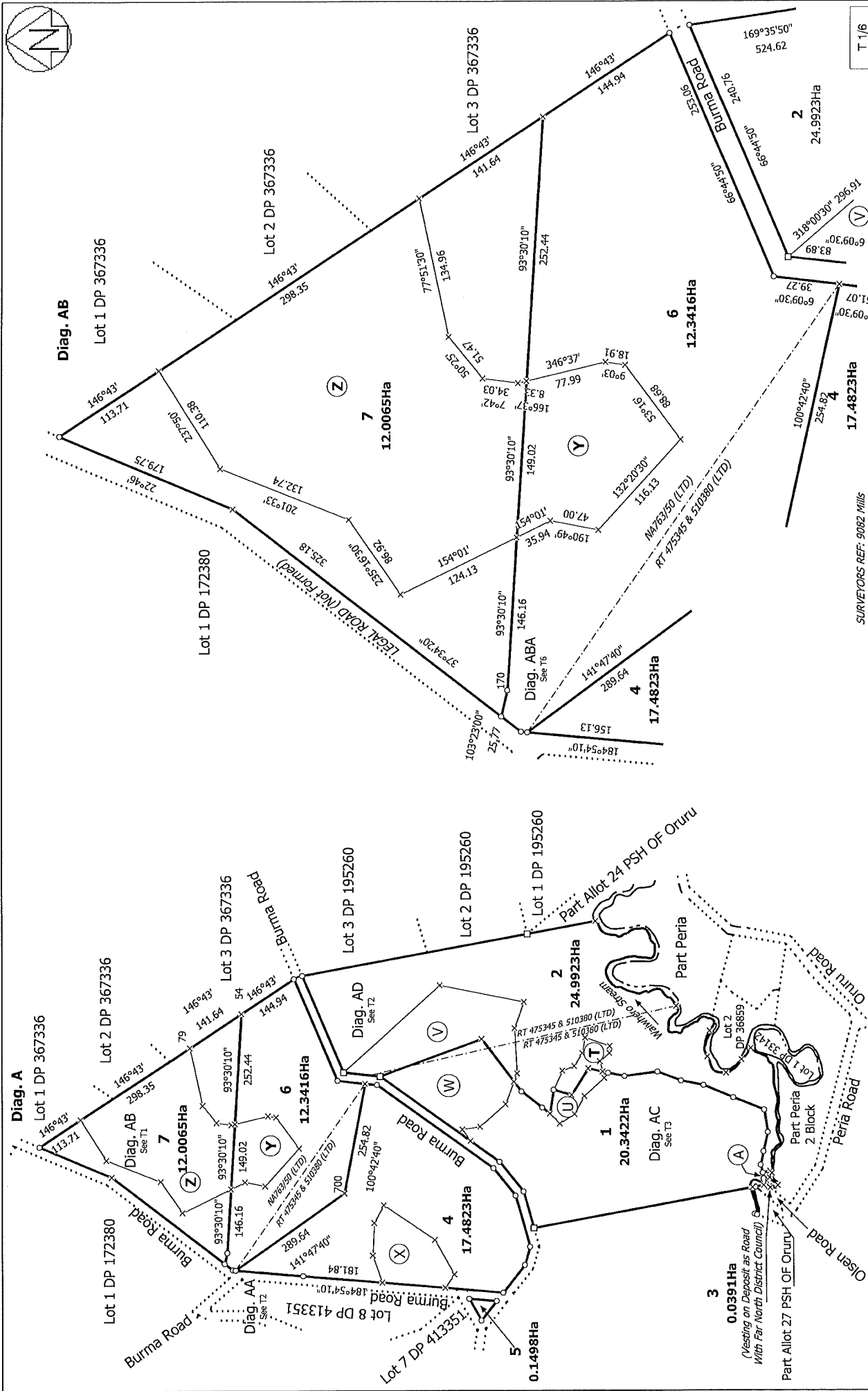
Dated 10th October 2024

10.0 LIST OF APPENDICES

- Appendix 1** Draft LT Plan(s)
- Appendix 2** Location Plan
- Appendix 3** Records of Title & Relevant Instruments
- Appendix 4** RC 2180133-RMALUC & subsequent RC 2180133-RMAVAR/A
- Appendix 5** s223 & s224c TA Approvals
- Appendix 6** TP 58 Reports

Appendix 1

Draft LT Plan(s)



T 1/6

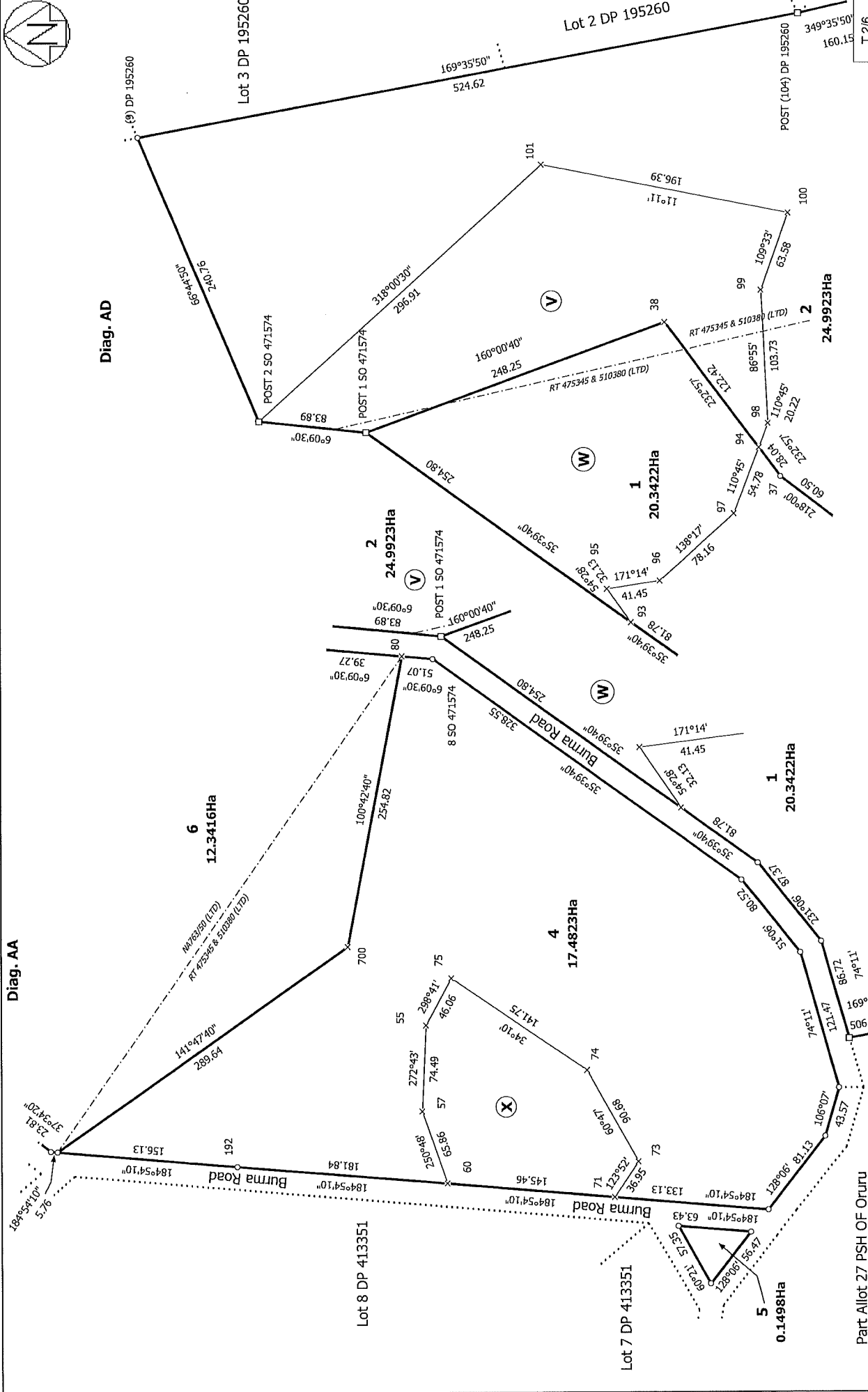
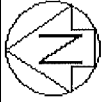
SURVEYORS REF: 9082 MILS

Record of Survey
 LT 525978
 DRAFT

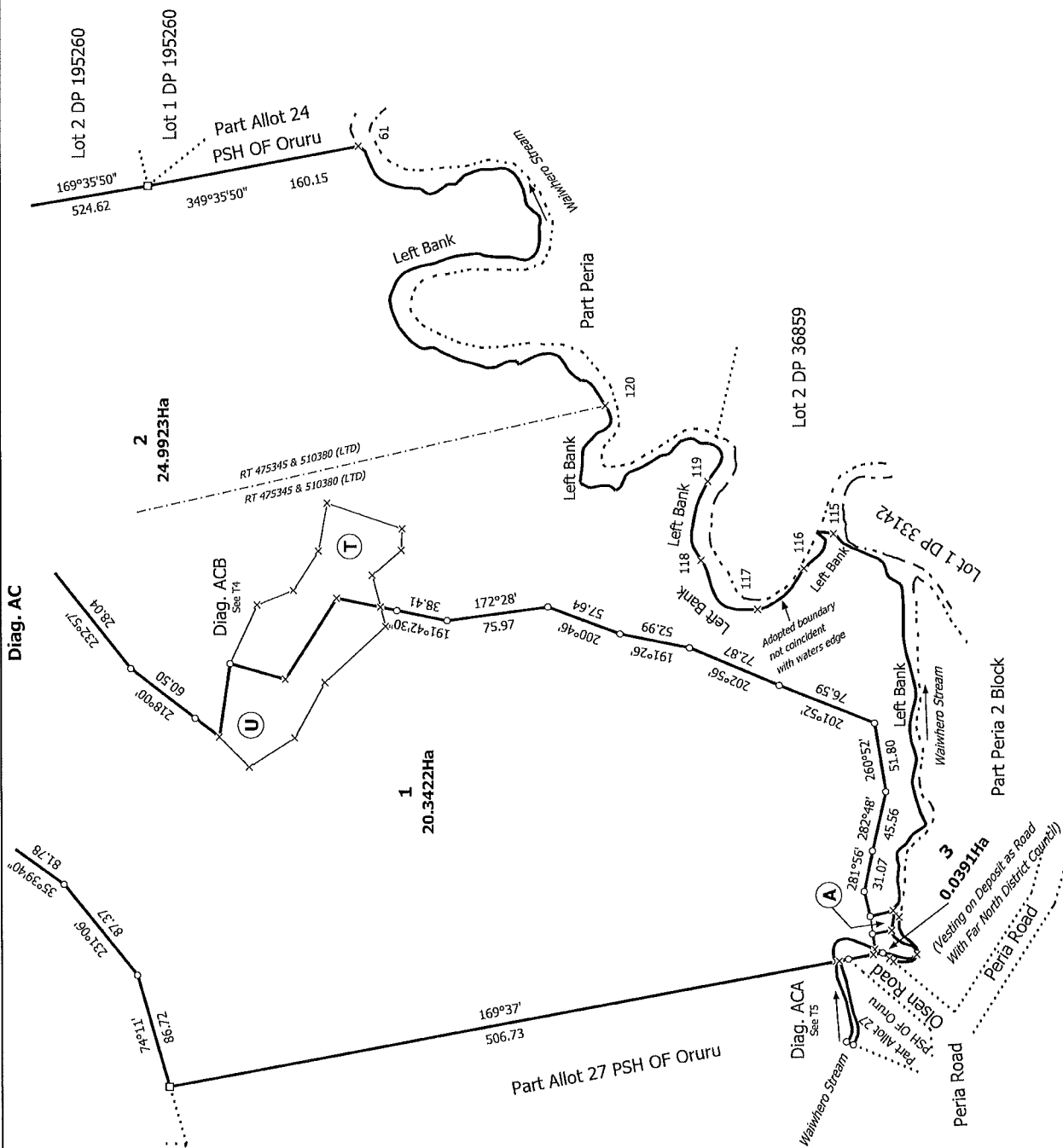
Surveyor: Denis McGregor Thomson
 Firm: Thomson Survey Limited
 Date of Survey: 20/06/2018

Lots 1 - 7 being a subdivision of Allotments 22, 23, 25 Parish of Oruru & Part Allotment 26 & Part Allotment E16 Parish of Oruru

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 17/09/2024 3:35pm Page 29 of 34



<p>Record of Survey LT 525978 DRAFT</p>	<p>Surveyors: REF. 9082 Mills</p>
<p>Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited Date of Survey: 20/06/2018</p>	<p>Part Allot 27 PSH OF Oruru</p> <p>Lots 1 - 7 being a subdivision of Allotments 22, 23, 25 Parish of Oruru & Part Allotment 26 & Part Allotment E16 Parish of Oruru</p> <p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 17/09/2024 3:35pm Page 30 of 34</p>



T 3/6

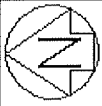
SURVEYORS REF: 9082 MILS

Record of Survey
LT 525978
DRAFT

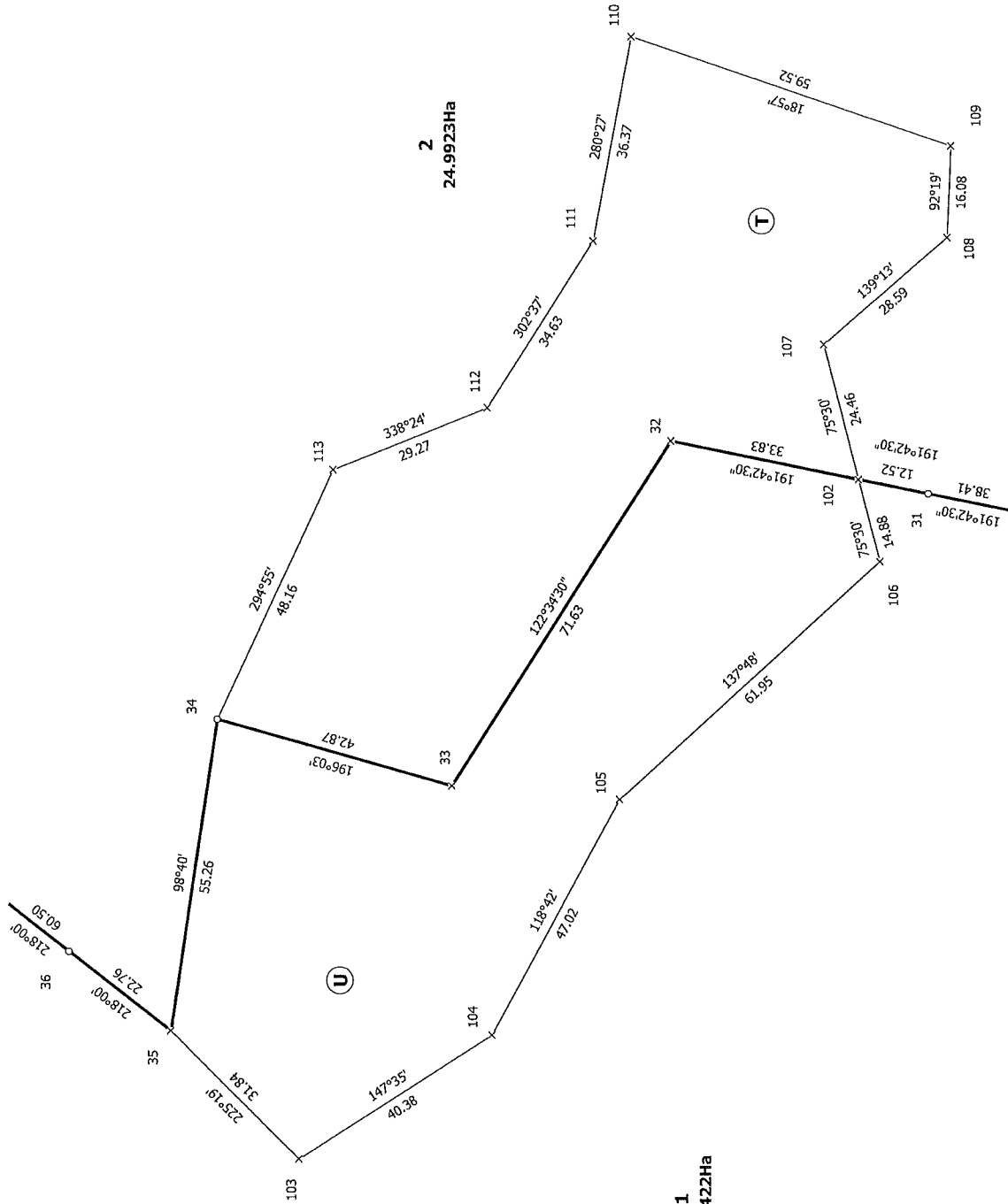
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Date of Survey: 20/06/2018

Lots 1 - 7 being a subdivision of Allotments 22, 23, 25 Parish of Oruru & Part Allotment 26 & Part Allotment E16 Parish of Oruru

Land District: North Auckland
Digitally Generated Plan
Generated on: 17/08/2024 3:35pm Page 31 of 34



Diag. ACB



T 4/6

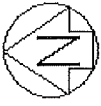
SURVEYORS REF: 9082 Mills

Record of Survey
LT 525978
DRAFT

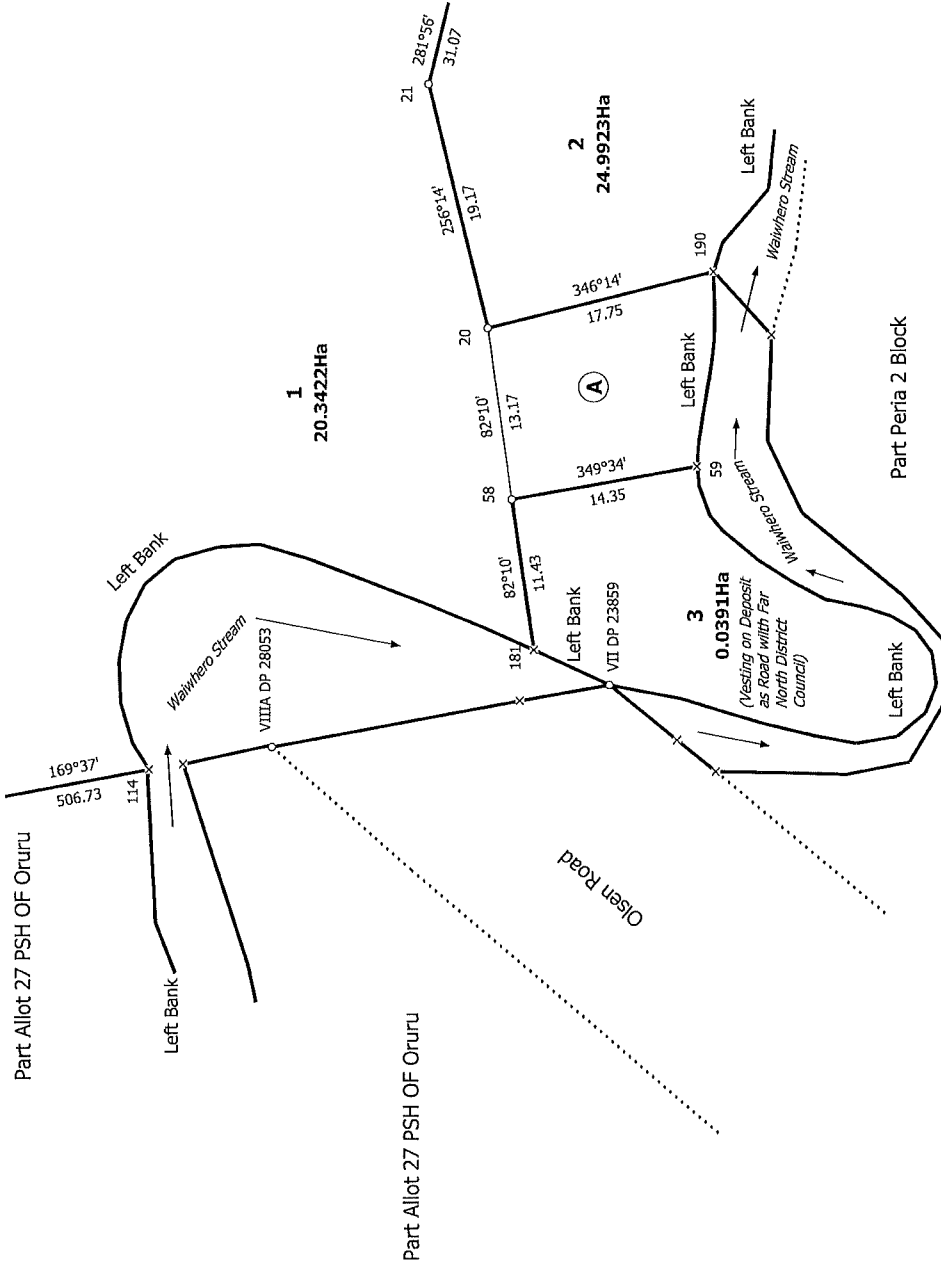
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Date of Survey: 20/06/2018

Lots 1 - 7 being a subdivision of Allotments 22, 23, 25 Parish of Oruru & Part
Allotment 26 & Part Allotment E16 Parish of Oruru

Land District: North Auckland
Digitally Generated Plan
Generated on: 17/09/2024 3:35pm Page 32 of 34

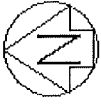


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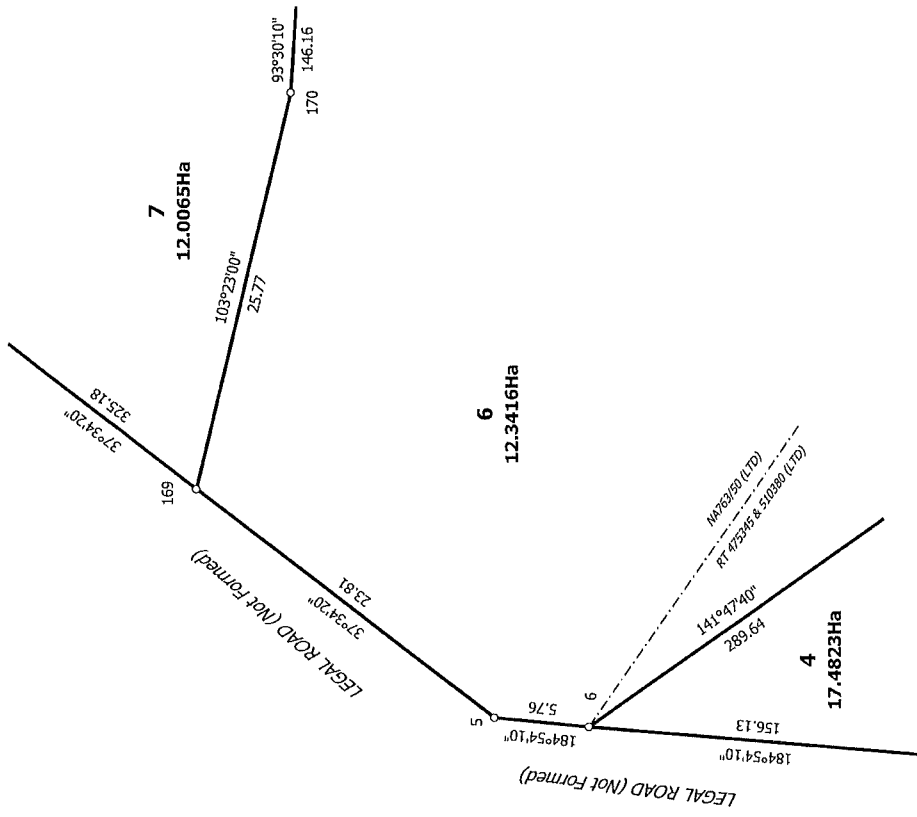


SURVEYORS REF: 5062 Mills

T 5/6

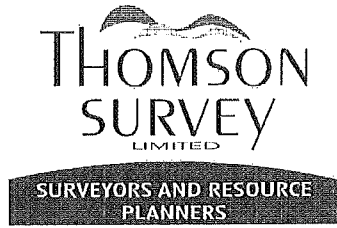


Diag. ABA



SURVEYORS REF: 9082 Mills

T 6/6



Plan Number

DP 525978

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Telecommunications, Electricity & Computer Media	A	Lot 1 Hereon	Lot 2 Hereon

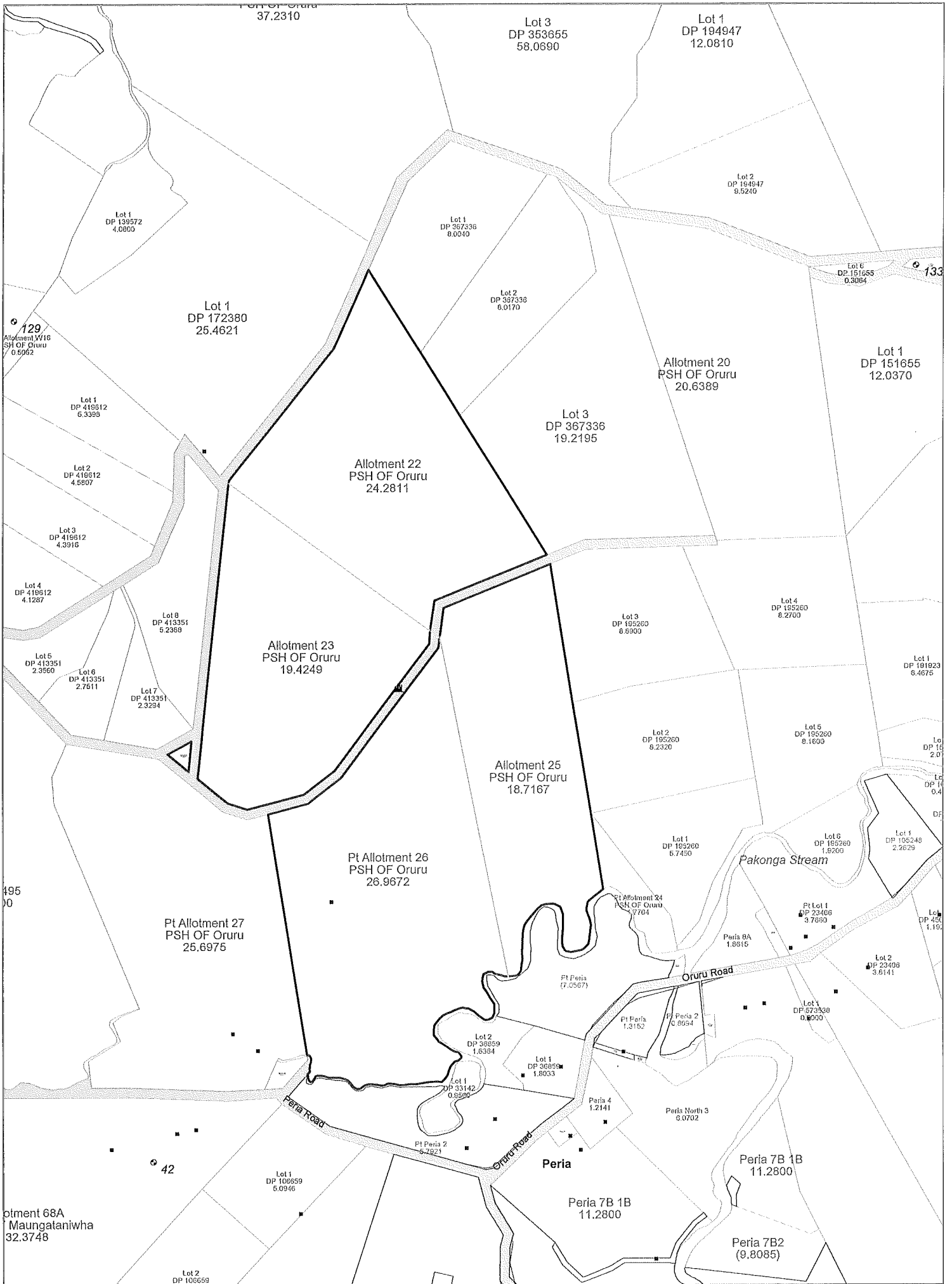
Areas T, U, V, W, X, Y & Z are to be subject to a restrictive land covenant (Bush Protection)

Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**

Appendix 2

Location Plan



Appendix 3

Records of Title & Relevant Instruments



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 510380
Land Registration District North Auckland
Date Issued 18 December 2009

Prior References
475345

Estate Fee Simple
Area 66.1596 hectares more or less
Legal Description Allotment 23, 25 Parish of Oruru and Part
Allotment 26 and Part Allotment E16
Parish of Oruru

Registered Owners
Warren Bernard Mills and Marina Vladimirovna Strioukova

Interests

Appurtenant hereto is a right of way, right to convey electricity, and right to convey telecommunications and computer media created by Easement Instrument 8094192.1 - 9.3.2009 at 3:21 pm
8377117.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 475345) - 18.12.2009 at 3:56 pm
10228188.1 CAVEAT BY TOP ENERGY LIMITED - 21.10.2015 at 12:37 pm
11086859.3 Mortgage to ASB Bank Limited - 2.5.2018 at 4:30 pm
12911096.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 19.12.2023 at 3:45 pm (Affects Allotment 23,25 Parish of Ururu & Part Allotment 26 Parish of Ururu)

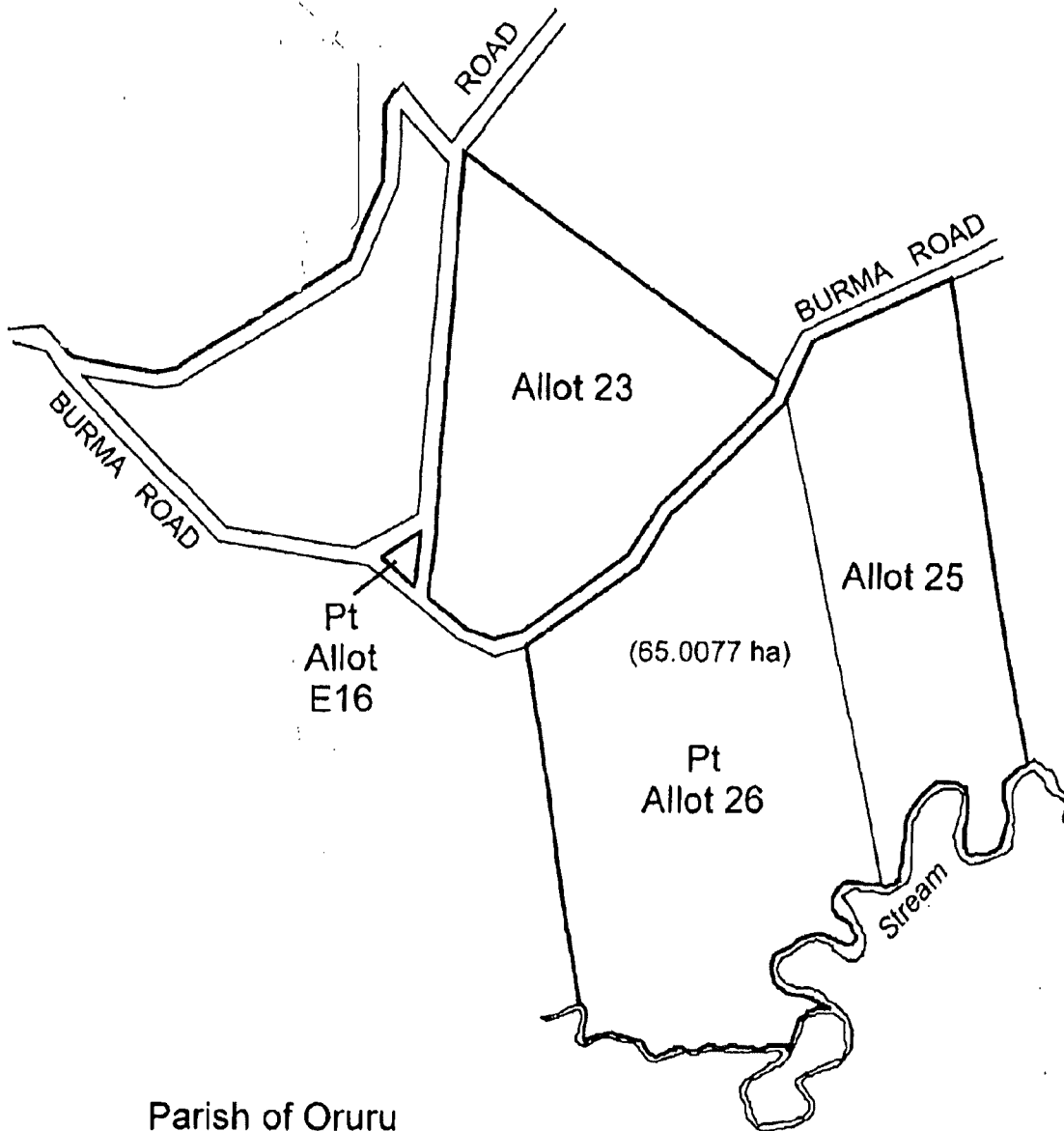
Title Diagram 510380

Cpy - 01/01, Pge - 001, 16/01/10, 16:54



DocID: 313468000

LIMITED AS TO PARCELS



Parish of Oruru

TOTAL CT AREA: 66.1596



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 475345
Land Registration District North Auckland
Date Issued 01 May 2009

Part-Cancelled

Prior References
NA881/114

Estate Fee Simple
Area 84.2109 hectares more or less
Legal Description Part Allotment W16, E16 Parish of Oruru
and Allotment 23, 25 Parish of Oruru and
Part Allotment 26 Parish of Oruru

Registered Owners
Warren Bernard Mills and Marina Vladimirovna Strioukova

Interests

Appurtenant hereto is a right of way, right to convey electricity, and right to convey telecommunications and computer media created by Easement Instrument 8094192.1 - 9.3.2009 at 3:21 pm
8377117.2 CTs issued - 18.12.2009 at 3:56 pm

Legal Description	Title
Lot 1 Deposited Plan 419612	474741
Lot 2 Deposited Plan 419612	474742
Lot 3 Deposited Plan 419612	474743
Lot 4 Deposited Plan 419612	474744
Allotment 23, 25 Parish of Oruru and Part Allotment 26 Parish of Oruru and Part Allotment E 16 Parish of Oruru	510380
8377117.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 510380) - 18.12.2009 at 3:56 pm	
11086859.3 Mortgage to ASB Bank Limited - 2.5.2018 at 4:30 pm	

Title Diagram 475345

Cpv 01/01.Pqs 001.30/11/09.12 54

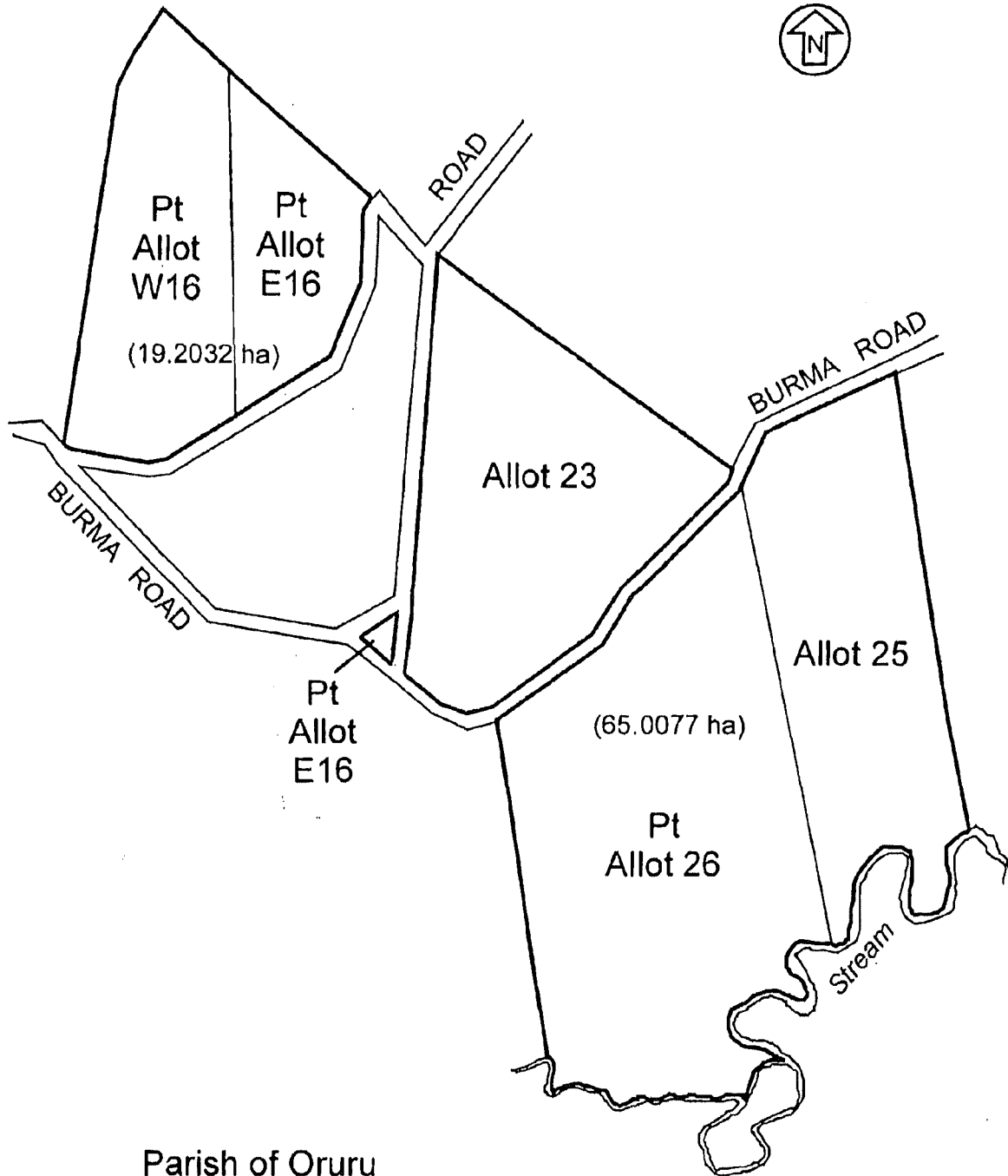


Date: 11/14/2009

CT 475345

WN2009/12

LIMITED AS TO PARCELS



Parish of Oruru

TOTAL CT AREA: 84.2109 ha



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**

Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **NA763/50**
Land Registration District **North Auckland**
Date Issued 10 October 1940

Prior References

DI 1H.210

Estate Fee Simple
Area 24.2811 hectares more or less
Legal Description Allotment 22 Parish of Oruru

Registered Owners

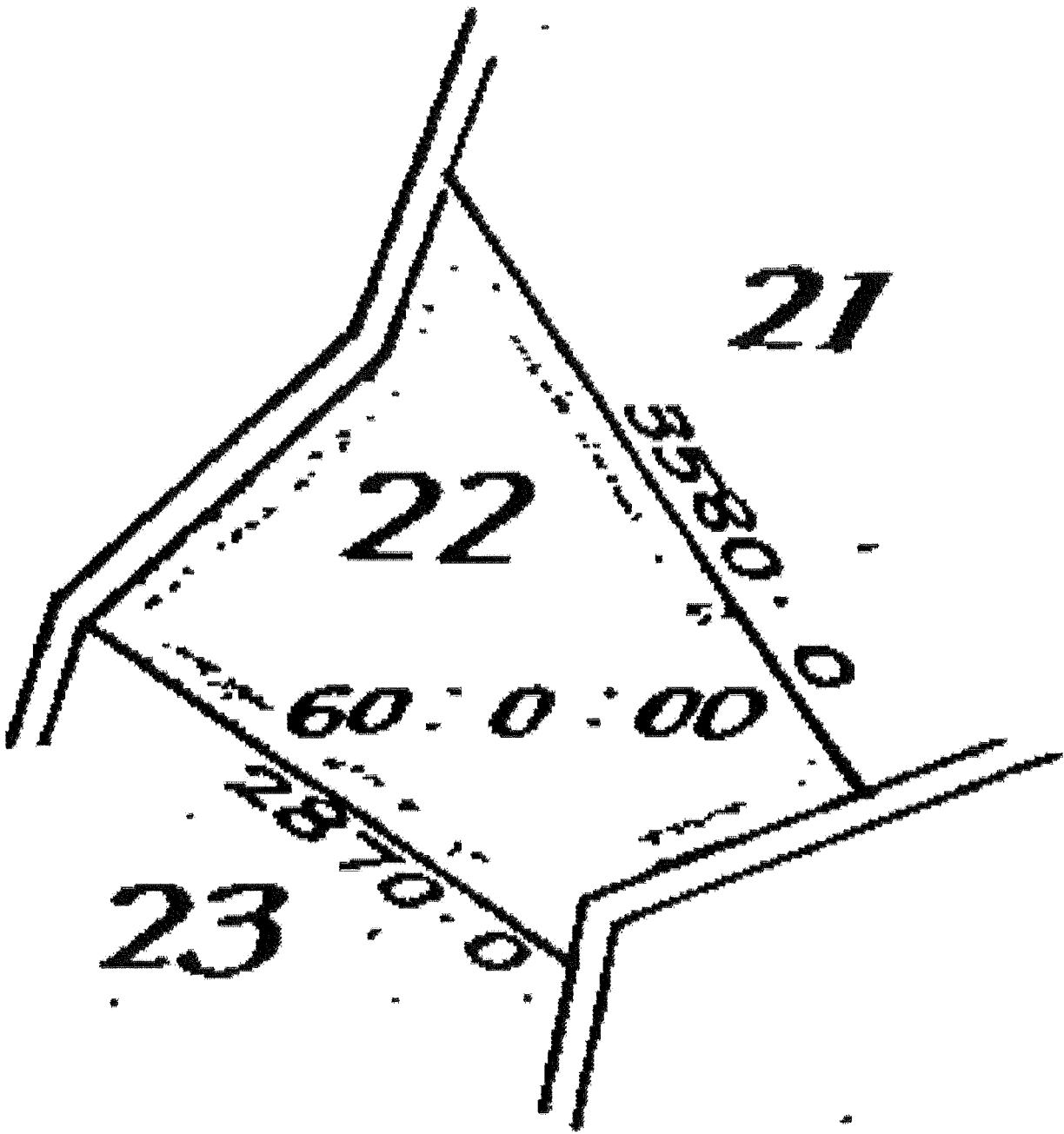
Warren Bernard Mills and Marina Vladimirovna Strioukova

Interests

10228188.1 CAVEAT BY TOP ENERGY LIMITED - 21.10.2015 at 12:37 pm

11086859.3 Mortgage to ASB Bank Limited - 2.5.2018 at 4:30 pm

12911096.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 19.12.2023 at 3:45 pm





View Instrument Details

Instrument No. 8377117.4
Status Registered
Date & Time Lodged 18 Dec 2009 15:56
Lodged By Manning, Russell Howard
Instrument Type Covenant Against Transfer of Allotments under s240 Resource Management Act 1991



Affected Computer Registers	Land District
454129	North Auckland
474741	North Auckland
474743	North Auckland
474744	North Auckland
475345	North Auckland

Annexure Schedule: Contains 1 Page.

Territorial Authority Certifications

- I certify that I have the authority to act for the Territorial Authority and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Russell Howard Manning as Territorial Authority Representative on 02/12/2009 06:06 PM

Registered Proprietor Certifications

- I certify that I have the authority to act for the Registered Proprietor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Russell Howard Manning as Registered Proprietor Representative on 02/12/2009 06:06 PM

*** End of Report ***

**COVENANT AGAINST TRANSFER OF ALLOTMENTS
SECTION 240 RESOURCE MANAGEMENT ACT 1991**

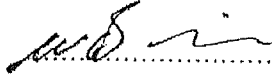
1. RECITALS

- 1.1 **WARREN BERNARD MILLS** ("the Owner") is registered as proprietor of the land in computer freehold register identifier 475345 (North Auckland Registry) which is being subdivided ("the land").
- 1.2 **THE** plan of subdivision is Land Transfer Plan 419612 ("the plan").
- 1.3 **ON** deposit of the plan new computer freehold register titles will issue in the name of the Owner for Lots 1, 2, 3 and 4 on the plan and the balance of the land will remain in the original title which will be noted "part-cancelled" ("the residue land").
- 1.4 **THE** residue land is limited as to parcels and the **FAR NORTH DISTRICT COUNCIL** ("the Council"), in whose district the land is located, has required an amalgamation covenant as a condition of approval of the plan, that Lots 1, 3 and 4 on the plan, Lot 8 Deposited plan 413351 being the land in computer freehold register identifier 454129, and the residue land or any part thereof shall not without the consent of the Council be transferred, leased or otherwise disposed of except in conjunction with the other parts thereof.
- 1.5 **THE** Council has accordingly required that the Owner enter into a covenant with the Council of the kind referred to in Section 220(2)(a) of the Resource Management Act 1991 Act ("the Act")

2. COVENANT

FOR the purposes of Section 220(2)(a) and Section 240(1) and (3) of the Act the Owner hereby covenants with the Council for himself and his successors in title that Lots 1, 3 and 4 on the plan and Lot 8 Deposited Plan 413351 and the residue land contained in a part-cancelled computer freehold register identifier 475345, shall not without the prior consent of the Council be transferred, leased or otherwise disposed of except in conjunction with each other.

DATED this 2nd day of November 2009.

SIGNED by the abovenamed **WARREN BERNARD MILLS**)
in the presence of:) 

Signature of Witness: 

Name of Witness: **RAEWYN M. BROWN**
Occupation: **Legal Executive to**
Manning Hounsell & Associates
Address: **Solicitors**
KAITIAA

SIGNED for **THE FAR NORTH DISTRICT COUNCIL** by:)
in the presence of:)  (Authorised Officer)

Signature of Witness: 

Name of Witness: **LYNLEY NEWPORT**
Occupation: **SENIOR PLANNER**
Address: **COOK RD. OUAUHAU**

Appendix 4

RC 2180133-RMALUC &
RC 2180133-RMAVAR/A



Far North
District Council

Private Bag 752, Maramoa, Eua
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (07) 401 5200
Fax: (07) 401 2137
Email: ask.us@fncc.govt.nz
Website: www.fncc.govt.nz

2180133-RMALUC
For: 609B Peria Road, Peria 0482

Te Kaitiaki o Tai Tokerau Ki Te Raki

23 April 2018

Warren Bernard Mills and Marina Vladimirovna Strioukova
C/- Thomson Survey Ltd - Att: Warwick Pascoe
PO Box 372
Kerikeri 0245

Dear Sir / Madam:

Re: RESOURCE CONSENT APPLICATION BY Warren Bernard Mills and Marina Vladimirovna Strioukova

I am pleased to inform you that an amended consent has been issued pursuant to Section 133(A) of the Resource Management Act 1991.

The decision has been amended to:

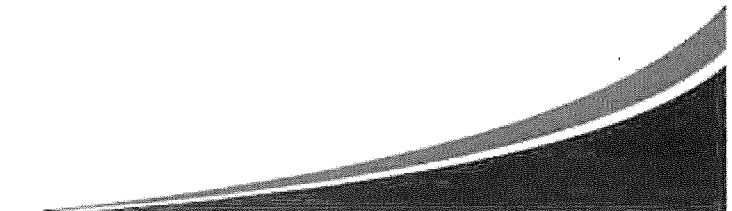
- 1. Condition 2(c) has been amended to be a consent notice condition to be applied to the lots which currently do not have a dwelling,*
- 2. Condition 3(a) has been replaced with new conditions specifying the required road upgrading,*
- 3. Condition 3(b) is deleted,*
- 4. Condition 3(f) is deleted.*

The conditions have been amended to recognise the particular circumstances that relate to this subdivision.

If you have any further queries regarding this matter, please contact the person who signed this letter through our Call Centre on 0800 920 029.

Yours faithfully

Pat Killalea
Resource Planner
District Services





**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: 2180133-RMALUC

Pursuant to section 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Warren Mills and Marina Strioukova

The activity to which this decision relates: Subdivision in the Rural Production Zone to create 6 lots

Subject Site Details

Address: 609B Peria Road, Peria 0482

Legal Description: Lot 8 DP 413351 Allots 22 23 25 26 Pts E16 W16 Oruru Psh

Certificate of Title reference: NA-763/50, CT-454129, CT-475345, CT-510380

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey referenced no. 9082, dated 25/10/2017 and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements to be duly granted or reserved.
 - (b) The consent holder shall submit to Council a TP58 report for lots 6&7. The report shall be prepared by a chartered professional engineer or approved TP58 report writer. The report shall identify the type of wastewater treatment required for each lot, a suitable area necessary for effluent disposal plus a 100% reserve disposal area, all contained within their respective lot boundaries.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) In consultation with Councils Northern Area Roading Engineer,
 - (i) Upgrade the existing carriageway on Olsen Road to provide a 6m wide metalled formation between Peria Road and the southwestern bridge abutment. The formation is to consist of a minimum of 200mm of compacted hardfill plus a GAP

- 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.
- (ii) Provide a formed and metalled 5m wide carriageway between the end of the maintained section of Burma Road and the entrances to Lots 6 & 7. The formation is to consist of a minimum of 200mm of compacted hardfill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.
 - (iii) Provide a formed and metalled 3m wide carriageway on the unformed section of Legal Road serving proposed Lot 4. The formation is to consist of a minimum of 200mm of compacted hardfill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff
- (b) Provide a formed and metalled vehicle crossing to lots 2, 4, 6 & 7 which complies with the Councils Engineering Standard FNDC/S/6, 6B, and section 3.3.17 of the Engineering standards and NZS4404:2004.
 - (c) Provide formed and metalled access on ROW easement A & B to 3m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
 - (d) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access.
 - (e) Secure the condition 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 Applicant.
 - (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

Advice Notes

1. 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.
2. The Council assumes no responsibility toward the formation and any future maintenance of the un-named legal road which provides access to the proposed Lots; and until such time as the Council of its own volition decides to assume responsibility, the owner or

occupier of the land will not request the Council to undertake such formation or maintenance.

3. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The proposed activity is considered to have adequately taken into account, and be consistent with, relevant statutory provisions, including the following objectives and policies from the Operative Far North District Plan: 13.3.1, 13.3.2, 13.3.7, 13.4.1, 13.4.5, 13.4.11, which seek to ensure that subdivision, use and development is appropriate to the zone and consistent with the purpose of the zone, whilst avoiding, remedying or mitigating adverse effects. The proposal is consistent with this approach.
3. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

4. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Godwell Mahowa, Senior Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Louise Wilson
Team Leader Resource Consents

Date: 13 February 2018

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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 Resource Management Act 1991.



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: 2180133-RMALUC

Pursuant to section 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Warren Mills and Marina Striukova

The activity to which this decision relates: Subdivision in the Rural Production Zone to create 6 lots

Subject Site Details

Address: 609B Peria Road, Peria 0482

Legal Description: Lot 8 DP 413351 Allots 22 23 25 26 Pts E16 W16 Oruru Psh

Certificate of Title reference: NA-763/50, CT-454129, CT-475345, CT-510380

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey referenced no. 9082, dated 25/10/2017 and attached to this consent with the Council's "Approved Stamp" affixed to it.**
- 2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:**
 - (a) All easements to be duly granted or reserved.**
 - (b) The consent holder shall submit to Council a TP58 report for lots 6&7. The report shall be prepared by a chartered professional engineer or approved TP58 report writer. The report shall identify the type of wastewater treatment required for each lot, a suitable area necessary for effluent disposal plus a 100% reserve disposal area, all contained within their respective lot boundaries.**
 - (c) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.**

3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

(a) Submit plans & details of all works on legal road and works which are to vest in Council for the approval of Council prior to commencing construction. Such works shall be designed in accordance with the Council's current Engineering Standards and NZS4404:2004.

In particular the plans and details shall show:

The Burma Road carriageway widened to provide a 6m wide formation extending for the full length of the road.

- The Olsen Road carriageway widened to provide a 6m wide formation extending for the full length of the road.
- The carriageway on the unformed section of Legal Road serving proposed Lot 4 formed to provide a 3m wide formation
- Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.

(b) Following approval of the plans and selection of the contractor, provide to Council;

- i- Details of the successful contractor
- ii- Details of the planned date and duration of the contract
- iii- Details of the supervising engineer
- iv- A traffic management plan.

(c) Provide a formed and metaled vehicle crossing to lots 2, 4, 6 & 7 which complies with the Councils Engineering Standard FNDC/S/6, 6B, and section 3.3.17 of the Engineering standards and NZS4404:2004.

(d) Provide formed and metalled access on ROW easement A & B to 3m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.

(e) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access.

(f) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

Advice Notes

1. 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.

2. The Council assumes no responsibility toward the formation and any future maintenance of the un-named legal road which provides access to the proposed Lots; and until such time as the Council of its own volition decides to assume responsibility, the owner or occupier of the land will not request the Council to undertake such formation or maintenance.
3. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The proposed activity is considered to have adequately taken into account, and be consistent with, relevant statutory provisions, including the following objectives and policies from the Operative Far North District Plan: 13.3.1, 13.3.2, 13.3.7, 13.4.1, 13.4.5, 13.4.11, which seek to ensure that subdivision, use and development is appropriate to the zone and consistent with the purpose of the zone, whilst avoiding, remedying or mitigating adverse effects. The proposal is consistent with this approach.
3. **Part 2 Matters**

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.
4. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Godwell Mahowa, Senior Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Louise Wilson
Team Leader Resource Consents

Date: 13 February 2018

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

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 Resource Management Act 1991.

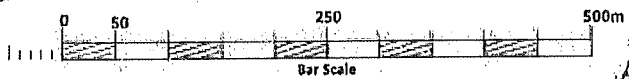
RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:
Louise Willson
Godwell Mahowa

Decision Date: 13.02.18
Granted Date:
Issued Date:

RMA Number : 2180133-RMALUC
RFS Type : Subdivision
Legal Description : Lot 8 DP 413351 Allots 22 23 25 26 Pts E16 W16 Oruru Psh
Applicant : Warren Mills and Marina Strivukova
Start Date : 23 August 2017
Location : 609B Peria Road, Peria 0482
Hearing Date : N/A
Activity : Restricted Discretionary Activity
Outcome : Granted
No. of lots : 6
Types of lots : Greater than 12ha
Zone : Rural production
Area of Site : 92.2111ha
Proposal : Subdivision in the Rural Production Zone to create 6 lots
Issues : Minimum Lot size lower than expected as a controlled activity

Property File	Utilities	Roadng	Com Fac	Finance	NZTA	DoC	Projects	Property Co-ordinator
Monitoring	Env Health	Liq License	Legal	NZHPT	NRC	PIMS	Comm. Brd	Kerikeri Irrigation Co / Doubtless Bay Water Supply Co

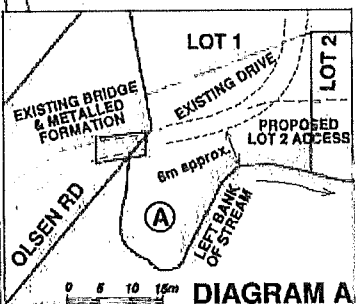
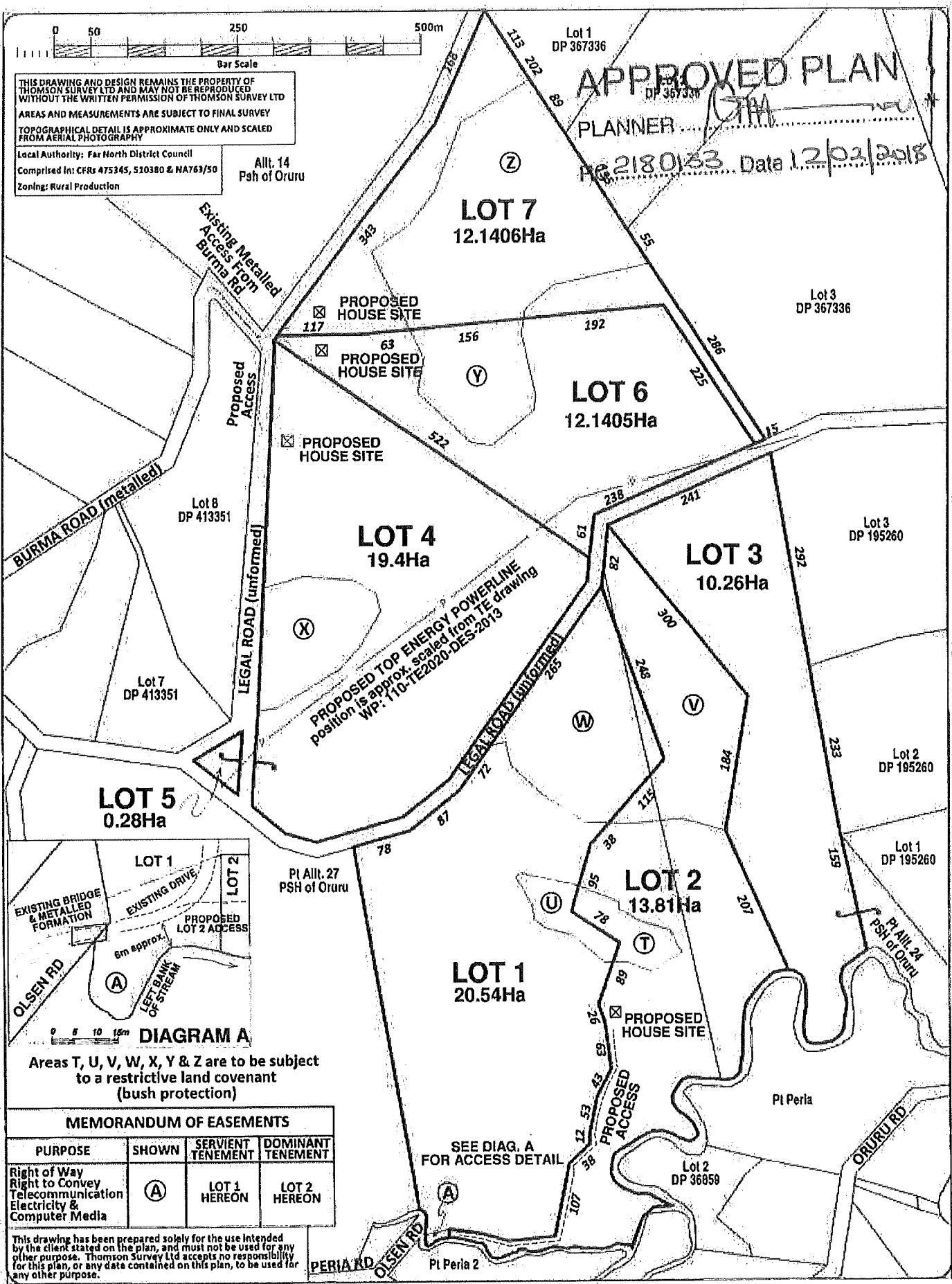


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Local Authority: Far North District Council
 Comprised In: CFRs 475345, 510380 & NA763/50
 Zoning: Rural Production

Allot. 14
 Psh of Oruru

APPROVED PLAN
 DP 367336
 PLANNER: [Signature]
 No. 2180/23 Date 12/02/2018



Areas T, U, V, W, X, Y & Z are to be subject to a restrictive land covenant (bush protection)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way Right to Convey Telecommunication Electricity & Computer Media	(A)	LOT 1 HEREON	LOT 2 HEREON

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 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Tel: (09) 4072260
 Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
 Allot. 22, 23, 25, Pt Allot. 26 &
 Pt Allot. E16 Psh of Oruru
 PREPARED FOR: Mills, W

Name	Date	ORIGINAL	SHEET
Survey		SCALE	SIZE
Design		1:4500	A3
Drawn	RAH 25/10/17		
Approved			
Rev			

Surveyors Ref. No:
9082
 Sheet 1 of 1



Far North District Council

FAR NORTH OPERATIVE DISTRICT PLAN DECISION ON RESOURCE CONSENT APPLICATION (Section 127)

Resource Consent Number: 2180133-RMAVAR/A

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Warren Mills & Marina Strioukova

The activity to which this decision relates:

To change the conditions of RC2180133, being a consent to subdivide to create 6 lots in the Rural Production Zone. This variation is to allow the subdivision to be completed over two stages, cancellation of an amalgamation condition holding Pt Allot 24 & Lot 2 together and boundary adjustment of Lots 2 & 3 to become one allotment of 24.07ha.

Subject Site Details

Address: 609B Peria Road, Peria
Legal Description: Lot 8 DP 413351, Allots 22 23 25 26 Pts E16 W16 Oruru Psh
Certificate of Title reference: NA-763/50, CT-454129, CT-475345, CT-510380

The following changes are made to the consent conditions:

- Amend Condition 1 to include the additional survey plans required for staging of the consent;
- All conditions will remain the same as the original consent albeit repeated in both stages;
- Addition of the following conditions:
 - The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
The areas identified as T,U,V,W,X,Y & Z being part of PNA 004/099 & 004/100 to be subject to bush protection.
 - The lot owner shall preserve the indigenous vegetation contained within the areas labelled as T,U,V,W,X,Y & Z on the survey plan which form part of the areas identified as Protected Natural Areas Survey Number 004/099 & 004/100. They shall not, without prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to not be in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
 - Present and future owners shall note that the property is located within a kiwi habitat area. Care should be taken with the keeping of domestic cats, dogs and mustelids, as these animals may cause adverse effects on the kiwi population that may inhabit the area. Any dogs that are present on these sites shall be tied up or kept inside at night any cats shall be kept inside at night. Kiwi aversion training for dogs is also recommended.
 - Plan showing road to vest at the end of Olsen Road to ensure the bridge and its abutments are wholly on legal road.
- Any consequential amendments to numbering as applicable.

For the purpose of clarity the complete amended conditions of consent are as follows:

Stage A – creates Lot 1 & 2

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey referenced Proposed Subdivision of Allot 22,23,Pt Allot 26 & Pt Allot E16 Psh of Oruru – Stage A, Surveyors Ref No: 9082, dated 22/03/2018 and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) Any easements required to service the subdivision to be duly granted or reserved within the memorandum of easements.
 - (b) The areas identified as T,U,V,W being part of PNA 004/099 & 004/100 to be subject to bush protection.
 - (c) The area around the bridge and its abutment surveyed as a separate lot and shown as road to vest.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) In consultation with Councils Northern Area Roading Engineer:
Upgrade the existing carriageway on Olsen Road to provide a 6m wide metalled formation between Peria Road and the southwestern bridge abutment. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.
 - (b) Provide a formed and metaled vehicle crossing to Lot 2 which complies with the Councils Engineering Standard FNDC/S/6, 6B, and section 3.3.17 of the Engineering standards and NZS4404:2004.
 - (c) Provide formed and metalled access on ROW easement A to 3m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
 - (d) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access or the legal road.
 - (e) Secure the condition 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 Applicant.
 - (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. [Lots 1 & 2]

- (ii) The lot owner shall preserve the indigenous vegetation contained within the areas labelled as T,U,V & W on the survey plan which form part of the areas identified as Protected Natural Areas Survey Number 004/099 & 004/100. They shall not, without prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to not be in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
[Lots 1 & 2]
- (iii) Present and future owners shall note that the property is located within a kiwi habitat area. Mustelids are prohibited on the site. Lot 1 is limited to two dogs and two cats and Lot 2 shall be limited to one dog and one cat. Any dog must be micro-chipped and have a current kiwi aversion trained certification. At night any dog must be kept inside or be tied up. Any cat is to be neutered, microchipped and kept inside at night.
[Lots 1 & 2]

Stage B – creates Lots 4, 5,6 & 7

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey referenced Proposed Subdivision of Allot 22,23,Pt Allot 26 & Pt Allot E16 Psh of Oruru – Stage B, Surveyors Ref No: 9082, dated 22/03/2018 and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) Any easements required to service the subdivision to be duly granted or reserved within the memorandum of easements.
 - (b) The following amalgamation condition:
That Lots 4 & 5 hereon be held in the same Computer Freehold Register.
[DLR REF:]
 - (c) The consent holder shall submit to Council a TP58 report for lots 6 & 7. The report shall be prepared by a chartered professional engineer or approved TP58 report writer. The report shall identify the type of wastewater treatment required for each lot, a suitable area necessary for effluent disposal plus a 100% reserve disposal area, all contained within their respective lot boundaries.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) In consultation with Councils Northern Area Roading Engineer:
 - (i) Provide a formed and metalled 5m wide carriageway between the end of the maintained section of Burma Road and the entrances to Lots 6 & 7. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff.

- (ii) Provide a formed and metalled 3m wide carriageway on the unformed section of Legal Road serving proposed Lot 4. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include stormwater drains and culverts as required to direct and control stormwater runoff
- (b) Provide to Council written confirmation from a registered surveyor that the access carriageway is fully contained within the easements provided for access.
- (c) Secure the condition 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 Applicant.
- (i) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. [Lots 4, 6 & 7]
 - (ii) The lot owner shall preserve the indigenous vegetation contained within the areas labelled as X,Y & Z on the survey plan which form part of the areas identified as Protected Natural Areas Survey Number 004/099 & 004/100. They shall not, without prior written consent of the Council, and then in strict compliance with any conditions imposed by the Council, cut down, damage or destroy that vegetation. Such consent may be given in the form of a resource consent. The owner shall be deemed to not be in breach of this prohibition if any such vegetation dies from natural causes which are not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. [Lots 4, 6 & 7]
 - (iii) Present and future owners shall note that the property is located within a kiwi habitat area. Mustelids are prohibited on the site. Each lot shall be limited to one dog and one cat. Any dog must be micro-chipped and have a current kiwi aversion trained certification. At night any dog must be kept inside or be tied up. Any cat is to be neutered, microchipped and kept inside at night. [Lots 4, 6 & 7]

Advice Notes

1. 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.
2. The Council assumes no responsibility toward the formation and any future maintenance of the un-named legal road which provides access to the proposed Lots; and until such time as the Council of its own volition decides to assume responsibility, the owner or occupier of the land will not request the Council to undertake such formation or maintenance.

3. During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed changes are no more than minor and that there are no affected persons or affected order holders.
2. There have been no changes to objectives and policies in the Operative District Plan since the original consent was issued, and the proposed changes being sought are considered to remain consistent with the existing objectives and policies in the Operative District Plan.
3. **Part 2 Matters**
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application for changes to consent conditions, achieves the purpose of the Act.
4. In summary it is considered that the proposed changes are consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Sheryl Hansford, Intermediate Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



**Pat Killalea – Principal Planner
(ACTING UNDER DELEGATED AUTHORITY)**

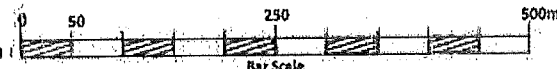
Date: 12th June 2018

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

You should note that the granting of this consent for a change or cancellation of conditions does not affect the lapsing date of the underlying consent for the proposed activity.



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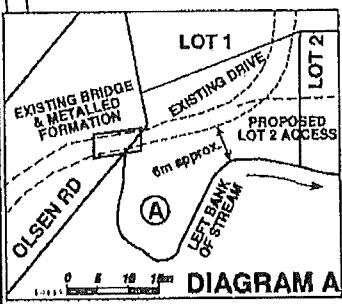
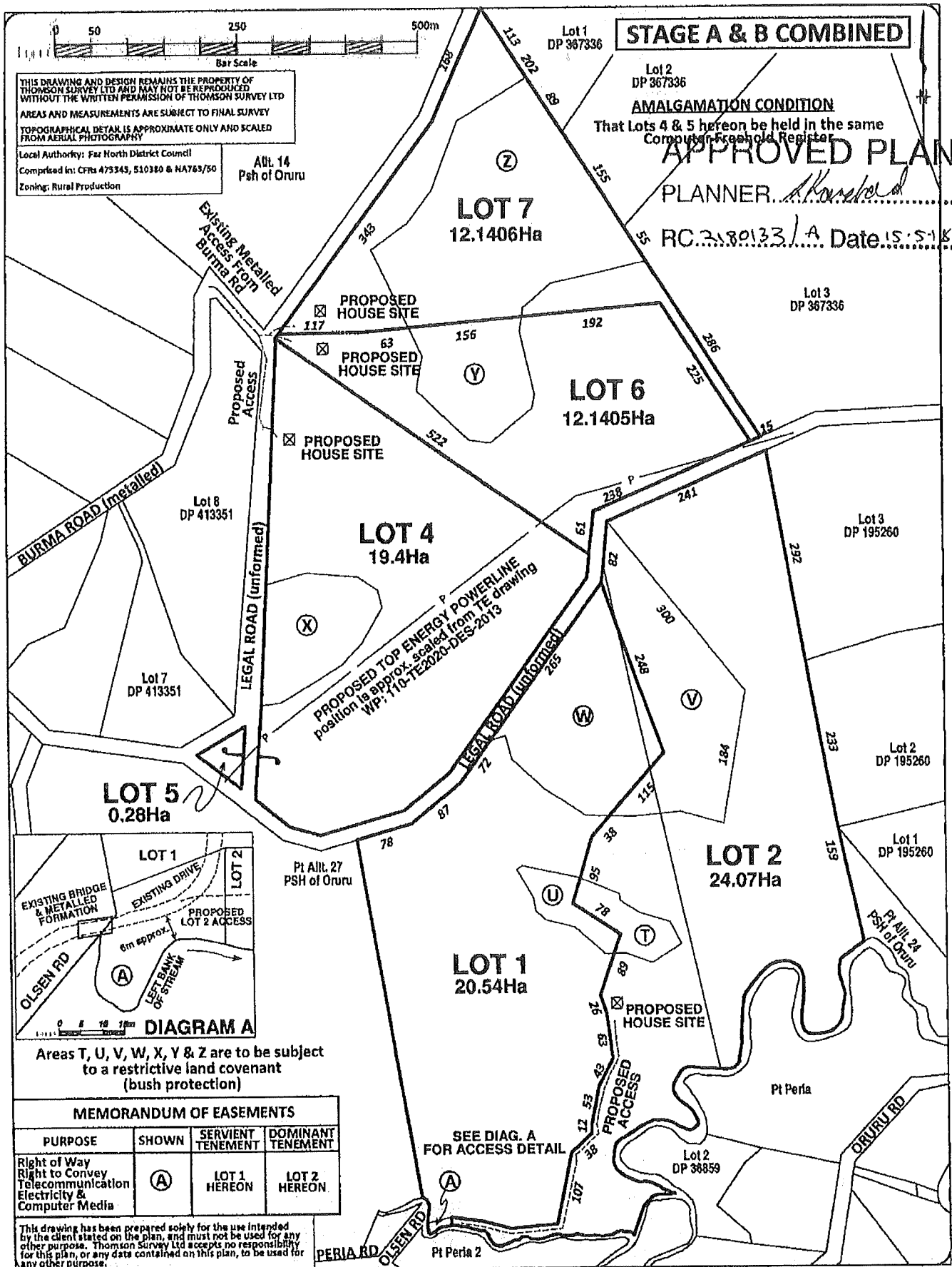
Local Authority: Far North District Council
 Complied in: CFRs 475345, 510380 & NA769/50
 Zoning: Rural Production

STAGE A & B COMBINED

Lot 2 DP 367336
AMALGAMATION CONDITION
 That Lots 4 & 5 hereon be held in the same Computer Freehold Register

APPROVED PLAN
 PLANNER: *K. Kerikeri*

RC 21801331 A Date 15.5.18



Areas T, U, V, W, X, Y & Z are to be subject to a restrictive land covenant (bush protection)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way Right to Convey Telecommunication Electricity & Computer Media	(A)	LOT 1 HEREON	LOT 2 HEREON

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

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 P.O. Box 972 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (021) 4077360
 Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
 Allot. 22, 23, 25, Pt Allot. 26 &
 Pt Allot. E16 Psh of Oruru
 PREPARED FOR: MILLS, W

SURVEY	NAME	DATE	ORIGINAL	SHEET
Design	RAH	22/09/18	SCALE	SIZE
Approved			1:4500	A3
Rev				

Surveyors
 Ref. No:
9082
 Sheet 1 of 3



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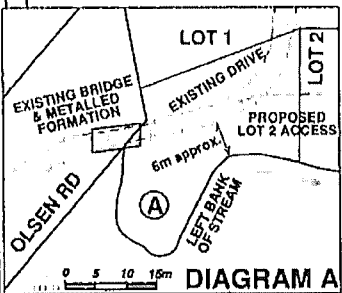
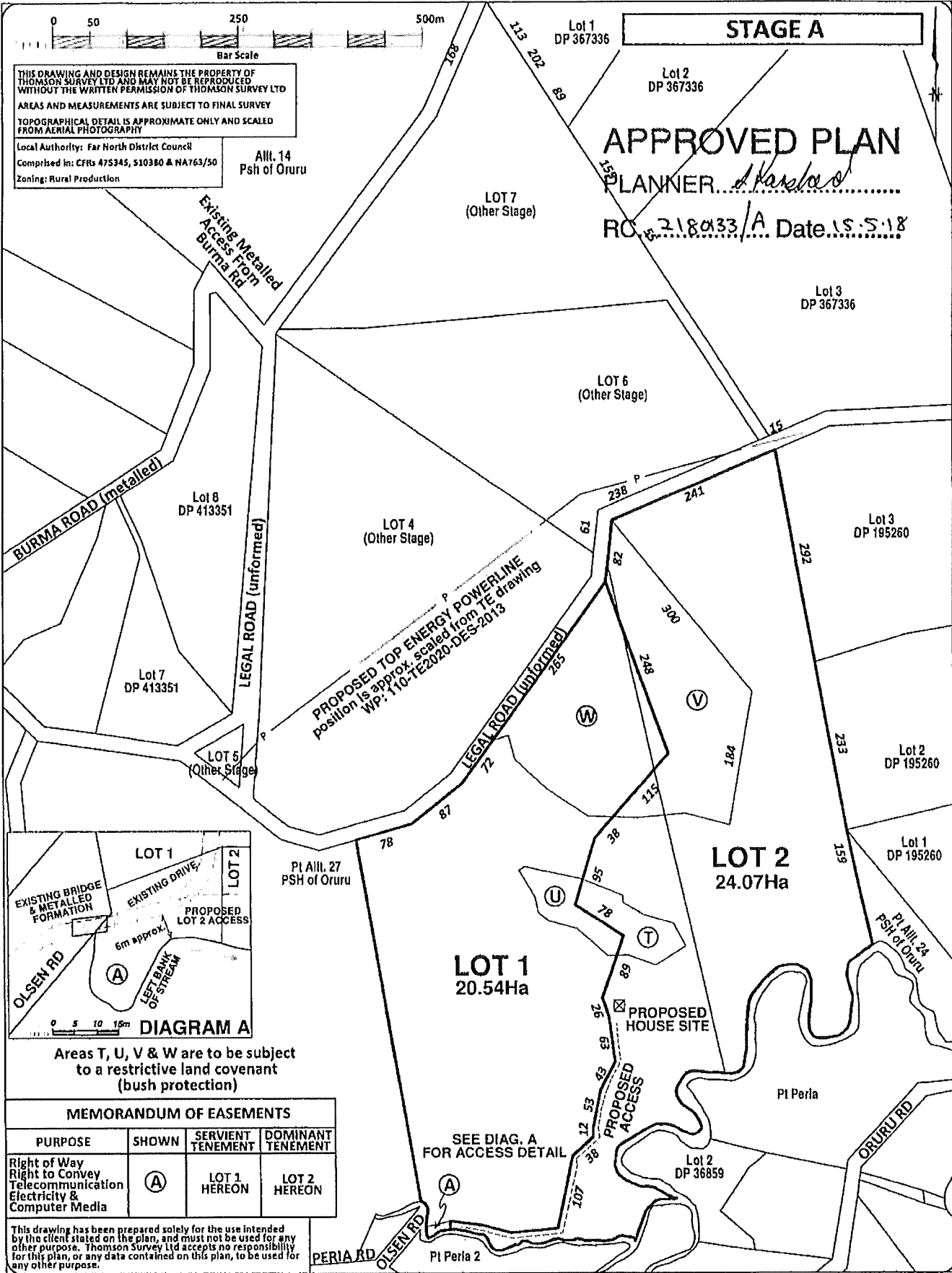
Local Authority: Far North District Council
 Comprised in: CFRs 475345, 510380 & NA763/50
 Zoning: Rural Production

Allot. 14
 Psh of Oruru

STAGE A

APPROVED PLAN

PLANNER: *A. Keriker*
 RC: 218033/A Date: 15.5.18



Areas T, U, V & W are to be subject to a restrictive land covenant (bush protection)

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right of Way Right to Convey Telecommunication Electricity & Computer Media	(A)	LOT 1 HEREON	LOT 2 HEREON

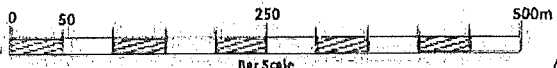
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 315 Keriker Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (02) 4022350
 Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
 Allot. 22, 23, 25, Pt Allot. 26 &
 Pt Allot. E16 Psh of Oruru
 PREPARED FOR: Mills, W

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey			
Design			
Drawn	RAH 22/03/18	1:4500	A3
Approved			
Rev			

Surveyors
 Ref. No:
9082
 Sheet 2 of 3



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 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised In: CFRs 475345, 510380 & NA763/50
 Zoning: Rural Production

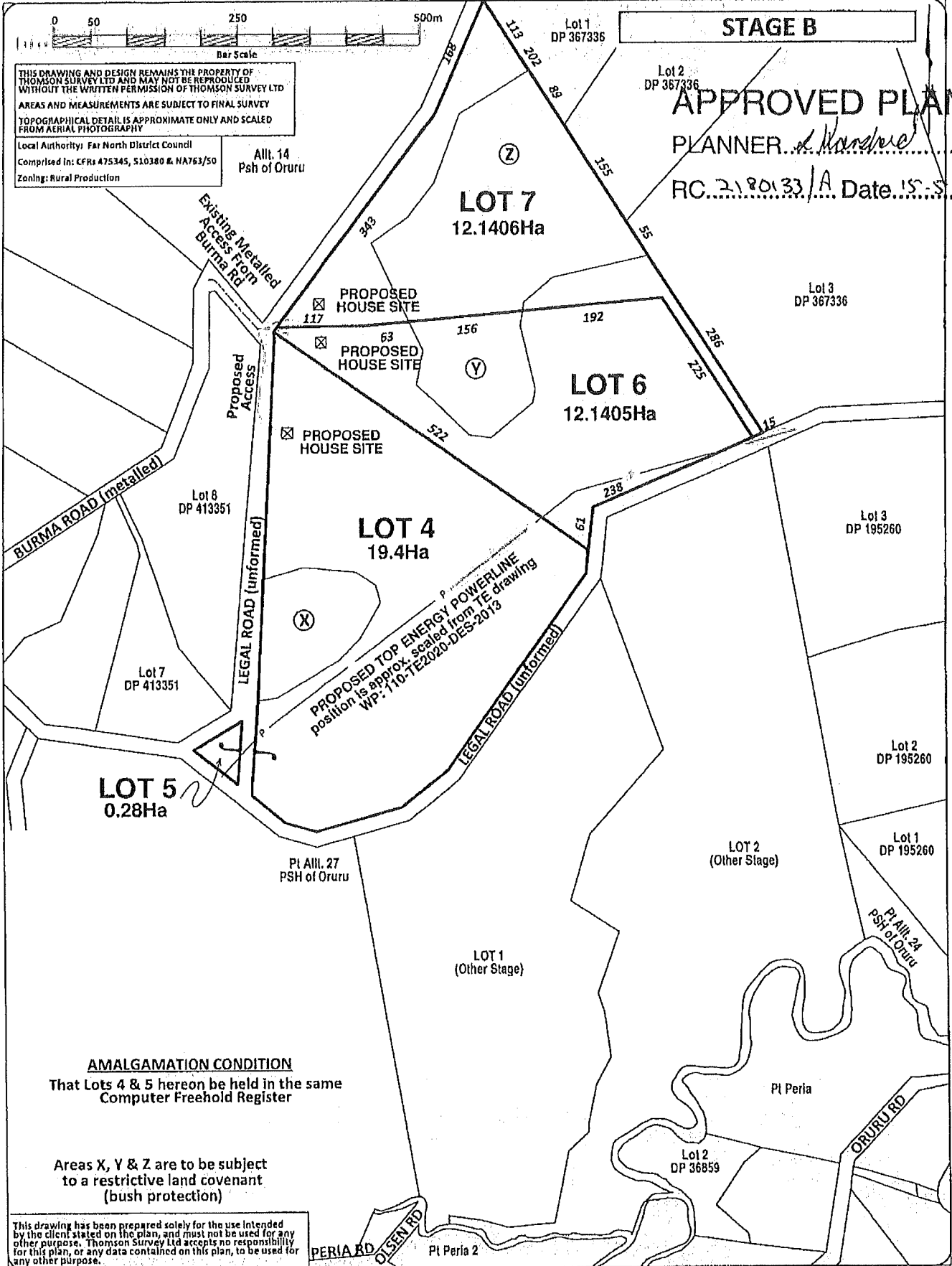
Allot. 14
 Psh of Oruru

STAGE B

APPROVED PLAN

PLANNER... *A. Handre* ...

RC. 2180133/A Date: 15.5.18



AMALGAMATION CONDITION
 That Lots 4 & 5 hereon be held in the same Computer Freehold Register

Areas X, Y & Z are to be subject to a restrictive land covenant (bush protection)

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 P.O. Box 372 Kerikeri
 Email: kerikeri@thomson.co.nz
 Ph: (021) 4077360
 Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
Allot. 22, 23, 25, Pt Allot. 26 &
Pt Allot. E16 Psh of Oruru
 PREPARED FOR: Mills, W

Name	Date	ORIGINAL	SHEET
Survey		SCALE	SIZE
Design		1:4500	A3
Drawn	RAH 22/03/18		
Approved			
Rev			

9082 Scheme 3.lcd

Surveyors Ref. No:
9082
 Sheet 3 of 3

Appendix 5

s223 & s224c TA Approvals



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2180133
Survey Number	LT 525978	Survey Purpose	LT Subdivision
Surveyor Reference	9082 Mills	Land District	North Auckland
Surveyor	Denis McGregor Thomson		
Surveyor Firm	Thomson Survey Limited		
Dataset Description	Lots 1 - 7 being a subdivision of Allot. 22, 23, 25, Pt Allot. 26 & Pt. Allot E16 Psh of Oruru		

TA Certificates

I hereby certify that plan LT 525978 was approved by the Far North District pursuant to section 223 of the Resource Management Act 1991 on the 3rd day of December 2021.

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 525978

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition(s) set out hereon

That Lots 4 and 5 Hereon be held in the same Computer Register. See 1533794

Signature

Signed by Patrick John Killalea, Authorised Officer, on 03/12/2021 03:41 PM

Receipt Information

Transaction Receipt Number	14896339
Signing Certificate (Distinguished Name)	Killalea, Patrick John
Signing Certificate (Serial Number)	1603484830
Signature Date	03/12/2021

*** End of Report ***



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2180133
Survey Number	LT 525978	Survey Purpose	LT Subdivision
Surveyor Reference	9082 Mills	Land District	North Auckland
Surveyor	Denis McGregor Thomson		
Surveyor Firm	Thomson Survey Limited		
Dataset Description	Lots 1 - 7 being a subdivision of Allot. 22, 23, 25, Pt Allot. 26 & Pt. Allot E16 Psh of Oruru		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council TA Certification Division and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 9th day of February 2022.

Signature

Signed by Patrick John Killalea, Authorised Officer, on 09/02/2022 08:07 PM

Receipt Information

Transaction Receipt Number	15044632
Signing Certificate (Distinguished Name)	Killalea, Patrick John
Signing Certificate (Serial Number)	1603484830
Signature Date	09/02/2022

*** End of Report ***

Appendix 6

TP 58 Reports

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: **Graeme Foster** (approved qualified design professional)

TO: Warren Mills (owner)

TO BE SUPPLIED TO: **Far North District Council**

PROPERTY LOCATION: Oturu Block Road

Proposed subdivision of LOT 1 DP131251

LOT.....6.....DP.....VALUATION NUMBER.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.



(Signature of approved design professional)

Craftsman Plumber (Professional qualifications)

10570 (Licence Number or professional Registration number)

Address: **PO Box 234 Kaitaia 0410**

Phone Number: **09 408 0210**

Fax Number: **N/A**

Cell Phone: **027 526 0669**

Date: 09 **January 2018**

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A –Owners Details

1. Applicant Details.

Applicant Name	Warren Mills		
Company Name			
Property Owner Name(s)	First Name(s)	Surname	
	Warren	Mills	

Nature of Applicant* _____ Owner (*i.e. Owner, Leasee, Prospective Purchaser, Developer)

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Graeme Foster			
Site Evaluator Name	Graeme Foster			
Postal Address	PO Box 234 Kaitaia 0410			
Phone Number	Business	09 408 0210	Private	09 406 8584
	Mobile	027 526 0669	Fax	N/A
Name of Contact Person	Graeme Foster			
E-mail Address	graeme@kaitaiaplumbing.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(please tick)
If yes, give Reference Numbers and Description				

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.
(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

Vacant LOT

Part B- Property Details

1. Property for which this application relates

Physical Address of Property	Burma Road Peria		
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL		
Regional Council	NORTHLAND REGIONAL COUNCIL		
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/>	Controlled: <input type="checkbox"/>	Discretionary: <input type="checkbox"/>
Relevant Regional Rule(s) (Note 1)	Rural Production		
Total Property Area (m ²)	12.1405Ha		
Map Grid Reference of Property If Known			

2. Legal description of land (as shown on Certificate of Title)

Lot No.	6	DP No.		CT No.	
Other (specify)	Proposed subdivision of LOT 1 DP 131251				

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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(Please tick one)

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Vacant site

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	✓	(Please tick one)
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If No, why not?

Stable site with no evidence of slips

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. Site Characteristics (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No Known problems
Estimated Rainfall and Seasonal Variation:
Information available from N.I.W.A MET RESEARCH
1500mm with some heavy seasonal falls
Vegetation / Tree Cover:
Slope Shape: (Please provide diagrams)
Variable as per site plans
Slope Angle:
Less than 10 degrees
Surface Water Drainage Characteristics:
To existing water courses
Flooding Potential: YES/NO
NO
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
20m+
Site Characteristics: or any other limitation influencing factors

3. Site Geology

Check Rock Maps

Shallow layer top soil over clay loam and heavier clay loam and heavier clays.

Geological Map Reference Number	
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4. What Aspect(s) does the proposed disposal system face? (please tick)

North	<input checked="" type="checkbox"/>	West	<input type="checkbox"/>
North-West	<input type="checkbox"/>	South-West	<input type="checkbox"/>
North-East	<input type="checkbox"/>	South-East	<input type="checkbox"/>
East	<input type="checkbox"/>	South	<input type="checkbox"/>

5. Site clearances, (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m	Check Council requirements 3m
Surface water, rivers Creeks drains etc	15m+	20m+
Groundwater	60mm	1.2m
Stands of Trees/Shrubs	NIL	NIL
Wells, water bores	15m+	20m+
Embankments/retaining walls	3m+	3m+
Buildings	3m+	3m+
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit	<input type="checkbox"/>	(Depth _____	m	<input type="checkbox"/>	No of Test Pits	<input type="checkbox"/>
Bore Hole	<input checked="" type="checkbox"/>	(Depth 1800mm	m	<input type="checkbox"/>	No of Bore Holes	2
Other (specify):						

Soil Report attached?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
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2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	(Please tick)
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If yes, please specify the effect of the fill on wastewater disposal

3. Percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method					
Recommended on site treatment required if using other systems					
Test Report Attached?	Yes		No	✓	Please tick

4. Are surface water interception/diversion drains required?

Yes	✓	No		Please tick
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If yes, please show on site plan

DEPENDENT ON LOCATION OF DISPOSAL AREA

4a Are subsurface drains required. NO

If yes enter details

5. Please state the depth of the seasonal water table: TEST BORE RESULTS

Winter	1800m+	m	Measured	✓	Estimated	
Summer	1800m+	m	Measured		Estimated	

6. Are there any potential storm water short circuit paths?

Yes		No	✓	Please tick
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If the answer is yes, please explain how these have been addressed

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present?	YES	If so, Topsoil Depth?	100mm	(m)
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Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	✓
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Result of site visit and test bore.

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available
(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	- 3 -			
Design Occupancy	5		(Number of People)	
Per capita Wastewater Production	140	160 ✓	180	(tick) (Litres per person per day)
Other - specify	200	220		
Total Daily Wastewater Production	800		(litres per day)	

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes	✓	No		(Please tick)
b) Water Recycling - what %?		%			(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

Dual flush WC's and flow restricted tap ware not waste disposal systems

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	✓	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	12.1405Ha	Metres squared.
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	1517.56	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	✓	No		(Please tick)
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8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	<input checked="" type="checkbox"/>	(Please tick)
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PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
2	Reln Plastic or Bio-rock	6000L
	Total Capacity	6000L

2. Type of Septic Tank Outlet Filter to be installed?

Bio filter or similar

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment			
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	ECO Rock - 1500 - dose loaded with dripper lines

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump	✓

2. High water level alarm to be installed in pump chambers

Yes	✓	no	
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If not to be installed, explain why

3. If a pump is being used, please provide the following information

Total Design Head	25	(m)
Pump Chamber Volume	1000	(Litres)
Emergency Storage Volume	600	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)
(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	✓		
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	2.75m ²	(Litres/m ² /day)
Disposal Area	Design	290 (m ²)
	reserve	290 (m ²)

Explanation (Refer TP58 Sections 9 and 10)

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	290
Percentage of Primary Disposal Area (%)	100

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Typical disposal area 6x50 metres of dripper lines spaced 1m apart.

Plan Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
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If not, explain why not

PART I: Maintenance & Management
 (Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓	(Please tick)
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Name of Suppliers

Unknown - maintenance program set up @ installation time
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PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?
 (Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	✓	No		(Please tick)
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If Yes, list and explain possible effects

Environmental effects are minimal on this site when using an onsite aerated treatment system. The site is elevated - sloping land with no potential storm water run off.

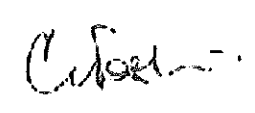
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Graeme Foster	Signature	
Position	Drainlayer.	Date	09 January 2018

Note

Any alteration to the site plan or design after approval will result in non compliance.

APPENDIX F:

DESIGN SIZE DISPOSAL AREA REQUIREMENTS

Design Size (level or slightly sloping Sites -Most Conservative Design Loading)			
Disposal Systems and Site Conditions	3-Bedroom 5-persons 700 litres/day	2-Bedroom 4-Persons 450 litres/day (full water saving devices	Design Area Requirements
1.0 TRENCHES <u>Soil category</u> <u>Loading Rate</u> 1 35mm/day 2 20mm/day 3 15 mm/day 4 10mm/day	20 m ² 35 m ² 47 m ² 70 m ²	13 m ² 23 m ² 30 m ² 45 m ²	(a) 20 m ² gives 3 trenches 450 mm wide and 15 m length, 2.0 m centres, overall enclosing area 102 m ² (with reserve area 102m ² , total is 204 m ²). (b) 70 m ² gives 5 trenches 450mm wide and (2x15) m length. 2.0m centres, overall enclosing area 340m ² (width reserve area m ² , total is 680m ²).
2.0 BEDS <u>Soil category</u> <u>Loading Rate</u> 2 20 mm/day 3 12.5mm/day 4 10 mm/day	35 m ² 56 m ² 70 m ²	23 m ² 36 m ² 45 m ²	(a) 35m ² gives 2 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 90m ² (with reserve area 90m ² total is 180m ²) (b) 70m ² gives 4 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m ² (with reserve area 180m ² , total is 360m ²)
3.0 INFILTRATIVE SYSTEMS Loading rate 200mm/day (Soil Categories 1 & 2 with no site constraints)	3.5m ²	2.25m ²	(a) 3.5m ² gives 3 of 1200 mm dia. Soakage holes (3.0m clearance between each) overall enclosing area 53m ² (with reserve area 53m ² , total is 106m ²). (b) 3.5m ² gives one rectangular pit, 1200mm by 3000mm, overall enclosing area 25m ² (with reserve area 25m ² totals is 50m ²).

APPENDIX F:

DESIGN SIZE AND DISPOSAL AREA REQUIREMENTS

Disposal System and Site Conditions	Design size (Level or Slightly Sloping Sites -Most Conservative Design Loading)		Design Area Requirements
<p>4.0 ETS (EVAPO-TRANSPIRATION SEEPAGE) AND ASB (AEROBIC SEEPAGE BED)</p> <p>Loading rate 10mm/day (soil categories 5 and 6)</p>	70 m ²	45. ²	<p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank". Pumped dose loading.</p> <p>a) Bed width 1500 mm with crowned and grassed (or ET planted) surface, plus surface water and groundwater controls.</p> <p>b) 70m² gives beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m², total is 360m²).</p>
<p>5.0 TET (TOTAL EVAPO-TRANSPIRATION OVERFLOW)</p> <p>Loading rate 7mm/day (Soil Categories 1 & 2 and which have potential for significant groundwater impacts).</p>	100 m ²	65 m ²	<p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank".</p> <p>b) Bed width 3.0m with crowned surface planted in cannas lilies or other high transpiration plantings; bed fully sealed with plastic liners.</p> <p>c) 100m² gives 2 beds each 16.7m length, spacing 2m between each, overall enclosing area (including overflow trench) 225m² (with 50% reserve bed area at 20m², total is 375m²).</p> <p>d) Overflow trench length, 15m.</p>

PRODUCER STATEMENT

DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY: **Graeme Foster** (approved qualified design professional)

TO: Warren Mills (owner)

TO BE SUPPLIED TO: **Far North District Council**

PROPERTY LOCATION: Oturu Block Road

Proposed subdivision of LOT 1 DP131251

LOT.....7.....DP.....VALUATION NUMBER.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
- (2) All proprietary products met the performance requirements.

The proposed design will meet the relevant provisions of the Building Code and 8.15 of The Far North District Council Engineering Standards.

(Signature of approved design professional)

Craftsman Plumber (Professional qualifications)

10570 (Licence Number or professional Registration number)

Address: **PO Box 234 Kaitaia 0410**

Phone Number: **09 408 0210**

Fax Number: **N/A**

Cell Phone: **027 526 0669**

Date: 09 **January 2018**

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

On-site Wastewater Disposal Site Evaluation Investigation Checklist

FAR NORTH DISTRICT COUNCIL

Appendix E

TP58

On-site Wastewater Disposal Site Evaluation Investigation Checklist

Part A – Owners Details

1. Applicant Details.

Applicant Name	Warren Mills		
Company Name			
Property Owner Name(s)	First Name(s)	Surname	
	Warren	Mills	

Nature of Applicant* <input type="checkbox"/> Owner (*i.e. Owner, Leasee, Prospective Purchaser, Developer)
--

2. Consultant / Site Evaluator Details:

Consultant/Agent Name	Graeme Foster			
Site Evaluator Name	Graeme Foster			
Postal Address	PO Box 234 Kaitaia 0410			
Phone Number	Business	09 408 0210	Private	09 406 8584
	Mobile	027 526 0669	Fax	N/A
Name of Contact Person	Graeme Foster			
E-mail Address	graeme@kaitaiaplumbing.co.nz			

3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(please tick)
If yes, give Reference Numbers and Description				

4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted

If so, specify Application Details and Consent No.
(eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

Vacant LOT

Part B- Property Details

1. Property for which this application relates

Physical Address of Property	Burma Road Peria		
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL		
Regional Council	NORTHLAND REGIONAL COUNCIL		
Legal Status of Activity	Permitted: <input checked="" type="checkbox"/>	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)	Rural Production		
Total Property Area (m ²)	12.1406Ha		
Map Grid Reference of Property If Known			

2. Legal description of land (as shown on Certificate of Title)

Lot No.	7	DP No		CT No.	
Other (specify)	Proposed subdivision of LOT 1 DP 131251				

Please ensure copy of Certificate of Title is attached

PART C: Site Assessment - Surface Evaluation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
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If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Vacant site

1. Has a Slope Stability Assessment been carried out on the property?

Yes		No	<input checked="" type="checkbox"/>	(Please tick one)
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If No, why not?

Stable site with no evidence of slips

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

2. **Site Characteristics** (See Table 1 attached):

Provide descriptive details below:
Performance of Adjacent Systems:
No Known problems
Estimated Rainfall and Seasonal Variation:
Information available from N.I.W.A MET RESEARCH
1500mm with some heavy seasonal falls
Vegetation / Tree Cover:
Slope Shape: (Please provide diagrams)
Variable as per site plans
Slope Angle:
Less than 10 degrees
Surface Water Drainage Characteristics:
To existing water courses
Flooding Potential: YES/NO
NO
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
Surface Water Separation:
20m+
Site Characteristics: or any other limitation influencing factors

3. Site Geology

Check Rock Maps

Shallow layer top soil over clay loam and heavier clay loam and heavier clays.

Geological Map Reference Number

4. What Aspect(s) does the proposed disposal system face? (please tick)

North	<input checked="" type="checkbox"/>	West	<input type="checkbox"/>
North-West	<input type="checkbox"/>	South-West	<input type="checkbox"/>
North-East	<input type="checkbox"/>	South-East	<input type="checkbox"/>
East	<input type="checkbox"/>	South	<input type="checkbox"/>

5. Site clearances, (Indicate on site plan where relevant)

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	1.5m	Check Council requirements 3m
Surface water, rivers Creeks drains etc	15m+	20m+
Groundwater	60mm	1.2m
Stands of Trees/Shrubs	NIL	NIL
Wells, water bores	15m+	20m+
Embankments/retaining walls	3m+	3m+
Buildings	3m+	3m+
Other (specify):		

PART D: Site Assessment - Subsoil Investigation

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

1. Please identify the soil profile determination method:

Test Pit	<input type="checkbox"/>	(Depth _____	m	<input type="checkbox"/>	No of Test Pits	<input type="checkbox"/>
Bore Hole	<input checked="" type="checkbox"/>	(Depth 1800mm	m	<input type="checkbox"/>	No of Bore Holes	2
Other (specify):						

Soil Report attached?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
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2. Was fill material intercepted during the subsoil investigation?

Yes		No	✓	(Please tick)
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If yes, please specify the effect of the fill on wastewater disposal

3. Percolation testing (mandatory and site specific for trenches in soil type 4 to 7)

Please specify the method					
Recommended on site treatment required if using other systems					
Test Report Attached?	Yes		No	✓	Please tick

4. Are surface water interception/diversion drains required?

Yes	✓	No		Please tick
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If yes, please show on site plan
 DEPENDING ON LOCATION OF DISPOSAL AREA

4a Are subsurface drains required. NO

If yes enter details

5. Please state the depth of the seasonal water table: TEST BORE RESULTS

Winter	1800m+	m	Measured	✓	Estimated	
Summer	1800m+	m	Measured		Estimated	

6. Are there any potential storm water short circuit paths?

Yes		No	✓	Please tick
If the answer is yes, please explain how these have been addressed				

7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)

Is Topsoil Present?	YES	If so, Topsoil Depth?	100mm	(m)
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Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	✓
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

Result of site visit and test bore.

PART E: Discharge Details

1. Water supply source for the property (please tick):

Rainwater (roof collection)	✓
Bore/well	
Public supply	

2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available
(Refer TP58 Table 6.1 and 6.2)

Number of Bedrooms	- 3 -			
Design Occupancy	5		(Number of People)	
Per capita Wastewater Production	140	160 ✓	180	(tick) (Litres per person per day)
Other - specify	200	220		
Total Daily Wastewater Production	800		(litres per day)	

3. Do any special conditions apply regarding water saving devices

a) Full Water Conservation Devices?	Yes	✓	No	(Please tick)
b) Water Recycling - what %?	%			(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

Dual flush WC's and flow restricted tap ware not waste disposal systems

4. Is Daily Wastewater Discharge Volume more than 2000 litres:

Yes		(Please tick)
No	✓	(Please tick)

Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required

5. Gross Lot Area to Discharge Ratio:

Gross Lot Area	12.1406Ha	Metres squared.
Total Daily Wastewater Production	800	(Litres per day)(from above)
Lot Area to Discharge Ratio	1550.75	

7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?

Yes	✓	No		(Please tick)
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8. Is a Northland Regional Council Discharge Consent Required?

Yes		No	✓	(Please tick)
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PART F: Primary Treatment (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
2	Rein Plastic or Bio-rock	6000L
	Total Capacity	6000L

2. Type of Septic Tank Outlet Filter to be installed?

Bio filter or similar

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment			
Home aeration plant			
Commercial aeration plant			
Intermediate sand filter			
Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		Specify	ECO Rock - 1500 - dose loaded with dripper lines

PART H: Land Disposal Method

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	
Dosing Siphon	
Pump	✓

2. High water level alarm to be installed in pump chambers

Yes	✓	no	
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If not to be installed, explain why

3. If a pump is being used, please provide the following information

Total Design Head	25	(m)
Pump Chamber Volume	1000	(Litres)
Emergency Storage Volume	600	(Litres)

4. Please identify the type(s) of land disposal method proposed for this site: (please tick)

(Refer TP58 Sections 9 and 10)

Surface Dripper Irrigation	✓		
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other		Specify	

5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:

Loading Rate	2.75m ²	(Litres/m ² /day)
Disposal Area	Design	290 (m ²)
	reserve	290 (m ²)

Explanation *(Refer TP58 Sections 9 and 10)*

6. What is the available reserve wastewater disposal area (Refer TP58 Table 5.3)

Reserve Disposal Area (m ²)	290
Percentage of Primary Disposal Area (%)	100

7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:

Description and Dimensions of Disposal Field:

Typical disposal area 6x50 metres of dripper lines spaced 1m apart.

Plan Attached?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Please tick
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If not, explain why not

PART I: Maintenance & Management

(Refer TP58 Section 12.2)

1. Has a maintenance agreement been made with the treatment and disposal system suppliers?

Yes		No	✓	(Please tick)
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Name of Suppliers

Unknown - maintenance program set up @ installation time
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PART J: Assessment of Environmental Effects

1. Is an assessment of environmental effects (AEE) included with application?

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	✓	No		(Please tick)
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If Yes, list and explain possible effects

Environmental effects are minimal on this site when using an onsite aerated treatment system. The site is elevated - sloping land with no potential storm water run off.

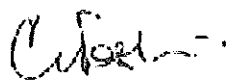
PART K: Is Your Application Complete?

1. In order to provide a complete application you have remembered to:

Fully Complete this Assessment Form	✓
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	✓
Attach an Assessment of Environmental Effects (AEE)	✓

1. Declaration

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Graeme Foster	Signature	
Position	Drainlayer.	Date	09 January 2018

Note

Any alteration to the site plan or design after approval will result in non compliance.

APPENDIX F:

DESIGN SIZE DISPOSAL AREA REQUIREMENTS

Design Size (level or slightly sloping Sites -Most Conservative Design Loading)																							
Disposal Systems and Site Conditions	3-Bedroom 5-persons 700 litres/day	2-Bedroom 4-Persons 450 litres/day (full water saving devices	Design Area Requirements																				
<p>1.0 TRENCHES</p> <table border="0"> <tr> <td><u>Soil category</u></td> <td><u>Loading Rate</u></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>35mm/day</td> <td>20 m²</td> <td>13 m²</td> </tr> <tr> <td>2</td> <td>20mm/day</td> <td>35 m²</td> <td>23 m²</td> </tr> <tr> <td>3</td> <td>15 mm/day</td> <td>47 m²</td> <td>30 m²</td> </tr> <tr> <td>4</td> <td>10mm/day</td> <td>70 m²</td> <td>45 m²</td> </tr> </table>	<u>Soil category</u>	<u>Loading Rate</u>			1	35mm/day	20 m ²	13 m ²	2	20mm/day	35 m ²	23 m ²	3	15 mm/day	47 m ²	30 m ²	4	10mm/day	70 m ²	45 m ²			<p>(a) 20 m² gives 3 trenches 450 mm wide and 15 m length, 2.0 m centres, overall enclosing area 102 m² (with reserve area 102m², total is 204 m²).</p> <p>(b) 70 m² gives 5 trenches 450mm wide and (2x15) m length, 2.0m centres, overall enclosing area 340m² (width reserve area m², total is 680m²).</p>
<u>Soil category</u>	<u>Loading Rate</u>																						
1	35mm/day	20 m ²	13 m ²																				
2	20mm/day	35 m ²	23 m ²																				
3	15 mm/day	47 m ²	30 m ²																				
4	10mm/day	70 m ²	45 m ²																				
<p>2.0 BEDS</p> <table border="0"> <tr> <td><u>Soil category</u></td> <td><u>Loading Rate</u></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>20 mm/day</td> <td>35 m²</td> <td>23 m²</td> </tr> <tr> <td>3</td> <td>12.5mm/day</td> <td>56 m²</td> <td>36 m²</td> </tr> <tr> <td>4</td> <td>10 mm/day</td> <td>70 m²</td> <td>45 m²</td> </tr> </table>	<u>Soil category</u>	<u>Loading Rate</u>			2	20 mm/day	35 m ²	23 m ²	3	12.5mm/day	56 m ²	36 m ²	4	10 mm/day	70 m ²	45 m ²			<p>(a) 35m² gives 2 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 90m² (with reserve area 90m² total is 180m²)</p> <p>(b) 70m² gives 4 beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m², total is 360m²</p>				
<u>Soil category</u>	<u>Loading Rate</u>																						
2	20 mm/day	35 m ²	23 m ²																				
3	12.5mm/day	56 m ²	36 m ²																				
4	10 mm/day	70 m ²	45 m ²																				
<p>3.0 INFILTRATIVE SYSTEMS</p> <p>Loading rate 200mm/day (Soil Categories 1 & 2 with no site constraints)</p>	3.5m ²	2.25m ²	<p>(a) 3.5m² gives 3 of 1200 mm dia. Soakage holes (3.0m clearance between each) overall enclosing area 53m² (with reserve area 53m², total is 106m²).</p> <p>(b) 3.5m² gives one rectangular pit, 1200mm by 3000mm, overall enclosing area 25m² (with reserve area 25m² totals is 50m²).</p>																				

APPENDIX F:

DESIGN SIZE AND DISPOSAL AREA REQUIREMENTS

Disposal System and Site Conditions	Design size (Level or Slightly Sloping Sites -Most Conservative Design Loading)		Design Area Requirements
<p>4.0 ETS (EVAPO-TRANSPIRATION SEEPAGE) AND ASB (AEROBIC SEEPAGE BED)</p> <p>Loading rate 10mm/day (soil categories 5 and 6)</p>	70 m ²	45. ²	<p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank". Pumped dose loading.</p> <p>a) Bed width 1500 mm with crowned and grassed (or ET planted) surface, plus surface water and groundwater controls.</p> <p>b) 70m² gives beds 1500mm wide and 12m length at 3m centres, overall enclosing area 180m² (with reserve area 180m², total is 360m²).</p>
<p>5.0 TET (TOTAL EVAPO-TRANSPIRATION OVERFLOW)</p> <p>Loading rate 7mm/day (Soil Categories 1 & 2 and which have potential for significant groundwater impacts).</p>	100 m ²	65 m ²	<p>a) Pre-treatment via two septic tanks in series (2700 litres plus 1800 litres) or "Ecotank".</p> <p>b) Bed width 3.0m with crowned surface planted in cannas lilies or other high transpiration plantings; bed fully sealed with plastic liners.</p> <p>c) 100m² gives 2 beds each 16.7m length, spacing 2m between each, overall enclosing area (including overflow trench) 225m² (with 50% reserve bed area at 20m², total is 375m²).</p> <p>d) Overflow trench length, 15m.</p>