THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Our Reference: 10973.1

2nd November 2026

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Subdivision – I and J Wilson – 635 & 685 Puketi Road, Okaihau

I am pleased to lodge on behalf of I & J Wilson, application for subdivision of their property at Puketi Road, Okaihau, to create an additional allotment around existing residential development.

The fee has been paid separately.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, sam@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**
After Hours: Director: Denis Thomson 09 4071372
After Hours: Office Manager: Sam Lee 021 1370060

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks

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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Application for 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 discussion

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

◯ Yes ☑ No ☑ N/A

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

◯ Yes ☑ No ☑ N/A

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

◯ Yes ☑ No ☑ N/A

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

- ◯ **Land Use**
- ◯ **Fast Track (Land Use - Controlled Activity)**
- ◯ **Change of Consent Notice (s.221(3))**
- ◯ **Certificate of Compliance (s.139)**
- ◯ **Extension of time (s.125)**
- ◯ **Discharge:** Total voume = _____ m³
  Note; volumes >3m³ requires NRC Consent 3m³
- ☑ **Subdivision**
- ◯ **Existing Use Certificate (s.139A)**
- ◯ **Consent under National Environmental Standard**
  (e.g. Assessing and Managing Contaminants in Soil)
- ◯ **Other (please specify)** _____

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?

No affected persons identified

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Ian & June WIlson

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:

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: as per item 5 above

Property address/ location:

Postcode

8. Application site details

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

Name/s: as per item 5 above

Site address/ location: 635 and 685 Puketi Road
OKAIHAU
Postcode

Legal description: Pt OLC 15 (Pt DP 9689) **Val Number:**

Certificate of title: NA9A/1014

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

Site visit requirements:

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

Is there a dog on the property? ☑ **Yes** ◯ **No**

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

Please contact applicant prior to any site visit

9. Description of the proposal

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

To subdivide a title in the Rural Production Zone of both the Operative and Proposed District Plans, to create one additional allotment around existing residential development.

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** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard Consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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. 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** additional allotment not affected.
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

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 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.

Name/s: (please write in full) Ian D and June M Wilson

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) June Margaret Wilson Ian David Wilson

Signature:
(signature of bill payer)

Date 28 - 10 - 2026

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** 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.

Name (please write in full) June Margaret Wilson

Signature

Date 28 - 10 - 2026

See overleaf for a checklist of your information...

Ian & June Wilson

PROPOSED SUBDIVISION

at Puketi Road, Okaihau

Consent required pursuant to the
Far North Operative District Plan &
Far North Proposed District Plan-Appeal Version

PLANNING REPORT AND ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 APPLICANT AND PROPERTY DETAILS

Site Address:	685 Puketi Road, Okaihau
Applicant Name:	Ian & June Wilson
Legal Description & Record of Title:	Pt OLC 15 (Pt DP 9689); NA9A/1014 (refer to Appendix 3)
Site Area:	47.4519ha
Title Owner:	Ian & June Wilson
Zoning:	ODP: Rural Production Zone PDP-AV: Rural Production Zone
Overlays:	ODP: Nil PDP-AV: River Flood Hazard along the flowpath of waterway within the north and lower reaches of the application site
Locality Map:	Refer Appendix 2
Summary of Proposal:	To subdivide land in Pt OLC 15 to create one additional lot around existing residential development
Summary of Reasons for Consent:	ODP: subdivision consent is required as a restricted discretionary activity; PDP-AV: subdivision consent is required as a discretionary activity.

2.0 INTRODUCTION

2.1 The Proposal

The applicants own record of title NA9A/1014 at Puketi Road, Okaihau, on which there are two existing residential dwellings – one they reside in and the other tenanted. They propose to subdivide off the tenanted dwelling with a small area of land (approximately 1.7ha). Lots will retain the existing, and separate, access crossings off Puketi Road which is a metal surface Council maintained rural road. The existing access to the dwelling on the proposed additional lot, which is also farm access, will remain in the larger balance lot, with the additional lot having easement over it.

A copy of the scheme plan is attached in Appendix 1.

2.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent under the Operative and Proposed District Plans, for a subdivision. The name and address of the owner of the property is contained in the Form 9 Application form.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The application title is one of a number of titles owned by the applicant, and which are all farmed as one unit. The land on which the proposed additional lot is proposed slopes gently upwards from Puketi Road with the existing dwelling near the lot's high point. There is an existing wide entranceway to that dwelling and farm building beyond. Apart from the existing dwelling, the proposed additional lot is in pasture with shelter plantings along the Puketi Road frontage and along the access track.

The balance lot supports the applicants' existing residence, with driveway, along with aviary buildings near the Puketi Road frontage. The dwelling is nestled within mature vegetation. There are mature shelter plantings from Puketi Road frontage, running back to an internal farm race, at regular intervals, following pasture divisions.

The overall site then slopes downwards to the north to rolling contour, meandering stream/river and bush areas, a lot of which (on other titles owned by the applicants) are subject to QEII Open Space Covenant. The site then rises in elevation to its northern 'tip'.

The overall property is a working dry stock farm. The surrounding locality is predominantly in similarly farmed properties, low density scattered residential dwellings and farm building, with a back drop of the bush clad slopes of the Puketi Forest. There is a working quarry approximately 2kms to the northeast of the existing residence on the proposed additional lot.

3.2 Mapped characteristics

The application site is zoned Rural Production in both the Operative District Plan (ODP) and Proposed District Plan-Appeals Version (PDP-AV).

There is an anomaly with zoning applying to the balance of the applicants' titles where some titles have been zoned Natural Open Space in the PDP-AV – a zoning reserved for public land as opposed to private land. This anomaly has potentially arisen due to the applicants' voluntarily setting land aside for conservation pursuant to the QEII National Trust Open Space Covenant process. However, the land remains in private ownership and should not be zoned Natural Open Space, especially as much of it remains as operating farmland. This matter will be followed up with the Council through a separate process. It does not impact on this specific subdivision application site.

The application site is mapped as being subject to River Flood Hazard along the path of unnamed tributaries waterways through the lower lying portions of the site. This mapped area is some distance away from existing built environment.

Portions of adjacent titles, also owned by the applicants, are mapped as being part of an Outstanding Landscape (ODP) and Outstanding Natural Landscape (PDP-AV) notation associated with the much larger Puketi Forest area. This is outside of the application site and some distance away from existing built development.

As stated above, parts of the applicants' other titles are subject to QEII Open Space Covenant, but not the application site. The application site is within a High Density Kiwi area. It does not contain any areas of Protected Natural Area (PNA).

The soils on the application site are a mixture of LUC 3 and 4, where the former's mapped area includes both dwellings and the proposed additional lot.

3.3 Legal Interests

The Title is not subject to any legal interests.

3.4 Consent History

There are no resource consents showing on the property file. The building consent history is summarised below:

BP 1144489, issued in 1965 for a 'bach';
BP 2058376, issued in 1966 for an implement shed and workshop;
BP 1010401, issued in 1967 for a garage, workshop;
BP 1054609, issued in 1980 for a haybarn;
BP 1149242, issued in 1981 for dwelling;
BP 5903, also issued in 1981 for drainage associated with dwelling;
BP 120083, issued in 1982 for swimming pool;
BP 2126272, issued in 1984 for an aviary;
BP 2097303, also issued in 1984, for a garden shed;
BP 3059032, issued in 1985 for extensions to workers' dwelling;
BP 5061208, issued in 1987 for extensions to aviary;
BP 6038454, issued in 1988 for extensions to workers' dwelling.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

(1) An application for a resource consent for an activity must include the following:	
(a) a description of the activity: .	Refer Sections 1 and 2 of this Planning Report.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this Planning Report.
(b) a description of the site at which the activity is to occur:	Refer to Section 3 of this Planning Report.

(c) the full name and address of each owner or occupier of the site:	This information is contained in the Form 9 attached to the application.
(d) a description of any other activities that are part of the proposal to which the application relates:	Refer to Sections 3 and 5 of this Planning Report for existing activities within the site. The application is for subdivision.
(e) a description of any other resource consents required for the proposal to which the application relates:	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
(f) an assessment of the activity against the matters set out in Part 2:	Refer to Section 7 of this Planning Report.
(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2): *(a) any relevant objectives, policies, or rules in a document; and* *(b) any relevant requirements, conditions, or permissions in any rules in a document; and* *(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).*	Refer to Sections 5 & 7 of this Planning Report.
(3) An application must also include any of the following that apply:	
(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):	Refer sections 3 and 5.
(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):	There is no existing resource consent. Not applicable.
(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).	The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4: Additional information required in application for subdivision consent

(4) An application for a subdivision consent must also include information that adequately defines the following:	
(a) the position of all new boundaries: *(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:* *(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:* *(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:* *(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:* *(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):* *(g) the locations and areas of land to be set aside as new roads.*	Refer to Scheme Plans in Appendix 1.

Clause 5: Additional information required for application for reclamation – not applicable.

Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:	
(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:	Refer to Section 6 of this planning report. The activity will not result in any significant adverse effect on the environment.
(b) an assessment of the actual or potential effect on the environment of the activity:	Refer to Section 6 of this planning report.
(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	Not applicable as the application does not involve hazardous installations.
(d) if the activity includes the discharge of any contaminant, a description of— *(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and* *(ii) any possible alternative methods of discharge, including discharge into any other receiving*	The subdivision does not involve any discharge of contaminant.

environment:	
(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:	Refer to Section 6 of this planning report.
(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:	Refer to Section 8 of this planning report. No affected persons are identified.
g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:	No monitoring is required as the scale and significance of effects does not warrant any.
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to Sections 6 and 8 of this planning report and also to the assessment of objectives and policies in Section 7.
(b) any physical effect on the locality, including any landscape and visual effects:	Refer to Section 6. The proposed activity will have no adverse, effects on the physical environment and landscape and visual amenity values.
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	Refer to Section 6. The proposal will not result in adverse effects in regard to habitat and ecosystems.
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Refer to Section 6, and above comments
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the	The subdivision site is not subject to natural hazards and does

wider community, or the environment through natural hazards or hazardous installations.	not involve hazardous installations.

5.0 COMPLIANCE ASSESSMENT

5.1 Operative District Plan (ODP)

The property is zoned Rural Production. No Resource features apply. The subdivision standards applying in the zone, relevant to the proposal, are contained in Table 13.7.2.1 as shown below.

TABLE 13.7.2.1: MINIMUM LOT SIZES

(i) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	**Restricted Discretionary Activity Status (Refer also to 13.8)**
The minimum lot size is 20ha.	….. 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m2 and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or ….. 5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, ……

The application site's title is older than April 2000 and Option 3 above can apply, where there is one lot of greater than 4,000m^2 and a balance larger than 4ha. This results in restricted discretionary activity status under the ODP.

13.7.2.2 – allotment dimensions

The ODP requires a building envelope of 30m x 30m be able to be accommodated within any lot being created, complying with boundary setbacks. Both lots (a) accommodate existing dwellings with on-site services; and (b) can accommodate a 30m x 30m building envelope.

Zone Rules & District Wide Rules:

I have not identified any zone rule breaches caused by the new proposed lot boundaries. Both lots contain existing built development. The applicants' residence is within a proposed 45.7ha property, well away from proposed lot boundaries and where all on-site services are well within proposed lot boundaries, so no boundary breaches or other bulk / location rules are breached in regard to the existing development within that 45.7ha lot.

The existing dwelling within proposed Lot 1 of 1.742ha is similarly compliant. It is more than 10m from proposed lot boundary. Existing on-site services are well within proposed lot boundaries. There is no breach of either the stormwater management or building coverage rules which are percentage of site cover based rules.

District Wide Rules:

The application site is not subject to chapter 12.1 as there are no outstanding landscapes or features on the site.

Rules in Chapter 12.2 are not applicable as no indigenous vegetation clearance is proposed.

In regard to Chapter 12.3 Soils and Minerals, minor earthworks may be required to upgrade the access. This will easily be within the District Plan's permitted activity thresholds.

Chapter 12.4 (Natural Hazards) is not relevant to the application. The ODP has no rules in regard to flood hazard and both residential units have existing use rights in regard to any fire risk rule.

The proposal is not subject to Chapter 12.5 (Heritage) as there are no heritage or cultural resources mapped for the site.

In regard Chapter 12.7 (Waterbodies), whilst there is a waterbody within the site, it is some distance away from existing built development and the proposed additional lot. No works are proposed in any indigenous wetland.

There is no proposed lot of less than 4ha in area with a water boundary, therefore no esplanade requirements.

In regard to rules in 15.1.6C (Access), there is one road frontage (Puketi Road), which is a Council maintained metal surface road. Crossings are existing and in good order, serving existing uses.

5.2 Proposed District Plan-Appeals Version (PDP-AV)

The application site is zoned Rural Production under the PDP-AV, with no overlays.

Subdivision Rules

SUB-R3 – Subdivision of land to create a new allotment is the relevant rule in this case.

Subdivision is a controlled activity where:

CON-1
The subdivision complies with standards:
SUB-S2 requirements for building platforms for each allotment;
SUB-S3 water supply;

SUB-S4 stormwater management;
SUB-S5 wastewater disposal;
SUB-S6 telecommunications and power supply; and
SUB-S7 easements for any purpose.

CON-2
The subdivision complies with standards:
SUB-S1 minimum allotment sizes (except subdivision under SUB-R3 CON-3 below); and
SUB-S8 esplanades.

CON-3
Except where there is a Precinct or Development Area overlay subdivision **around an existing residential unit in the Rural Production zone** where:

1. The residential unit has been legally established or building consent granted on or before the 24 June 2026;
2. one rural lifestyle allotment is created;
3. allotment size is between 2000m^2-2ha; and
4. Balance allotment is a minimum of 40ha in size.

The bolded portion of CON-3 has relevance in this case. The proposed additional allotment does not meet the minimum allotment sizes required by CON-2, but because the lot is being created around existing residential development, CON-3 provides the exception.

The proposal is assessed against the applicable standards under CON-1, CON-2 and CON-3 as set out below:

CON-1

SUB-S2 Allotments created must be able to accommodate a square building envelope of the minimum dimensions specified for the zone – 20m x 20m in the Rural Production Zone	Both lots contain existing buildings. Both lots can provide a 20m x 20m building envelope. [complies]
SUB-S3 water supply 1. All new allotments shall have the ability to connect to a safe potable water supply with a capacity that is adequate for the anticipated potential land uses; 2. Where a connection to Council's reticulated water supply systems is available, all allotments must connect; 3. Where a connection to Council's reticulated water systems is not available all allotments shall be provided with a means to	Existing residential use, with existing water supply, on both lots. N/A. See item 1 above.

provide a water supply system; and 4. All new allotments must have access to sufficient water supplies for fire fighting consistent with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.	 Existing residential use on both lots. [complies and/or existing use rights]
SUB-S4 stormwater management 1. All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. 2. The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge; 3. The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property; 4. The stormwater system will not connect or be able to overflow to the wastewater network. 5. The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change. 6. The stormwater system is designed and constructed for an asset life of at least 50 years.	 Existing development with existing use rights, where impermeable surface coverage is well within the zone's permitted activity coverage of 10% of total (new) lot areas. Given size of allotments and distance to nearest down slope 'receiving' property (the road), I do not envisage any adverse effects resulting from the continued collection of stormwater in relation to buildings on the site. There are existing primary and secondary stormwater management mechanisms in place. No assessment of existing systems has been carried out as part of this application in regard to conveyance capability or location of overflow in relation to on-site wastewater. Neither has 'asset life' been assessed given the circumstances, i.e. existing dwellings one of which has been in situ since pre 1960's. The impermeable surfaces on both lots are well within permitted activity thresholds. Down slope areas associated with both dwellings is expansive with good drainage. The lack of assessment in regard to existing stormwater management systems may be deemed by Council to be a failure to comply with SUB-S4, resulting in restricted discretionary activity status.
SUB-S5 wastewater disposal 2. Where connection is not available, all allotments shall be provided with a means of collecting, treating and disposing of wastewater within the site area of the allotment.	 Both existing dwellings have existing means of collecting, treating and disposing of wastewater within their new site areas. Should the Council seek confirmation of this for the 1.742ha additional lot, it can impose a condition of consent requiring confirmation from a registered drainlayer or other suitably qualified person (at s223 stage).

	[complies]
SUB-S6 Telecommunications and Power Supply	N/A – this standard does not apply to the Rural Production Zone.
SUB-S7 Easements for any purpose	Refer to Scheme Plan – any necessary easements are provided for. [complies]

CON-2

SUB-S1 Minimum allotment sizes (except subdivision under SUB-R3 CON-3 below);	CON-3 applies – exception therefore applies.
SUB-S7 esplanades Any subdivision involving the creation of one or more allotments less than 4ha which adjoins: 1. The line of MHWS; 2. The bank of a river whose bed has an average width of 3m or more; or 3. A lake that is larger than 8 ha in size. An esplanade reserve or esplanade strip must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.	N/A – no lot of less than 4ha is being created that adjoins any of items 1-3 inclusive.

CON-3

Except where there is a Precinct or Development Area overlay subdivision around an existing residential unit in the Rural Production zone where: 1. The residential unit has been legally established or building consent granted on or before the 24 June 2026;	No Precinct or overlay applies. The property is zoned Rural Production and the subdivision is around an existing residential unit. Since building consent records begin (1960's) the residential dwelling to be within the smaller additional lot has been the subject of two building consents for extensions to the existing dwelling. That existing dwelling pre-dates the 1960's. Given that consents have been issued twice for extensions to the dwelling, I consider this sufficient evidence to

	show the dwelling was legally established. Complies
2. one rural lifestyle allotment is created;	One additional allotment being created. Complies.
3. allotment size is between 2000m2 -2ha; and	The additional allotment is between between 2000m^2 and 2ha. Complies.
4. Balance allotment is a minimum of 40ha in size.	Balance allotment is over 40ha in area. Complies.

Note:
Of the above subdivision rules and standards, the PDP-AV notes that SUB-S1 is under appeal in regard to the controlled activity minimum lot size applying in the Rural Production Zone, and also to part 4 of CON-3 above, where the balance allotment is to have a minimum area of 40ha. The appeal seeks a reduction in balance allotment area.

The PDP-AV states that SUB-R8 through SUB-R23 inclusive apply in addition to SUB-R1 – SUB-R7. It does not state 'instead of' or that rules in SUB-R8 through SUB-R23 replace rules SUB-R1 to SUB-R7. A combination of rules, if relevant, will therefore apply and be considered. The most stringent category of activity will prevail.

Rule SUB-R11 – Subdivision of a site within flood hazard area is relevant only insofar as a portion of the large balance lot features a mapped flood hazard area.

SUB-R11 Subdivision of a site within flood hazard area Restricted discretionary activity where: RDIS -1 1. Building platforms are located wholly outside the spatial extent of the 1 in 100 year flood hazard area;	Buildings are existing and located wholly outside the spatial extent of the 1 in 100 year flood hazard area. Complies.
2. Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard beyond the site; and	The additional lot is not located in a place that could divert flood flow onto other properties or increase flood hazard beyond the site. Complies.
3. Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level.	There are no accessways within, or affected by, any area mapped as a flood hazard area. Complies. Restricted discretionary activity requirements met.

SUB-R22 Subdivision creating additional allotments that contain highly productive land

The definition of highly productive land being relied upon by the Council is that contained in the National Policy Statement for Highly Productive Land. In the absence of detailed mapping (yet to be undertaken), the default definition is any LUC 1, 2 or 3 soils, except LUC 3 are only included where the proposed subdivision or land use is for rural lifestyle purposes. If for any other purpose, LUC 3 soils are excluded from the definition.

SUB-R3, CON-3 provides for a single additional allotment of between 2000m^2-2ha around an existing allotment, as a controlled activity. SUB-R22, where there is a rural lifestyle subdivision involving LUC 3 soils, would change the category of activity for such a proposal, to discretionary.

No other subdivision rules are considered relevant.

Other applicable rules

TRAN-R2 new or altered vehicle crossings and access, including private accessways is relevant to the subdivision, even though all are existing. PER-6 requires vehicle crossings and private accessways to be designed and constructed in accordance with TRAN-Table 11. However, in this proposal there is no new design or construction required, only potential minor upgrades. These can be covered by way of conditions of consent.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

As a restricted discretionary activity under the ODP, and where utilising the three lot option (noting only two being created), the matters to which the Council must restrict its discretion relate to the following matters when assessing an application for granting.

- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*

- *effects of the subdivision within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*

- *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*

- *the mitigation of fire hazards for health and safety of residents*

The property is not in the coastal environment. The application site contains no areas of significant indigenous flora or significant habitats of indigenous fauna. Residential dwellings are existing and not near large areas of bush.

There is land zoned Conservation on the application site's extreme northerly tip. This land is over 800m away from the proposed additional lot. The proposed subdivision of the application site has no impact on the Department of Conservation's ability to manage and administer its land.

Having considered those matters above, the Council can then look to the assessment criteria outlined in 13.7.3 to determine the nature and content of any conditions to be imposed. The matters in 13.7.3 are assessed below, but more generically than if one was only assessing this proposal under the ODP, given the PDP-AV's discretionary activity status. Where there are specific matters under each heading, relating solely to the PDP-AV, these have been identified in the following AEE.

6.1 Property Access

Existing access is off Puketi Road, metal surface, Council maintained public road. This is at Puketi Road's north eastern end as opposed to the western end that comes off State Highway 1. Both proposed lots support existing residential development and both proposed lots have existing crossings, the tenanted dwelling to be within the additional lot, sharing that access with the balance farm. There are farm accessways and buildings beyond the tenanted dwelling. The right of way can, if not already, be formed to 3m metal carriageway width. Passing bays are not required where serving only two lots. The shared access can be widened at the point at which the dwelling driveway leaves the farm access.

The 685 entrance is wide, with expansive splays to provide for turning trucks. There is excellent visibility in both westerly and easterly directions.

There is no change proposed to the entrance to 635 Puketi Road (applicants' dwelling). This is a single width crossing with gate. It also has excellent sight distances in both directions.

In summary, the proposed subdivision has less than minor effects on the roading network given that it is around existing development and uses, and the existing crossings are in good locations and to reasonable standard.

6.2 Natural and Other Hazards

As stated in sections 3 and 5 of this report, a portion of the application site is mapped as being subject to River Flood Hazard.



The proposed additional lot is at bottom right hand corner of the above image, with the dwelling on the balance lot at bottom centre. Neither existing residential development is at risk of river flood hazard, and access to residences is not at risk either.

I have not identified any reason pursuant to s106 of the Resource Management Act that would suggest this subdivision cannot be granted.

In terms of the PDP-AV's SUB-R11 – subdivision of a site within flood hazard areas, there are several matters to which the Council's discretion are restricted to.

a. *location of suitable and stable building platforms, access and servicing, including on-site wastewater/stormwater disposal where applicable;*

   Both lots contain existing building platforms with access and servicing, well away from any area known or mapped to flood.

b. *the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone, and the vulnerability of the uses to flood hazard events;*

   See comment under (a). Lot 1 will become a residential allotment with small amount of land and the balance lot will continue to be farmed. No vulnerable uses are close to the flood hazard area or likely to be affected by flooding. .

c. *the degree to which there may be material damage, through inundation or erosion, in a 1 in 100 year flood event;*

   There will be no material damage through inundation or erosion.

d. *the provision of safe access and egress to and within the created lots during a flood event, including consideration of depth and velocity of flood water over private roads and accessways;*

   Access is off Puketi Road, outside of any area mapped as being subject to flood hazard.

e. *effects on the functions of floodplains and overland flow paths;*

   Nil effect on the functions of floodplains or overland flowpaths.

f. *the effects of potential changes in flood depth, velocity and frequency on other properties, including upstream and downstream from the site; and*

   Nil effect on upstream or downstream properties.

g. *the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard.*

   There is no necessity for any engineering solutions to mitigate the hazard.

6.3 On-Site Servicing

6.3.1 Water Supply

There is no Council reticulated water supply available to the property. Both properties have on-site water supply. It is understood that the tenanted house utilises a water supply provided by the larger farm. If this remains the case, a water easement will be put in place for the continued use (if required). It is doubtful that the existing tenanted house has any dedicated fire fighting water supply over and above any other supply as the requirement for a fire fighting water supply is of more recent vintage than the house. However, it is an existing house and the Council does not normally require additional water supply in such circumstances.

6.3.2 Wastewater Treatment and Disposal

Both existing houses have their own on site wastewater treatment and disposal systems. The applicants' house is to remain within a title in excess of 40ha and there is little doubt that any existing system associated with that house will be entirely within the balance lot's boundaries.

The proposed boundaries around the existing tenanted house have been drawn so as to be able to fully accommodate any disposal area and reserve disposal area required by that house. The slope of the land is such that this is logically in front of (to the south) of the existing dwelling. The applicants are confident that a wastewater treatment and disposal system associated with the existing dwelling within the additional 1.742ha lot can remain fully within the boundaries of that lot.

The type of system (level of treatment) and functionality of the existing system is unknown to the writer.

6.3.3 Stormwater Disposal

Existing stormwater management devices will remain the same post subdivision in terms of the applicants' existing residence to remain on the large balance lot (in excess of 40ha in area). There are no adverse off site effects currently and will not be any post subdivision.

The existing impermeable coverage to be within the proposed small lot – effectively house, ancillary buildings and short length of driveway, is estimated at 560m^2 (main farm accessway being outside of proposed lot). This represents only 3.2% of proposed new lot area, where the permitted coverage is 15% (ODP) and 10% (PDP-AV). The coverage is existing and I cannot foresee any adverse off site effects in terms of stormwater management accordingly.

In summary, stormwater management is readily achievable with minimal, if any, off site effects and I do not believe there is any need for any conditions of consent in regard to stormwater management.

6.4 Energy Supply & Telecommunications

Energy supply and telecommunications are not a requirement of rural subdivisions. Both lots have existing residential dwellings in any event.

6.5 Excavation and/or Filling

Minimal, if any, earthworks will be required given that access and built development is already in existence.

6.6 Easements for any purpose

Refer to the Scheme Plan in Appendix 1. It is proposed that the main farm accessway will remain in the ownership of the balance lot, with new Lot 1 having easement over it.

6.7 Flora, fauna and landscape Values

The site is not mapped as having any high or outstanding landscape or natural character values. The applicants have placed bush and stream on another of their titles, west of the application site, under a QEII Open Space Covenant (5-02-177). This is not affected by the subdivision, being on a different title.

The application site is mapped as a high density kiwi area. As a working farm there is currently no restriction on the keeping of dogs and this should remain the case, for working dogs, for the balance Lot 2 given that it will remain a working farm. The current tenants of the home on Lot 1 have two dogs, one of which is now quite aged. They would like to be able to keep the current dogs under a grandfather clause, with a restriction not to replace the aged dog and instead only retain a single dog, subject to restrictions to ensure appropriate control. The dogs are both micro chipped and the section is well fenced. The dogs are kept in a kennel with a small run, which is both dog secure and kiwi proof at night.

6.8 Heritage & Cultural Values

The application site does not contain any Notable Tree, Historic Site, Building or Object, or archaeological site as contained or mapped in/on the Council's Proposed District Plan Appeals Version's maps and schedules. Neither is there any recorded NZAA database within the application site.

There are no sites or areas of significance to Maori mapped or listed for the application site. A feature of the overall property is the tributary waterbody that flows through the site, a section of which is contained within the application site (and is mapped as being susceptible to river flood hazard). This waterbody remains in the large balance allotment where no additional development will occur as a result of this subdivision (existing built environment). Water quality will therefore not be impacted by the subdivision.

6.9 Waterbody margins / natural character values

The PDP-AV defines any land within 30m of a wetland, lake or river as being within a wetland, lake or river "margin". However, it also defines river for the purposes of that definition, as having to be 3m wide. The average width of the waterbody in question has not been ascertained, and neither does it need to be, for the simple reason that the subdivision does not involve any development within 30m of it.

The subdivision has no adverse effects on the natural character values associated with a waterbody margin.

6.10 Access to Reserves and waterways

There is no lot of less than 4ha with a waterbody boundary or through which a waterbody flows. There is no requirement, or need, for any public access to a waterbody.

The application site's extreme northern point bounds with land zoned Natural Open Space (PDP-AV) and Conservation (ODP) – Puketi / Omahuta Forest expanse. There is no requirement, and no need, to provide additional access to the forest through the application site.

6.11 Land use compatibility (reverse sensitivity)

The application site is farmed. It is one of several titles owned by the applicants, all farmed as one unit. The property features two residential units, farm buildings and a fencing and farm race network.

Land on nearby properties in private ownership is utilised in a similar fashion. The proposed subdivision will result in continued land use consistent with that of surrounding privately owned land, with no reverse sensitivity issues arising, especially noting that residential use is existing.

6.12 Effects on Highly Productive Land (as defined by the NPS-HPL)

The application site features LUC 3 and 4 soils, plus small area of poorer quality LUC 6 soils right at that northern tip of the application site. The LUC 3 soils occur in two west-east orientated bands across the site – one near Puketi Road and encompassing both existing residential units, and the other wider band following the stream waterbody. The steeper sloped land in between the two bands is LUC 4, with more LUC 4 on the steeper slopes to the north and up towards the conservation land.

The definition of 'highly productive land' excludes LUC 3 soils except where there is a subdivision for rural lifestyle purposes. It is likely that the Council would regard a 1.74ha lot supporting existing residential development, as rural lifestyle given its size and associated grazing area. I base this premise on the minimum lot size range applying to the PDP-AV's Rural Lifestyle Zone. Notably, the term 'rural lifestyle' is not specifically defined in either the NPS-HPL or PDP-AV.

Whilst the subdivision technically 'fragments' an area of LUC 3 soils, the proposed new lot is on the edge of the LUC 3 soils, with LUC 4 soils immediately to its north and northeast. In addition, the proposal sets out to do what is encouraged in the PDP-AV – namely to subdivide around an existing residential unit, creating a lot of between 2,000m^2 and 2ha. The physical impact is that proposal is minimal, if any at all. The paddock area around the tenanted house is grazed now and can continue to be grazed. The applicants do not see this as being at all detrimental to the ongoing productive use of the balance of their farm, with very minimal, if any, impact on productive capacity.

The proposal is further assessed against the National Policy Statement for High Productive Land later in this report.

6.13 Cumulative and Precedent Effects

There are no cumulative effects because both proposed lots support existing residential development. This means no increase in built development and no increased traffic movement, therefore no adverse cumulative effect.

Precedent effects are a consideration where an application is a non complying activity, which this is not. The consideration and granting of a consent under more than one Rule and/or standard in the PDP-AV does not set an adverse precedent because the PDP-AV provides for such consideration and granting.

The subdivision is a restricted discretionary activity under the ODP, with no adverse precedent arising from the consideration or granting of this consent pursuant to the ODP.

7.0 STATUTORY ASSESSMENT

7.1 Part 2 Considerations

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 majority of the features listed above. There is a waterbody through the lower portion of the large balance allotment, where this waterbody and its margins are not adverse affected by the proposal because of the distance between it and existing development. There is no significant risk from hazard. The application includes kiwi protection measures.

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, along with the fact that development is existing, ensures the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems.

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.

7.2 National Policy Statements & Standards

7.2.1 National Policy Statement – Highly Productive Land (NPS-HPL)

The objective of the NPS-HPL is to protect highly productive land for land-based primary production now and for future generations. There is no mention of economic viability or return in that objective, simply that the land be available for land-based primary production.

Primary production is defined in the NPS-HPL as production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land. With no distinction made as to the level of such activities, the term could apply to both commercial and domestic level production.

Until a regional council maps highly productive land, the NPS-HPL defines highly productive land as land that is:

(i) zoned general rural or rural production at the commencement date; and
(ii) (ii) LUC 1, 2 or 3; but

is not land:
(i) identified for future urban development at the commencement date; or
(ii) subject to a council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle at the commencement date; or
(iii) subject to a resource consent application for subdivision, use or development on LUC 3 land for any activity other than rural lifestyle, where that consent has been lodged at or after the commencement date.

The land in question in this subdivision, is zoned Rural Production and contains LUC 3 soils. The subdivision is being carried out pursuant to a rule in the PDP-AV that provides for subdivision of a single additional allotment of between 2,000m^2 and 2ha, around an existing residential dwelling. The rule is enabling, and effectively providing for rural lifestyle, or residential, allotments around existing residential development. With a size range of between 2,000m^2 and 2ha that additional allotment could simply be residential or could be rural lifestyle. In the absence of any definition of 'rural lifestyle' (in either the PDP-AV or higher order NPS-HPL, one can really only rely on the PDP-AV's Rural Lifestyle Zone, which specifies a minimum lot area of 1ha (discretionary activity) in order to determine the 'nature' of the additional allotment.

I make this point because it is possible to restrict the amount of land with the tenanted dwelling such that it falls outside the size of an allotment that would be regarded as 'rural lifestyle', i.e. less than 1ha. However, the preferred additional allotment area in this case is between 1ha and 2ha. The boundaries are the preferred boundaries after discussions between the applicants and their prospective purchaser. Both would prefer to keep that area as it is. However, in the event that the Council cannot accept the argument put below that the subdivision will retain the overall productive capacity of the subject land over the long term, and therefore considers it must decline the application in order to be consistent with the NPS-HPL, then the area of the additional allotment could be reduced so as not to be

considered rural lifestyle and therefore not 'highly productive land', and SUB-R22 not applying.

The preference remains, however, to keep the area at 1.742ha.

In regard to the policies in the NPS-HPL, the PDP-AV recognises highly productive land as a resource with finite characteristics (Policy 1). The identification of such land is not yet complete – a regional council task - leaving consent authorities reliant on outdated and broad brush mapping tools as the only means of 'identifying' highly productive land, making the integrated management of highly productive land difficult.

Policy 3 requires 'highly productive land' to be mapped and included in plans – a task not started for this region as far as I am aware.

Policy 4 requires the use of highly productive land for land-based primary production to be prioritised and supported. The PDP-AV attempts to achieve this. Pastural grazing is a land-based primary production use.

Policy 6 seeks to avoid the development of highly productive land as rural lifestyle. In this instance no additional or new rural lifestyle activity is being created. Instead the proposal is to subdivide around an existing residential dwelling in a rural area.

Policy 7 seeks the avoidance of subdivision of highly productive land, except as provided for in the NPS, and those provisions are discussed in more detail below.

Policy 8 seeks to protect highly productive from inappropriate use and development. I consider it entirely appropriate to subdivide off an existing house from a larger balance allotment.

Policy 9 addresses the risk of reverse sensitivity issues arising and given that development is existing I do not believe there to be any risk of adverse reverse sensitivity effects.

Clause 3.8 requires territorial authorities to:

…avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:
(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:
(b) the subdivision is on specified Māori land:
(c) the subdivision is for specified infrastructure, or for defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990, and there is a functional or operational need for the subdivision.

And to

….take measures to ensure that any subdivision of highly productive land:

(a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and
(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

The subdivision is being applied consistent with a controlled activity subdivision rule providing for the creation of a single additional allotment around an existing residential dwelling. The small area of paddock to be included in the proposed additional allotment will not unduly impact on the overall productive capacity of the overall subject land. It can remain in pasture, and "pastoral" activities fall within the definition of land-based production. I believe 3.8(1)(a) above to be satisfied.

For the same reason (existing residential use on rural land), I do not believe there is any cumulative loss of availability and productive capacity of the highly productive land in the district, and I do not consider there to be any actual or potential reverse sensitivity effects on surrounding land based primary production activities.

In summary I believe the Council can grant consent to this subdivision whilst remaining consistent with the NPS-HPL.

7.2.2 National Policy Statement – Indigenous Biodiversity (NPS-IB)

The objective of the NPS-IB is to maintain indigenous biodiversity so that there is at least no overall loss in indigenous biodiversity. It seeks to do this by, amongst other things, recognising landowners as stewards of indigenous biodiversity; by protecting, and in some cases restoring, indigenous biodiversity in order to achieve the goal of overall maintenance of that biodiversity, while providing for the social, economic and cultural wellbeing of people (including landowners).

There are no areas mapped as Protected Natural Area (Department of Conservation publication) within the application site. Whilst not mapped as a Protected Natural Area itself, the site is adjacent to an area that is (Puketi Forest), and the application site is within an area mapped as being a 'high density kiwi' area. The applicants have voluntarily set aside a large area of bush, and waterbody within that bush, as QEII Open Space Covenant, elsewhere on their property. The QEII area is adjacent to the Puketi Forest. The applicants, as landowners, have been stewards for indigenous biodiversity since purchasing the property.

In terms of flora, the proposed subdivision is around existing built development with no indigenous vegetation clearance required to give effect to the subdivision. With no additional development proposed, and no clearance (or earthworks) proposed, the subdivision will not adversely impact on indigenous flora.

Significant indigenous fauna include kiwi. The applicants do not own domestic pets that might predate on kiwi. They do own a working farm however, so working dogs are a necessity to reside on the property. The tenants of the house on the proposed additional lot own a dog and would like to continue to do so. Any dog kept on the lot would need to be subject to control measures that would ensure no risk of predation of kiwi. This means dog proof enclosure and secured internally (closed run or inside house) at night. Any new dog

introduced to the site (limit being one dog only at any one time), should be micro chipped and undergo kiwi aversion training.

With these measures in place, and noting the nature of the proposed subdivision, I believe the proposal to be consistent with the intent of the NPS-IB.

7.2.3 National Policy Statement – Natural Hazards (NPS-NH)

The NPS-NH provides direction to decision-makers to ensure that subdivision does not increase natural hazard risk, and that new exposure to hazard risk is avoided where practicable. The Objectives and Policies of the NPS-NH seek to appropriately manage the natural hazard risk to people, property and infrastructure, and to ensure that the risk is not increased. The risk is to be assessed on the likelihood of an event and the consequences associated with exposure to the hazard.

In the case of this proposal, on this site, the proposal is considered to fall within the low-risk category of the NPS-NH framework, and is considered to be consistent with the intent of the NPS-NH. The reasons for this conclusion are:

- the subdivision is around existing development;
- the area mapped as subject to river flood hazard is a considerable distance from that existing development;
- the access to the two proposed allotments is existing and is outside of any area mapped as river flood hazard.

7.2.4 National Environmental Standard – Freshwater (NES-F)

There are no wetlands or other waterbodies affected by the proposed subdivision. Development is existing and close to Puketi Road, well to the south and away from any wetland area or other waterbody.

7.2.5 National Environmental Standard – Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)

As far as I am aware, the land within the proposed additional allotment has historically been, and is not currently being, used for any use or activity listed in the government's Hazardous Activity and Industries List (HAIL).

7.3 Regional Policy Statement for Northland (RPS)

I do not consider the proposal to be inconsistent with any relevant objectives and policies in the RPS for Northland. The proposed additional lot contains existing built development, and will not result in any material loss in productivity and does not result in significant reverse sensitivity effects. The subdivided lots do not result in any increased risk from natural hazard, noting the existing of development on both lots well away from any area mapped as being susceptible to flooding. The site is not coastal and has no high or outstanding natural character or landscape values, and no heritage/cultural values. No indigenous vegetation clearance is required.

7.4 Operative District Plan Objectives and Policies

I consider the subdivision to be consistent with the subdivision objectives and policies in Chapter 13 of the ODP given that it meets restricted discretionary activity provisions and noting the matters to which the Council restricts its discretion.

In particular I consider the proposal to be consistent with Objective 13.3.1 which provides for (enables) subdivision in a way that promotes sustainable management of natural and physical resources; and Objective 13.3.2 and associated Policy 13.4.1, which seek to ensure that the subdivision of land is appropriate and carried out in a manner that does not compromise air, water, soil or ecosystems, and that avoids, remedies or mitigates any adverse effects.

The property has no outstanding landscape values, and is not within the coastal environment. There are no 'scheduled heritage resources' identified in the District Plan on the property (Objectives 13.3.3 and 13.3.4).

Both lots support existing development with on-site services (Objective 13.3.5). Power supply is not a requirement in the rural zones, albeit development is existing in any event (Objective 13.3.8).

The site has no sites of significance to Maori and the proposed subdivision will not have any adverse effect on waterbodies within the overall site (Objective 13.3.7 and policy 13.4.11).

The subdivision does not create any adverse cumulative effects, nor any adverse effects on natural character values, ecological values, landscape values, amenity values or cultural values (Policy 13.4.1). With no additional development proposed, there are no adverse effects on the transport network (13.4.2). Natural hazards have been taken into account (13.4.3).

All of the matters listed in Policy 13.4.6 have been taken into account as have any relevant s6 matters (Policy 13.4.13).

The Rural Production zone is an enabling zone, providing for a variety of activities subject to avoiding, remedying or mitigating adverse effects and compatibility with the amenity values of rural areas and rural production activities. I consider the proposed subdivision to be consistent with the zone's objectives and policies (Policy 13.4.14).

The proposal represents sustainable management and the efficient use and development of the zone in a way that enables people to provide for their social, economic and cultural wellbeing and for their health and safety (8.6.3.1 & 8.6.3.2). The balance land remains large and in production – again representing sustainable management. The application site does not display any significant natural values. Natural features within the application site are well away from existing development (8.6.3.4).

The proposal is not a land use activity. I have not identified any likely conflicting land uses that cannot be mitigated or which are not already mitigated (8.6.3.6 & 8.6.3.7).

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

Policy 8.6.4.1 (and 8.6.4.7) are enabling policies seeking to enable farming as well as a wide range of activities, subject to ensuring adverse effects are avoided remedied or mitigated and are not to the detriment of rural productivity. I consider the proposal, which subdivides around existing built development, to be consistent with this policy.

The balance of policies applying in the Rural Production zone focus on reverse sensitivity effects, of which there are none in regard to this proposal.

7.5 Proposed District Plan Objectives and Policies

The activity is a subdivision and the land is zoned Rural Production under the PDP-AV. An assessment of the proposal against the subdivision and the zone's Objectives and Policies follows:

Subdivision objectives and policies:

SUB-O1
Subdivision results in the efficient use of land, which:

a. *achieves the objectives of each relevant zone, precinct, development area, overlays and the district wide provisions;*
b. *contributes to the existing or planned 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 mitigates and existing risks reduced; and*
f. *manages adverse effects on the environment.*

The objectives is linked to the zone's objectives and policies (parts a and c refer), which focus on ensuring the zone's use for lawfully established existing activities and/or productive uses; and to avoid or mitigate reverse sensitivity effects. The subdivision is around an existing lawfully established activity (residential home) and the small area of grazed pasture around the dwelling can continue to be grazed.

The proposal continues to contribute to the existing local character. There are no additional reverse sensitivity issues that would prevent or adversely affect activities already established on the land to continue to operate. The proposal does not increase risk from natural hazards. There are no adverse effects.

SUB-O2
Subdivision recognises and provides for the 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, areas of significant indigenous vegetation and significant habitats of indigenous fauna, Sites and Areas of Significance to Māori, and Historic Heritage.

The application site contains none of the features/values listed in part (b) other than a stream/river margin. Development is some distance from that water body and its margins, and the subdivision has no adverse effects on those margins.

SUB-O3 and SUB-O4 - on-site infrastructure is utilised for wastewater, stormwater and potable water supply. There is no increase in development and therefore no impact on the district's

transport network and there is no requirement for access to any public open space or esplanade.

SUB-O5 seeks to protect the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming or forestry. The subdivision is appropriate in that it is provided for in the PDP-AV. It subdivides off a single additional allotment around an existing residential dwelling. The size of the additional lot means that there will be little to no adverse impact on long-term availability or productive capacity of highly productive land.

No additional infrastructure is necessitated by the subdivision (SUB-O6).

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

a. *are consistent with the planned environment of the zone or precinct;*
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.*

It seems odd to have a policy at odds with an objective, at least in part. The equivalent objective talks about 'existing' or 'planned' local character whereas the above policy makes no reference to the 'existing' environment. In any event the proposal is consistent with the planned environment in that it subdivides around existing development. The lot size fits within the size range specified in CON-3. Buildings are existing and the sites both have legal and physical access.

SUB-P5 addresses infrastructure. In the rural zone, sites are expected to be self sufficient with on-site infrastructure, as is the case with this proposal.

SUB-P7
Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

a. *will protect areas of significant indigenous vegetation, significant habitats of indigenous fauna or natural inland wetlands in perpetuity;*
b. *Provides a management plan which results in superior environmental outcomes, including through, where relevant:*
    i. *the protection of natural character, landscape, amenity, heritage or cultural values; and/or*
    ii. *the restoration, enhancement and legal protection of indigenous biodiversity; or*
c. *is around an existing residential unit.*

This subdivision is around an existing residential unit. The inclusion of part (c) in this policy supports my conclusion that rural lifestyle subdivision, where it is around an existing residential unit, is supported by the Council.

SUB-P8
Avoid subdivision that:

a. *within the Horticulture Precinct, is not provided for in PREC2-P5:*
b. *in all other parts of the Rural Production zone:*
    i. *results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities;*
    ii. *cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term;*

iii. fragments land into parcel sizes that are no longer able to support farming or forestry activities in accordance with RPROZ-P6(c);
iv. Results in rural lifestyle subdivision unless provided for in SUB-P7.

Given the subdivision is around existing development, there is no cumulative loss of the availability of highly productive land. Whilst the subdivision does 'fragment' land into a smaller parcel size, the fact remains that the additional allotment is already utilised for residential use. In terms of part (iv), the subdivision is provided for in SUB-P7(c).

SUB-P11
Consider the following matters where relevant when assessing and managing the effects of subdivision:

a. *the potential for reverse sensitivity effects that would prevent or adversely affect activities already established on land from continuing to operate;*
b. *consistency with the scale, density, design and character of the environment and purpose of the zone;*
c. *the location, scale and design of buildings and structures;*
d. *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;*
e. *managing natural hazards;*
f. *Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*
g. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

Given that development is existing, no reverse sensitivity effects arise. The proposal remains consistent with the character of the surrounding environment. Houses are reliant on on-site infrastructure. There are no natural hazard risks. There are no adverse effects on any of the values listed in part (f) and (g).

The Rural Production Zone objectives and policies were referred to briefly above.

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 and prioritises it to be used for farming and forestry activities;*
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 farming and forestry activities 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 values associated with a rural working environment are maintained.

There is land in the additional lot that meets the paper definition of highly productive land. To some degree such land is already 'sterilised' by way of the existing built development. I do not believe any new reverse sensitivity effects will be generated. The proposal does not exacerbate natural hazards. LUC 3 soils

The subdivision will not adversely impact on rural character and amenity.

Policies in the zone focus on activities as opposed to a subdivision. This subdivision does not propose any new or different 'activity' on either lot. RPROZ-P4 is the first policy to reference 'subdivision' activities:

RPROZ-P4
Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity values 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 subdivision is consistent with all of the above primary production activities remain predominant; existing development is low density with low site coverage; the usual effects of life in the country are present; and the application site is part of a diverse rural environment.

RPROZ-P6 focuses on subdivision and would more appropriately sit in the subdivision chapter, especially as it is so repetitive of that equivalent subdivision policy. Refer to earlier comments.

In summary I consider the proposal to be more consistent than not with the relevant objectives and policies of the Rural Production Zone.

7.6 Weighting of the Plans

The Proposed District Plan is now at an Appeals Version stage. Some parts of the PDP-AV have been appealed and are not yet beyond challenge. These include provisions relevant to the proposal, e.g. the controlled activity minimum lot size and subdivision objectives and policies, along with some of the zone objectives and policies.

This means the ODP is still the only planning instrument that can be treated as 'operative' for the purposes of this proposal. However, PDP-AV provisions have legal effect, even if not operative yet. This results in the need for a weighting assessment, i.e. how much weight should be afforded to each plan in assessing this application.

The PDP-AV, being the more up to date (younger) planning instrument, can be considered as giving better effect to higher order planning instruments such as national policy statements. However, the ODP cannot be discarded completely because it remains 'operative' and cannot yet be completely superseded by the PDP-AV.

This planning report and AEE has addressed both the ODP and PDP-AV. The proposal is undoubtedly consistent with the ODP, where it is a restricted discretionary subdivision activity and the matters of discretion are prescribed in that document. I believe the proposal to also be more consistent than not with the PDP-AV in that it is a subdivision around existing residential development. The subdivision involves land that is mapped as LUC 3 soils and involves an area of 1.74ha, might infer 'rural lifestyle' activity and consequently alter the category of activity under the PDP-AV (to discretionary as opposed to controlled). However, I believe the objectives and policies in the PDP-AV point to the acceptability of rural lifestyle type subdivisions around existing residential development. This being the case, I consider the proposal to be more consistent than not with the PDP-AV's objectives and policies.

8.0 NOTIFICATION ASSESSMENT & CONSULTATION

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Step 1 specifies when public notification is mandatory in certain circumstances. None of these circumstances apply. Step 2 of s95A specifies the circumstances that preclude public notification. Neither circumstance exists therefore public notification is not precluded and Step 3 of s95A must be considered. This specifies that public notification is required in certain circumstances. The application is not subject to a rule or national environmental standard that requires public notification. This report and AEE concludes that the activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor. In summary public notification is not required pursuant to Step 3 of s95A.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. No such group or persons exist in this case. Step 2 of s95B specifies the circumstances that preclude limited notification. Neither circumstance applies and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified, in this case being any identified pursuant to s95E. The s95E assessment below concludes that there are no affected persons to be notified.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor, therefore no public notification is required.

8.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity.

The proposal is a restricted discretionary activity under the ODP and entirely consistent with the ODP's objectives and policies. The proposal makes use of a provision in the PDP-AV providing for the creation of an additional allotment around existing residential development and because it is around existing development, the proposal has no adverse effects on adjacent properties. I have not identified any affected persons.

There are no identified Sites of Significance to Māori within the site, and no archaeological sites. The site is not coastal. With less than minor effects on any habitat, including water bodies, and no impact on DOC's ability to manage its resources, it has not been considered necessary to consult with tangata whenua, Heritage NZ, or DOC prior to lodging the application.

9.0 PLANNING ACT 2026

Brief mention should be made of the Planning Act 2026, which came into force on the day after Royal assent, which was 30th September 2026. This will amend the Resource Management Act in a limited way as from 30th October 2026. The amendments define certain things that will be outside of the scope of matters the Council is able to consider, despite there being a rule in its Plan in regard that matter. The matters are generally limited to amenity aspects in regard to the built environment and are not overly relevant to this application, noting the built environment is existing in any event.

There is a length 4 year Transition Period associated with the Planning Act and Natural Environment Act eventually totally replacing the RMA, the latter remaining the principal legal instruments under which resource consent applications are prepared, lodged, considered and granted.

10.0 CONCLUSION

The proposed subdivision is of a type and density considered consistent with the Operative District Plan, and more consistent than not with the objectives and policies of the Proposed District Plan – Appeals Version.

No significant adverse effects will arise from the activity. There has been no need to consider alternatives. All effects can be appropriately and adequately avoided, remedied or mitigated such that the proposal will result in less than minor effects on the environment. No affected persons have been identified and limited notification is not required.

The relevant provisions of Part 2 of the RMA have been addressed. The proposal is considered consistent with the objectives and policies of relevant planning provisions in National Policy Statements and the Regional Policy Statement.

It is requested that the Council give favourable consideration to the application and grant approval, subject to appropriate conditions, under delegated authority.



Lynley Newport Dated 28th October 2026
Senior Planner
THOMSON SURVEY LTD

11.0 LIST OF APPENDICES

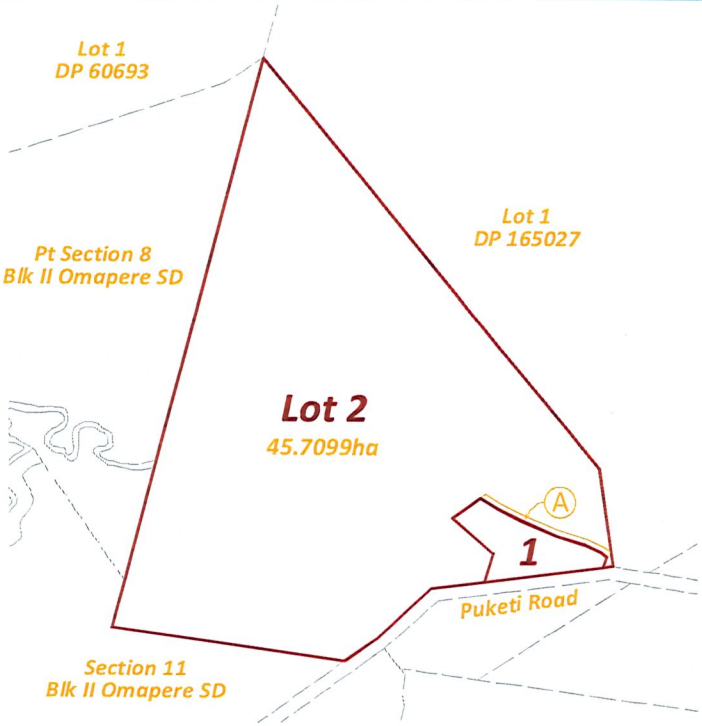
Appendix 1 Scheme Plan(s)

Appendix 2 Locality Plan

Appendix 3 Record of Title & Relevant Instruments

Appendix 1

Scheme Plan(s)



OVERALL DIAGRAM

OVERALL DIAGRAM

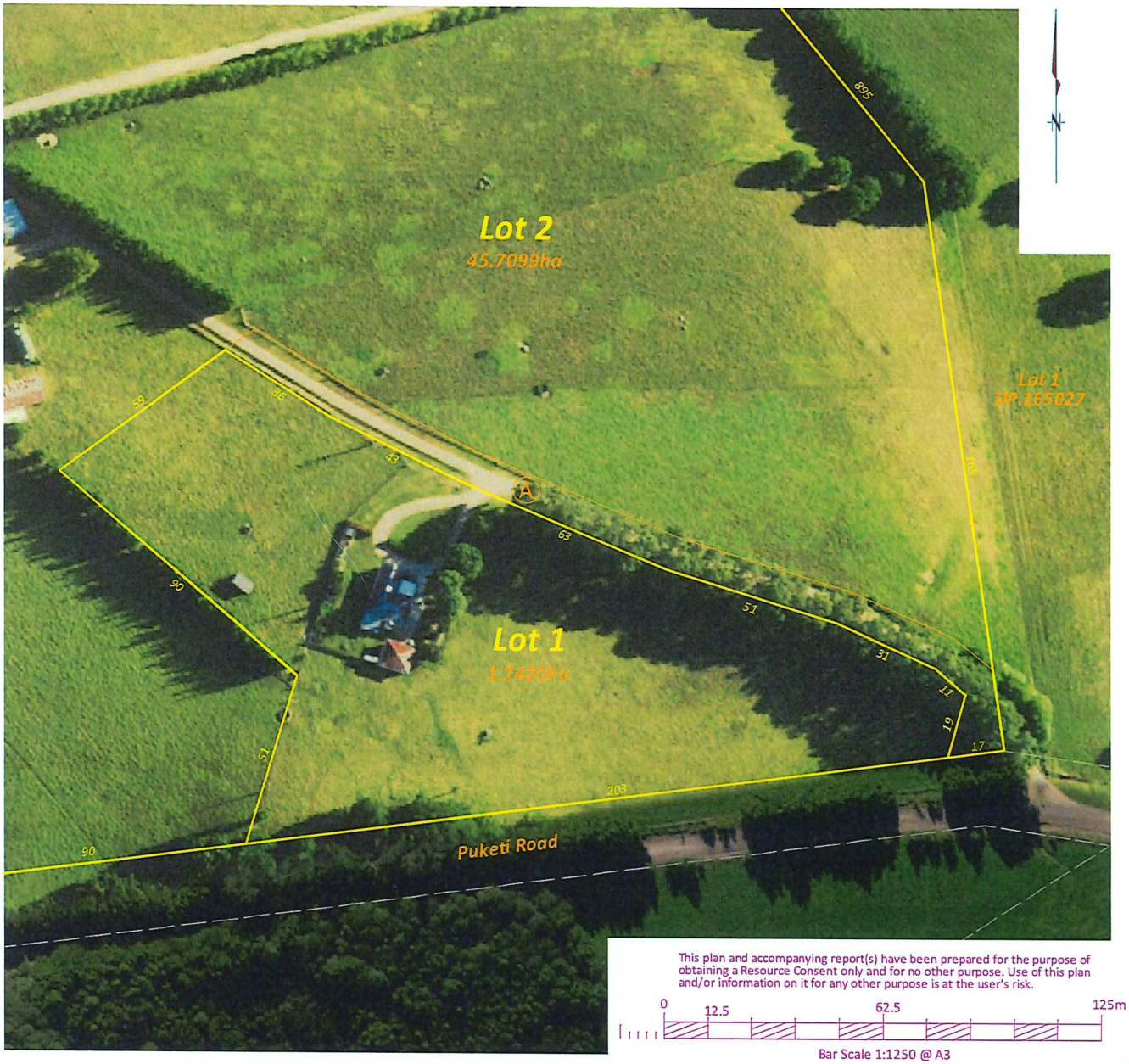
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNI-CATIONS & ELECTRICITY	(A)	LOT 2 HEREON	LOT 1 HEREON

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA9A/1014
Total Area: 47.4519ha
Zoning: Rural Production
Resource features: NIL



This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

0 12.5 62.5 125m

Bar Scale 1:1250 @ A3

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF PT OLC 15

685 PUKETI ROAD, OKAIHAU

PREPARED FOR: I & J WILSON

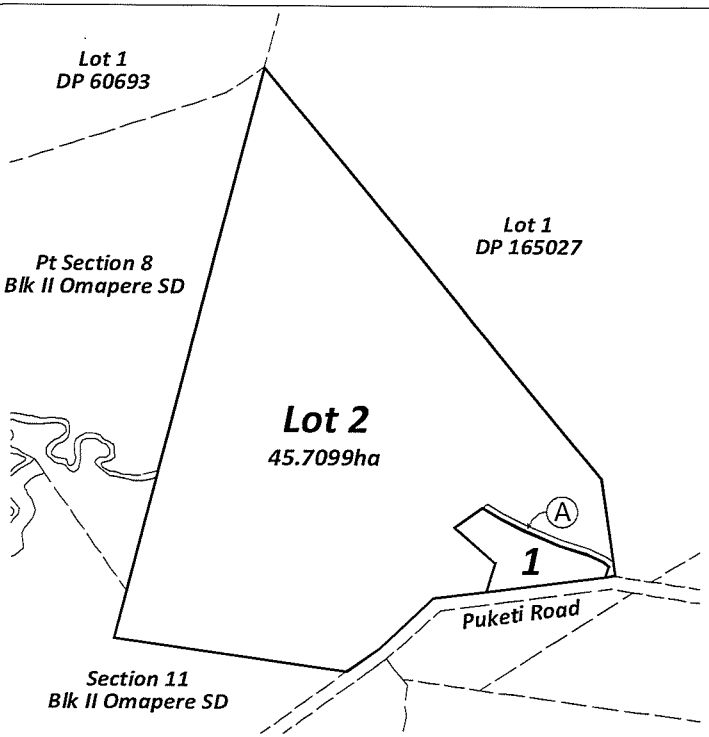
	Name	Date
Survey		
Design		
Drawn	KY	12.10.26
Approved		
Rev		

10973 Scheme

ORIGINAL
SCALE 1:1250
SHEET SIZE A3

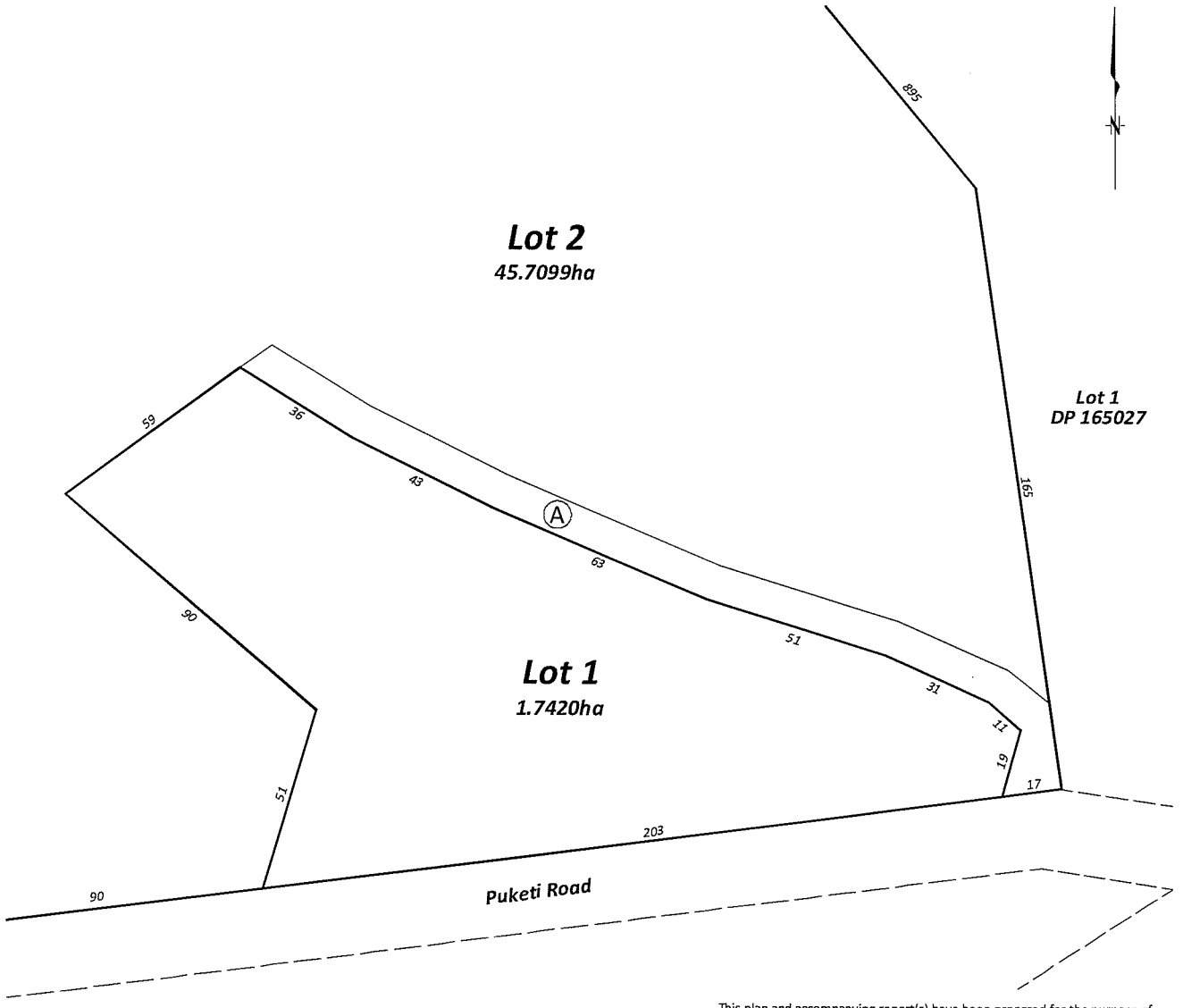
Surveyors Ref. No: 10973

Sheet 1 of 1



OVERALL DIAGRAM

OVERALL DIAGRAM



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNI-CATIONS & ELECTRICITY	(A)	LOT 2 HEREON	LOT 1 HEREON

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA9A/1014
Total Area: 47.4519ha
Zoning: Rural Production
Resource features: NIL

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

0 12.5 62.5 125m

Bar Scale 1:1250 @ A3

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF PT OLC 15

685 PUKETI ROAD, OKAIHAU

PREPARED FOR: I & J WILSON

	Name	Date
Survey		
Design		
Drawn	KY	12.10.26
Approved		
Rev		

10973 Scheme

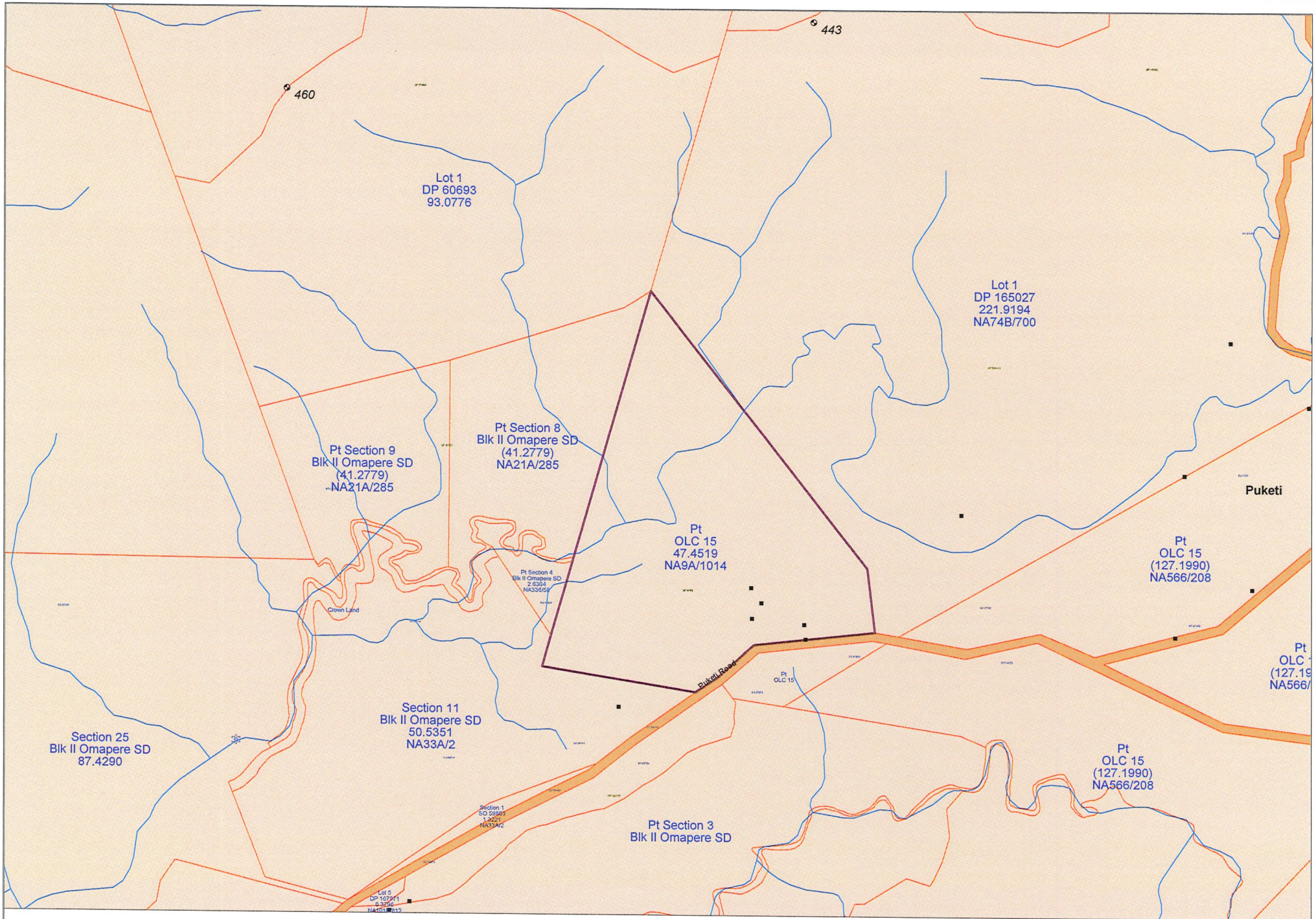
ORIGINAL
SCALE 1:1250
SHEET SIZE A3

Surveyors Ref. No: 10973

Sheet 1 of 1

Appendix 2

Locality Plan



QuickMap
Custom Software Ltd

0 200 400 600 800 1000 1200 1400 1600m

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:12500 Topographical and Cadastral map derived from LINZ data. Printed: 29-Oct-2026 09:54.

Appendix 3

Record of Title & Relevant Instruments

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

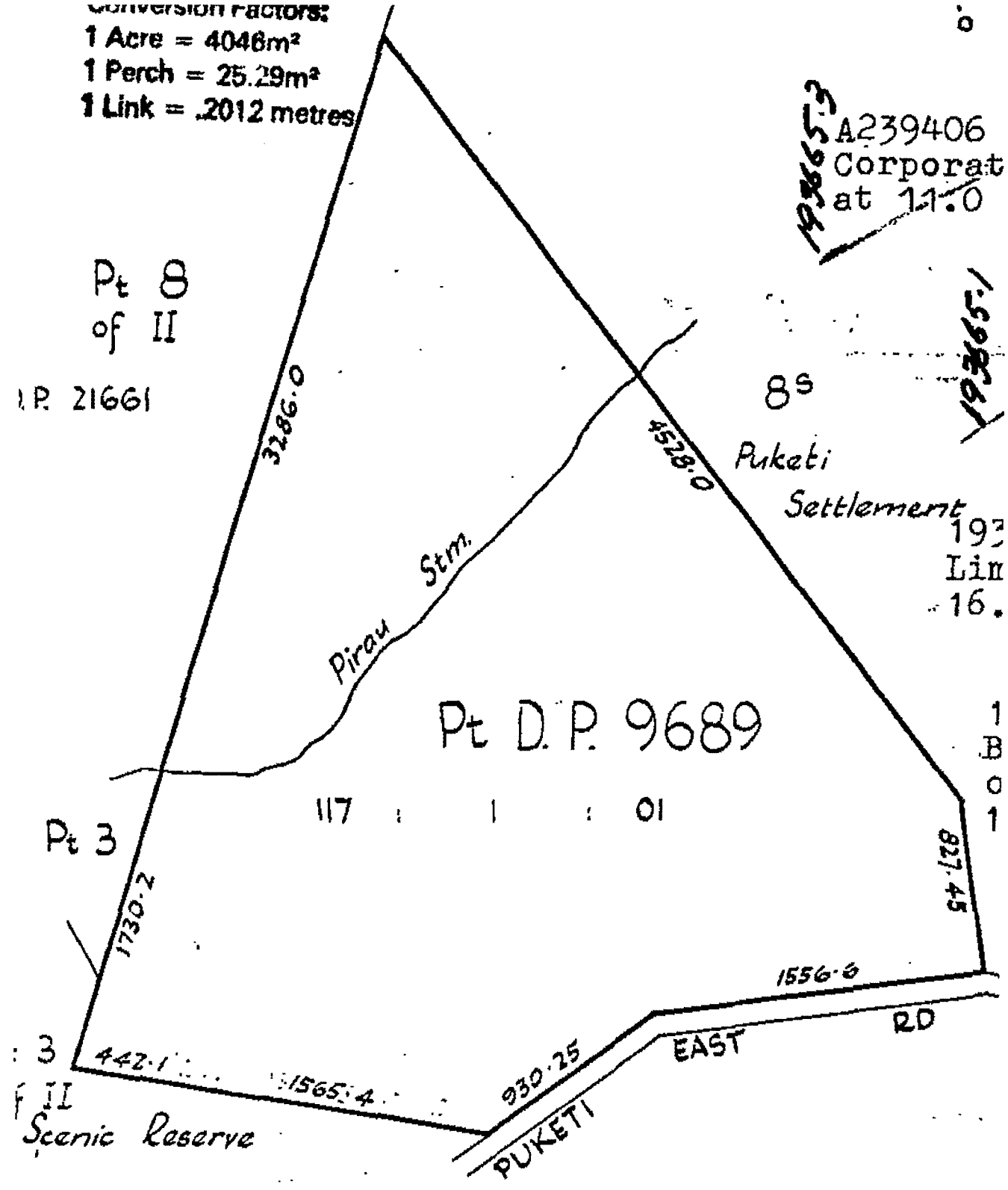
Identifier	**NA9A/1014**
Land Registration District	**North Auckland**
Date Issued	05 July 1966

Prior References
NA263/191

Estate	Fee Simple
Area	47.4519 hectares more or less
Legal Description	Part Deposited Plan 9689

Registered Owners
Ian David Wilson, June Margaret Wilson and Johnston O'Shea Trustee Limited

Interests


Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres
A239406
Corporat
at 11.0
Pt 8
of II
I.P. 21661
3286.0
4528.0
8S
Puketi
Settlement
Pirau Stm.
Pt D.P. 9689
117 : 1 : 01
Pt 3
1730.2
827.45
1556.6
442.1
1565.4
930.25
EAST
RD
PUKETI
Scenic Reserve