

# Application for resource consent or fast-track resource consent



Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

- |  |   |
|--|---|
| <input type="radio"/> Land Use   | <input type="radio"/> Discharge: Total volume = <input type="text" value=""/> m <sup>3</sup><br><i>Note; volumes &gt;3m<sup>3</sup> requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use*                                 | <input type="radio"/> Subdivision   |
| <input type="radio"/> Change of Consent Notice (s.221(3))                  | <input type="radio"/> Existing Use Certificate (s.139A)   |
| <input type="radio"/> Certificate of Compliance (s.139)                    | <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil)                                     |
| <input type="radio"/> Extension of time (s.125)                            |   |
| <input type="radio"/> Other (please specify) <input type="text" value=""/> |   |

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

## 3. Would you like to opt out of the fast track process?

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:  
The Resource Consents Planning Technicians, [planning\\_technicians@fndc.govt.nz](mailto:planning_technicians@fndc.govt.nz)

## 5. Applicant details

**Name/s:**

Alison Nicholas and Scott Blakeman

**Email:**

**Phone number:**

**Postal address:**

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?  Yes  No

If yes, please provide details.

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## 6. Address for correspondence

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

**Name/s:**

Zenith Planning Consultants - Att Wayne

**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.

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## 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:**

Alison Nicholas & Scott Blakeman

Property address/  
location:

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## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

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.

## 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.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009  2023

## 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

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025?  Yes  No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

*Please ensure all relevant technical reports are submitted with the application.*

## 14. 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

## 15. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

## 16. 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.

<b>Name/s:</b> (please write in full)	<input type="text"/>	
<b>Email:</b>	<input type="text"/>	
<b>Phone number:</b>	<input type="text" value="Work"/>	<input type="text" value="Home"/>
<b>Postal address:</b> (or alternative method of service under section 352 of the act)	<input type="text"/> <input type="text"/> <input type="text" value="Postcode"/>	

### 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.

<b>Name:</b> (please write in full)	<input type="text"/>	
<b>Signature:</b> (signature of bill payer)	<input type="text"/>	<input type="text" value="Date"/>

**MANDATORY**

## 17. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 18. Declaration

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

<b>Name</b> (please write in full)	<input type="text"/>	
<b>Signature</b>	<input type="text"/>	<input type="text" value="Date"/>

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

*See overleaf for a checklist of your information...*

## Checklist of your information

*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.*

## 16. 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)

BLAKEMAN FAMILY DEVELOPMENTS LIMITED

**Email:**

**Phone number:**

**Postal address:**

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

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**Name:** (please write in full)

AHSON NICHOLAS

**Signature:**

(signature of bill payer)

Date 31-May-2026

# **Planning Report and Assessment of Effects**

## **Proposed Subdivision Consent**

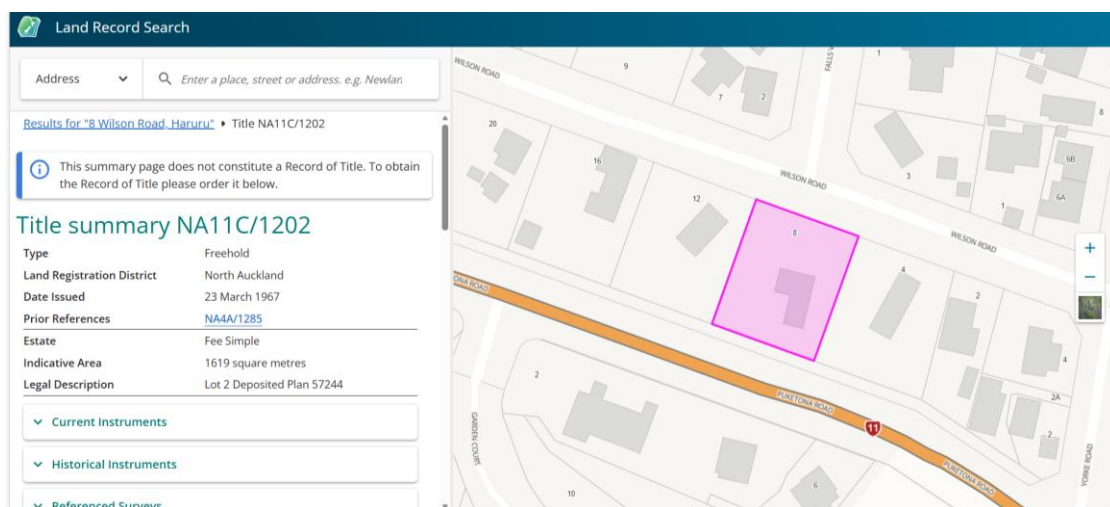
**Alison Nicholas & Scott  
Blakeman**

**8 Wilson Road, Haruru**

# PLANNING REPORT AND ASSESSMENT OF EFFECTS

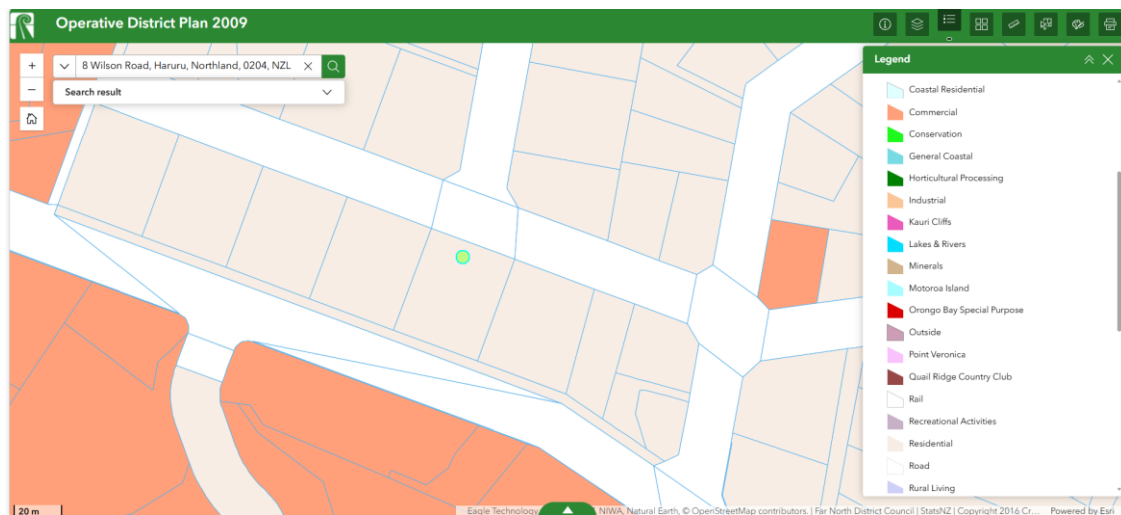
## APPLICATION AND SITE DESCRIPTION

- 1.01 Zenith Planning Consultants have been engaged by Alison Nicholas and Scott Blakeman to secure subdivision resource consent for a parcel of land located at 8 Wilson Road, Haruru. The application site is a flat to slightly sloping site with an existing dwelling, a shed, and several temporary shipping containers. The current entrance and access is located on the eastern side of the site. The site is 1619m<sup>2</sup> in area and a regular square shaped property. Properties within the area are variable in size with some the same size and others subdivided into varying lot sizes or are intensively developed and which have multiple residential units located within them. There is a pattern of intensification as demand for modest sized dwellings becomes popular and the usually spike in accommodation demands over the summer periods.
- 1.02 Haruru is essentially a suburban area with only a corner shop, a takeaway shop, several bars, a care facility, early childhood centre, and some holiday accommodation complexes with most residents either working in Paihia or Kerikeri and some beyond that. This residential focus is the essence of the area and wide range of housing options is available. Recent trends have seen more intensive developments and more modest scale housing become the common supply offered. This supply meets the demand for the area and offers much needed accommodation for holiday workers and local residents.
- 1.03 The site is located between part way down Wilson Road and is opposite the intersection with Falls View Road. The site is located between Wilson Road and Puketona Road with no legal access afforded onto Puketona Road due to a Local Purpose Utility Reserve.



*The application site is a large residential property.*

- 1.04 The application site is fully serviced with water and wastewater connections available to the site. The property falls within Council's stormwater catchment areas with stormwater from the site directed to the existing system. The site has existing power and telecommunications provided to the site and these will be provided to the new proposed lot boundaries.
- 1.05 There is no footpath located outside the application site but there is one located on the opposite side of side of Wilson Road. The immediate area is well established and long standing residential area that has been subject to periodic redevelopment proposals sporadically within the area and which has increased onsite intensity and resulted in reduced lot sizes where lots have been subdivided. Residential areas over time offer a range of lot sizes and residential intensities. Pockets of more intensive development are to the east and northeast of the application site. In these instances, the development has been completed in a manner which blends into the receiving environment.



- 1.06 The property is zoned Residential under the Operative Plan and the plan of subdivision provided details the potential development of the respective lots. The proposal sees the creation of four residential lots plus an access lot. The Access Lot will be owned in an undivided  $\frac{1}{4}$  share by each of the proposed lots. The existing access will be closed and centralised entrance and driveway will be formed as noted on the plans. Due to the proposed lot sizes, the applicant has prepared indicative plans for the development of each of the proposed lots. It is likely that development will occur over a number of stages for each of the respective lots. So, although the provided plans indicate a number of development options no final decisions on this subsequent has been made. The existing dwelling and other buildings will be removed.
- 1.07 The indicative lot sizes are as follows
- Lot 1 – residential – 348m<sup>2</sup>
  - Lot 2 – residential – 348m<sup>2</sup>
  - Lot 3 – residential – 371m<sup>2</sup>
  - Lot 4 – residential – 371m<sup>2</sup>

Lot 5 – Access Lot – 179m<sup>2</sup>

The Access Lot will have the following amalgamation condition wording or similar to this.

*That Lot 5 hereon be held in four undivided 1/4<sup>th</sup> shares and which is to be held in the same CFR as Lots 1-4 hereon.*

- 1.08 Technically a portion of the access lot can be added to the individual lots for development purposes but for this application the lot sizes are all over 300m<sup>2</sup> and therefore discretionary.
- 1.09 The Council is undertaking a plan change with a proposed plan progressing through the development phase and now in the final stages of the process. Currently, the subdivision rules and other development standards within the new zone are being finalised and have no legal weighting at this moment. The new district plan is to be endorsed by Council at a meeting on the 11<sup>th</sup> June 2026 at which time the revised proposed plan will be subject to an appeal period. During the appeal period there will be two sets of rules which will apply to development proposals.



*The application site is identified above with a General Residential zoning.*

- 1.10 The General Residential Zoning has similar subdivision provisions to that which currently exist and for the purposes of this application the proposed rules are not relevant considerations.

## APPLICATION PROPOSAL

- 2.01 The application being considered only concerns the subdivision of land. The landuse does not cover any other elements around the future development thereof.
- 2.02 The site is zoned Residential and the rules for subdivision are noted within Table 13.7.2.1 of the Far North Operative District Plan.

Residential Zone – lot sizes

- Controlled Lot size – The minimum lot sizes are 3,000m<sup>2</sup> (unsewered) and 600m<sup>2</sup> (sewered).
- Discretionary – The minimum lot sizes are 2,000m<sup>2</sup> (unsewered) and 300m<sup>2</sup> (sewered).

2.02 The proposed lot sizes for the proposed lots are as follows:

- Lot 1 – residential – 348m<sup>2</sup>
- Lot 2 – residential – 348m<sup>2</sup>
- Lot 3 – residential – 371m<sup>2</sup>
- Lot 4 – residential – 371m<sup>2</sup>

2.03 The application is considered to be Discretionary with all lots above 300m<sup>2</sup> for a sewered lot. The proposal complies with all other design requirements such as access legal widths and the required shape factor for the respective lots.

**The application is Discretionary**

**PROPOSED DISTRICT PLAN**

2.05 As noted previously, the majority of rules within the Proposed District Plan do not have legal effect until such time as Council publicly notifies its decisions on submissions which is expected at the end of May 2026. There are however certain rules that have been identified in the proposed plan which have immediate legal effect and that may therefore apply and need to be considered in assessing this application. Such rules may affect the activity status of the application.

2.06 The rules for hazardous substances, scheduled sites or areas of significance to Maori, significant natural areas, excavation and filling, or a scheduled heritage resource do not apply as none of these aspects are applicable to the site. Additionally, Heritage Area Overlays, historic heritage rules, and Notable Trees are also not applicable.

2.07 On this basis there are no rules which have immediate legal effect, and which apply to the proposal or the application site. Consideration of relevant objectives and policies is still required however, given the Discretionary activity status which applies to the proposal.

**ASSESSMENT OF EFFECTS**

3.01 With the subdivision lot size resulting in the application being discretionary all matters can be considered in terms of assessing the merits of the application. For the purposes of assessing the application, the district plan directs consideration of the proposal to the assessment criteria within section 13 which is detailed below. Where appropriate other matters and considerations including National Environmental Standards and National Policy Statements as they apply to the proposal.

- 3.02 It is necessary to consider the potential of Permitted Baseline and Existing Environment comments in considering the relevant matters to be assessed.

### **PERMITTED BASELINE**

- 3.03 Pursuant to section 104(2) of the Act, when forming an opinion for the purposes of section 104(1)(a) a council may disregard an adverse effect of the activity on the environment if the plan or a NES permits an activity with that effect (i.e. a council may consider the "permitted baseline"). When considering an application for resource consent it is important to reference and place some reliance on Permitted Baseline arguments. This provides the expectation for development proposals within the zone and enables the consideration of the differences between what could be undertaken "as of right" and that which is proposed. When referencing and using Permitted Baseline such arguments should not be fanciful but based on realistic proposals and expectations.
- 3.04 In addition to Permitted Baseline considerations, Existing Use Right considerations could also apply especially where the proposed activity is similar in nature and previously lawfully established.
- 3.05 In this circumstance, any subdivision proposal requires a resource consent application. On this basis it is considered that the Permitted Baseline consideration is not useful to this application.
- 3.06 With respect to Existing Use Right considerations which may apply, the existing development on site will be removed and the lots when created will be vacant. In this respect the proposal will result in three additional lots for a total of four on the application site.
- 3.07 It is further noted that there is a mixture of lots size and residential intensities within the Haruru area which is comparable to that proposed within this application. The design suggested illustrates how the development could be constructed on site which complies with the present development standards.
- 3.08 The existing environment is an important consideration in justifying the appropriateness of the proposed subdivision. The development is not out of character for similar sites within the immediate area and within the residential zone. The plan provides for increased intensity here there is demand and where the development could be absorbed without any adverse effects. Given the pockets of development with similar intensities it is contended that the level of intensity is comparable and these existing elements near to the site are appropriate in this location.

### **ASSESSMENT CRITERIA EVALUATION**

- 3.09 The following criteria applies to Discretionary and Non-Complying subdivision applications. Not all matters to be considered are relevant to the application.

#### **13.10 ASSESSMENT CRITERIA**

In considering whether or not to grant consent or impose conditions on this application, such work, needs to be completed prior to the issuance of the s224(c) Certificate.

### 13.10.1 ALLOTMENT SIZES AND DIMENSIONS

- (a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.
- (b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.
- (c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
- (d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

The operative plan provides for various lot sizes and this is noted in the variety of sizes from large residential serviced sections to those much smaller and down to only 300m<sup>2</sup>. In this instance there is demand for all types of housing and much of the new housing provided within Haruru is provided in Watea which is a housing development with larger lot sizes and typically having lots in excess of 600m<sup>2</sup>. However, recent demand has seen more lots created within this development below 600m<sup>2</sup> and smaller houses overall. The recently developed Watea west is an example of this while sporadic intensification and reduced lot sizes is also occurring in the older established residential area in which the application site is located.

Intensification of lots through multiunit development or smaller lot sizes is becoming a regular occurrence where affordable housing is sought to be provided to meet demand. This is particularly relevant in the peak season where residential accommodation is scarce and working travellers and locals look for accommodation. To provide more affordable housing is a key objective of several government agencies and has been encouraged by Council through provisions where increased intensities can be accommodated. There are recent developments where this has been approved with construction underway on one site.

The applicant has provided indicative development plans for each lot which complies with the operative plan requirements and illustrates that a dwelling that is reasonably sized can be placed within this development. The proposed intensity while greater than adjoining lots is not dissimilar to nearby lots where both smaller lots and/ or multi-unit development is located.

The application site is not located within the coastal environment or the rural environment.

### 13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

- (a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.
- (b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.
- (c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.

The application site contains no natural hazards to which s106 of the Act could apply. This conclusion is aided by the relative flatness of the site and lack of nearby water bodies other than stormwater drains located within the road corridor and on steeper areas within the immediate area where water from overland flow paths is managed.

The potential for hazard related effects is less than minor.

#### 13.10.3 WATER SUPPLY

- (b) Whether the provisions of the “Engineering Standards and Guidelines 2004 – Revised March 2009” (to be used in conjunction with NZS 4404:2004) have been met in respect of fire fighting water supply requirements.
- (c) Whether the provisions of the Council’s “Engineering Standards and Guidelines” (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004) have been met in respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.
- (d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision.
- (e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units.
- (f) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.

The application site is located within Council’s municipal water supply network and therefore no onsite harvesting of water is required. There are no known issues around supply and connection availability given that the existing dwelling has a connection. Sufficient water meters will need to be installed for each lot and will likely be located within the access lot.

The supply of water for firefighting purposes is a necessary requirement in urban areas and there is sufficient supply locally to meet requirements.

With Haruru being an established residential area the supply of water is available and meets requirements.

Water supply effects are less than minor.

#### 13.10.4 STORMWATER DISPOSAL

- (a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.
- (b) Whether the application complies with the provisions of the Council’s “Engineering Standards and Guidelines” (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).
- (c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.

- (d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.
- (e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.
- (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.

The application site is located within an urban catchment and therefore an existing stormwater system is to be utilized in receiving stormwater from the application site.

As part of good practice for design – low impact designs can be used and adopted where there is a potential exceedance of the total impermeable surfaces allowed by the development. With the design not finalized, the avoidance of breaching impermeable surfaces can be achieved and if it is exceeded, then the appropriate measures can be put in place to reduce the overall impact.

The catchments have been designed to accommodate permitted levels and for now this will be achieved. Suitable measures to connect the internal stormwater collected to the network will be put in place.

#### 13.10.5 SANITARY SEWAGE DISPOSAL

- (a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.
- (b) Whether the application includes the installation of all new reticulation, and complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).
- (c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.
- (d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.

The existing development has a sanitary connection, and it is contended that a similar arrangement will be used for the additional connections required for each of the respective lots.

There will be sufficient space within the Access Lot to provide for the required pipes and connections as required.

#### 13.10.6 ENERGY SUPPLY

- (b) Whether the proposed reticulated system to be installed by the subdivider is adequate for the likely development.
- (g) Whether the subdivision design, location of building platforms and proposed electricity supply has had adequate regard to the future adoption of appropriate renewable energy initiatives and technologies.

Existing power and telecommunications are available to the proposed lot with the access lot providing the supply corridor.

The physical provision of a power supply to the property boundary will be provided to the boundary of the application.

There is no impediment to the future occupiers utilizing renewable energy. The most likely source would be via solar panels which could use some of the roof space on the new buildings to be eventually constructed. The landowner could elect to construct this as required.

#### 13.10.7 TOP ENERGY TRANSMISSION LINES

Where it is proposed to subdivide land to create new allotments within an area measured 20m of either side of the centre point of an electrical transmission line designed to operate at or above 50 kV, particular regard shall be had to the following matters:

This provision does not apply as there are no 50kV lines near to the application site.

#### 13.10.8 TELECOMMUNICATIONS

- (a) Where the subdivision involves construction of new roads or formed rights of way, whether an extended reticulation system has been installed (at the subdivider's cost), having regard to the Council's "Engineering Standards and Guidelines 2004 – Revised March 2009 (to be used in conjunction with NZS 4404:2004) and "The National Environmental Standard for Telecommunication Facilities 2008".
- (c) Whether the proposed reticulation system will have potential adverse effects on amenity values.

Supply to the property boundary is a requirement of subdivision as per the rules of the district plan. There are connections available with easements able to be created within the access lot as required.

#### 13.10.9 EASEMENTS FOR ANY PURPOSE

Whether there is a need for an easement for any of the following purposes:

- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) Easements for any of the following purposes:
  - (i) private ways, whether mutual or not;
  - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
  - (iii) telecommunications;

There are no easements located within the application site. The proposed access lot will have easements in place (as required) for all services. These future easements will likely all fall within the access corridor.

#### 13.10.10 PROVISION OF ACCESS

- (a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

The existing entrance and access to the site will be moved to a centralised position as illustrated on the scheme plan. The entrance will be directly opposite Falls View Road and will have good unimpeded visibility in both directions. Centralising the entrance will

enable all lots to be accessed from the one entry point. The designs of the respective residential units will be tailored to meet this access proposal.

The access lot will be shared by each of the four proposed lots with an undivided 1/4<sup>th</sup> share applicable to each lot. There will need to be an amalgamation condition approved and reflective of this arrangement within the proposed conditions of consent.

The formation within the access lot will meet the Council engineering standards and district plan requirements including a concreted entrance and internal access with formations to the required council standards.

To construct the access only minor earthworks is required and no vegetation removal is necessary.

As noted within the site description, the site bounds onto State Highway 11 (Puketona Road) but is separated by a local purpose utility reserve. There is no intention to access onto Puketona Road.

The effects of the proposed subdivision when considering access related matters is less than minor.

#### 13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

- (a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

There are only minor earthworks required for the access formation in an area which is flat. The sloping nature of the site may require some earthworks to be completed to ensure a flat construction area is available. Any works related to this will be dealt with separately.

Any utilities required will connect to the existing network.

#### 13.10.12 BUILDING LOCATIONS

- (a) Whether the subdivision provides physically suitable building sites.  
(b) Whether or not development on an allotment should be restricted to parts of the site.  
(d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

The proposed lots will all be vacant and each contains sufficient space to provide for a dwelling and some outdoor space as illustrated within the supporting plans provided within the application.

The development of the individual lots is likely to be staged once the subdivision is complete and this will depend on funding and demand for housing. The designs provided are compliant with current rules for the zone but will be modified (as required) to comply or meet a specific design elements. If a rule breach was to occur, then a resource consent will be required for any breaches.

The pattern of development has been designed to reflect the square shape of the lot and the desire to ensure that bordering lots will only see two dwellings at any one point. The lot size currently allows for two dwellings on site as a permitted activity and by ensuring that neighbours will only see two distinctive structures, this is comparable to the permitted allowance for the zone given the current lot size. There will be some perimeter boundary treatments such as uniform fencing and landscaping to soften the fences. The fences will also be present within the development to demarcate the lots and provide some privacy between the residential units.

Future development could have passive solar gains if the occupier and owner elects to use this energy source for their development. The site is open and could take advantage of the essentially flat nature of the site to achieve this. The sun would be readily available and accessible for most of the day (excluding early morning). Some neighbouring properties have such systems in place.

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

- (b) Whether the means (physical and/or legal) by which ongoing preservation of the resource, area or feature will be achieved is adequate.
- (g) Whether the subdivision will result in the permanent protection and/or enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes, outstanding landscape features or outstanding natural features.
- (h) Whether the subdivision will result in the significant enhancement of biodiversity values through planting of native flora (preferably those species that naturally grow in the area) and ongoing management (including pest animal and plant control, fencing and replacement of failed plantings, stream enhancement and waterway protection).

The application site contains no Outstanding Natural Features, Outstanding Landscapes, or other resource features as denoted in the district plan. There are few trees on the site and offer no significance.

The site will offer some ornamental landscaping to soften fences and other structures such as buildings.

The site itself does not offer any enhancement to biodiversity but does fully utilise residentially zoned land which will potentially reduce demand on non-residential land and other areas where biodiversity is more important and requires protection.

Stormwater, where required, will be collected and directed to existing stormwater connections available within the catchment.

#### 13.10.14 SOIL

- (a) The extent to which any subdivision will contribute to or affect the ability to safeguard the life supporting capability of soil.
- (b) The degree to which the life supporting capacity of the soil may be adversely affected by the subdivision and the degree to which any soils classified as I, II or III in the NZ Land Resource Inventory Worksheets are adversely affected by the subdivision.

The application site is not noted as having highly versatile soils and is exempted from consideration of the National Policy Statement which does not apply to residentially zoned land.

#### 13.10.15 ACCESS TO WATERBODIES

The application site contains no permanent water bodies. This provision does not apply to this application.

#### 13.10.16 LAND USE INCOMPATIBILITY

- (a) 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.

The proposed use for residential purposes is consistent with the immediate location. The operative plan and proposed plan zones land south of the site as being Commercial (operative plan) and Mixed Use (proposed plan) with Puketona Road acting as an existing barrier. Access onto Puketona Road for these commercial sites would require permission from Council and NZTA which despite its 60kp/h speed limit for vehicles may be difficult.

#### 13.10.17 PROXIMITY TO AIRPORTS

The application site is not close to any airport and this provision does not apply.

#### 13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

The site is not considered to be within the coastal environment.

**13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT /USE**  
The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

- (a) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);

The district plan encourages the ability of lot owners to utilise renewable energy options and to adopt energy efficient design in the development within the lot. This is most commonly applicable to domestic solar energy systems. This subdivision application does not inhibit this potential with all lots able to utilise renewable energy options if they wish too.

#### 13.10.20 NATIONAL GRID CORRIDOR

The application site contains no National Grid Corridor and therefore this provision does not apply to this application.

## **ASSESSMENT OF EFFECTS CONCLUSION**

- 3.10 The subdivision application is a discretionary due to lot size only but represents a practical and efficient development which is illustrated on the indicative plans provided for residentially zoned land.
- 3.11 The immediate area includes development which has been undertaken at comparable intensities either via a subdivision application or via a multi-unit development. A wide range of housing is demanded within the Haruru area and this proposal offers this opportunity as either sold to a new owner for individual ownership or which could be rented to new residents. The existing dwelling is to be removed and replaced accordingly.
- 3.12 When viewing the development from the neighbouring sites or the public road, the intent of the design is to ensure that only two dwellings be visible at any one time which compares favourably to the permitted allowance of two dwelling on the current site. Neighbours will only see what is permitted under the rules with mitigation measures and strategic design offering the measures to achieve this.
- 3.13 The site is considered to be readily able to absorb the additional development which would result from the proposed subdivision with effects concluded as being less than minor. Services for the future development are available and the pattern and density of development is not out of character for what is now becoming a more intensively developed area. Concerns such as precedent and intensity of development are not considered to be matters of concern given previous approvals and existing development intensities within this area.
- 3.14 The assessment of effects does not identify any matters of concern with effects able to be mitigated via conditions of consent if required. The application is considered to represent a positive development for the immediate area with no adverse effects created or effects which could be considered as minor or more than minor. The proposal provides an appropriate use of the land and offers an opportunity for new residences to be constructed and will assist new landowners in providing for their families well being.
- 3.15 Overall effects from both components is that they are less than minor.

## **4.0 OPERATIVE DISTRICT PLAN – OBJECTIVES AND POLICIES**

- 4.01 The following assessment of objectives and policies is focused on the relevant subdivision considerations. The assessment of effects has covered the specific matters in more detail but as stated there remains sufficient scope within the subdivision provisions to not be required to review other sections.
- 4.02 The following considerations will provide commentary and details as to how the proposal is generally consistent with key objectives and policies for the Subdivision chapter. The following Objectives and Policies are considered to be the most relevant to the application with consideration only of the subdivision chapter.

## **SUBDIVISION**

### **13.3 OBJECTIVES**

- 13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.
- 13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.
- 13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.
- 13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.
- 13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).
- 13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

### **13.4 POLICIES**

- 13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:
  - (a) natural character, particularly of the coastal environment;
  - (d) amenity values;
  - (g) existing land uses.
- 13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.
- 13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.
- 13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.
- 13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.
- 13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:
  - (a) development of energy efficient buildings and structures;

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

## **COMMENTARY ON OBJECTIVES AND POLICIES**

- 4.03 The subdivision rules determine the activity status of any application and set levels of expectation and broad acceptance criteria for applications lodged to reach or comply with. Key to this assessment is the character of the area and the existing development within the area. When considering serviced residential sections, it is the ability of site to absorb the potential level of development proposed. There are no automatic positions with applications with the need to state the reasons why the level of development is acceptable. When considering a discretionary application there is no limit to the matters to be considered. There is a general observation that development would be acceptable if effects can be concluded as being less than minor.
- 4.04 The proposed subdivisions primary focus to achieve the purpose of the zone and not conflict with the intent of the zone. The proposal is assessed to have achieved this by confirming the potential development of the site with indicative plans and which enables a degree of amenity to be maintained. Although there is a degree of uniformity in the lot size and arrangements, this is deliberate to ensure that when viewed from off the site, that the level of development is comparable to a permitted level. No more than two dwellings can be seen from each boundary. Fencing and landscaping will further enable this perception to be achieved.
- 4.05 Many of the above objectives consider the potential effects of the proposal as a potential outcome and seek to ensure the conclusion from an effects perspective is less than minor. The planning assessment undertaken supports the conclusion reached and the proposal is not only considered to meet the intent of the zone but also is acceptable within the receiving environment.
- 4.06 The current zone provides for a range of intensities for development and has approved such intensities before within the immediate area. The area is appropriate for intensification purposes with Council provided municipal services available. There is only one further consideration being vehicle access to the respective lots. In this proposal, the communal entrance is centralised and with good visibility will ensure there is limited risk to traffic and pedestrians.
- 4.07 The proposed subdivision will create an opportunity for three additional dwellings to be established. The creation of the lots will contribute to the new lot owners or occupiers social and economic well-being. The existing property while also residential is large and inefficient and offers a logical intensification option for the owner.
- 4.08 The proposal will not compromise the existing amenity and the proposal will not result in adverse visual effects. Careful landscaping and boundary plantings will maintain privacy internally, and externally, of the site.
- 4.09 The proposed subdivision will not create any reverse sensitivity concerns as the area is primarily a residential area with a few commercial uses.
- 4.10 The additional traffic from the additional dwelling will have no discernible effect on the existing roading network with the new entrance required to be completed.

- 4.11 The proposed subdivision is considered to be generally consistent with the relevant subdivision and impermeable surfaces related objectives and policies.

### **PROPOSED FAR NORTH DISTRICT PLAN**

- 4.12 The proposed district plan is in the final stages of the process with Council to consider the recommendations following extensive hearings and evidence. The subdivision rules for the General Residential Zone do not apply to the application at this point in time. Although the rules do not apply it is necessary to consider the relevant Objectives and Policies due to the applications' discretionary activity status. The weighting afforded to the proposed district plan with this status is minor.

### **Objectives and Policies**

- 4.13 The objectives and policies for subdivision are noted as follows acknowledging that only those which are considered to be relevant have been included.

#### **SUBDIVISION OBJECTIVES**

SUB-01 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 the risk from natural hazards or risks are mitigated and existing risks reduced;
- f. Manages adverse effects on the environment.

#### **SUBDIVISION POLICIES**

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

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

SUB-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.
- 4.14 The key aspect for this application is that the level of residential intensity remains at an acceptable level and does not represent over development of the site. It is contended that the proposal is consistent with adjacent and nearby properties which offer similar sizes although not similar to the immediate lots adjacent to the site.
- 4.15 The intensity of development has been illustrated in the indicative plans which develop the site and prove compliance with the operative plan. Final designs will ultimately be provided, and they will likely be comparable to those plans provided in this application.
- 4.16 From the immediate neighbours and the road boundaries the intent is to ensure that only two dwelling are visible at all times. This design ensures that the level of development is comparable to the permitted allowance of two dwellings for the application site. Perimeter landscaping and fencing as well as internal elements will ensure privacy and amenity values reach acceptable levels. Currently the perimeter is a mixture of fencing types and styles and some vegetation or no boundary treatments at all (roadside boundary onto Wilson road). Perimeter treatments could be part of the immediate works required with internal fencing or landscaping to be determined once the designs are finalized.
- 4.17 The proposal will not result in any increase in hazard risk and will maintain local character values notwithstanding the reduced lot sizes.
- 4.18 The proposal is considered to be generally consistent with the relevant objectives and policies of the Proposed Far North District Plan.

## **5.0 PART 2 CONSIDERATIONS**

- 5.01 The application does not conflict with any matter or consideration under Part 2 of the Act. The proposal provides for the social and economic well-being of the district by improving the environment and enabling appropriate development to be established all while resulting and ensuring the potential effects of the proposal are less than minor.
- 5.02 It is therefore contended that the proposed subdivision is appropriate and consistent with the purpose of the Act.

## **6.0 NOTIFICATION ASSESSMENT S95A TO 95G OF THE ACT**

- 6.01 Sections 95A to 95G require Council to follow specific steps in determining whether to notify an application. In considering the conclusions findings within this report are relied upon.
- 6.02 [Public Notification section 95A](#)

### Step 1

Mandatory public notification in certain circumstances

- (a) the applicant has requested that the application be publicly notified:
- (b) public notification is required under section 95C:
- (c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

The applicant has not requested public notification and none of the remaining matters as described are applicable.

#### Step 2 Public Notification precluded in certain circumstances

The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:
- (b) the application is for a resource consent for 1 or more of the following, but no other, activities:
  - (i) a controlled activity:
  - (ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:
  - (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:
  - (iv) a prescribed activity (see section 360H(1)(a)(i)).

The subdivision application is discretionary and cannot be publicly notified. The proposal is precluded from public notification.

#### Step 3 – Public Notification required in certain circumstances

The criteria for Step 3 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:
- (b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The NES Regulations do not apply to the site as there has been no uses which qualify as an activity on the HAIL list, and which have been undertaken on the application site. Furthermore, NRC records confirm there are no known contaminated sites within the application site.

The application is precluded from public notification.

### 7.03 Affected Persons Assessment – Limited Notification Section 95B

If the application is not required to be publicly notified, a Council must follow the steps of section 95B to determine whether to limited notify the application.

Step 1: certain affected groups and affected persons must be notified

- (2) Determine whether there are any—
- (a) affected protected customary rights groups; or
  - (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

There are no protected customary rights or customary marine titles which apply to the application site.

Step 2: if not required by step 1, limited notification precluded in certain circumstances  
The criteria for step 2 are as follows:

- (a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:
- (b) the application is for a resource consent for either or both of the following, but no other, activities:
  - (i) a controlled activity that requires consent under a district plan (other than a subdivision of land):
  - (ii) a prescribed activity (see section 360H(1)(a)(ii)).

The application is not precluded from Limited Notification as neither of the exemptions as described above apply to the application.

Step 3: if not precluded by step 2, certain other affected persons must be notified

- (7) Determine whether, in accordance with [section 95E](#), the following persons are affected persons:
- (a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and
  - (b) in the case of any activity prescribed under [section 360H\(1\)\(b\)](#), a prescribed person in respect of the proposed activity.

The applicant has not undertaken any consultation with neighbours and does not consider that they are affected in a minor or more than minor way. In support of this conclusion, it is contended that the development proposal falls within an acceptable level of development of which there are multiple examples within the immediate area. Sites which have been subdivided and developed or developed with multi-development residential units have similar outcomes.

The applicant has designed the proposal so that the neighbours would see development which is at the permitted level ie two dwellings at any one time. The additional measures such as perimeter fencing and/or landscaping as well as internal landscaping and/or landscaping will assist in achieving this project objective.

Built form is an expected outcome within the General Residential zone and the key is to ensure that development is not considered to be overly intensive or dominating to neighbouring properties. The indicative design provided does not represent these concerns.

There are no other persons deemed to be potentially affected by the proposed subdivision and subsequent development.

#### 6.04 Notification Assessment Conclusion

Pursuant to sections 95A to 95G it is recommended that the Council determine that the application can be processed non-notified for the following reasons:

- In accordance with section 95A, public notification is not required, as the activity is a discretionary subdivision for residential purposes;
- In accordance with section 95B, written approvals have not been sought as based on the matters of particular concern, the effects are less than minor and therefore no persons are considered to be affected persons; and,
- In accordance with section 95A(9) and 95B(10), there are no special circumstances to require public or limited notification.

### 7.0 SUMMARY

7.01 The application is a subdivision consent seeking to create three additional lots which will see a total of four lots created. The proposal also includes an access lot which is owned by all four lots in an undivided 1/4<sup>th</sup> share.

7.02 The property is located within the Residential Zone as denoted within the Far North District Plan. The proposal is assessed as discretionary as lot sizes cannot meet the controlled lot sizes.

#### Residential Zone

- Controlled Lot size – 600m<sup>2</sup>
- Discretionary – 300m<sup>2</sup>

The proposed lot sizes within the subdivision are follows:

- Proposed Lot 1 – 348m<sup>2</sup>
- Proposed Lot 2 – 348m<sup>2</sup>
- Proposed Lot 3 – 371m<sup>2</sup>
- Proposed Lot 4 – 371m<sup>2</sup>

7.03 Access is achieved via a proposed access lot which will be owned by all lots. The formation and design will meet all engineering requirements and services will also be located within the lots.

7.04 The effects of this subdivision application have been assessed and concluded as being less than minor. No persons are considered to be affected by the proposed subdivision consent. The effects on the wider environment are considered to be less than minor with appropriate mitigation measures proposed.

7.05 The proposal is not contrary to relevant objectives and policies of the Far North District Plan or proposed plan.

7.06 It is considered that the application can be approved under s104B of the Act.

7.07 With respect to conditions of consent the applicant would appreciate sighting a draft set of conditions for review and comment (if necessary).

Should you have any queries in respect to this application please contact me.

Yours faithfully



**Wayne Smith**

**Zenith Planning Consultants Ltd**

**Principal | Director**

BPlan | BSocSci | MNZPI

[wayne@zenithplanning.co.nz](mailto:wayne@zenithplanning.co.nz)

**mob: +64 (0) 21 202 3898**



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA11C/1202  
**Land Registration District** North Auckland  
**Date Issued** 23 March 1967

**Prior References**  
NA4A/1285

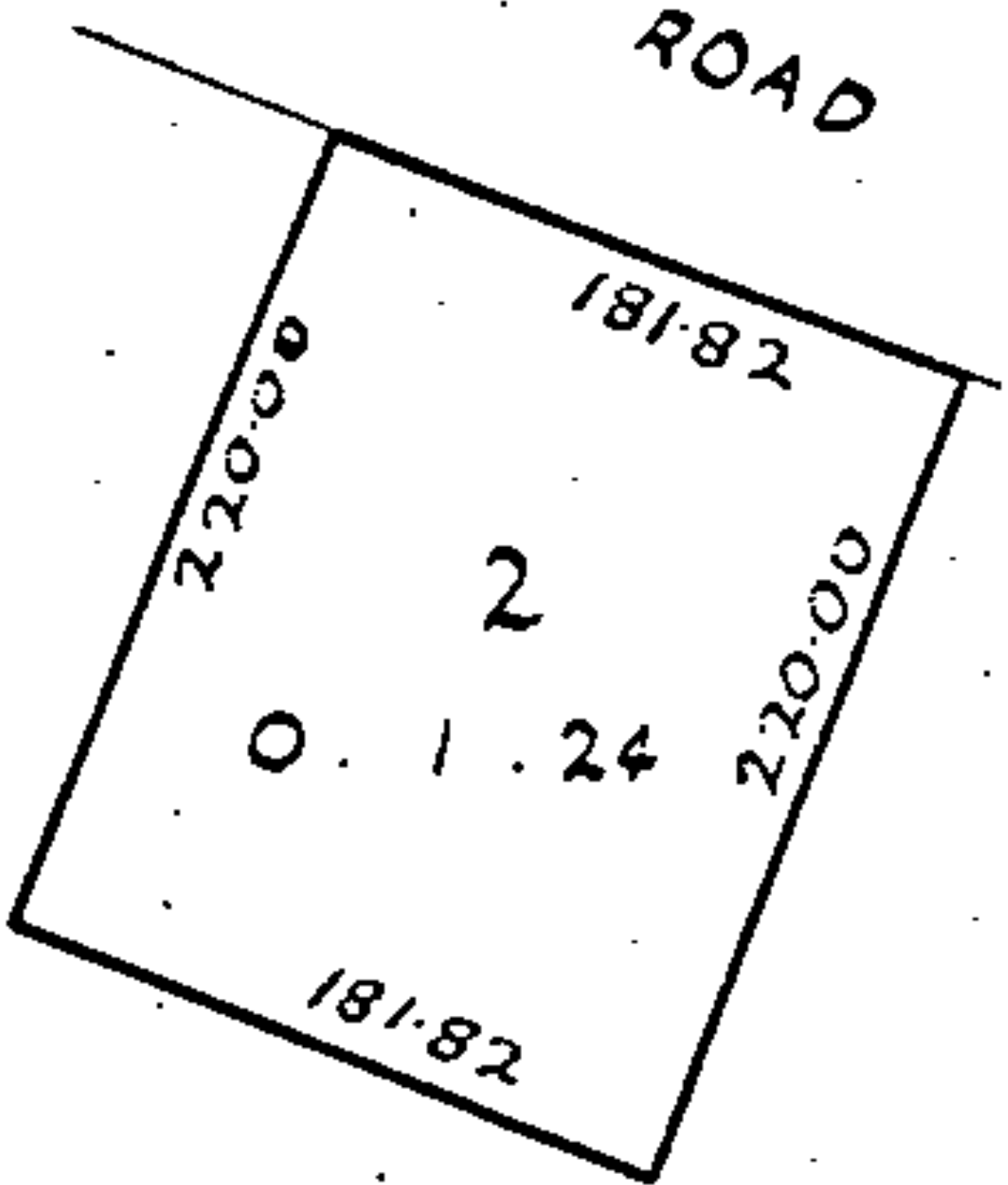
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**Estate** Fee Simple  
**Area** 1619 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 57244

**Registered Owners**  
Scott Hamilton Blakeman and Alison Helen Nicholas

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**Interests**  
12864661.3 Mortgage to ASB Bank Limited - 17.11.2023 at 3:11 pm



# 8 WILSON ROAD HARURU



<u>SHEET NO.</u>	<u>SHEET NAME</u>	<u>REV</u>	<u>REV DATE</u>
0000	COVER PAGE	-	
A101	EXISTING SITE PLAN	-	
A102	PROPOSED SITE PLAN	-	
A103	SERVICES PLAN	-	
A104	PROPOSED EARTH WORKS	-	
A301	ELEVATIONS NORTH AND SOUTH	-	
A302	ELEVATION EAST AND WEST	-	

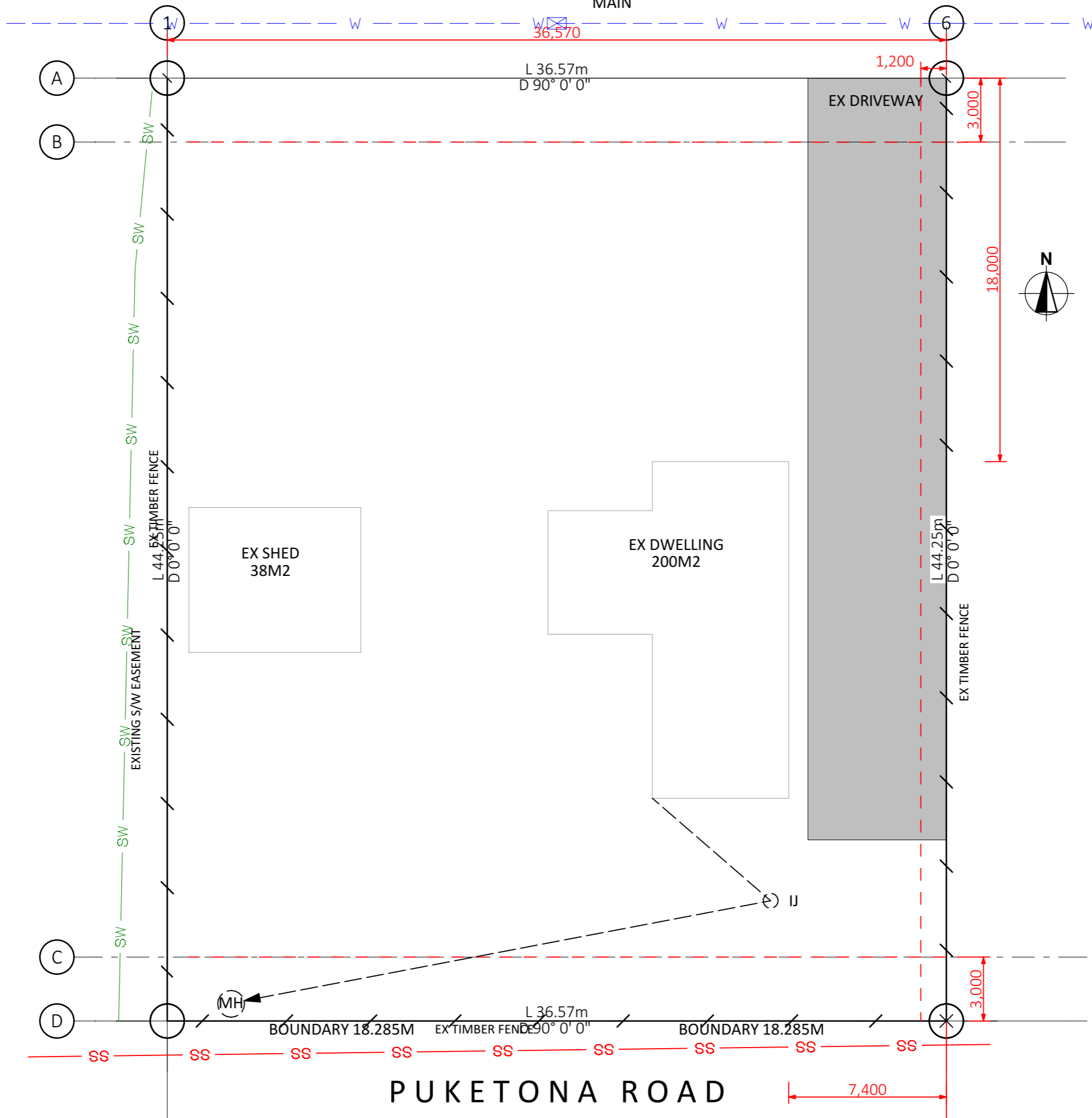
RevID	ChID	Revision	Date

**NOTES:**  
 All work to comply with manufacturer's specifications and details all plumbing and drainage work to comply to NZBC or AS3500. Contractor to check for all underground utilities and services and verify locations before construction commences. Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale.  
 These drawings must be read in conjunction with structural engineering documentation. These drawings must be read in conjunction with the geotechnical and civil reports. All documents and information has equal precedence. Should there be any Variation or discrepancies, the architectural designer must be made aware immediately. All work shall comply with, NZS4223.3:2016, NZS3604:2011 and the New Zealand Building code (nzbc) and approved documents, contractor to carry out all works in Accordance with the health and safety at work act 2015.

REV SHEET	0000	SHEET TITLE: COVER PAGE	JOB TITLE: WILSON
		SCALE A3: 1:1	SITE ADDRESS:
		ISSUED: 14/04/2026 PROJECT #: 240910	8 WILSON ROAD HARURU
			<b>Housse.</b> Housse Architectural Design Limited +64 21 615 578 Alison@housse.co.nz

# WILSON ROAD

EX WATER MAIN



1

SITE PLAN EXISTING

1:200

ReVID	ChID	Revision	Date

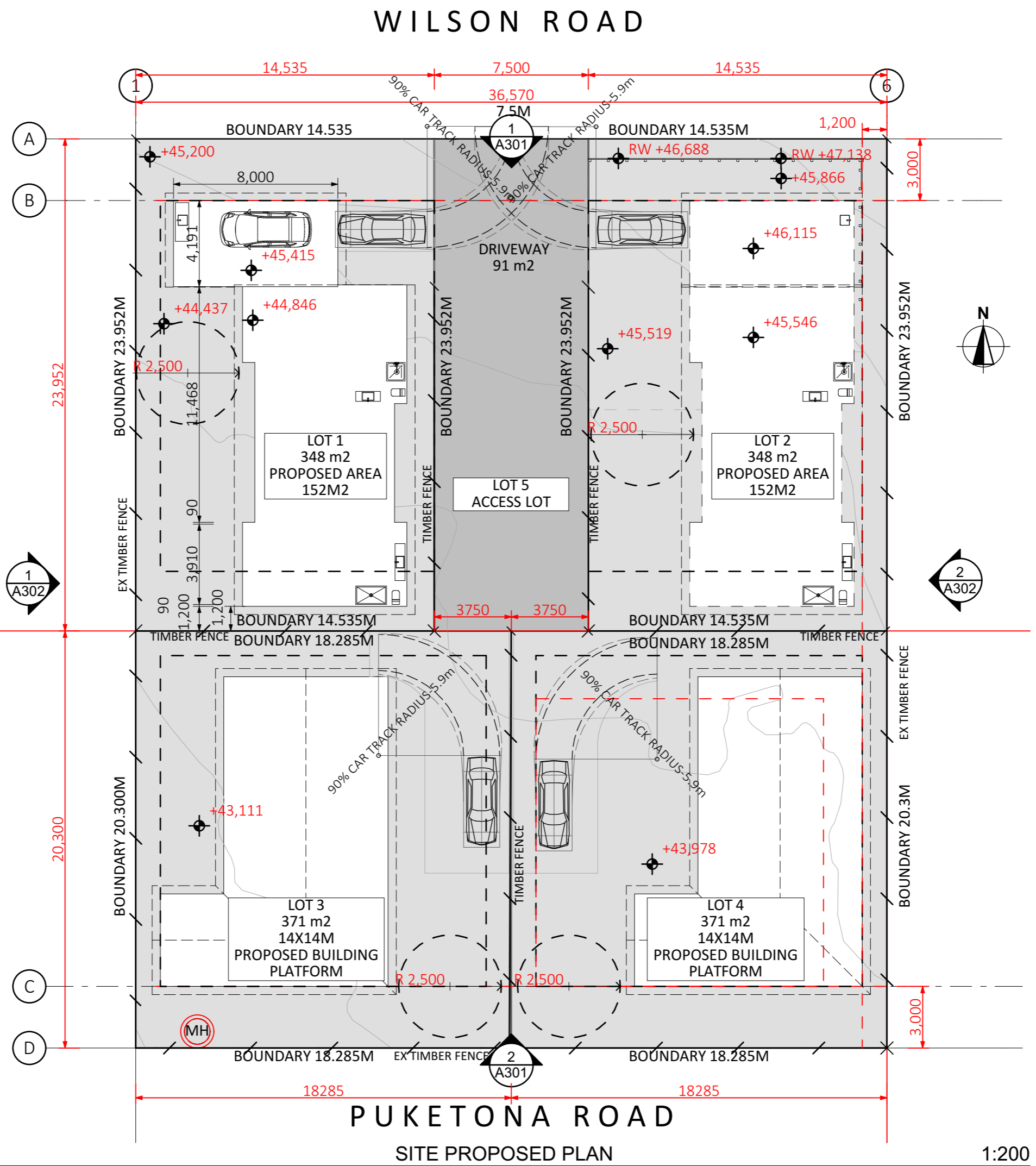
**General Notes:**  
 All work to comply with NZS3804:2011 and NZBC document.  
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3500.  
 Contractor to check for all underground utilities and services and verify locations before construction commences.  
 Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

**Housse.**  
 Housse Architectural Design Limited  
 +64 21 615 578  
 Alison@housse.co.nz

R SHEET REV	SHEET TITLE: EXISTING SITE PLAN	JOB TITLE: WILSON
	SCALE A3: 1:200	SITE ADDRESS: 8 WILSON ROAD HARURU
ISSUED: 14/04/2026		PROJECT #: 240910
A101		

SITE CALCULATIONS	
8 Wilson Road, Haruru	
Total site area	1619 m <sup>2</sup>
<b>Building coverage LOT 1&amp;2</b>	
Total Site area	348m <sup>2</sup>
Proposed building coverage	112m <sup>2</sup>
<b>Total building coverage</b>	<b>112m<sup>2</sup>/32%</b>
<b>Impervious area LOT 1&amp;2</b>	
Roof	131m <sup>2</sup> .
Driveway	21m <sup>2</sup>
Patio/Concrete Path	20m <sup>2</sup>
<b>TOTAL Impervious areas</b>	<b>172m<sup>2</sup>/49%</b>
<b>Building coverage LOT 3&amp;4</b>	
Total Site area	371m <sup>2</sup>
Proposed building coverage	134m <sup>2</sup>
<b>Total building coverage</b>	<b>134m<sup>2</sup>/332%</b>
<b>Impervious area LOT 3&amp;4</b>	
Roof	156m <sup>2</sup> .
Driveway	58m <sup>2</sup>
<b>TOTAL Impervious areas</b>	<b>214m<sup>2</sup>/57%</b>
<b>Impervious LOT 5</b>	
Total Site area	179m <sup>2</sup>
Driveway	179m <sup>2</sup>
<b>Total Impervious</b>	<b>179m<sup>2</sup>/100%</b>
<b>EARTHWORKS 142M<sup>2</sup>/80M<sup>3</sup> CUT</b>	

SITE PLAN KEY	
← SS	PROPOSED SEWER LINE
← SW	PROPOSED STORMWATER LINE
← - - -	PROPOSED WATER
○ — ○	BOUNDARY LINE
— / — /	FENCING
<b>WM</b>	WATER METER
■	PERMEABLE PAVING
■	CONCRETE
▬	PROPOSED RETAINING WALL
VEHICLE CROSSING CONSTRUCTION AS PER FNDC ENGINEERING STANDARDS SHEET 18	



ReVID	ChID	Revision	Date

**General Notes:**  
 All work to comply with NZS3604:2011 and NZBC document.  
 All work to comply with manufacturer's specifications and details. All plumbing and drainage work to comply to NZBC or AS3500.  
 Contractor to check for all underground utilities and services and verify locations before construction commences.  
 Contractor to verify all levels, angles and dimensions on site prior to commencement of any work. Refer all figured dimensions, do not scale. Refer all discrepancies to architectural designer office.

**Housse:**  
 Housse Architectural Design Limited  
 +64 21 615 578  
 Allison@housse.co.nz

SHEET TITLE:	PROPOSED SITE PLAN
JOB TITLE:	WILSON
SCALE A3:	1:200, 1:50
ISSUED:	14/04/2026
PROJECT #:	240910
SITE ADDRESS:	8 WILSON ROAD HARURU
REV	A102

**SITE PLAN KEY**

- ← SS . PROPOSED SEWER LINE
- ← SW . PROPOSED STORMWATER LINE
- ← - - - PROPOSED WATER
- ○ BOUNDARY LINE
- ⚡ FENCING
- WM** WATER METER
- PERMEABLE PAVING
- CONCRETE
- ▬ PROPOSED RETAINING WALL

VEHICLE CROSSING CONSTRUCTION AS PER FNDC ENGINEERING STANDARDS SHEET 18



1

PROPOSED SERVICES PLAN

1:200

Revid	ChID	Revision	Date

**General Notes:**  
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JOB TITLE: WILSON  
 SITE ADDRESS: 8 WILSON ROAD HARURU

SCALE A3: 1:200, 1:50  
 ISSUED: 14/04/2026  
 PROJECT #: 240910

SHEET TITLE: SERVICES PLAN  
 A103

**SITE CALCULATIONS**

8 Wilson Road, Haruru  
Total site area 1619 m2

**Building coverage LOT 1&2**  
Total Site area 348m2  
Proposed building coverage 112m2  
**Total building coverage 112m2/32%**

**Impervious area LOT 1&2**  
Roof 131m2.  
Driveway 21m2  
Patio/Concrete Path 20m2  
**TOTAL Impervious areas 172m2/49%**

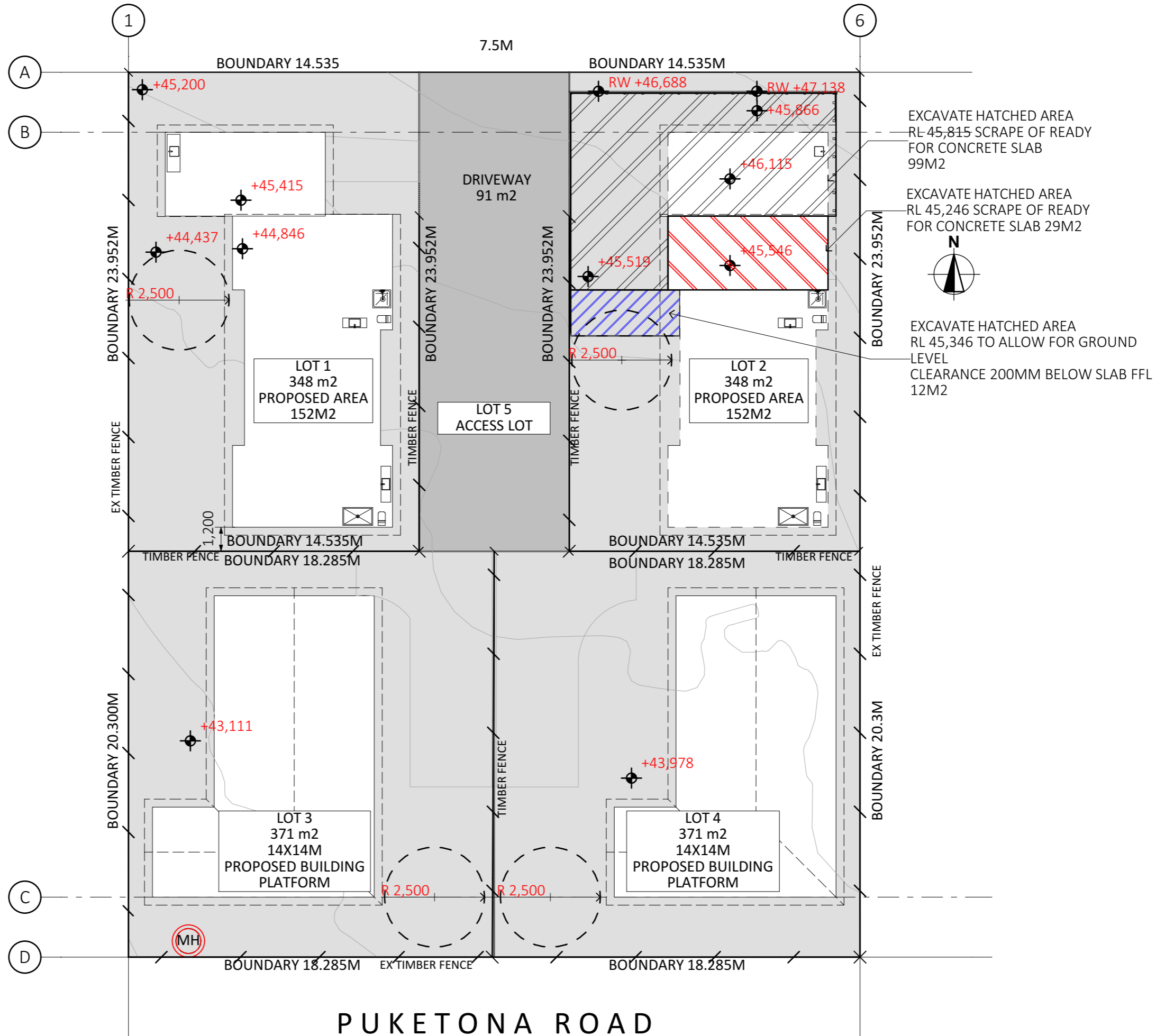
**Building coverage LOT 3&4**  
Total Site area 371m2  
Proposed building coverage 134m2  
**Total building coverage 134m2/332%**

**Impervious area LOT 3&4**  
Roof 156m2.  
Driveway 58m2  
**TOTAL Impervious areas 214m2/57%**

**Impervious LOT 5**  
Total Site area 179m2  
Driveway 179m2  
**Total Impervious 179m2/100%**

**EARTHWORKS 142M2/80M3 CUT**

**WILSON ROAD**



EXCAVATE HATCHED AREA  
RL 45,815 SCRAPE OF READY  
FOR CONCRETE SLAB  
99M2

EXCAVATE HATCHED AREA  
RL 45,246 SCRAPE OF READY  
FOR CONCRETE SLAB 29M2

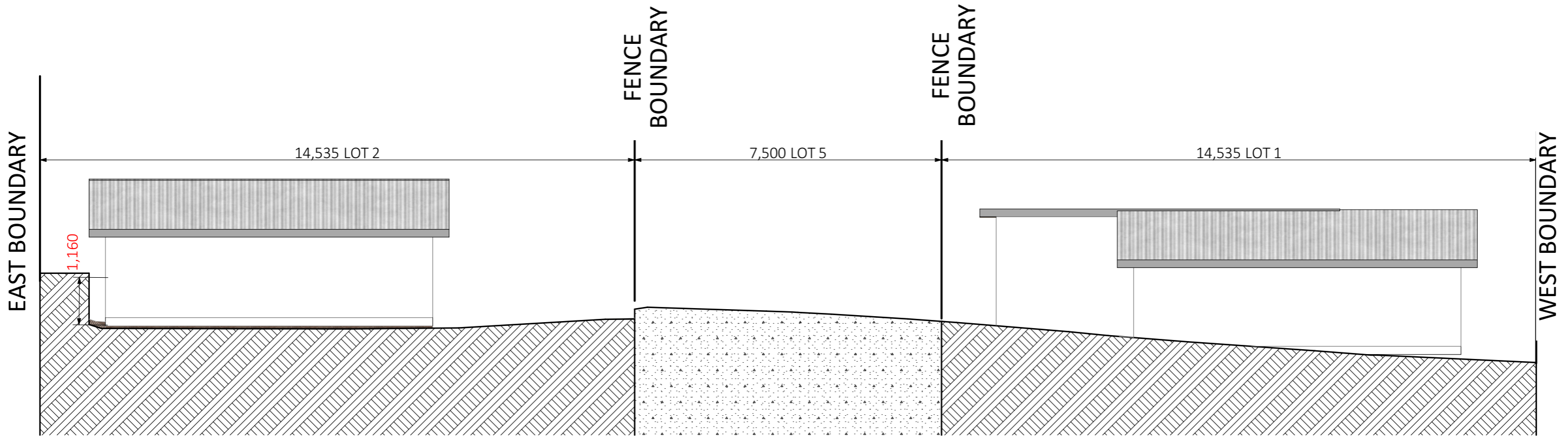
EXCAVATE HATCHED AREA  
RL 45,346 TO ALLOW FOR GROUND  
LEVEL  
CLEARANCE 200MM BELOW SLAB FFL  
12M2

RevID	ChID	Revision	Date

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Contractor to check for all underground utilities and services and  
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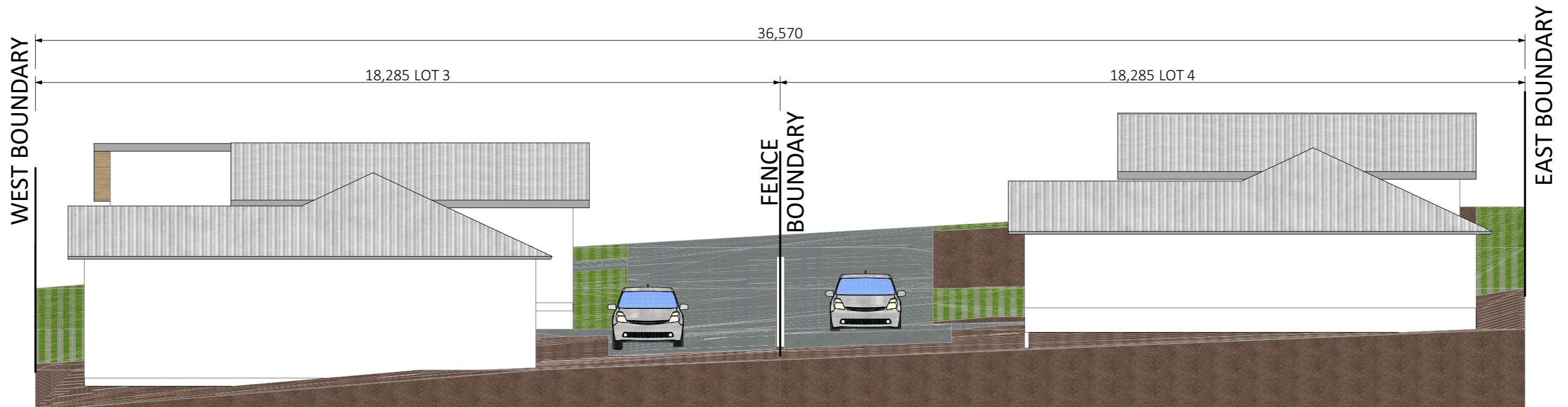
SHEET TITLE:	PROPOSED EARTH WORKS	JOB TITLE:	WILSON
SCALE A3:	1:200, 1:50	SITE ADDRESS:	8 WILSON ROAD HARURU
ISSUED:	14/04/2026	PROJECT #:	240910
REV	A104		



NORTH Elevation

1:100

1



SOUTH Elevation

1:100

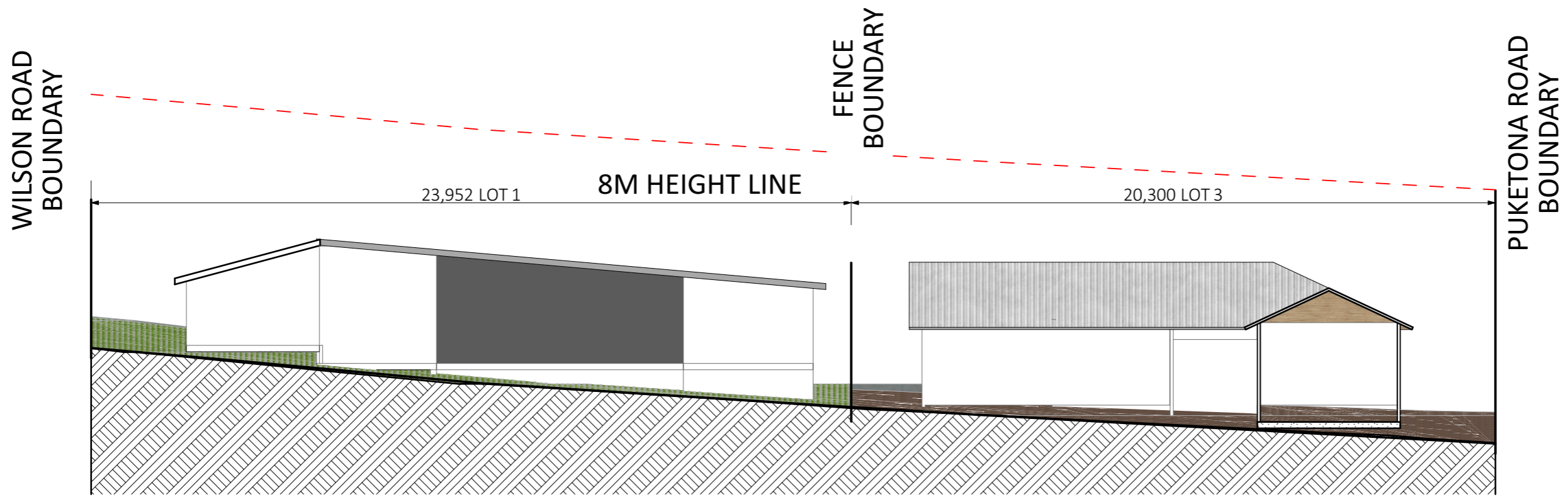
2

**General Notes:**

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RevID	ChID	Revision	Date

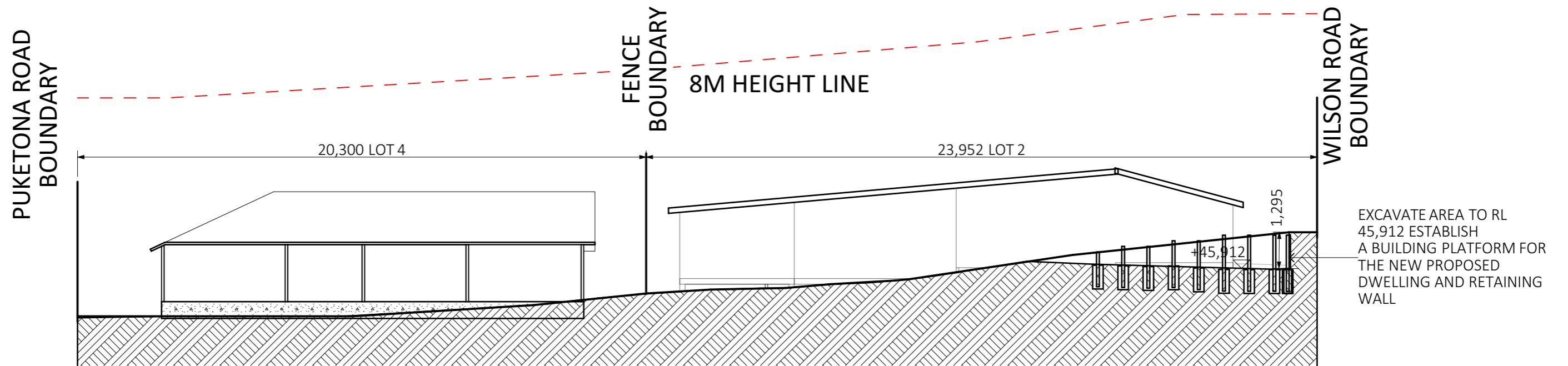
REV SHEET A301	SHEET TITLE:	ELEVATIONS NORTH AND SOUTH	JOB TITLE:	WILSON
	SCALE A3:	1:100	SITE ADDRESS:	8 WILSON ROAD HARURU
	ISSUED:	14/04/2026	PROJECT #:	240910
	HOUSE ARCHITECTURAL DESIGN LIMITED +64 21 615 578 alison@housse.co.nz		<b>Housse.</b>	
ALISON@HOUSSE.CO.NZ				



1

WEST Elevation

1:150



2

EAST Elevation

1:150

RevID	ChID	Revision	Date

**General Notes:**  
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REV SHEET A302	SHEET TITLE:	ELEVATION EAST AND WEST	JOB TITLE:	WILSON
	SCALE A3:	1:150	SITE ADDRESS:	8 WILSON ROAD HARURU
	ISSUED:	14/04/2026		
	PROJECT #:	240910		

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8<sup>th</sup> June 2026

Resource Consents Team  
Far North District Council  
Private Bag 752  
Kaikohe 0440

Attention Team Leader Resource Consents

**RESOURCE CONSENT APPLICATION BY ALISON NICHOLAS AND SCOTT BLAKEMAN  
TO UNDERTAKE A SUBDIVISION AT 8 WILSON ROAD, HARURU.**

Zenith Planning Consultants have been engaged by Alison and Scott to prepare a subdivision resource consent application. The applicant ultimately intends to develop the lots with a residential dwelling located on each lot but this consent only involves the subdivision component. No landuse consent is required.

I have attached the following information in support of the application:

- Completed Application Form
- Planning Report and Assessment of Effects
- Scheme Plan and indicative development plan
- Current Certificate of Title

The applicant has paid the minimum estimated change using the reference 8 Wilson Road using online banking.

Should you have any queries in respect to this application please contact me.

Yours faithfully



**Wayne Smith**

Zenith Planning Consultants Ltd

Principal | Director

BPlan | BSocSci | MNZPI

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