

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Cooper Capital Limited

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

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:

Owner: Cooper Capital Ltd. Occupier of 11a: Ella Reihana, tenant

**Property Address/
Location:**

Owner: 3 Lister St, Pt Chevalier, Auckland

Tenant: 11a Windsor Rd, Kaikohe

Postcode

1022

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

11A & 11B Windsor Road

Kaikohe

Postcode

0405

Legal Description:

Lot 13 DP 89541

Val Number:

0405

Certificate of title:

NA58B/307

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.

11a is occupied by a tenant, 11b is not. Please phone property manager if need to enter the inside of 11a - Sandra Robinson, Mid Nth Real Estate, 021 401 895 or 09 401 0895

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.

Proposed subdivision in the Residential Zone as a discretionary activity, where each lot contains an existing lawfully established residential unit.

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

10. Would you like to request Public Notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

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

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application Yes

13. Draft Conditions:

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

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

14. Billing Details:

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

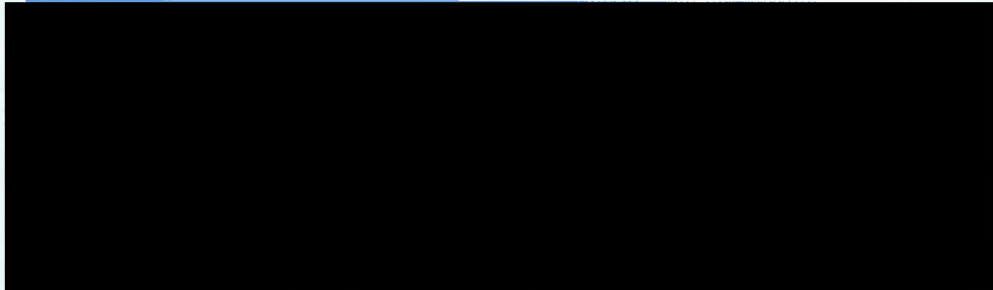
Name/s: (please write in full)

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)

Signature:

(signature of bill payer)

A black rectangular box redacting the signature of the bill payer.

Date

MANDATORY

15. Important Information:

Note to applicant

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

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

Fast-track application

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

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Carie Cooper

Signature:



Date

4/3/25

by electronic means

Checklist (please tick if information is provided)

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

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

Cooper Capital Limited

Proposed Subdivision

11A & 11B Windsor Road, Kaikohe

Williams & King, Kerikeri¹
20 March 2025



¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

1.0 Overview

Cooper Capital Limited owns a property at 11A and 11B Windsor Road, in Kaikohe. The application site is legally described as Lot 13 DP 89541 and is held in the Record of Title NA58B/307, comprising 850m² of land. The applicant is seeking resource consent to subdivide this property to create one additional Record of Title, with each lot containing an existing dwelling. Proposed Lots 1 and 2 are to have gross areas of 356m² and 493m², respectively (subject to final survey). Each lot has separate frontage to Windsor Road.

The subject site is zoned Residential in the Operative Far North District Plan, and the proposed subdivision has been assessed as a discretionary activity due to the lot sizes proposed.

Under the Proposed Far North District Plan, the site is zoned General Residential. There are no relevant rules with legal effect under the Proposed District Plan at this time.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2.0 Description of Proposal

2.1 Proposed Subdivision

The overarching purpose of the proposal is to enable the creation of one additional Record of Title without detriment to the natural or physical resources on the site and surrounding environment. The subdivision layout is based on existing residential buildings and activities, and each lot will retain sufficient private outdoor space.

The proposed subdivision creates Lots 1 and 2 as follows.

Lot Number	Gross Area (Subject to Final Survey)	Existing Use
Lot 1	356m ²	Existing residential dwelling with car port.
Lot 2	493m ²	Existing residential dwelling and separate garage.

Table 1: Summary of lot sizes and existing and proposed land use.

Reciprocal easements for power (also shown for the purpose of right to convey telecommunications and water) are shown on the Scheme Plan as areas 'A' and 'B'.

The Scheme Plan is attached in **Appendix 1** and in **Figure 1**. All areas and dimensions are subject to final survey.

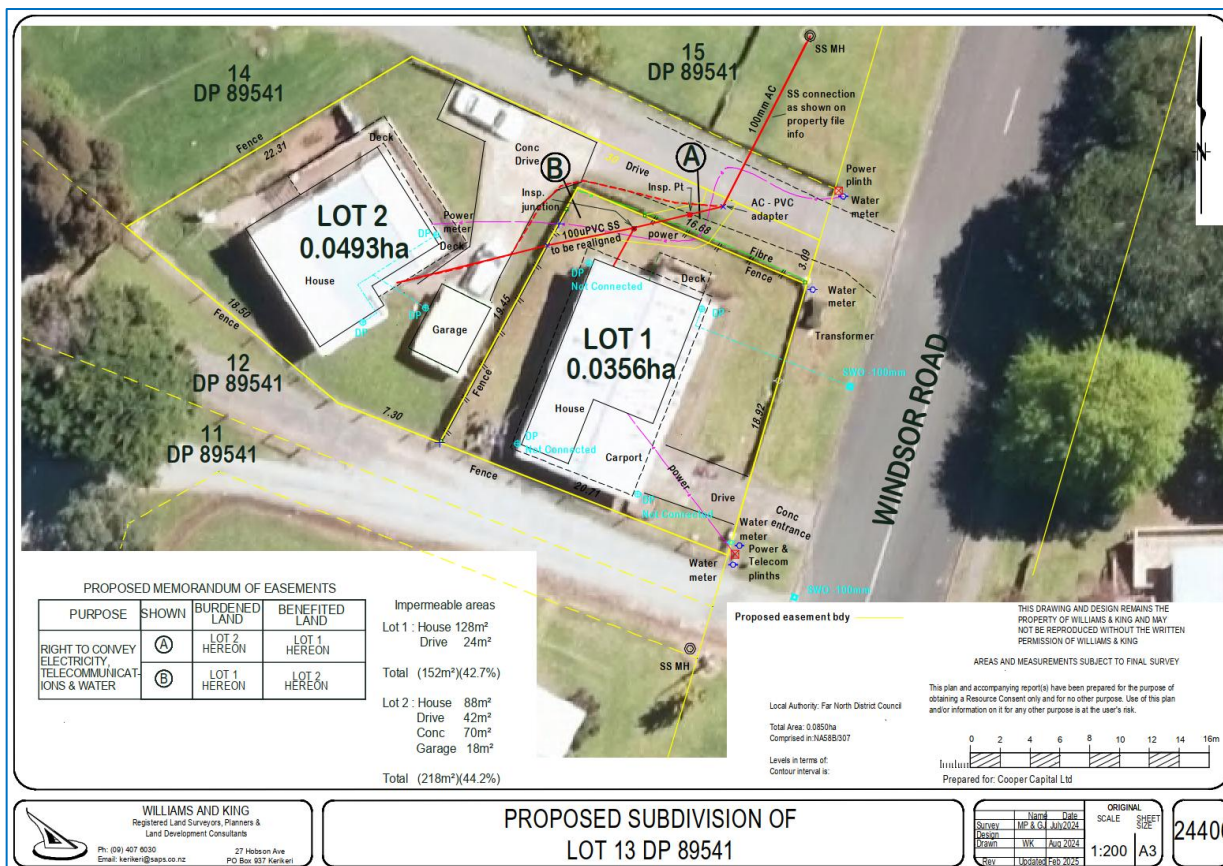


Figure 1: Scheme Plan of Proposed Subdivision.

2.2 Vehicle Access

Lot 1 will retain legal and physical access directly from Windsor Road, via the existing entrance located at the southern end of the site's road frontage.

Lot 2 will also retain direct legal and physical access from Windsor Road via a 3.09m wide panhandle. Currently, it practically shares a vehicle crossing and driveway with the adjoining site to the north, Lot 14 DP 89541. The existing kerb ramp extends along the panhandle road frontage of Lot 2. It may be that an underlying metalled driveway along the panhandle is overgrown with grass. The LDE Civil Infrastructure Report recommends that the vehicle crossing to Lot 2 be sealed. An appropriate requirement would be to provide a sealed vehicle crossing to the boundary of the lot. Provided that the crossing is in accordance with Council's Engineering Standards (either 2009 or 2023 version), we suggest that engineering plan approval is not necessary for this.

2.3 Wastewater and Stormwater Management

The LDE Civil Infrastructure Report in **Appendix 2** confirms that there is an existing 100mm diameter sanitary sewer lateral providing service to the two existing dwellings, with connection to the public wastewater manhole located within Lot 15 DP 89541. It recommends that a sewer lateral serving Lot 2 be realigned and a manhole be installed in the Lot 2 accessway.

Existing and proposed impermeable surface coverage on each lot is indicated on the Scheme Plan. Besides any minor improvements to the driveway within Lot 2, no additional impermeable surfaces will be required to implement the proposal.

Existing stormwater management is described within the Civil Infrastructure Report, which makes recommendations to repair and connect stormwater downpipes from the dwelling to the existing stormwater connection on Lot 1, and repair stormwater downpipes from the dwelling on Lot 2 and either connect these to the existing stormwater soakage pit or to the kerb on Windsor Road.

No other stormwater management works are considered necessary for this proposal – refer to Section 4.4.2 of the Civil Infrastructure Report.

2.4 Earthworks

Besides any minor access upgrades to Lot 2, earthworks are not required to complete the proposal.

3.0 Application Site Details and Description

3.1 Location

The subject site is located at 11A and 11B Windsor Road, at the western end of Kaikohe’s residential area. The property has direct frontage to Windsor Road along its eastern boundary. Refer to the maps in **Figures 2 and 3**.

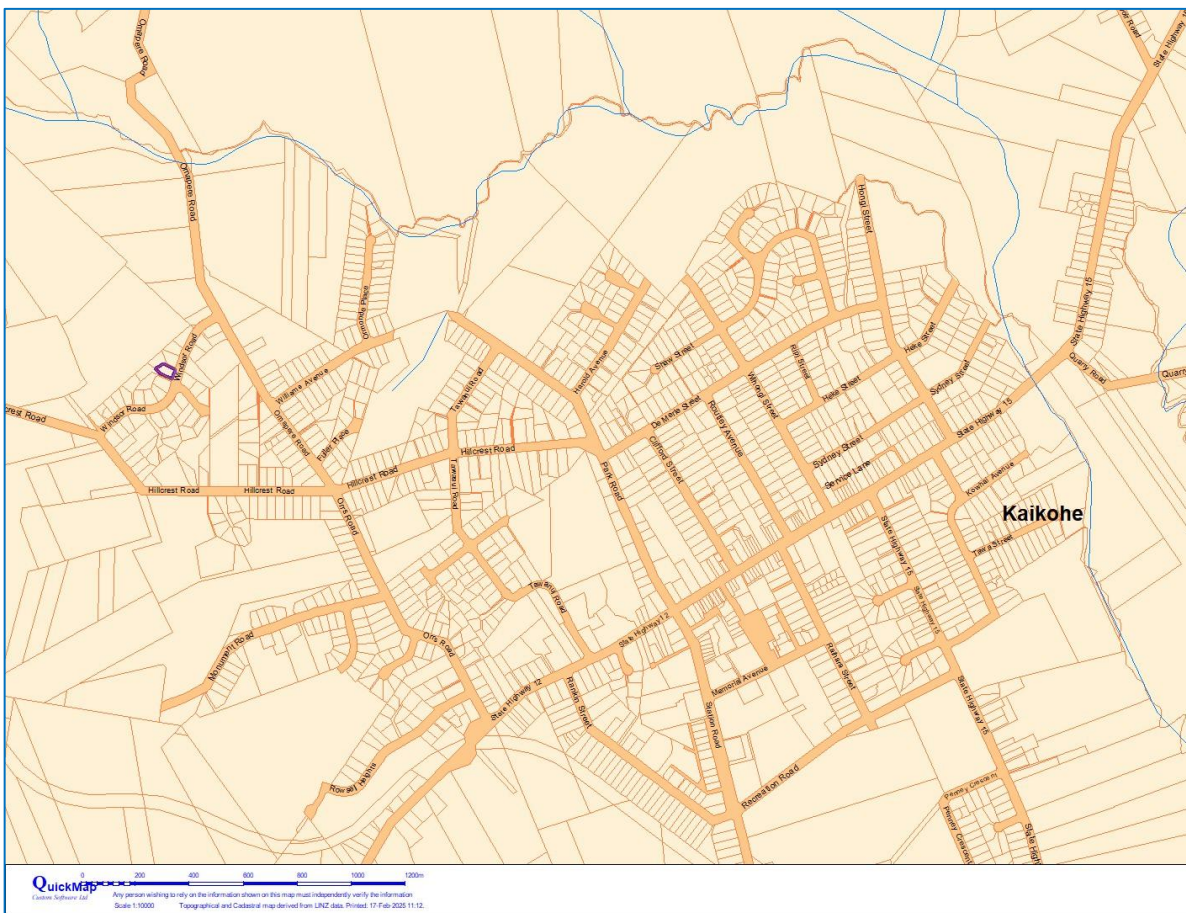


Figure 2: Location Map

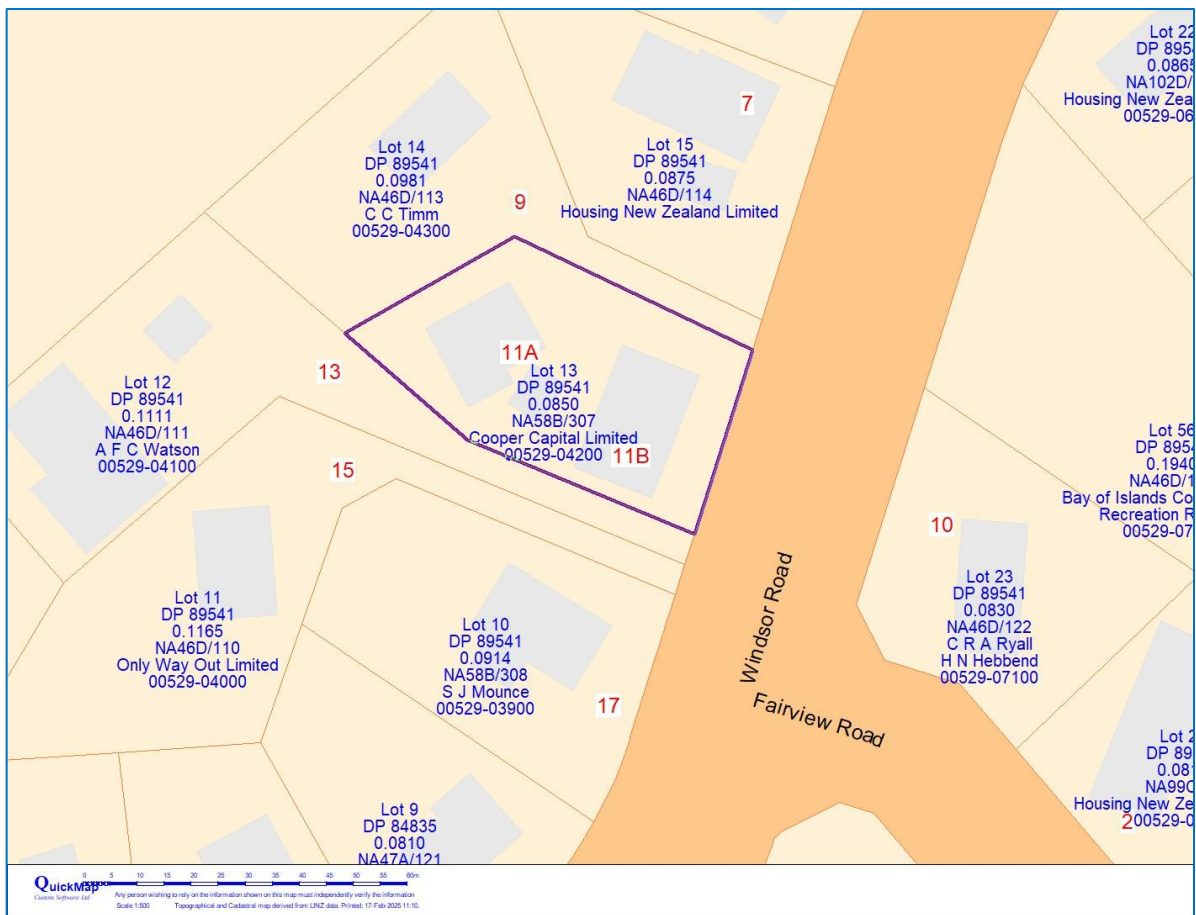


Figure 3: Cadastral Map

3.2 Legal Details

The subject land is legally described as Lot 13 DP 89541 and held in Record of Title NA58B/307, comprising 850m² more or less in area – refer to **Appendix 3**. There are no relevant interests / encumbrances are listed on the Record of Title.

3.3 Site Conditions

The subject site is developed with two existing dwellings, which are separated by an existing fence line that is to become the proposed boundary.

The existing dwelling on Lot 1 has an attached car port, which is accessed by an existing entrance located towards the southern end of the lot’s frontage to Windsor Road. The existing dwelling and garage on Lot 2 are located at the rear, and are accessed via a panhandle strip. The areas surrounding the existing buildings are in lawn.

3.4 Character of the Site and Surrounding Environment

The character of the subject land and its surrounding environment reflects the existing residential pattern of built development.

4.0 District Plan Assessment

4.1 Far North District Operative District Plan

The application site is zoned Residential and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Residential Zone

Existing built development is present on proposed Lots 1 and 2. This is assessed against the relevant Residential zone standards below.

Rule	Discussion	Compliance
7.6.5.1 PERMITTED ACTIVITIES		
7.6.5.1.2 Residential Intensity	Following the subdivision, residential intensity will not exceed a single residential unit for a single household on each lot.	Complies
7.6.5.1.5 Sunlight	No issues in terms of the proposed new boundaries to be created by the subdivision.	Complies
7.6.5.1.6 Stormwater Management	Less than 50% impermeable surface coverage on each proposed lot.	Complies
7.6.5.1.7 Setback from Boundaries	No issues in terms of the proposed new boundaries to be created by the subdivision.	Complies

4.1.2 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot has direct frontage to Windsor Road.	Complies
13.6.8 Subdivision Consent Before Work Commences	Negligible earthworks are required. No vegetation clearance is required.	Complies
13.6.12 Suitability for Proposed Land Use	Both lots have existing residential development.	Complies.
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots	Lots 1 and 2 do not have areas of 600m ² .	Does not comply.
13.7.2.2 Allotment Dimensions	Lot 1 includes a dimension of 14 x 14m, plus 1.2m boundary and 3m road setbacks, Lot 2 is very marginally unable to.	Does not comply.
13.9 DISCRETIONARY ACTIVITIES		
13.9.1 Discretionary (Subdivision) Activities	Each lot contains an area of more than 300m ² .	Complies

4.1.3 Financial Contributions

The proposal has no implications in terms of Chapter 14.

4.1.4 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic.

Rule	Discussion	Compliance
15.1.6B.1 PERMITTED ACTIVITIES (PARKING)		
15.1.6B.1.1 On-Site Car Parking Spaces	On either lot, a new activity is not establishing and the nature of the activity is not changing.	Complies
15.1.6C.1 PERMITTED ACTIVITIES (ACCESS)		
15.1.6C.1.1 Private Accessway in all Zones	Private access (serving multiple sites) is not proposed.	Not applicable
15.1.6C.1.2 Private Accessways in Urban Zones	No private accessways proposed.	Not applicable
15.1.6C.1.4 Access Over Footpaths.	No access over a footpath is proposed.	Complies
15.1.6C.1.6 Vehicle crossing standards in Urban Zones	Lot 1 has an existing crossing. A sealed vehicle crossing is required to Lot 2.	Complies
15.1.6C.1.7 General Access Standards	Less than four parking spaces will gain access from Windsor Road on each lot as per (a). No private accessways proposed (individual driveways used) – (b) is not relevant. Any surplus access areas will be in grass, and stormwater management will involve directing stormwater to the Windsor Road kerb.	Complies
15.1.6C.1.8 Frontage to Existing Roads	Windsor Road is of sufficient legal and formation width to meet this rule.	Complies

4.1.5 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity. The relevant considerations specified in Sections 104 and 104B of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

4.2 Far North Proposed District Plan

The application site is zoned General Residential in the Far North Proposed District Plan. The proposal is assessed against the relevant rules of the Proposed District Plan as follows.

4.2.1 Area-Specific Matters – General Residential

Rule	Discussion	Compliance
GRZ-R2 Impermeable Surface Coverage	Less than 50% impermeable surface coverage on each lot.	These rules do not have legal effect.
GRZ-R3 Residential Activity	A single residential unit per lot will result.	
GRZ-S2 Height in Relation to Boundary	No issues in terms of the proposed new boundaries to be created by the subdivision.	
GRZ-S3 Setback	No issues in terms of the proposed new boundaries to be created by the subdivision.	
GRZ-S6 Outdoor living space	Each existing dwelling retains more than 8m ² of outdoor living space.	

4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R1 Parking	Parking spaces are existing.	These rules do not have legal effect.
TRAN-R2 Vehicle crossings and access, including private accessways	Individual private access is proposed (no shared private access). Access and parking for fire fighting vehicles will be available on Windsor Rd and less than 90m from the proposed lots. There will be no unused vehicle crossings. A vehicle crossing to the adjusted private driveway within the Lot 2 panhandle is required, will comply with TRAN-S2.	

4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	<p>CON-1</p> <ul style="list-style-type: none"> Lot 1 includes 14 x 14m dimension, plus 1.2m boundary / 3m road setbacks, Lot 2 does not comply. Existing water, wastewater, power and telecommunications connections proposed for each lot – refer to Civil Infrastructure Report. Stormwater management can be achieved as reported on within the Civil Infrastructure Report. Proposed easements are shown on the scheme plan. <p>CON-2</p> <ul style="list-style-type: none"> Controlled activity minimum allotment size is not achieved – meets discretionary activity. No esplanade reserve requirements. 	This rule does not have legal effect.

4.2.4 District Wide Matters – Earthworks

Rule	Discussion	Compliance
EW-R6 Earthworks for the ... upgrade of private roads and private accessways	<p>PER-2</p> <ul style="list-style-type: none"> Proposed earthworks meet EW-S1, S2. EW-S4 will be met (Site reinstatement) EW-S6 is not met as earthworks will be within 3m of the property boundary (restricted discretionary activity). Compliance with EW-S7, 8 and 9 will be achieved. 	This rule does not have legal effect.

EW-R12 Earthworks and the discovery of suspected sensitive material	Compliance with EW-S3 is proposed (Accidental discovery protocol).	Complies
EW-R13 Earthworks and erosion and sediment control	Compliance with EW-S5 is proposed (Accidental discovery protocol).	Complies

4.2.5 Summary of Activity Status under the Far North Proposed District Plan

Rules with immediate effect are EW-R12 and EW-R13, both of which can be satisfied as a permitted activity via consent conditions and an advice note.

5.0 Assessment of Environmental Effects

Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effect therefore addresses the relevant assessment criteria listed in 13.10 of the Operative District Plan as a guide as specified in Rule 13.11 (Non-Complying (Subdivision) Activities).

5.1 Allotment Sizes and Dimensions & Building Locations

Each lot contains an existing dwelling, located within a regular shaped building area, with existing access arrangements. The new boundary will follow an existing fence line, and as a result, there will be no change to the material layout of private outdoor areas.

Wastewater is discharged to the public network and existing stormwater management is in place.

The existing residential development is located within an existing residential area of the urban environment. Although the proposed lot sizes are smaller than the immediately surrounding properties, the subject site already contains the density and intensity of residential units, with separate property access and individual outdoor living and utility areas.

Therefore, although the area of the lots is a discretionary activity as provided for in the District Plan, they will not alter the existing characteristics of the immediately surrounding area. As a result, the proposal will not change the present residential settlement pattern found within or surrounding the site within the Residential Zone, in order to retain the overall character of the existing environment.

Overall, direct or cumulative adverse effects on the wider rural environment generated by the proposal are avoided, with the size of the lots being suitable for their existing purpose.

5.2 Natural and Other Hazards

As the residential use of each lot is already established, the proposal will not generate any adverse effects in relation to natural hazards, and there is no significant risk from natural hazards in terms of Section 106 of the RMA.

Water supply for fire-fighting purposes for each lot is available via the existing fire hydrants on Windsor Road, in particular, the hydrant located on the opposite side of Windsor Street that is less than 50m from each existing dwelling. Also refer to Section 4.2 of the Civil Infrastructure Report. As such, potential adverse effects related to fire hazards are avoided by the proposed subdivision.

5.3 Water Supply

The property is within the area of benefit for water reticulation, with both dwellings being connected to the public water services and having individual water meters, as described in Section 4.1 of the Civil Infrastructure Report.

A fire hydrant is located on the opposite side of Windsor Road, less than 50 metres from each existing dwelling.

Adequate provision is made for water supply to the proposed lots, and no adverse effects will arise in this respect.

5.4 Stormwater Disposal

Besides any minor improvements to the driveway within Lot 2, no additional impermeable surfaces will be required to implement the proposal, and existing impermeable areas comply with the permitted activity standard for the Residential Zone. Existing stormwater management is described within the Civil Infrastructure Report, which makes recommendations to repair and connect stormwater downpipes from the dwelling to the existing stormwater connection on Lot 1, and repair stormwater downpipes from the dwelling on Lot 2 and either connect these to the existing stormwater soakage pit or to the kerb on Windsor Road.

No other stormwater management works are considered necessary for this proposal – refer to Section 4.4.2 of the Civil Infrastructure Report.

Overall, it is considered that the proposal avoids and mitigates adverse effects on stormwater quality and quantity, resulting in the adverse effects of the proposal arising from stormwater disposal being less than minor.

5.5 Sanitary Sewage Disposal

The Civil Infrastructure Report confirms that the two existing dwellings have connections to a 100mm diameter sanitary sewer lateral, which is connected to the public wastewater manhole in a nearby site. It has recommended that the connection to Lot 2 be realigned so that it no longer crosses over Lot 1, and that a new manhole be installed in the Lot 2 accessway. The proposal does not generate any issues in terms of capacity, as no additional wastewater discharge will result. Further, the Civil

Infrastructure Report notes that the diameter of the existing lateral complies with relevant engineering standard.

Overall, it is considered that the existing and proposed sanitary sewage disposal arrangements are adequate for the proposed subdivision, which will not produce any additional discharge volume, and avoid adverse environmental effects.

5.6 Energy & Telecommunications Supply

Each lot has existing separate power and telecommunications supply, which will be protected by easements over the proposed lots where necessary.

Refer to correspondence received from Top Energy (see **Appendix 4**).

5.7 Access

Property access from Windsor Road to the boundary of Lot 1 is existing, and described as being generally compliant with the Council's standards.

Lot 2 currently uses a shared vehicle crossing and driveway with the adjoining property to the north (Lot 14 DP 89541), however this is not protected by reciprocal easements or easements benefitting the application site. The Civil Infrastructure Report recommends that a sealed crossing be provided to Lot 2.

No additional traffic will be generated by the proposal, and it is considered that adequate provision for the existing level of traffic is or can be provided, and that the effects of the proposal on existing roading and traffic safety will be less than minor.

5.8 Earthworks

Negligible earthworks are required to complete the subdivision, being limited to those required to provide access to the boundary of Lot 2. Typical erosion and sediment control measures can be implemented, and underground services will need to be protected, or reinstated if damaged. With these measures in place, the earthworks required to complete the subdivision can be completed without generating any significant short or long term adverse environmental effect.

5.9 Heritage Resources

The site does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. No earthworks are proposed as part of the subdivision. Nevertheless, the standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.10 Ecological Resources

The subject site is not included in any ecological resource areas, including Department of Conservation protected natural areas, or mapped habitats of North Island brown kiwi.

The proposal will not require clearance of indigenous vegetation, and no direct or indirect adverse ecological effects will arise from the proposed subdivision.

5.11 Soil

Despite containing highly versatile soils the subject site is not in a primary production zone. Further, the site is already developed for residential use. Therefore, it is considered that the proposed subdivision will not have any adverse effect on soil resources and the availability of suitable land for primary production.

5.12 Land Use Incompatibility

No adverse effects associated with incompatible land use and reverse sensitivity, as the proposed lots contain existing residential uses located amongst an existing residential area. There are no incompatible land use activities located nearby.

5.13 Visual Amenity and Natural Character

The proposal provides separate Records of Title for existing residential land use activities, and will not result in any changes to the built or natural environment that would detract from landscape, visual, or amenity values. The existing residential character of the area will be retained.

Existing privacy between the two residential activities is achieved via fencing. The existing dwellings and accessory shed will continue to meet permitted activity standards for sunlight and setback in relation to the proposed boundary.

6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *Regional Policy Statement for Northland*
- *Operative Far North District Plan*
- *Proposed Far North District Plan*
- *Proposed Regional Plan for Northland*

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.²

² Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 17 February 2025 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

Far North Maps shows that the site is part of a 'Built-up Area (settlement)' on the 1996, 2001, 2008, 2012, and 2018 Land Cover and Land Use mapping.

As such, the subject site is not considered to be a 'piece of land' in terms of the above regulations.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetlands within 100m of the subject site and there are no wetlands in close proximity (within 100m) apparent on aerial photography. The proposed subdivision does not involve any vegetation clearance, earthworks or taking, use, damming, diversion or discharge of water within 100m of a wetland. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

6.2 National Policy Statements

There are no relevant National Policy Statements.

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, and does not include any outstanding natural landscapes or features or areas of high or outstanding natural character.

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is in place, as described in the Civil Infrastructure Report.
- The site is not near any significant mineral resources.
- The proposal does not result in incompatible land use activities and avoids reverse sensitivity, given that each lot contains existing residential development located amongst an established residential environment.
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- No new direct adverse effects on significant ecological areas or species will result.

- Adverse effects associated with natural hazards and downstream flooding are not exacerbated by the proposal. Existing impermeable surface coverage has been assessed and will comply with the permitted activity standard of the Operative District Plan.
- The site contains highly versatile soils, however, is not located within a primary production zone.
- The existing residential use of the lots is consistent within the predominant land use and subdivision development in the surrounding environment. The character of the surrounding environment can be retained.
- The proposal has no implications on matters such as renewable energy, sustainable design technologies.

6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Urban Environment, Residential Zone and Subdivision Sections of the Operative District Plan are relevant to this proposal. As discussed below, it has been concluded that the proposal is consistent with the overall objectives and policies of the District Plan.

URBAN ENVIRONMENT

7.3 OBJECTIVES

7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.

7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.

7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.

7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

7.4 POLICIES

7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.

7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.

7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment. 7.4.5 That new urban development avoid:

(e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;

(g) adversely affecting the safety and efficiency of the roading network;

7.4.8 That infrastructure for urban areas be designed and operated in a way which:

(a) avoids remedies or mitigates adverse effects on the environment;

(b) provides adequately for the reasonably foreseeable needs of future generations; and

(c) safeguards the life-supporting capacity of air, water, soil and ecosystems.

- The proposed subdivision does not increase the density of built development or residential use. As such, potential adverse effects on amenity values are considered to be fully avoided, and the current residential character and amenity values can be retained.
- Adverse effects on natural resources are avoided, as the site lacks any particular natural, ecological, or landscape value and built development and land use activities are established on each lot. Servicing of the site with the connections to reticulated sanitary sewer, water supply system, and power and telecommunications are also in place with realignment of the sanitary sewer connection to Lot 2 being recommended.
- Stormwater management will generally remain unchanged from the current situation, subject to minor improvements, and will not result in any adverse downstream effects.

- The subject site is not affected by natural hazards.
- No additional traffic will result, and the proposal avoids adversely impacting on the efficiency or safety of the roading network.
- Existing car parking and manoeuvring areas are in place for each lot.

RESIDENTIAL ZONE

7.6.3 OBJECTIVES These objectives supplement those set out in Section 7.3.

7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.

7.6.4 POLICIES These policies supplement those set out in Section 7.4.

7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.

7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.

7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.

7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.

7.6.4.9 That sites have adequate access to sunlight and daylight.

7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.

- The overall existing density of built development within the Windsor Road residential area will not change as a result of the proposal.
- The built development on each lot is existing.
- Each allotment has a suitable dimension, which is regular in shape, in order to have sufficient outdoor space, areas for planting and landscaping, parking and manoeuvring.
- Existing impermeable surface coverage is able to comply with the permitted standard. Existing stormwater management is described in the Civil Infrastructure Report.
- Existing and proposed development is able to comply with permitted activity Sunlight standards to ensure adequate access to sunlight and daylight.
- Existing fencing between the common boundary between Lots 1 and 2 is in place to provide privacy. There is further area available for additional landscaping or planting to further enhance privacy, if desired.

SUBDIVISION

13.3 OBJECTIVES

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.4 POLICIES

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on: (a) natural character, particularly of the coastal environment;

(d) amenity values;

(e) cultural values;

and (g) existing land uses.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

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

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;

(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

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

- Consistency with the Urban Environment and Residential Zone is assessed previously. The proposal is considered to represent sustainable development.
- Reticulated water supply is already provided to the boundary of each lot.
- Stormwater management is generally as per the existing situation, with minor improvements to the existing stormwater system on each lot recommended.
- Existing separate electricity connections are provided to each lot.
- Each lot contains a square shaped allotment, giving options to design future or upgraded residential dwellings to support energy efficient design.
- Existing infrastructure is predominantly in place, and the proposed subdivision is an efficient use of existing infrastructure.

- There is no footpath along this side of Windsor Street, but the opposite side of the street has a footpath, with local connections. Property access is generally established, however the minor widening or improvement of the existing driveway to Lot 2 may be required. This would require minimal land disturbance and will provide safe and effective vehicle access, and earthworks and additional impermeable surfaces will be negligible.
- The size of the proposed lots represents a discretionary activity. These lots are situated in an existing urban residential environment, and will not diminish natural character, ecological values, landscape values, cultural or heritage values, or be inconsistent with nearby land use activities. The existing level of amenity can be retained.
- The subject site is not affected by natural hazards.
- No new utility services are required, and adverse visual impacts are avoided in this respect.

6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters General Residential Zone and Subdivision and are commented on below. It is concluded that the proposal will be consistent with the relevant strategies.

GENERAL RESIDENTIAL ZONE

Objectives

GRZ-O1 The General Residential zone provides a variety of densities, housing types and lot sizes that respond to:

- housing needs and demand;*
- the adequacy and capacity of available or programmed development infrastructure;*
- the amenity and character of the receiving residential environment; and*
- historic heritage.*

GRZ-O2 The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.

GRZ-O4 Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

GRZ-O5 Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.

GRZ-O6 Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

Policies

GRZ-P1 Enable land use and subdivision in the General Residential zone where:

- there is adequacy and capacity of available or programmed development infrastructure to support it; and*
- it is consistent with the scale, character and amenity anticipated in the residential environment.*

GRZ-P2 Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:

- telecommunications:*
 - fibre where it is available; or*
 - copper where fibre is not available;*
- local electricity distribution network; and*
- wastewater, potable water and stormwater where they are available.*

GRZ-P6 Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.

GRZ-P7 Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.

GRZ-P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, design, amenity and character of the residential environment;
- b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance;
- c. for residential activities:
 - i. provision for outdoor living space;
 - ii. privacy for adjoining sites;
 - iii. access to sunlight;
- f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:
 - i. opportunities for low impact design principles
 - ii. ability of the site to address stormwater and soakage;
 - g. managing natural hazards; and
 - h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

- The proposed subdivision relates to existing residential activities; as a result, there will be no increase in density, and no adverse effects on the amenity values of the existing neighbourhood. Urban sprawl is avoided. The proposed scale of development is anticipated as a discretionary activity.
- Suitable infrastructure (roading, electricity, telecommunications, water, sanitary sewer and stormwater services) is available to each allotment. Easements will be created within the lots to protect these existing services where necessary.
- Stormwater management is proposed, as described in the Civil Infrastructure Report.
- The proposal has no implications or opportunities related to energy efficient design.
- Each lot retains sufficient private outdoor space, with privacy given by way of fencing. The proposed boundary location allows space for additional planting or landscaping, to enhance privacy between the two lots if desired. Sunlight angles for the existing buildings are met as a permitted activity.
- The proposal avoids adverse visual dominance or privacy impacts, given that there is existing residential use on each lot.

SUBDIVISION

Objectives

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

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

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

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

Policies

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

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;

- c. *have an adequate size and appropriate shape to contain a building platform; and*
- d. *have legal and physical access.*

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. *minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;*
- b. *avoid cul-de-sac development unless the site or the topography prevents future public access and connections;*
- c. *providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;*
- d. *contributing to a well connected transport network that safeguards future roading connections; and*
- e. *maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.*

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

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

SUB-P11 Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

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

- The proposed subdivision is an efficient use of existing residential land. It will be consistent with the surrounding land use pattern in order to avoid reverse sensitivity, is not affected by natural hazards, and is considered to achieve the objectives of the General Residential Zone.
- The subdivision is consistent with the purpose of the General Residential Zone – it complies with the discretionary activity standard for minimum allotment sizes and allotment dimension. Legal access is available to the boundary of each lot, and physical access exists (minor improvements required to Lot 2 private driveway).
- Suitable infrastructure (existing public roading, electricity, telecommunications, water, sanitary sewer and stormwater services) is available to each allotment.
- The site is not within an area affected by natural hazards or risks.
- There are no particular natural environment or heritage values associated with the subject site.
- Each lot has existing access, however improvements to the Lot 2 entrance will be required.
- As an existing developed residential site surrounded by existing residential properties, there is negligible opportunity to create walkways, roading connections, cycleways and so forth.
- The proposed subdivision meets the purpose of the General Residential zone “*The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure.*”
- The scale of the subdivision represents a discretionary activity, and the siting of the existing dwellings has already established the intensity of residential use on the site.

6.6 Regional Plans

Proposed Regional Plan for Northland (February 2024)

The proposed subdivision does not involve any works that would require consent under the Proposed Regional Plan.

6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

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 wellbeing 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.*

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-

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

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 proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating an additional site within an established residential environment. Adverse effects on natural resources are avoided through the location and scale of the proposal. Adverse effects on physical resources, such as the local roading network, are avoided as no additional traffic is generated. Improvements to the existing stormwater infrastructure are recommended in the Civil Infrastructure Report to prevent unanticipated adverse effects.

There are no relevant section 6 matters.

The proposed subdivision is considered to be an efficient use of this land, which supports existing built development within an existing residential setting. In these circumstances there will be no detriment to amenity values, or the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7.0 Consultation & Notification Assessment

7.1 Public Notification

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded in terms of 95A(5).

Step 3: There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is submitted that the adverse effects associated with the proposed subdivision will be less than minor. The application can therefore proceed without being publicly notified.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited Notification

Step 1: There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is not precluded in terms of Section 95B(6).

Step 3: In terms of 95B(8) an assessment has been undertaken in accordance with section 95E.

Section 95E(1) specifies that 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).

Section 95E(2) provides further guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. There is no permitted baseline for subdivision that needs to be considered as part of this assessment.

No physical changes to the site will result from the proposed subdivision with the exception that minor improvements to the existing private driveway to Lot 2 may be required, given that part of the existing driveway used by the property is not protected by a right of way easement.

There will be no change to the established residential use of each lot, and no person is affected by land use incompatibility or reverse sensitivity.

The subject site is not within 500m of any land that is managed by the Department of Conservation.

No additional traffic will be generated by the proposal.

Impermeable surface coverage will comply with the permitted activity standard for the Residential Zone, and existing stormwater management does not affect any adjacent property. The existing wastewater connections will be used, with no physical works outside the property boundary required in this respect.

As summarised above, no person is considered to be adversely affected by the proposal, therefore no written approvals have been sought, and limited notification is not required.

Step 4: There are no special circumstances that warrant notification of the application to any other person.

7.3 Summary of Notification Assessment

As outlined above we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8.0 Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

- The adverse effects of the activity on the environment resulting from the proposed activity are not more than minor
- The proposal is not contrary to the objectives and policies of the Operative District Plan or the Proposed District Plan.
- The proposal is not contrary to the Regional Policy Statement for Northland.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- It is considered that the proposal fulfils the statutory requirements to be treated as non-notified.

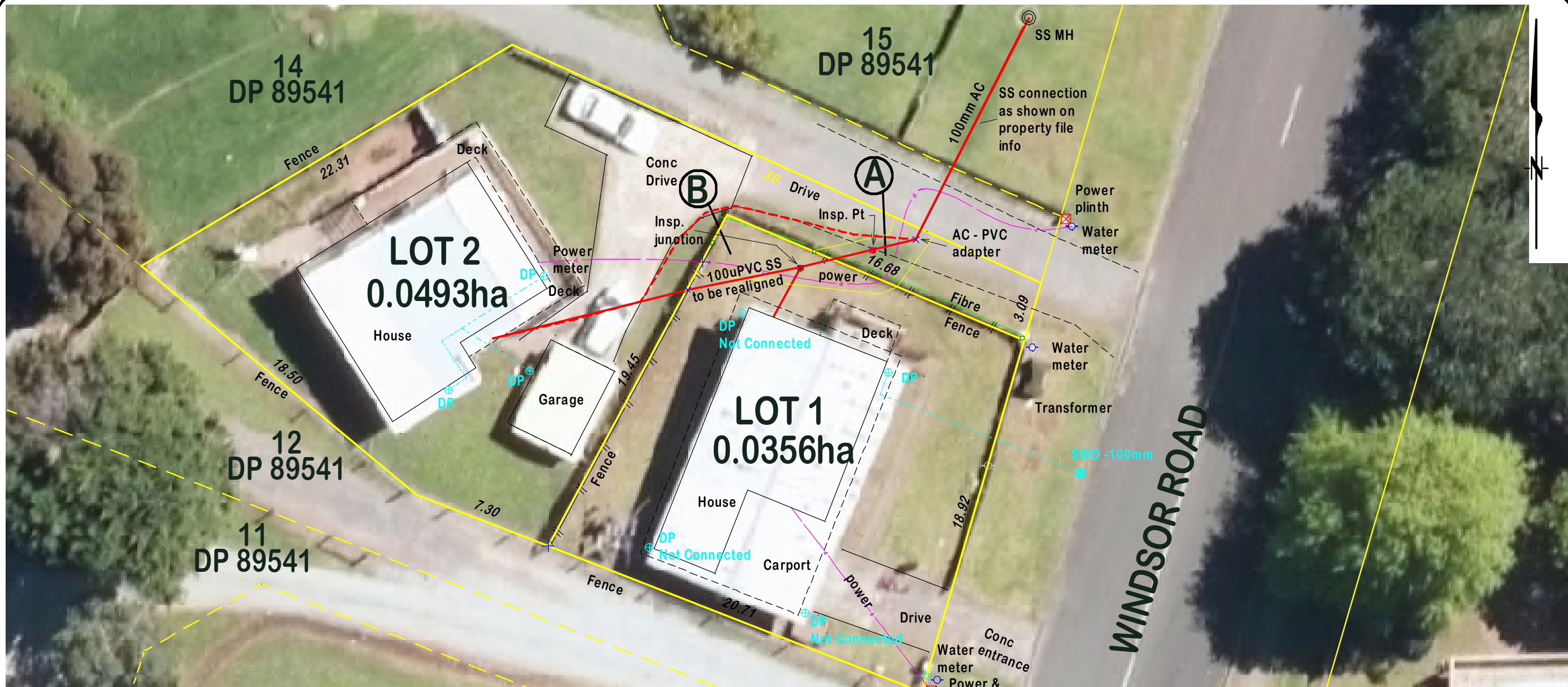


Signed
Natalie Watson,
Resource Planner

Date: 20 March 2025
WILLIAMS & KING
Kerikeri

9.0 Appendices

- Appendix 1** Scheme Plan
- Appendix 2** LDE Civil Infrastructure Report
- Appendix 3** Record of Title
- Appendix 4** Top Energy Letter



PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATIONS & WATER	(A)	LOT 2 HEREON	LOT 1 HEREON
	(B)	LOT 1 HEREON	LOT 2 HEREON

Impermeable areas
 Lot 1 : House 128m²
 Drive 24m²
 Total (152m²)(42.7%)
 Lot 2 : House 88m²
 Drive 42m²
 Conc 70m²
 Garage 18m²
 Total (218m²)(44.2%)

Proposed easement bdy

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

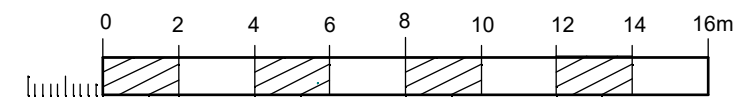
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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.

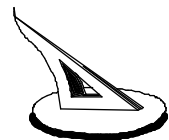
Local Authority: Far North District Council

Total Area: 0.0850ha
 Comprised in: NA58B/307

Levels in terms of:
 Contour interval is:



Prepared for: Cooper Capital Ltd



WILLIAMS AND KING
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 Land Development Consultants

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**PROPOSED SUBDIVISION OF
 LOT 13 DP 89541**

		ORIGINAL	
Survey	Name	Date	SCALE SHEET SIZE
Design	MP & G.J	July 2024	1:200 A3
Drawn	WK	Aug 2024	
Rev	Updated	Feb 2025	

24406



Cooper Capital Ltd



CIVIL INFRASTRUCTURE REPORT



Windsor Road Subdivision, Kaikohe

Project Reference: 27481
March 10, 2025

DOCUMENT CONTROL

Version	Date	Comments
A	10/03/2025	Issued for Resource Consent
B	19/03/2025	Updated Recommendations for Wastewater Section of Report

Version	Issued For	Prepared By	Reviewed & Authorised By
B	Issued for Consent	 Gobind (Gordon) Grover Civil Engineer BE (Hons., Civil)	 Hamish Gibson Senior Civil Engineer BEngTech (Civil), MEngNZ

Version	Issued For	Prepared By	Reviewed & Authorised By
A	Issued for Consent	 Gobind (Gordon) Grover Civil Engineer BE (Hons., Civil)	 Hamish Gibson Senior Civil Engineer BEngTech (Civil), MEngNZ

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- APPENDIX A: Subdivision Scheme Plan**
- APPENDIX B: Engineering Drawing**
- APPENDIX C: Email Confirmation from FNDC**
- APPENDIX D: Relevant Plan from Property File**

1 INTRODUCTION

This report provides the infrastructure assessment of 11 Windsor Road, Kaikohe (legal description: Lot 13 DP 89541). We have completed the evaluation of the three-waters (including firefighting) and access infrastructure. We present a plot showing the relevant infrastructure in the vicinity of the site and then provide an assessment with respect to each service.

2 PROPOSED DEVELOPMENT

It is proposed to subdivide the existing lot into two lots. Each lot have an existing dwelling and separate access to Windsor Road. The proposed subdivision layout and easement plan are shown below, also referenced in Appendix A.

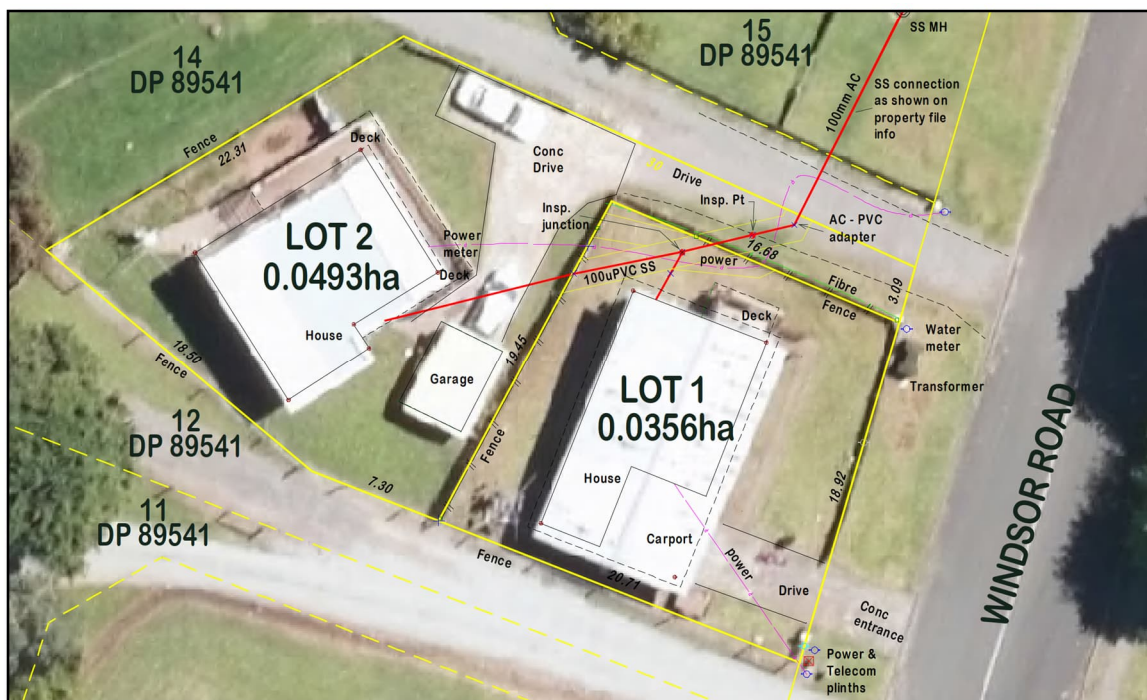


Figure 1: Schematic subdivision plan of the site (sourced: Survey and Planning Solutions 2010 Ltd.)

3 EXISTING 3- WATERS INFRASTRUCTURE

The site has been occupied by two relocated dwellings since the late 1990s.

Figure 2 below shows the three-waters infrastructure which exists in the vicinity of the site.



Figure 2: Three-waters infrastructure existing in the vicinity of 11 Windsor Road, Kaikohe (obtained from Far North District Council's GIS)

4 SERVICE ASSESSMENTS

A suitably qualified engineer from LDE conducted a site visit on the 12th of November 2024 to investigate the existing infrastructure services in the vicinity of the proposed subdivision.

The following commentary reports what infrastructure exists and what the utility service providers have indicated with respect to capacity.

4.1 Potable Water

A public $\phi 40\text{mm}$ uPVC rider main exists within the road reserve along the eastern boundary of the site. FNDC's GIS shows there exist water meters and fire hydrants on the road reserve of the property as shown in Figure 3 below. FNDC has also confirmed that both dwellings are connected to public water services and have individual water meters, see Appendix C.

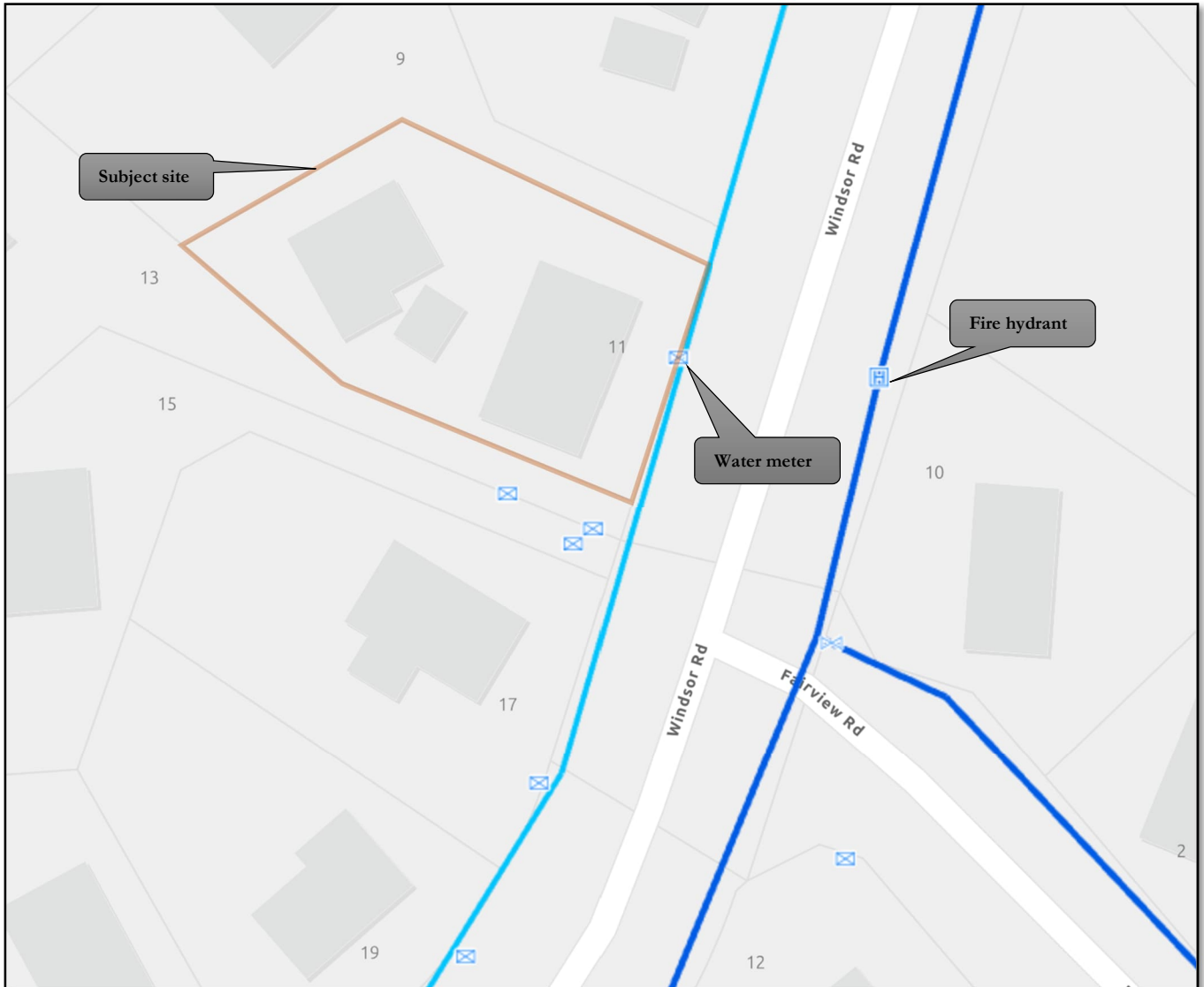


Figure 3: Existing water supply infrastructure in the vicinity of the site (obtained from FNDC's GIS Maps)

Our site visit found two water meters/toby boxes along the road frontage of the site, see Figure 4 below. Considering the proposed subdivision layout and location of the two-toby boxes, it is likely that the water pipes supplying both dwellings remain within the proposed lot boundary. It is to be noted that LDE has not conducted any utility investigation to locate the services for the proposed subdivision.



Figure 4: Location of water meters serving the site (possible layout of potable water pipe, no utility ground investigation conducted)

4.2 Firefighting Demands

Two fire hydrants exist within proximity of the site with 'as a fire hose would be laid' distances to the entry of the furthest dwelling of approximately 45m and 130m and can be seen in Figure 5 and Figure 6 below. These distances are less than the 135m and 270m required by SNZ PAS 4509:2008.

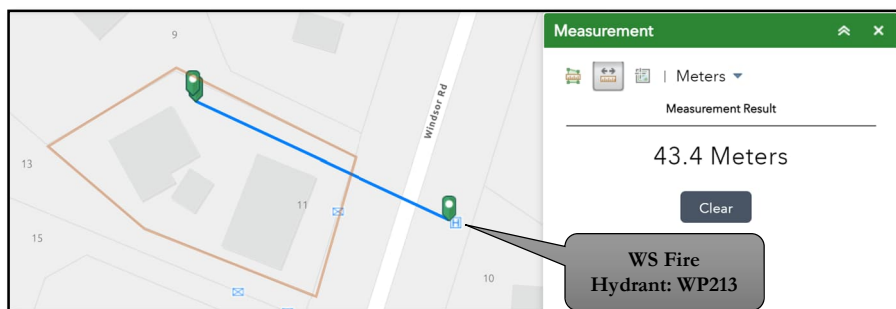


Figure 5: Location of the closest fire hydrant to the site

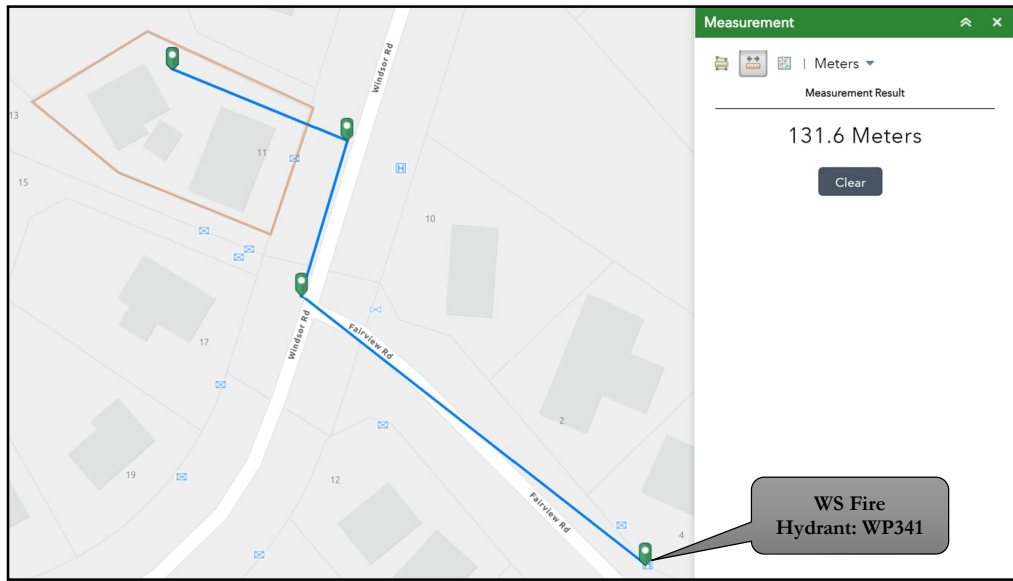


Figure 6: Location of the second closest fire hydrant to the site

As the fire hydrants are serving the existing residential area, it is deemed that the existing firefighting network can supply firefighting flows to the site.

4.3 Wastewater

4.3.1 Existing Infrastructure

As shown in the surveyor's plan (see Figure 1), a $\phi 100\text{mm}$ AC sanitary sewer lateral provides service to the two existing dwellings and is connected to the public manhole (WW Manhole: SP1059) located within 7 Windsor Road (legal description: Lot 15 DP 89541).

The lateral originates (upstream side) at the proposed Lot 2, crossing the proposed Lot 1 and driveway of 9 Windsor Road before connecting to the public manhole.

4.3.2 Recommendations

As part of the resource consent, we recommend installing a sewer manhole within the proposed Lot 2 accessway and re-align the lateral as shown in the Figure 7 below. All network upgrades are to follow the New Zealand Building Code (NZBC), and FNDC's Engineering Standards and can be confirmed during the Engineering Plan Approval stage. The $\phi 100\text{mm}$ AC lateral should be CCTV'd to ensure the line is adequate for continued use.

We also consider that the $\phi 100\text{mm}$ lateral complies with the minimum pipe size required (for the in-fill development) by FNDC as per the Table 5-8 of the Council's Engineering Standards.

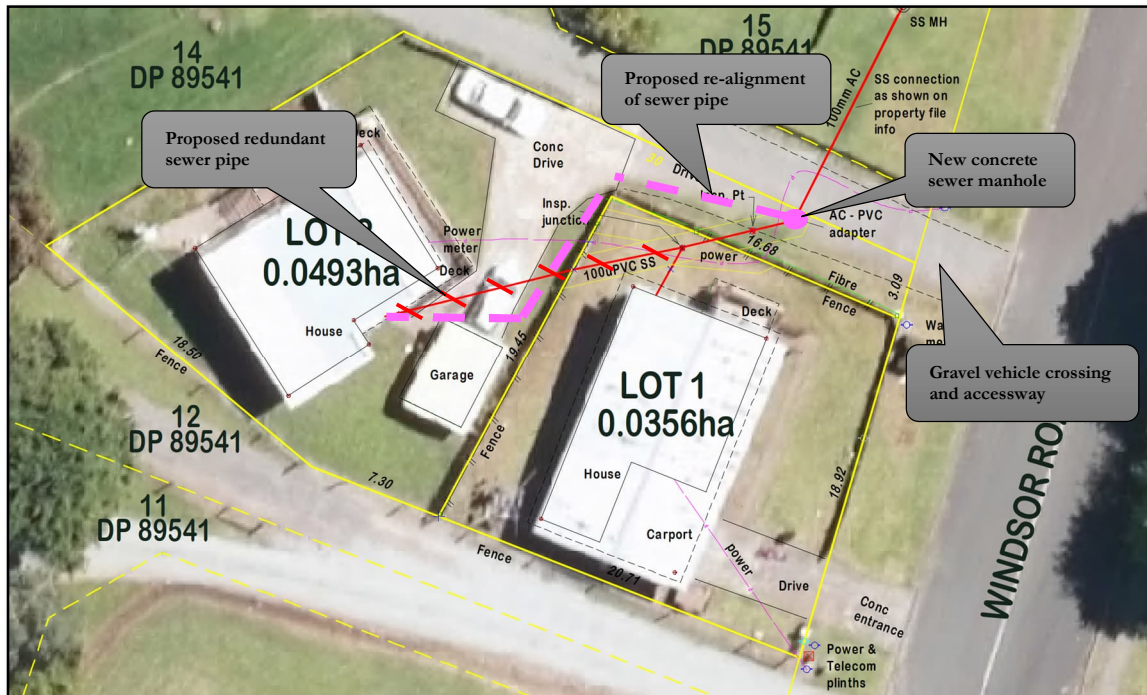


Figure 7: Layout of sewer lateral over the site (source: Survey and Planning Solutions 2010 Ltd.)

4.4 Stormwater

4.4.1 Existing Infrastructure

Our site visit found a kerb outlet located approximately mid of the road frontage of the proposed Lot 1. The outlet has a rectangular cross-section pipe roughly 110mm wide. Considering the outlet location and downpipes (from the proposed Lot 1) locations, it is deemed that the outlet only serves the dwelling adjacent to the road.

We were not able to find the stormwater outlet from the proposed Lot 2. Observing the downpipe around the property and under the pile foundation, it is likely that the stormwater is being disposed of using a soakage trench. We did not find any sign of ground saturation around the property to indicate the existing system failure or similar.

Our site visit also revealed that the roof gutters and downpipes for Lot 1 dwellings require repair. Some downpipes are discharging straight to the ground. The image below was taken during our site.



Figure 8: Downpipes requiring repair and/or connection to existing stormwater infrastructure for the proposed Lot 1

4.4.2 Flood and Stormwater Neutrality

Our review of the NRC's Hazard Maps and FNDC's Flood Modelling 2007 does not indicate any flood or other natural hazards (erosion) overlay for the site.

The proposed subdivision will not increase the impermeable area for either of the proposed lots. Therefore, we consider no stormwater attenuation/detention is required to mitigate downstream effects due to the proposed subdivision.

4.4.3 Recommendations

It is recommended to repair and connect the downpipes for the proposed Lot 1 to the existing stormwater infrastructure.

It is also advised to repair the downpipes for the proposed Lot 2 to prevent ground moisture ingress to the building foundation. The soakage pit is to be located during the construction phase and if not found then a stormwater pipe to be installed along the accessway and to have a kerb outlet to Windsor Road.

4.5 Access and Vehicle Crossing

4.5.1 Existing Infrastructure

Each proposed lot has separate existing access to Windsor Road. Both lots have an existing 3.0m wide accessway to the public road as shown in Figure 1.

The vehicle crossing of Lot 1 has a sealed (concrete) surface that extends to the parking area on site which, in general, is compliant with the council's standards.

The proposed Lot 2 has an adjoining accessway with 9 Windsor Road. The vehicle crossing and the accessway are gravelled. The turning bay has a concrete-sealed surface and was measured to be approximately 3.0m, see Figure 7.

While no further site measurements were conducted, our desktop study indicates that both accessways meet the other minimum access requirements such as maximum grade, maximum length of accessway without passing bay etc. No obvious stormwater drainage was sighted for the Lot 2 accessway.

4.5.2 Recommendations

As per Section 15.1.6C.1.5 (b) of FNDC's Operative Plan, we recommend that the vehicle crossing up to the road boundary of Lot 2 be sealed by either the concrete or asphalt surface. The vehicle crossing and accessway design complying with FNDC's Engineering standards will be confirmed during the EPA stage.

5 SUMMARY

It is considered that this site can be suitably serviced via existing and proposed infrastructure and that Resource consent conditions may be set to allow development in accordance with Council Development standards.

6 LIMITATIONS

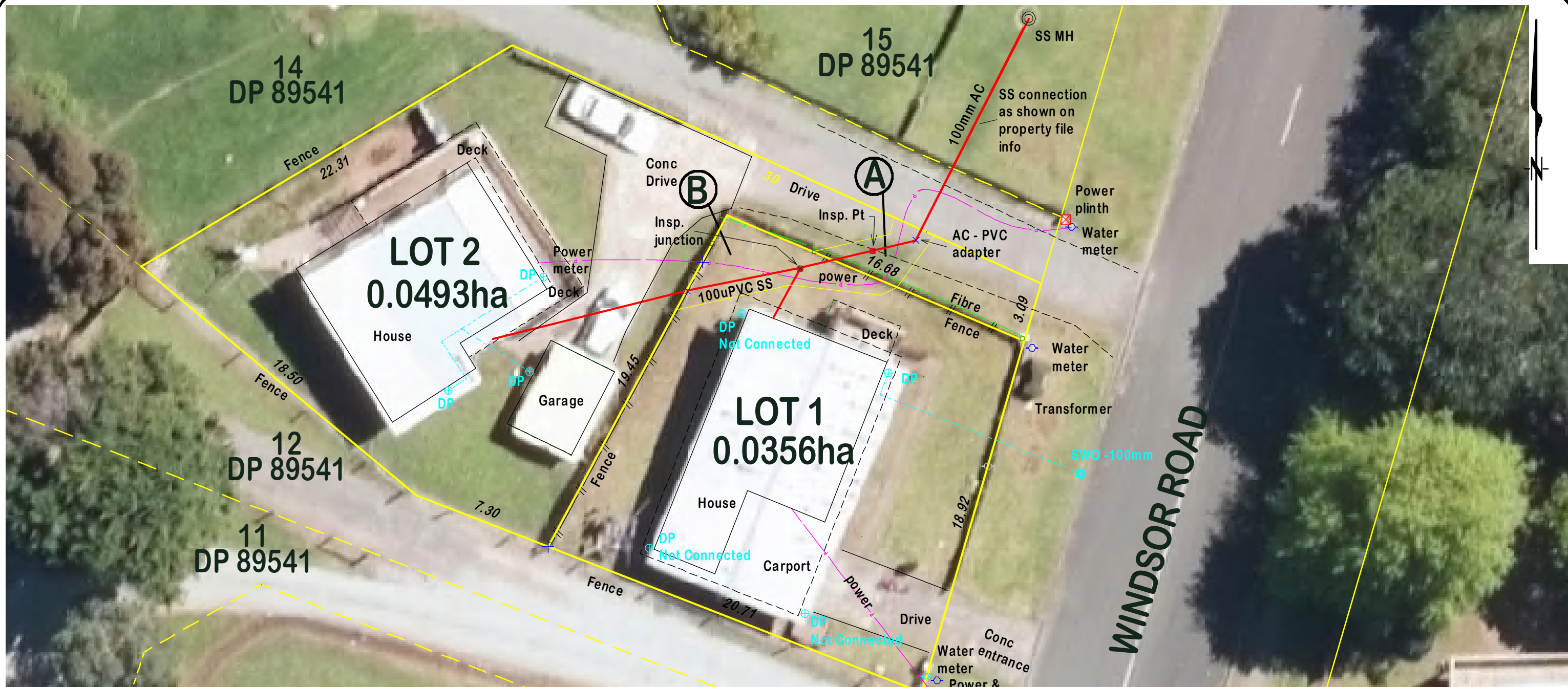
This report should be read and reproduced in its entirety including the limitations to understand the context of the opinions and recommendations given.

This report has been prepared exclusively for Cooper Capital Ltd in accordance with the brief given to us or the agreed scope and they will be deemed the exclusive owner on full and final payment of the invoice. Information, opinions, and recommendations contained within this report can only be used for the purposes with which it was intended. LDE accepts no liability or responsibility whatsoever for any use or reliance on the report by any party other than the owner or parties working for or on behalf of the owner, such as local authorities, and for purposes beyond those for which it was intended.

This report was prepared in general accordance with current standards, codes and best practice at the time of this report. These may be subject to change.

APPENDIX A

SUBDIVISION SCHEME PLAN



PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICAT- IONS & WATER	(A)	LOT 2 HEREON	LOT 1 HEREON
	(B)	LOT 1 HEREON	LOT 2 HEREON

Impermeable areas
 Lot 1 : House 128m²
 Drive 24m²
 Total (152m²)(42.7%)
 Lot 2 : House 88m²
 Drive 42m²
 Conc 70m²
 Garage 18m²
 Total (218m²)(44.2%)

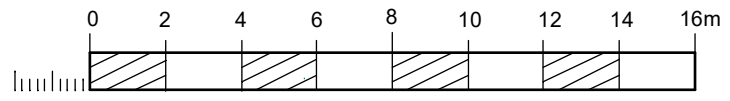
Proposed easement bdy ———

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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.

Local Authority: Far North District Council
 Total Area: 0.0850ha
 Comprised in: NA58B/307
 Levels in terms of:
 Contour interval is:



Prepared for: Cooper Capital Ltd

WILLIAMS AND KING
 Registered Land Surveyors, Planners &
 Land Development Consultants
 Ph: (09) 407 6030
 Email: kerikeri@saps.co.nz
 27 Hobson Ave
 PO Box 937 Kerikeri











**PROPOSED SUBDIVISION OF
 LOT 13 DP 89541**

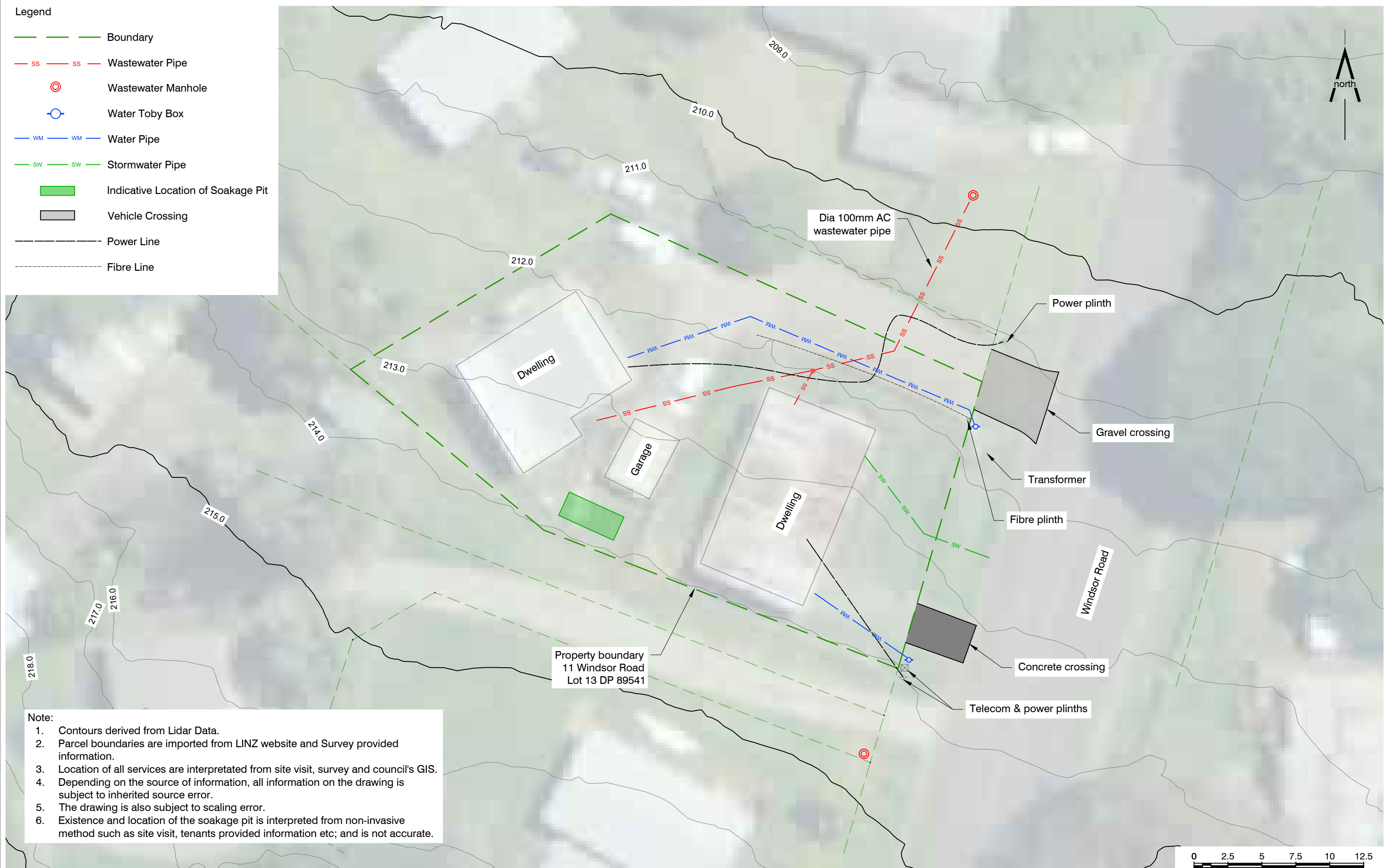
Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE	24406
Design	MP & G.J	July 2024			
Drawn	WK	Aug 2024	1:200	A3	
Rev	Updated	Feb 2025			

APPENDIX B

ENGINEERING DRAWING

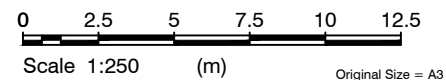
Legend

-  Boundary
-  Wastewater Pipe
-  Wastewater Manhole
-  Water Toby Box
-  Water Pipe
-  Stormwater Pipe
-  Indicative Location of Soakage Pit
-  Vehicle Crossing
-  Power Line
-  Fibre Line



Note:

1. Contours derived from Lidar Data.
2. Parcel boundaries are imported from LINZ website and Survey provided information.
3. Location of all services are interpreted from site visit, survey and council's GIS.
4. Depending on the source of information, all information on the drawing is subject to inherited source error.
5. The drawing is also subject to scaling error.
6. Existence and location of the soakage pit is interpreted from non-invasive method such as site visit, tenants provided information etc; and is not accurate.



Copyright: LDE Ltd. All rights reserved / Do not scale off drawings / Confirm all dimensions on site prior to work

CLIENT
Cooper Capital Ltd

PROJECT
**Two Lot Subdivision
11 Windsor Road
Kaikohe**









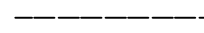
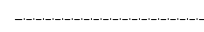




DRAWING TITLE
Existing Infrastructure Plan

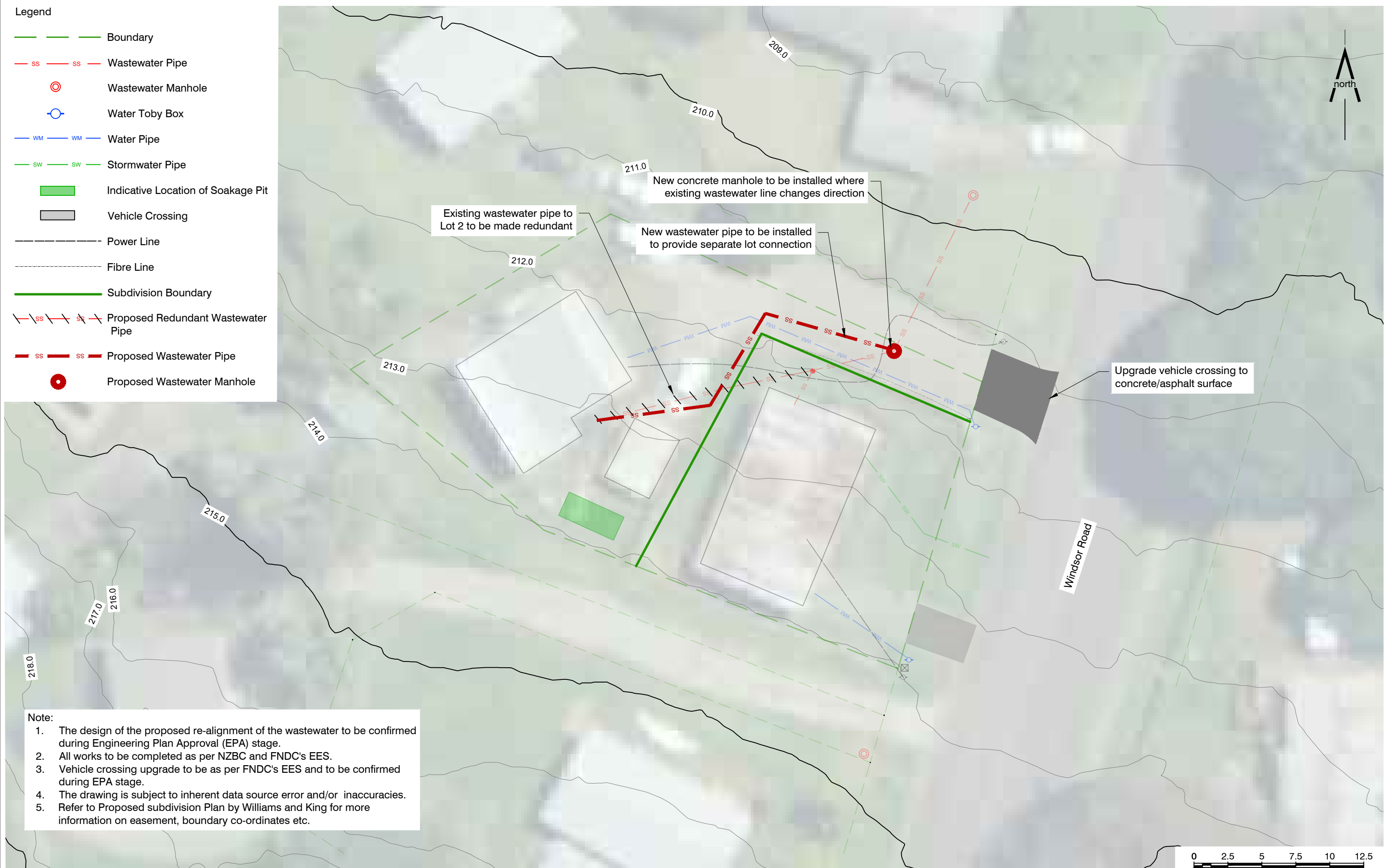


No.	REVISION	HG	DATE
A	Issued for Resource Consent	BY	10.03.25

DESIGN:	G Grover	PROJECT STATUS:	Consent
DRAWN:	G Grover	PROJECT:	27481
DATE:	10.03.25	SHEET:	1 of 4
CHECKED:	H Gibson	DRAWING No:	C01
SCALE A3:	1:250	REV:	A

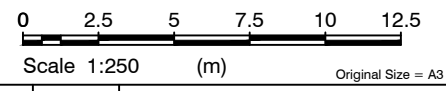
Legend

-  Boundary
-  Wastewater Pipe
-  Wastewater Manhole
-  Water Toby Box
-  Water Pipe
-  Stormwater Pipe
-  Indicative Location of Soakage Pit
-  Vehicle Crossing
-  Power Line
-  Fibre Line
-  Subdivision Boundary
-  Proposed Redundant Wastewater Pipe
-  Proposed Wastewater Pipe
-  Proposed Wastewater Manhole



Note:

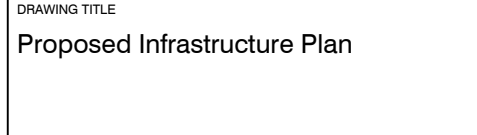
1. The design of the proposed re-alignment of the wastewater to be confirmed during Engineering Plan Approval (EPA) stage.
2. All works to be completed as per NZBC and FNDC's EES.
3. Vehicle crossing upgrade to be as per FNDC's EES and to be confirmed during EPA stage.
4. The drawing is subject to inherent data source error and/or inaccuracies.
5. Refer to Proposed subdivision Plan by Williams and King for more information on easement, boundary co-ordinates etc.



Copyright: LDE Ltd. All rights reserved / Do not scale off drawings / Confirm all dimensions on site prior to work

CLIENT	PROJECT
Cooper Capital Ltd	Two Lot Subdivision 11 Windsor Road Kaikohe

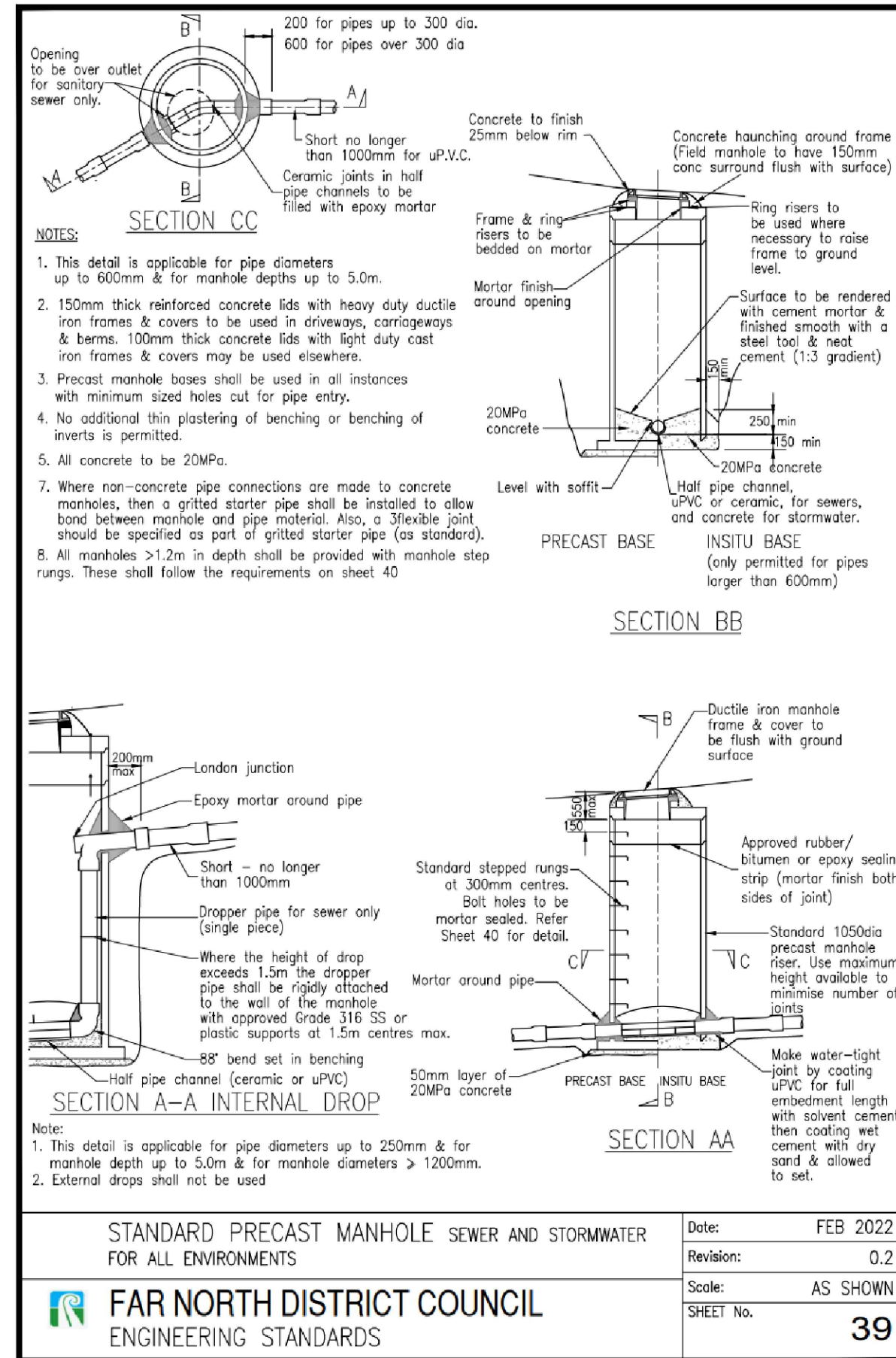
DRAWING TITLE
Proposed Infrastructure Plan



DESIGN:	G Grover
DRAWN:	G Grover
DATE:	10.03.25
CHECKED:	H Gibson
SCALE A3:	1:250

PROJECT STATUS:	
Consent	
PROJECT:	27481
SHEET:	2 of 4
DRAWING No:	C02
REV:	A

Sheet 39 Standard Precast Manhole



STANDARD PRECAST MANHOLE SEWER AND STORMWATER FOR ALL ENVIRONMENTS

Date: FEB 2022
Revision: 0.2
Scale: AS SHOWN
SHEET No. 39



FAR NORTH DISTRICT COUNCIL
ENGINEERING STANDARDS

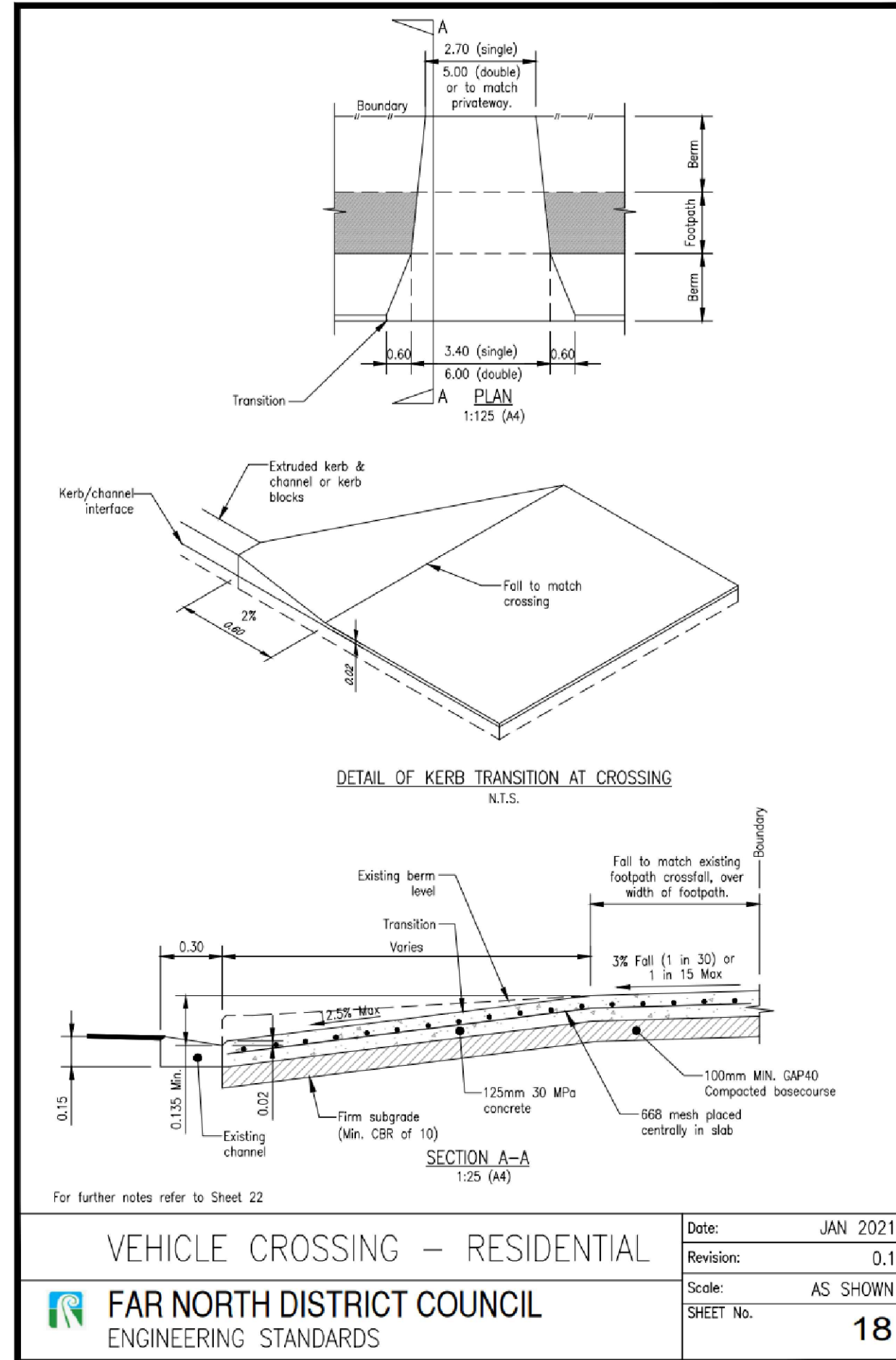
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CLIENT Cooper Capital Ltd	PROJECT Two Lot Subdivision 11 Windsor Road Kaikohe
------------------------------	--

DRAWING TITLE Concrete Manhole Detailing



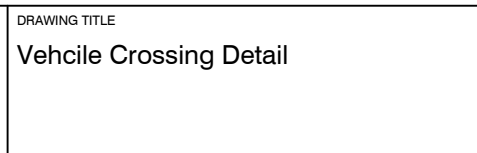
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DRAWN: G Grover	PROJECT: 27481
DATE: 10.03.25	SHEET: 3 of 4
CHECKED: H Gibson	DRAWING No: C03
SCALE AS: N.T.S.	REV: A



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CLIENT Cooper Capital Ltd	PROJECT Two Lot Subdivision 11 Windsor Road Kaikohe
------------------------------	--

DRAWING TITLE Vehicle Crossing Detail
--



DESIGN: G Grover	PROJECT STATUS: Consent
DRAWN: G Grover	PROJECT: 27481
DATE: 10.03.25	SHEET: 4 of 4
CHECKED: H Gibson	DRAWING No: C04
BY: HG	REV: A
DATE: 10.03.25	SCALE AS: N.T.S.

APPENDIX C

EMAIL CONFIRMATION FROM FNDC

Gordon Grover

From: Rate and Water Billing <rates@fndc.govt.nz>
Sent: Tuesday, 5 November 2024 11:47 am
To: Gordon Grover
Subject: 11 Windsor Road, Kaikohe Northland 0405

Follow Up Flag: Follow up
Flag Status: Completed

DSConversationProcStatus:
PROC

Hi Gordon,

In response to your query below :-

My client intends to subdivide the property into two lots, each lot to have an existing dwelling. Can you please respond to each bullet point below?

1. The two existing dwellings on the property have separate water connections, meters etc.?
2. The two existing dwellings have separate stormwater connections and are connected via a stormwater pipe on Windsor Road.
 1. Both properties do have separate water connections so these will be charged separately if the subdivision goes ahead.
 2. Both properties will be charged separately with a Stormwater Rate General Differential. There is no actual Stormwater Connection.
 3. In addition, both properties will be charged separately for connection to water and sewerage.

If you require further information, please don't hesitate to contact us.

Kind regards



Sandra Gardiner

Rates & Water Billing Officer - Rating Services

P 6494015779 | Sandra.Gardiner@fndc.govt.nz

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

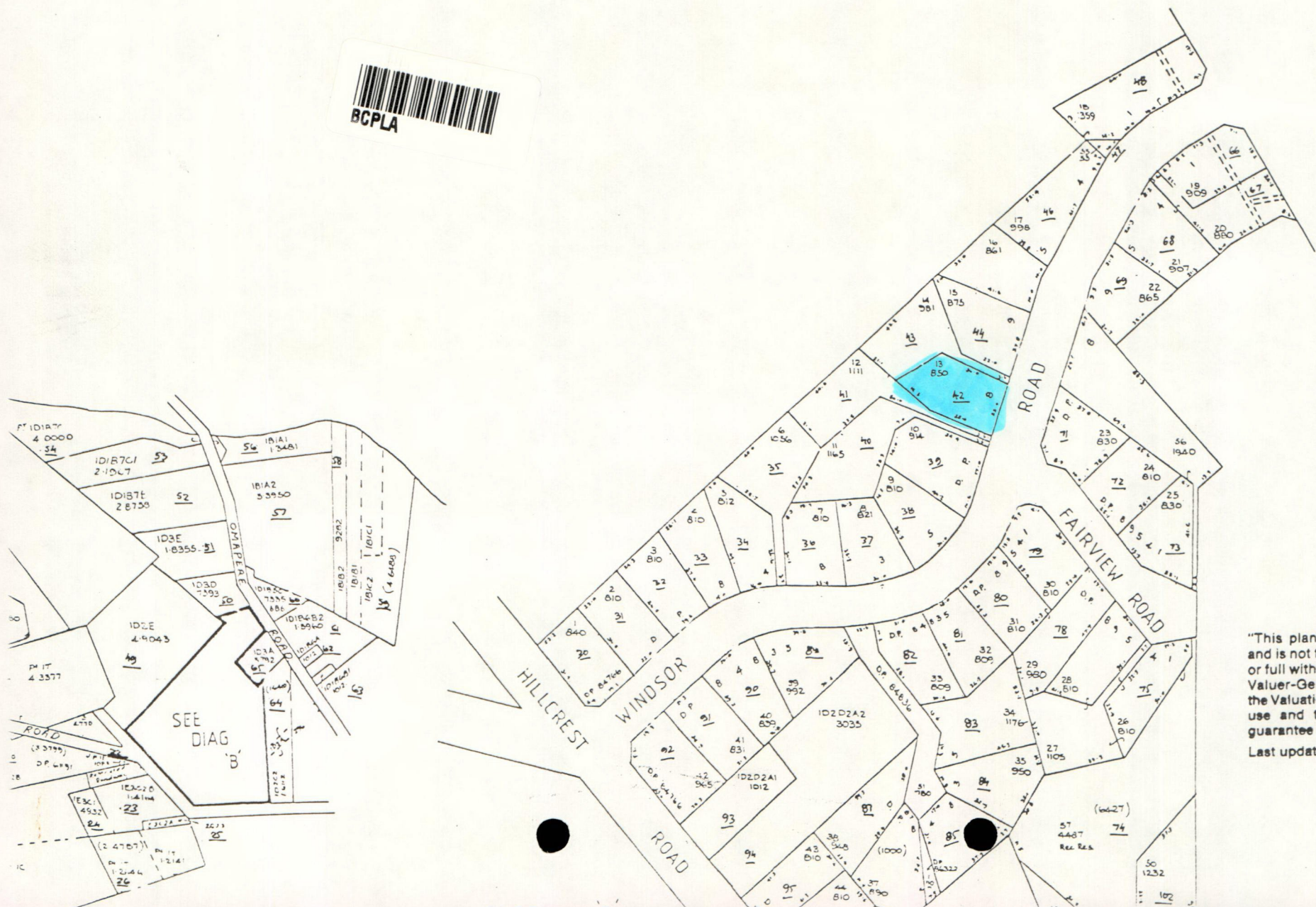
Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



APPENDIX D

RELEVANT PLAN FROM PROPERTY FILE



"This plan is subject to Crown copyright, and is not to be copied or transmitted in part or full without the express permission of the Valuer-General. The plan was prepared by the Valuation Department for its own internal use and there is no express of implied guarantee as to accuracy."

Last updated

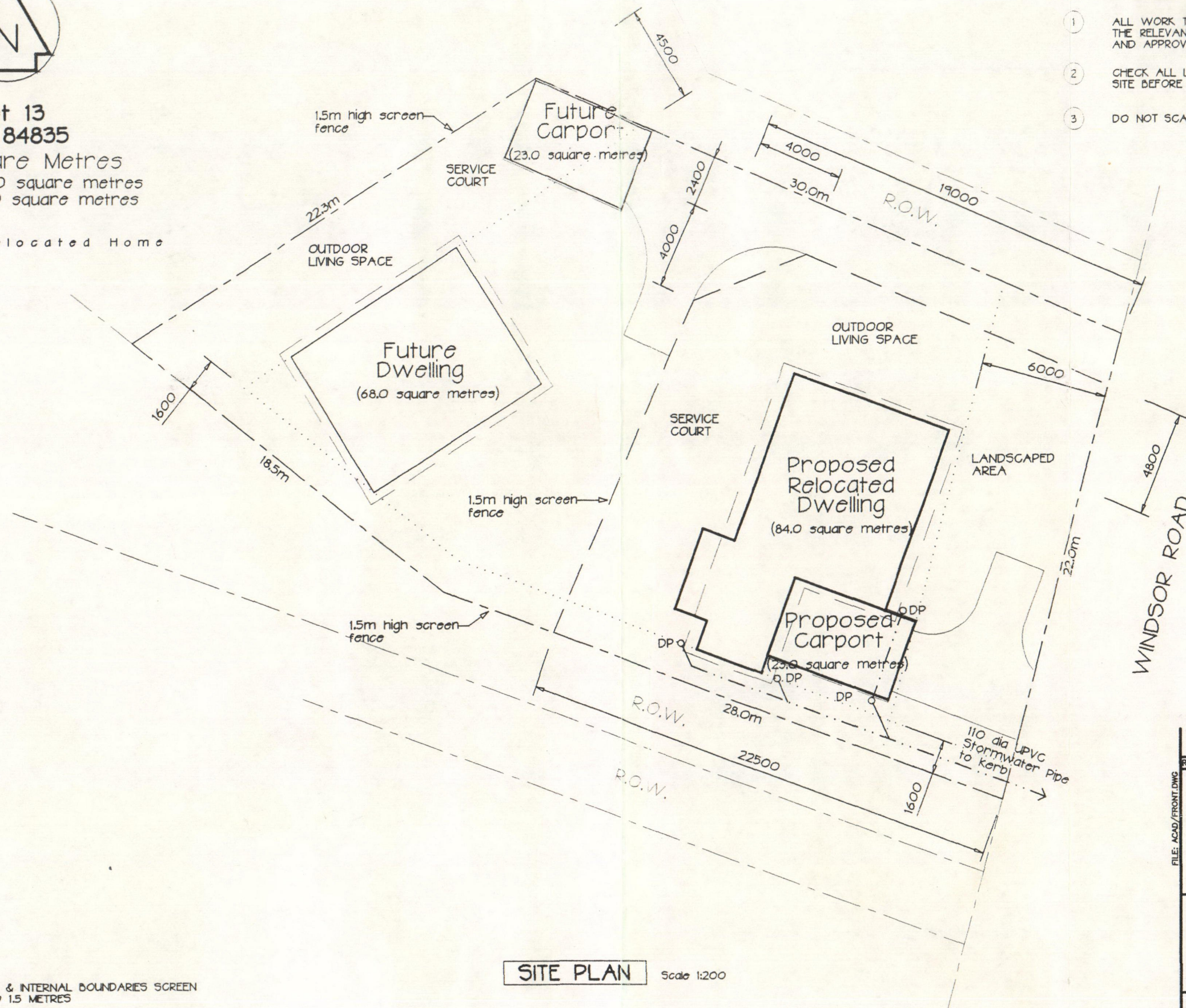




Lot 13
D.P. 84835

850 Square Metres
Front Site, 400 square metres
Rear Site, 450 square metres

Proposed Relocated Home



GENERAL NOTES:

- 1 ALL WORK TO COMPLY WITH NZS 3604:1990 AND THE RELEVANT SECTIONS OF THE NZ BUILDING CODE AND APPROVED DOCUMENTS.
- 2 CHECK ALL LEVELS, ANGLES AND DIMENSIONS ON SITE BEFORE PROCEEDING WITH ANY WORK.
- 3 DO NOT SCALE THESE DRAWINGS.

NOTES:

- 1 SIDE, REAR & INTERNAL BOUNDARIES SCREEN FENCED TO 1.5 METRES

SITE PLAN Scale 1:200

FRONT SITE

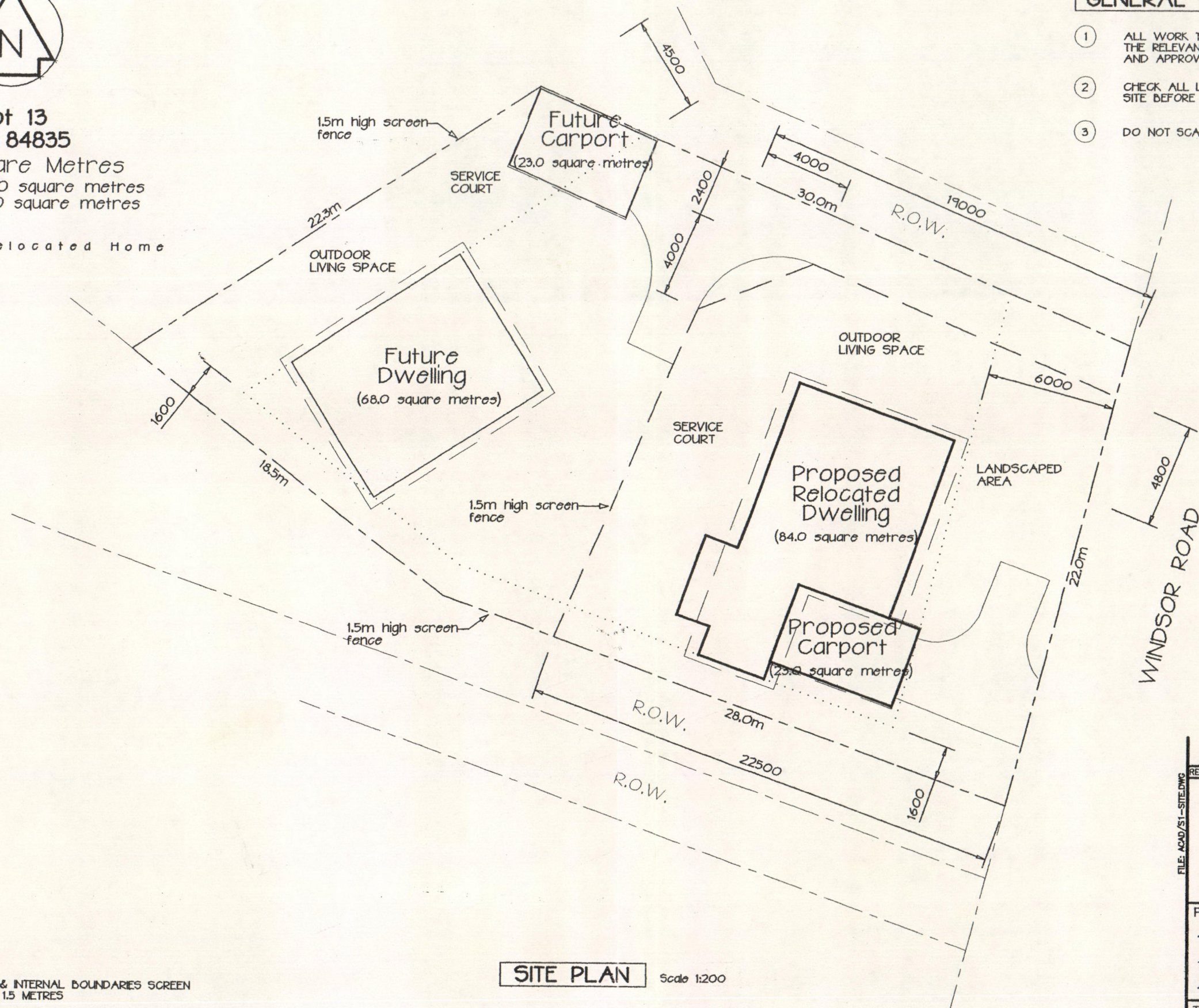
REVISION	A	Added stormwater disposal	5 '98	GP
		PHONE (09) 529 7414 AUCKLAND PHONE (09) 407 9332 KERIKERI		
		PROJECT <i>Relocated Dwelling at Lot 13 Windsor Road Kaikohe. V McKerras</i>		
TITLE Site Plan				
DATE:	Mar '98	SCALE:	1:200	
DRAWN:	<i>Braham</i>	SHEET	S1	REV. A
JOB No:	3347P			



Lot 13
D.P. 84835

850 Square Metres
Front Site, 400 square metres
Rear Site, 450 square metres

Proposed Relocated Home



GENERAL NOTES:

- ① ALL WORK TO COMPLY WITH NZS 3604:1990 AND THE RELEVANT SECTIONS OF THE NZ BUILDING CODE AND APPROVED DOCUMENTS.
- ② CHECK ALL LEVELS, ANGLES AND DIMENSIONS ON SITE BEFORE PROCEEDING WITH ANY WORK.
- ③ DO NOT SCALE THESE DRAWINGS.

NOTES:

- ① SIDE, REAR & INTERNAL BOUNDARIES SCREEN FENCED TO 1.5 METRES

SITE PLAN Scale 1:200

REVISION	DATE	INITIALS
BROWN & THOMSON CONSULTING ENGINEERS		
PROJECT <i>Relocated Dwelling at Lot 13 Windsor Road Kaikohe. V McKerras</i>		
TITLE Site Plan		
DATE: Mar '98	SCALE: 1:200	
DRAWN: <i>Braham</i>	SHEET	REV.
JOB No: 3347P	S1	

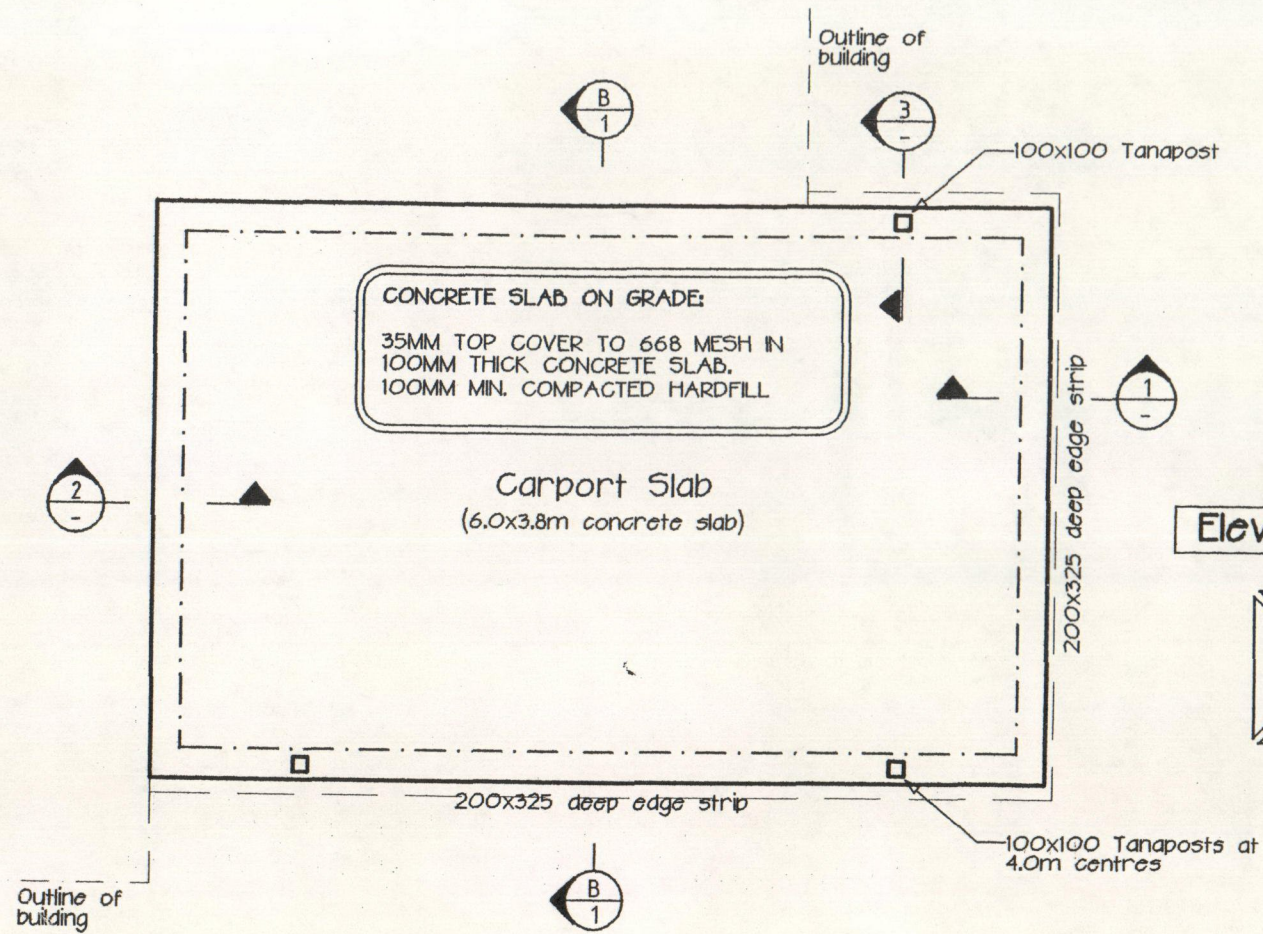
FRONT SITE

APPROVED

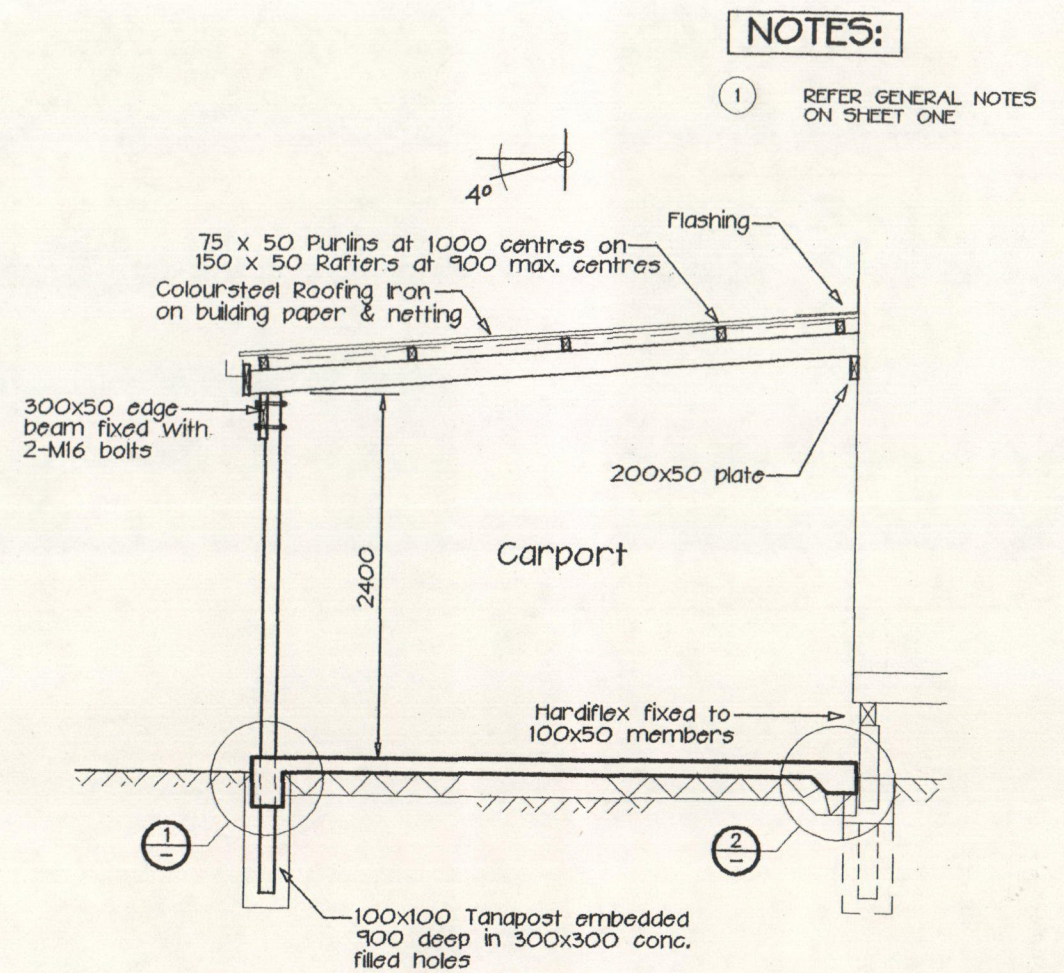
Date: *3/8/98*

Signed: *[Signature]*

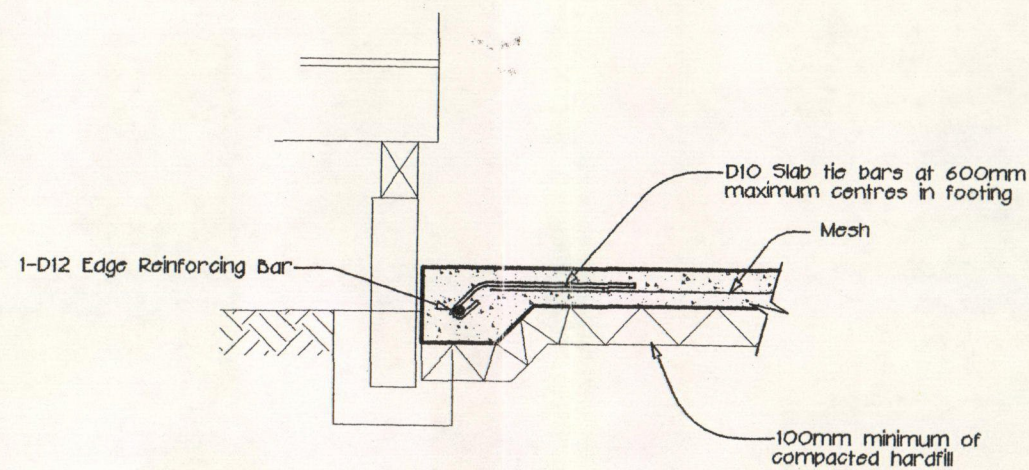
FAR NORTH DISTRICT COUNCIL



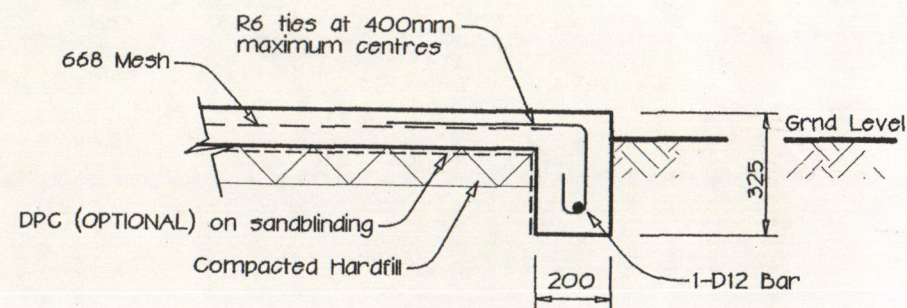
SUBFLOOR/FOUNDATION PLAN Scale 1:50



CROSS-SECTION BB Scale 1:50

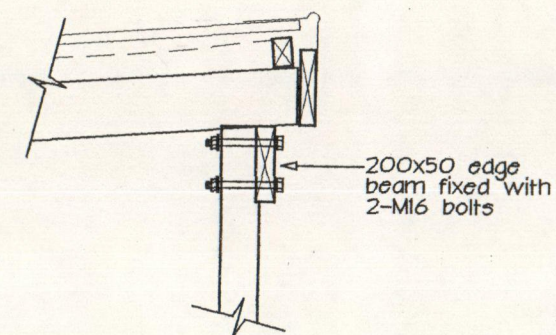


DETAIL TWO Scale 1:20



DETAIL ONE Scale 1:20
TYPICAL EDGE STRIP DETAIL

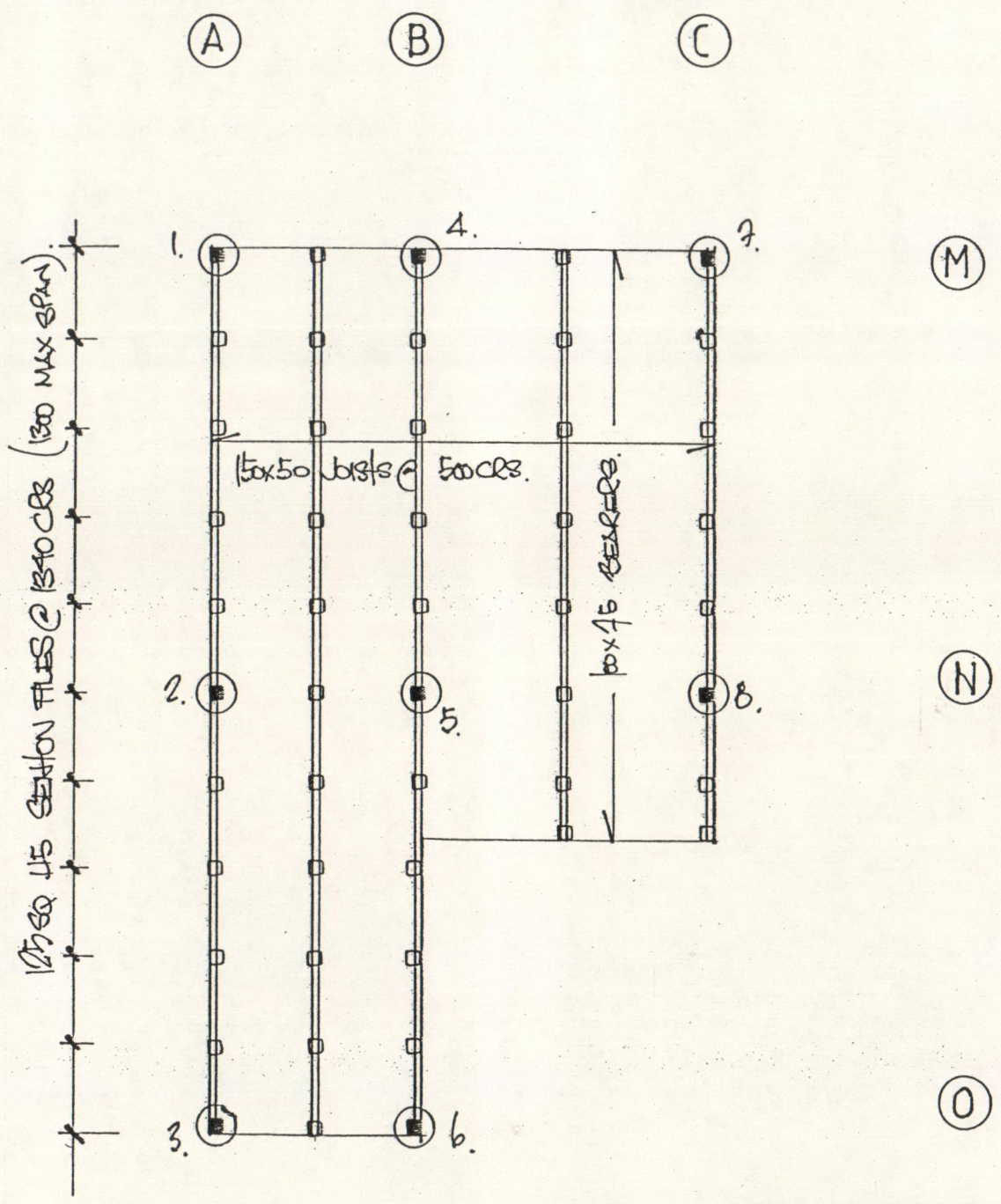
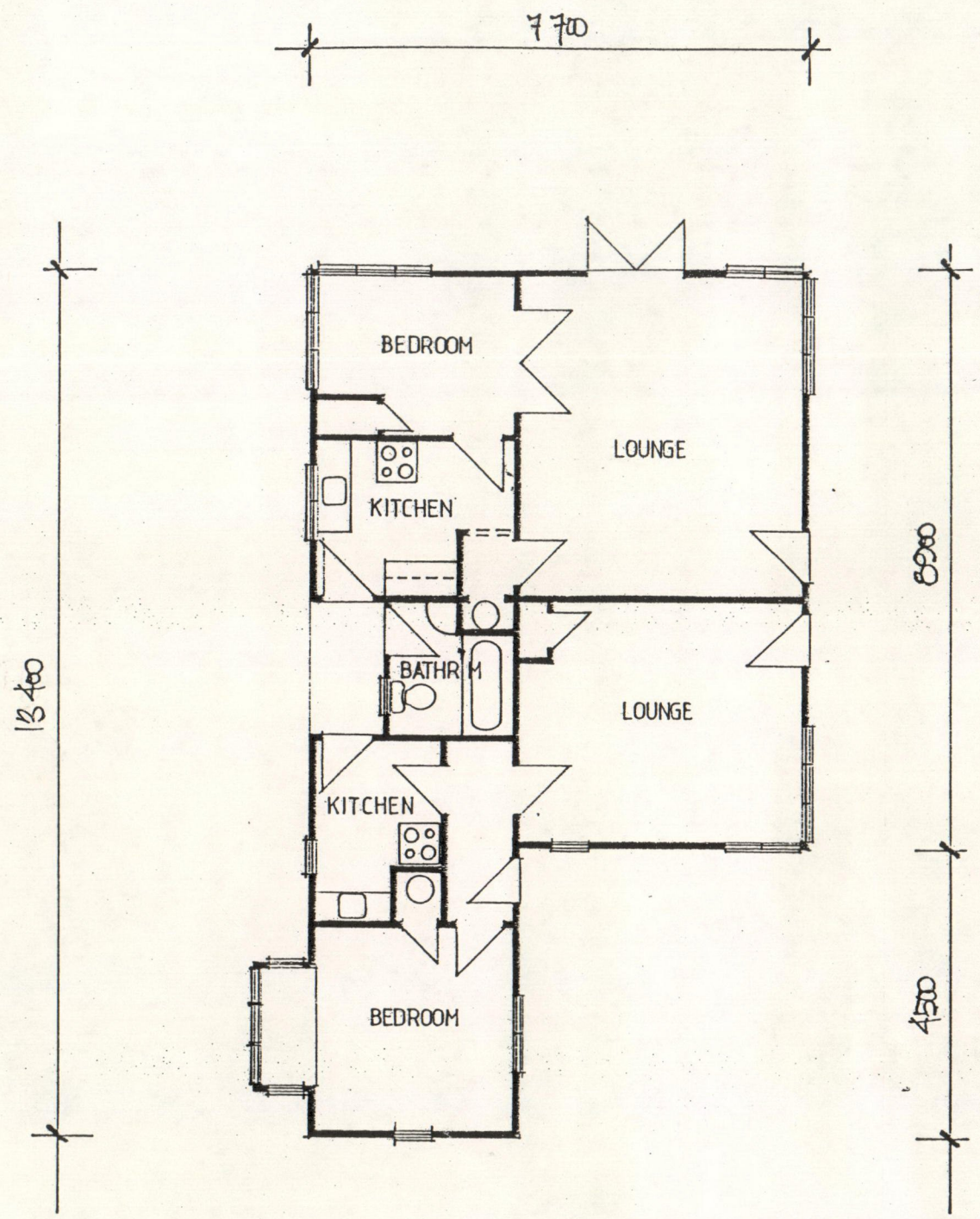
FRONT SITE



DETAIL THREE Scale 1:20

REVISION	DATE	INITIALS
BROWN & THOMSON CONSULTING ENGINEERS		
PROJECT <i>Relocated Dwelling at Lot 13 Windsor Road Kaikohe. V McKerras</i>		
TITLE Plan, Cross-section & Details		
DATE: Mar '98	SCALE: specified	
DRAWN: <i>Braham</i>		
JOB No: 3347P	SHEET S2	REV.

Job 3347P



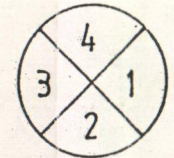
□ ORDINARY FLEES
 ● ANCHOR FLEES

All work to comply with NZS3604, the NZ Building Act and all relevant NZ standards and local authority by-laws.

DO NOT scale off drawings. Refer to figured dimensions. All dimensions for setting out shall be taken from actual work on site.

The contractor shall check and verify all dimensions, levels and angles on site prior to commencing any work.

APPROVED



Date: _____
 Signed: _____
 FAR NORTH DISTRICT COUNCIL

FLOOR PLAN:
 (Existing layout)

SUB FLOOR PLAN:

Re-order / AIRQUE A3 2075

JEREMY LAWTON DESIGNS
 TELEPHONE (09) 416 7773

PROPOSED DWELLING FOR RELOCATION

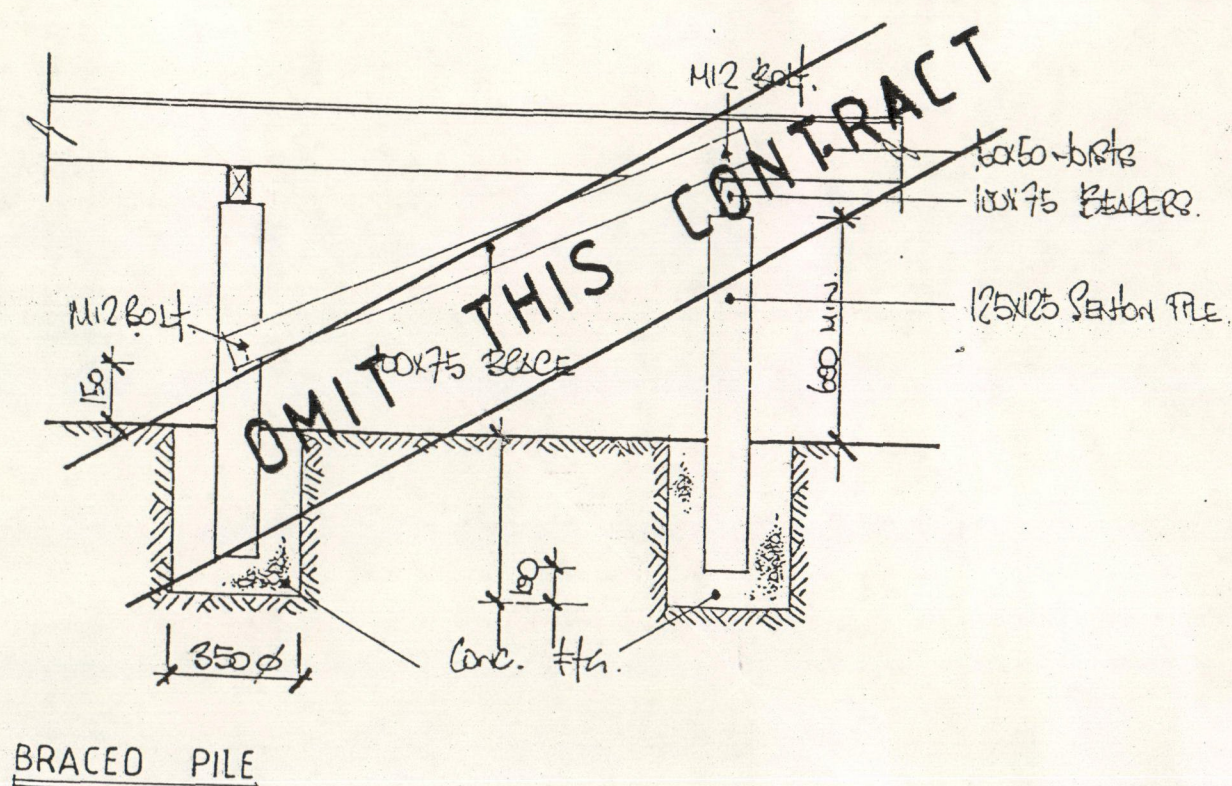
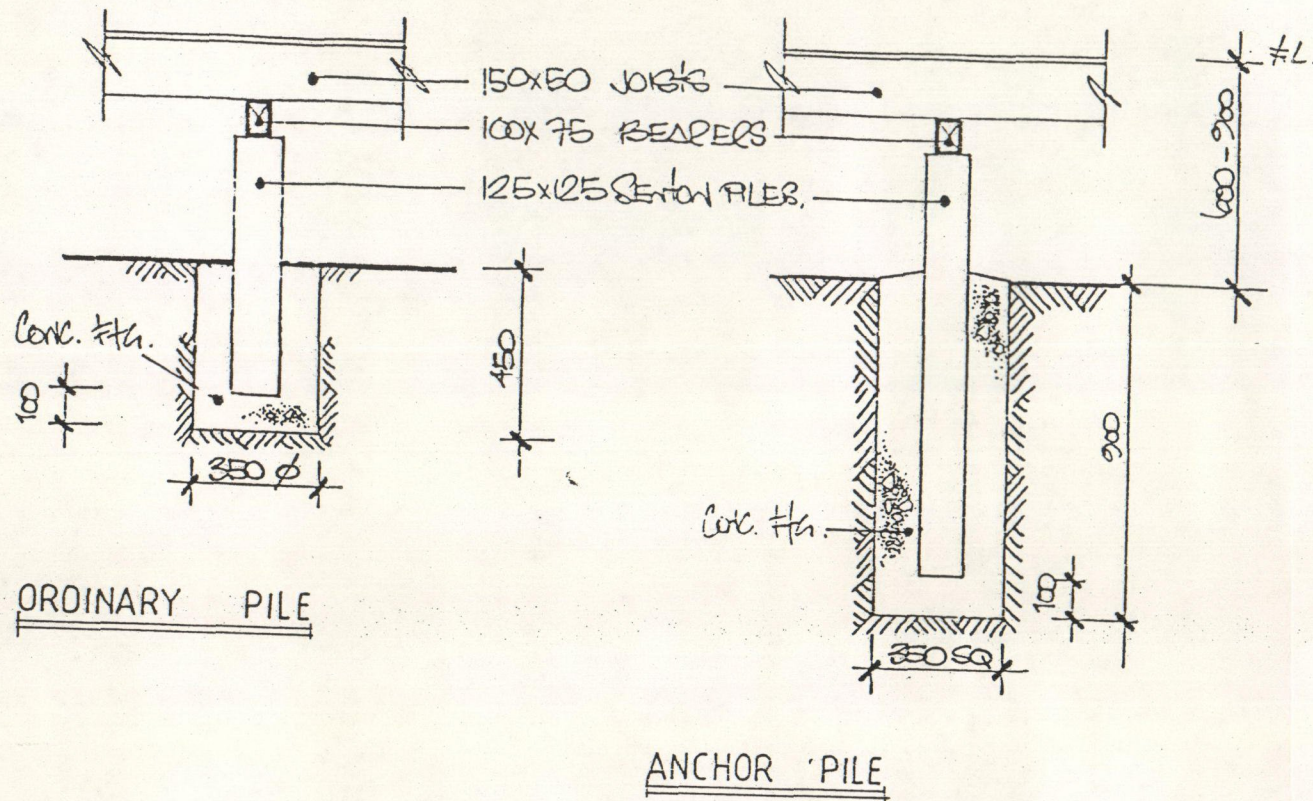
BROWN & THOMSON
 Consulting Engineers
 P.O. Box 480 KERIKERI

SHEET 1.

DRAWN J.L.L. CHECKED _____
 TRACED DATE JAN. '98

SCALE 1:100

SERIES OF REF 8003



OMIT THIS CONTRACT

Table 4.5
PILE FOOTINGS
1.5 kPa and 2.0 kPa floor loads

A Square footings					
Maximum spans of:		Minimum plan dimensions of square footing for pile supporting:			
Bearers	Joists	Floor and non load-bearing walls only	Floor(s), load-bearing walls and roof of		
			One storey	Two storeys	Three storeys
m	m	mm x mm	mm x mm	mm x mm	mm x mm
1.3	2.0	200 x 200*	275 x 275*	325 x 325*	350 x 350
	3.5	225 x 225*	350 x 350	425 x 425	475 x 475
	5.0	275 x 275*	400 x 400	500 x 500	550 x 550
	6.0	300 x 300*	450 x 450	550 x 550	600 x 600
1.65	2.0	200 x 200*	300 x 300*	375 x 375	400 x 400
	3.5	250 x 250*	400 x 400	475 x 475	525 x 525
	5.0	300 x 300*	450 x 450	575 x 575	600 x 600
2.0	2.0	200 x 200*	325 x 325*	400 x 400	450 x 450
	3.5	275 x 275*	425 x 425	525 x 525	575 x 575

* 350 mm x 350 mm for anchor and braced piles.

B Circular footings	
Side of square footing	Minimum diameter of circular footing
mm	mm
200	230
225	260
250	290
275	310
300	340
325	370
350	400
375	430
400	460
425	480
450	510
475	540
500	570
525	600
550	620
575	650
600	680

BROWN & THOMSON
Consulting Engineers
P.O. Box 480 KERIKERI

Job 3347P

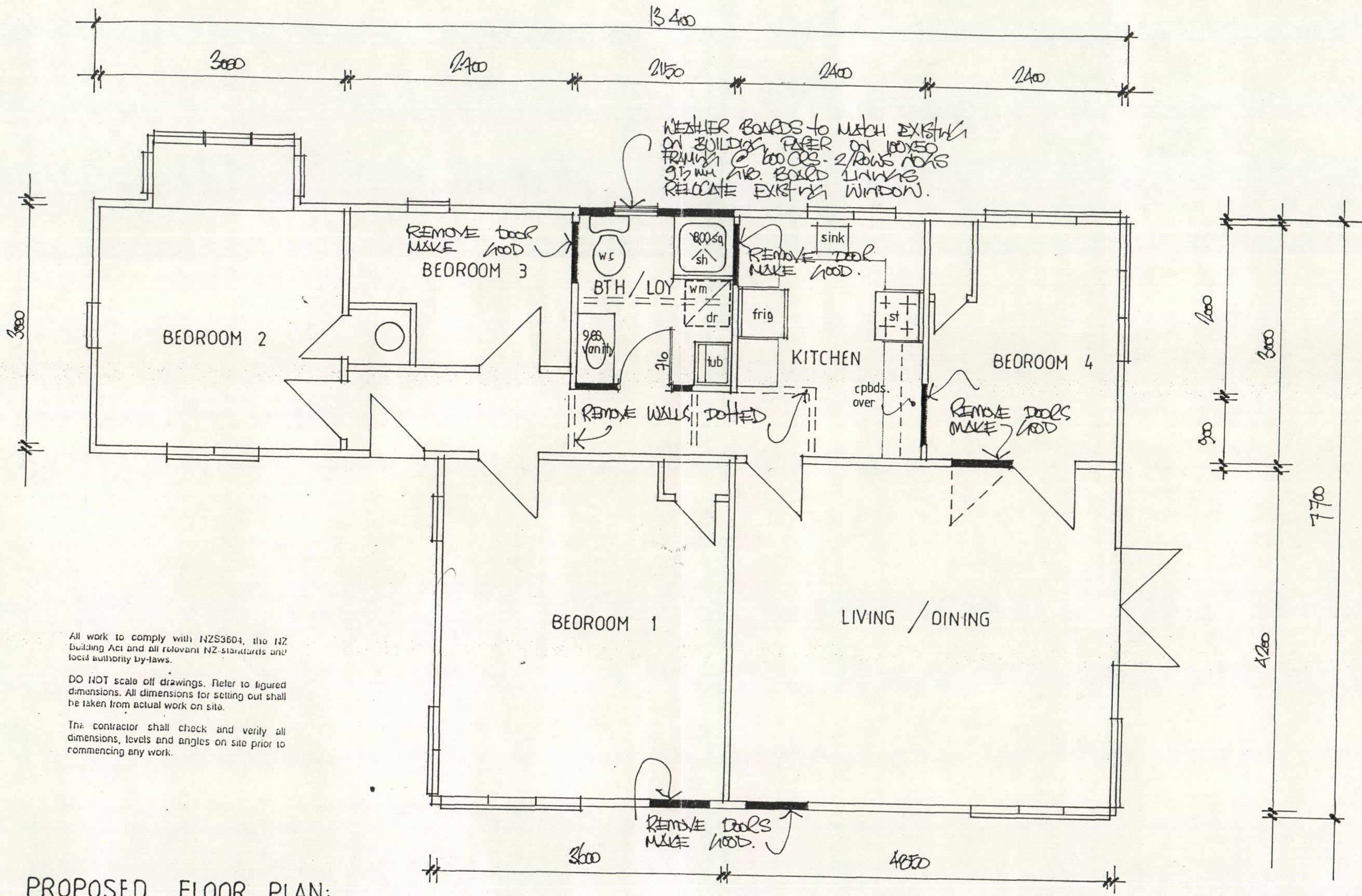
All work to comply with NZS3604, the NZ Building Act and all relevant NZ standards and local authority by-laws.

Re-order ANRQUE A3 2075

JEREMY LAWTON DESIGNS
TELEPHONE (09) 416 7773

PROPOSED DWELLING FOR RELOCATION
13 Windsor Road, Kaikohe (situated on front of site)

STANDARD FOOTINGS			SHEET 2.
DRAWN J. L. L.	CHECKED	SCALE 1:20	SERIES OF REF 8003
TRACED	DATE JAN. '98		



All work to comply with NZS3604, the NZ Building Act and all relevant NZ standards and local authority by-laws.

DO NOT scale off drawings. Refer to figured dimensions. All dimensions for setting out shall be taken from actual work on site.

The contractor shall check and verify all dimensions, levels and angles on site prior to commencing any work.

PROPOSED FLOOR PLAN:

FLOOR AREA : 87.03m²

Job 7747P

Re-order // ANRQUE A3 2075

JEREMY LAWTON DESIGNS
TELEPHONE (09) 416 7773

PROPOSED DWELLING FOR RELOCATION
13 Windsor Road, Kaitiche (situated on front of site)

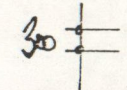
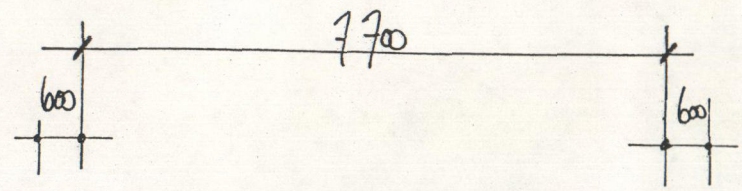
BROWN & THOMSON
Consulting Engineers
P.O. Box 480 KERIKERI

SHEET
3.

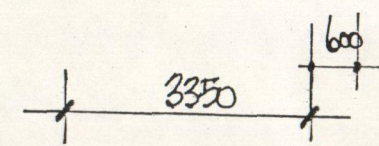
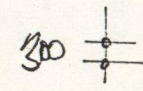
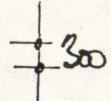
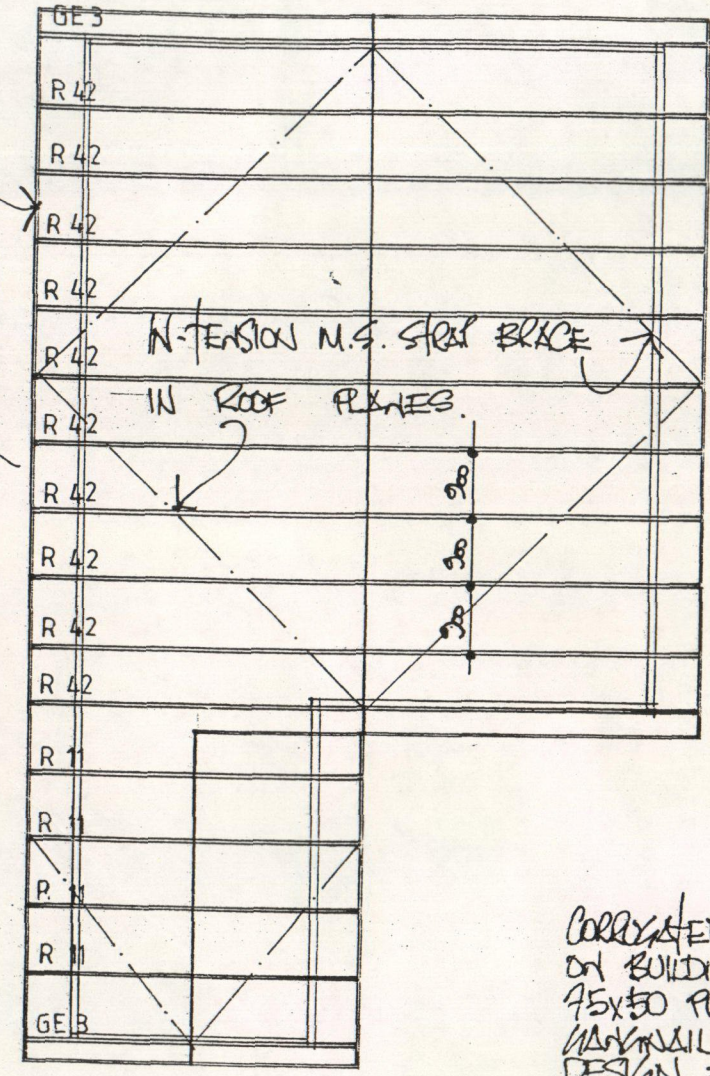
DRAWN	J.L.L.	CHECKED	
TRACED		DATE	JAN. '98

SCALE
1:50

SERIES OF
REF 8003



BOXES FRAMED #50X BARGE BOARD



CORRUGATED STEEL ROOFING @ 18° PITCH ON BUILDING PAPER ON NETTING ON 75x50 PURLINS @ 900 CEN MAX. ON MANUFACTURER'S TRUSSES TO MANUFACTURERS DESIGN & SPECIFICATION @ 900 CEN MAX.

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TRUSS PLAN:

Job 3347P

JEREMY LAWTON DESIGNS
TELEPHONE (09) 416 7773

PROPOSED DWELLING FOR RELOCATION
17 Windsor Road, Kaikohe (situated on front of site)

BROWN & THOMSON
Consulting Engineers
P.O. Box 480 KERIKERI

SHEET
4.

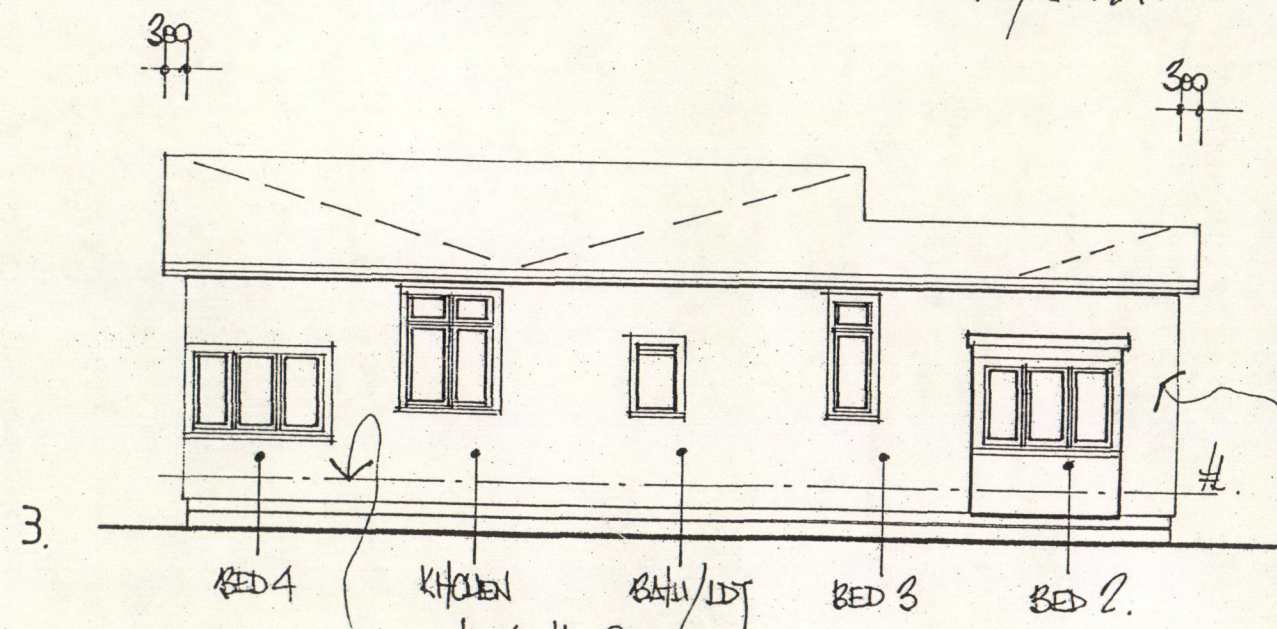
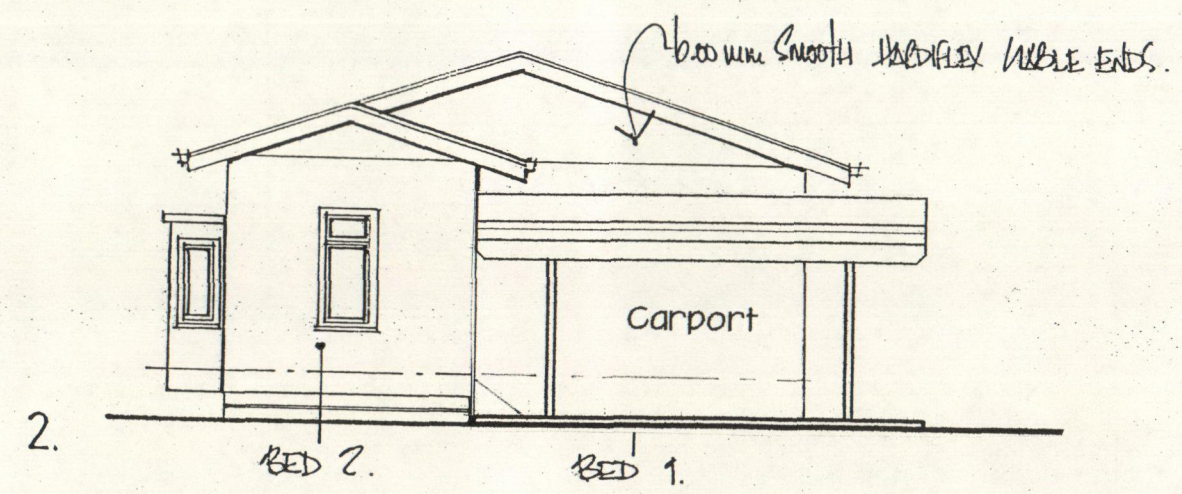
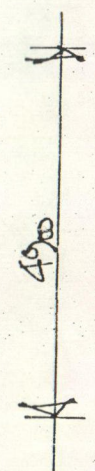
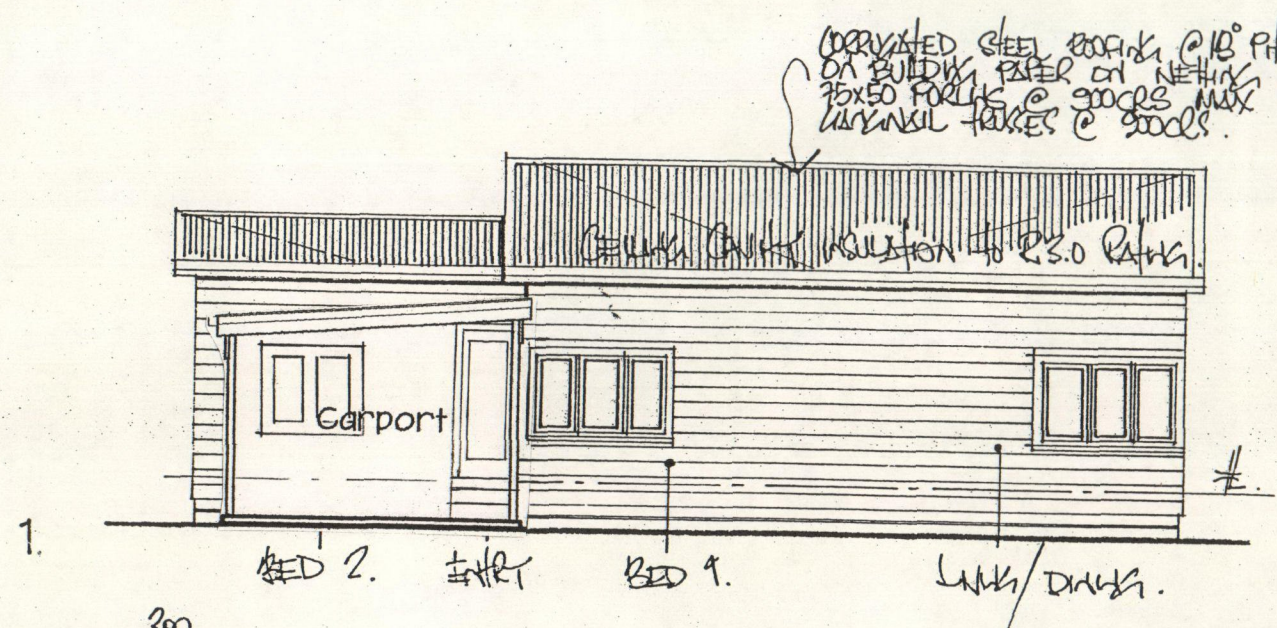
DRAWN J.L.L.
TRACED

CHECKED * *
DATE JAN. '98

SCALE
1:100

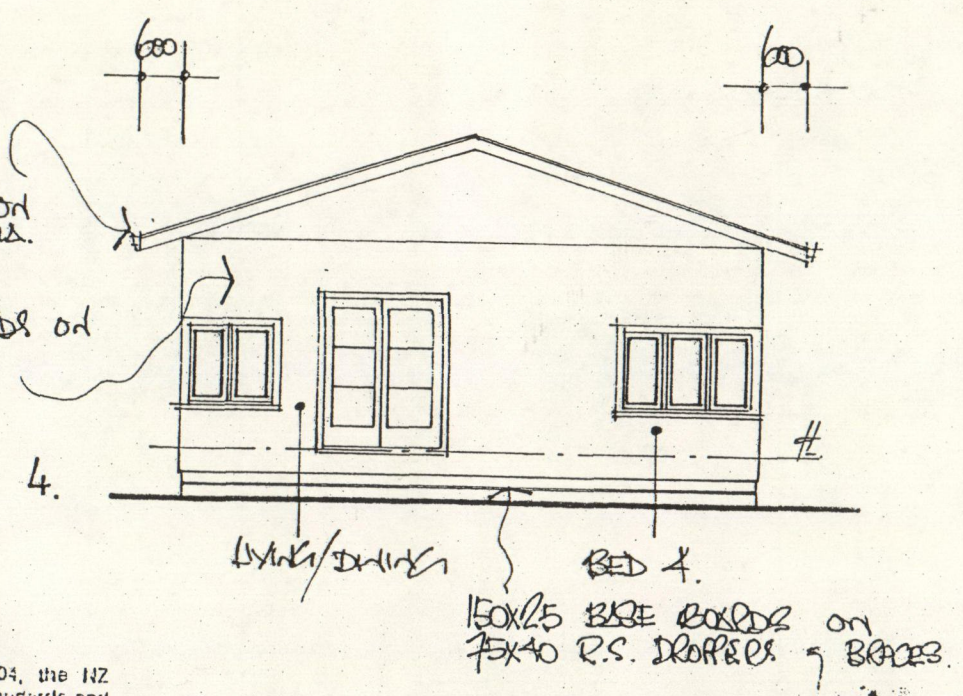
SERIES OF
REF 8003

Re-order / ANRQUE A3 2075



P.V.C. RAINWATER HOODS on 150x25 P. PRIMED FASCIA.

1/2" BATT BACK W/BOARDS on 150x50 FLOORING on 1/3" BOARD LINER.



1/2" Batt Back
150x50 JOISTS @ 5000RS
100x75 BEARERS
125 SQ 415 SERRON FLEES.

All work to comply with NZS3604, the NZ Building Act and all relevant NZ standards and local authority by-laws.

DO NOT scale off drawings. Refer to figured dimensions. All dimensions for setting-out shall be taken from actual work on site.

The contractor shall check and verify all dimensions, levels and angles on site prior to commencing any work.

Re-order: ANRQUE A3 2075

JEREMY LAWTON DESIGNS
TELEPHONE (09) 416 7773

PROPOSED DWELLING FOR RELOCATION

SHEET 5.

DRAWN J.L.L.	CHECKED	SCALE	SERIES OF REF 8003
TRACED	DATE JAN. '98	1:100	



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



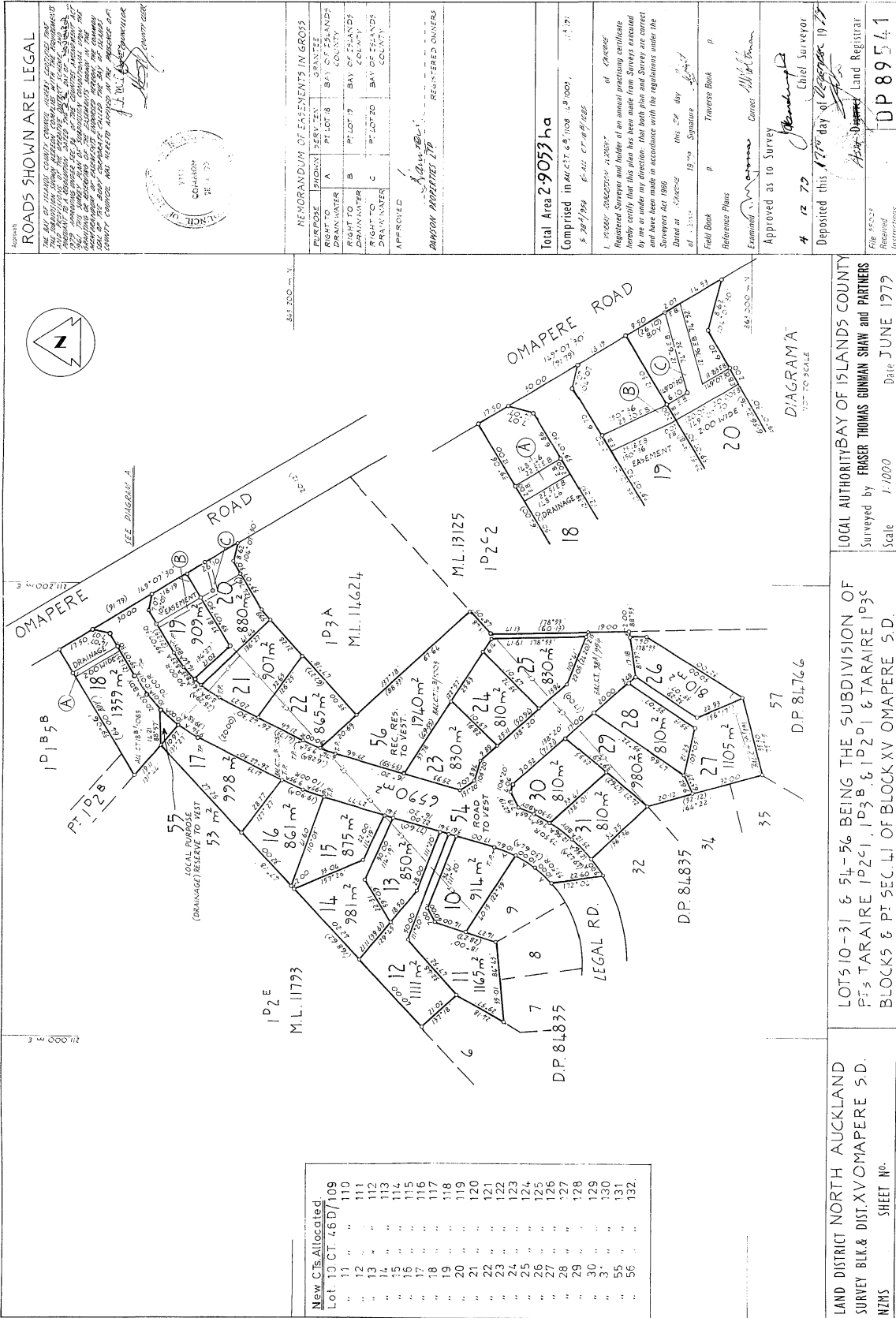

R. W. Muir
Registrar-General
of Land

Identifier NA58B/307
Land Registration District North Auckland
Date Issued 28 June 1985

Prior References
GN B412610.1

Estate Fee Simple
Area 850 square metres more or less
Legal Description Lot 13 Deposited Plan 89541
Registered Owners
Cooper Capital Limited

Interests
Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
12117531.5 Mortgage to Bank of New Zealand - 18.5.2021 at 2:27 pm
13123929.1 Variation of Mortgage 12117531.5 - 3.10.2024 at 3:21 pm



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

CENTIMETRE



27 February 2025

Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Cooper Capital Ltd – 11a & 11b Windsor Road, Kaikohe. Lot 13 DP 89541.

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

Top Energy's requirement for this subdivision is nil. Top Energy advises that proposed lots 1 & 2 have an existing power supply.

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

Yours sincerely

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