

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant details

**Name/s:**

Falls Road LP

**Email:**

**Phone number:**

**Postal address:**

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

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

If yes, please provide details.

Northland Regional Council - outdoor burning of wood waste (slash) at 126A & 126B Kerikeri Road

## 6. Address for correspondence

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

**Name/s:**

The Planning Collective, a Division of Buckton surveyors and planners

**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 - Falls Road LP limited and Occupier - Woodlands Motel

Property address/  
location:

## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the proposal

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

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

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

2009  2023

## 10. Would you like to request public notification?

Yes  No

## 11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

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

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

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

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

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

## 14. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 15. Draft conditions:

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

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

## 16. Billing Details:

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

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

**Email:**

**Phone number:**

**Postal address:**

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

Postcode

### Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

### Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

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

**Signature:**

(signature of bill payer)

Date

**MANDATORY**

## 17. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 18. Declaration

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

**Name** (please write in full)

**Signature**

Date

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

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

## Checklist of your information

*Please tick if information is provided*

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

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



**THE PLANNING  
COLLECTIVE**  
a division of buckton



*Photo: Google Maps, 2022*

## **Application for a Two Lot Subdivision**

**Address:** 126B Kerikeri Road, Kerikeri, Northland.

**Applicant Name:** Falls Road LP

**Date:** 8 June 2026

This planning assessment has been prepared by The Planning Collective and forms part of the application for resource consent on behalf of Falls Road LP for a two-lot subdivision, at 126B Kerikeri Road, Kerikeri. (Our ref: 9523).



This report has been prepared by:

Shirley Chamberlin  
The Planning Collective Limited

Dated: 8 June 2026



This report has been peer reviewed by:

Burnette O'Connor  
Planning Manager  
The Planning Collective

Dated: 27 May 2026

*“The curves within the circle symbol of our logo are a depiction of the shape the Mahurangi River takes as it weaves its way through Warkworth. This was chosen to illustrate the whenua and landscape of the town that The Planning Collective works so closely with.”*

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# Appendices

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**Appendix 1:** Record of Title

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# Abbreviations

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Abbreviation	Full Description
AEE	Assessment of Effects on the Environment
Council	Far North District Council
HAIL	Hazardous Activities and Industries List
NES	National Environmental Standard
NPS	National Policy Statement
NZCPS	New Zealand Coastal Policy Statement
RMA	Resource Management Act 1991
RoT	Record of Title
RoW	Right of Way
Site	126B Kerikeri Road - lot 5 DP 603456

# 1. Application Details

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<b>Applicant</b>	: Falls Road LP
<b>Site Address</b>	: 126B Kerikeri Road, Kerikeri, 0230
<b>Legal Description</b>	: Lot 5 DP 603456
<b>Record of Title</b>	: 1185542
<b>Area of Site</b>	: 3.5342 ha
<b>Type of Consent/s</b>	: Subdivision
<b>Consent Sought</b>	: A two-lot subdivision, Lot 1 containing an existing motel complex and Lot 2 vacant residential land.
<b>Zoning</b>	
<i>Operative Far North District Plan</i>	: <u>Zoning:</u> <i>Residential</i>
<i>Proposed Far North District Plan</i>	: <u>Zoning:</u> <i>General Residential</i>
<b>Overall Activity Status</b>	: Controlled
<b>Additional RMA Consents Required</b>	: None

## Contact Details

The Planning Collective  
PO Box 591, Warkworth 0941  
New Zealand  
Mobile: 021-0337739  
Email: [shirley@thepc.co.nz](mailto:shirley@thepc.co.nz)

## 2. Description of proposal

Subdivision consent is sought for two lots, Lot 1 containing an existing motel complex and Lot 2 vacant residential land. The subdivision will provide for the ongoing operation of the motel complex and future development of the vacant residential land.

A scheme plan prepared by Buckton Surveyors is contained in **Attachment 2**. Proposed Lot 1 will have an area of 1.17 hectares and Lot 2 and area of 2.27 hectares, as shown in **Figure 1** below.

**Figure 1: Plan of Proposed Lot 1 and 2**



Source: Buckton Surveyors – SP 01 Rev C - 20/05/2026

Vehicle access is obtained from Kerikeri Road via an existing Right of Way ('ROW').

The motel complex on Lot 1 is connected to reticulated services, including water, wastewater, electricity and telecommunications. Stormwater will continue to be disposed of to-ground within the bounds of Lot 1.

Lot 2 has the ability to be connected to reticulated services, however, as the actual use of the vacant residential land is unknown at this time, design of services is proposed in conjunction with future development. A consent notice (13099930.3) is currently registered on the title (and will be rolled over) requiring land uses to be serviced at the time of development / building consent.

An Infrastructure report prepared by Buckton Surveyors is contained in **Attachment 3**. The report addresses in detail the access, services and natural hazards.

No physical works or earthworks are proposed in association with this subdivision.

## 3. Site Description

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### 4.1 Site Description

The site at 126B Kerikeri Road, legally described as Lot 5 DP 603456, has an area of 3.5342 hectares (“the **site**”). The site has an irregular pan-handle shape with legal access obtained over the pan handle portion of the site connecting to Kerikeri road. The vehicle crossing is sealed to the site boundary, with the driveway and parking areas having a chip seal surface.

The site currently contains a motel complex and conference venue on the southwestern part of the site (‘motel complex’). The motel complex known as Woodlands<sup>1</sup> offers a range of accommodation, studios to two-bedroom cottages (16 rooms in total). Shared facilities include an outdoor swimming pool and spa. The small conference venue is available for business meetings and group functions.

The site area to the north and west of the motel complex as recently been cleared of exotic vegetation (woodland / predominantly gum trees). Aerial photographs of the site, pre and post vegetation clearance, are contained in **Figures 2 and 3** below.

*Figure 2: Aerial photo of site pre-vegetation clearance*



Source: Grip Maps, Survey & Title Data - LINZ - CC BY 4.0 - 08/05/2026, LINZ CC BY 4.0 © - Northland 0.3m Rural Aerial Photos (2023-2025) & others 2014-2025

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<sup>1</sup> [Woodlands Motel \(Kerikeri, New Zealand\) | Ohotel.nz](https://www.ohotel.nz/)

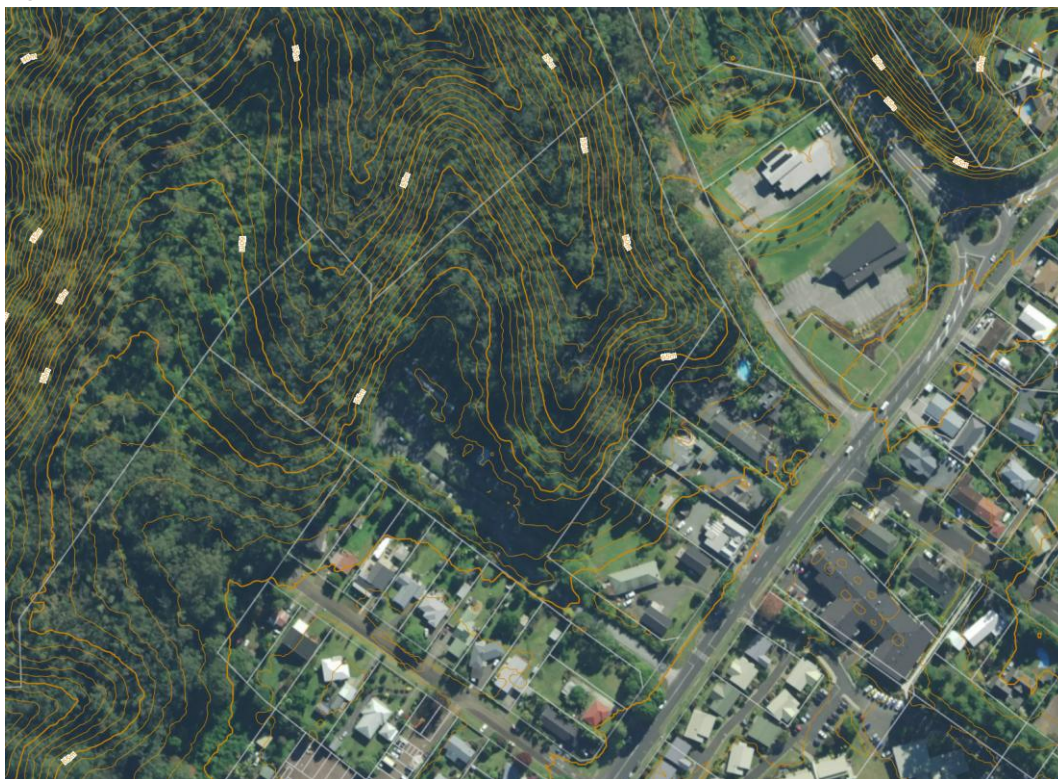
**Figure 3:** Aerial photo of site post-vegetation clearance



Source: Buckton, Lidar, 2026.

The existing motel complex buildings and parking area is located on flat topography with the site sloping up to north and west. The site contours are shown in **Figure 4** below.

**Figure 4:** Site contours



Source: Grip, Survey & Title Data - [LINZ - CC BY 4.0 - 08/05/2026](#), [LINZ CC BY 4.0 © - Northland 0.3m Rural Aerial Photos \(2023-2025\)](#) & others 2014-2025, [LINZ CC BY 4.0 © - Basemaps Elevation](#)

King Street southwest of the site contains predominantly stand-alone single storey residential units on generous lots (average 1000m<sup>2</sup>). The dwellings are well setback from the motel complex boundary and vehicle access.

Fronting Kerikeri Road, southeast of the site, is a mix of residential and other activities including:

- Age Concern Mid – North (Aged Care Facility) – 128A Kerikeri Road (Lot 16 DP 41378)
- Super Bowl NZ (Café) – 132 Kerikeri Road (Part Lot 17 DP 41378)
- Stay Kerikeri Boutique Apartments + Studios – 136 Kerikeri Road (Lot 18 DP 4137).

A strip of land adjoining the north-west boundary is owned by Far North District Council ('FNDC') and provides access to The Fairy Pools, a recreation reserve by the Kerikeri River. While this strip of land has the appearance of a public road it is part of the Fairy Pools recreation reserve land parcel, as shown in **Figure 5** below.

**Figure 5:** Fairy Pool Recreation Reserve



Source: Grip, Survey & Title Data - [LINZ - CC BY 4.0 - 08/05/2026](#), [LINZ CC BY 4.0 © - Northland 0.3m Rural Aerial Photos \(2023-2025\)](#) & others 2014-2025, [LINZ CC BY 4.0 © - Basemaps Elevation](#)

## 4.2 Record of Title and Interests

A copy of the record of title (ID 1185542) and interests is contained in **Attachment 1**. Relevant interests include:

- Easement Instrument 13099930.2 – which creates a right of way, right to drain sewage, right to convey electricity, telecommunications and water over part marked A on DP603456.
- Consent Notice 13099930.3 – which includes the conditions in relation to future land use development and access.

The consent notice 13099930.3 conditions require provision of access and services at the following development points:

- Access - at the time of future land use development.
- Engineering/geotechnical investigation – at the time of lodging building consent.
- Water and firefighting water supply - construction of any dwelling.
- Wastewater treatment & disposal - construction of any building (system within the lot or evidence from FNDC that it can be connected to sewer line).

The consent notice and conditions are proposed to be ‘rolled over’ and remain applicable to future development on proposed Lot 2.

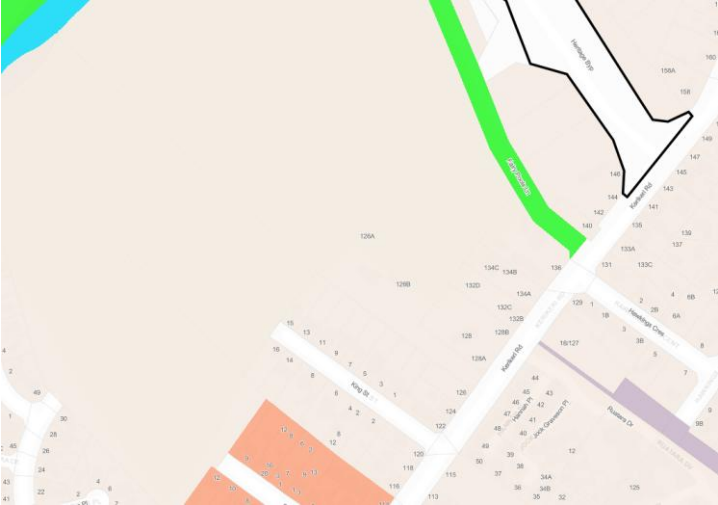
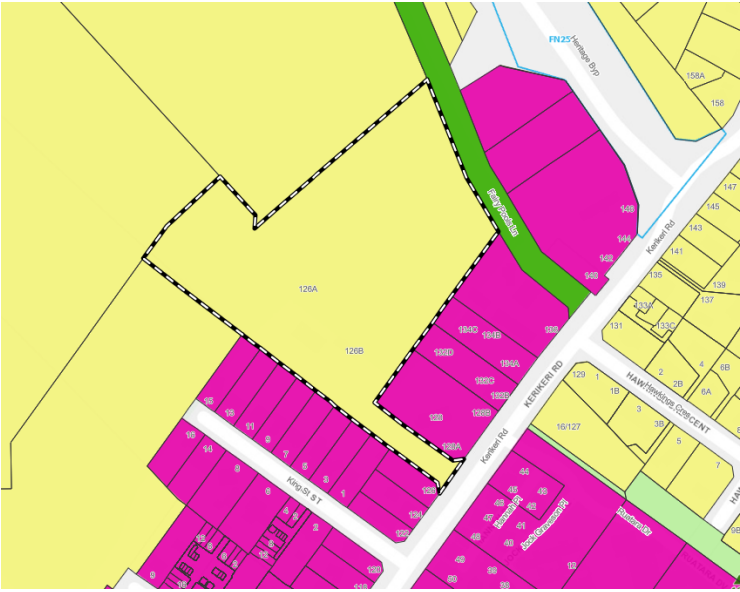
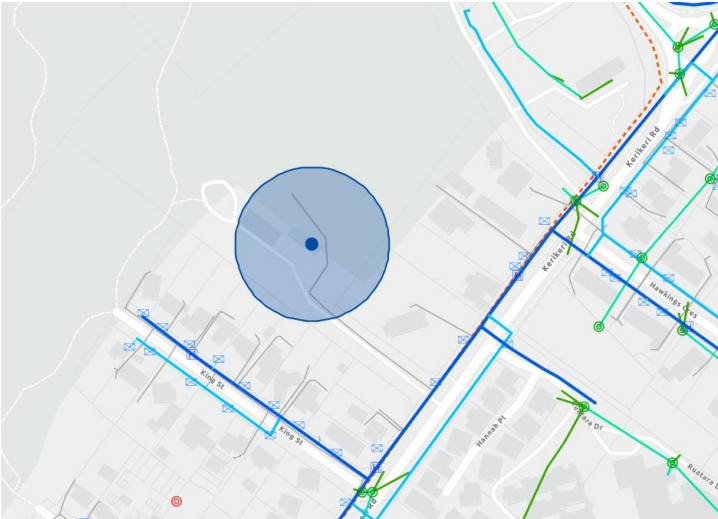
## Motel Complex lawfully established

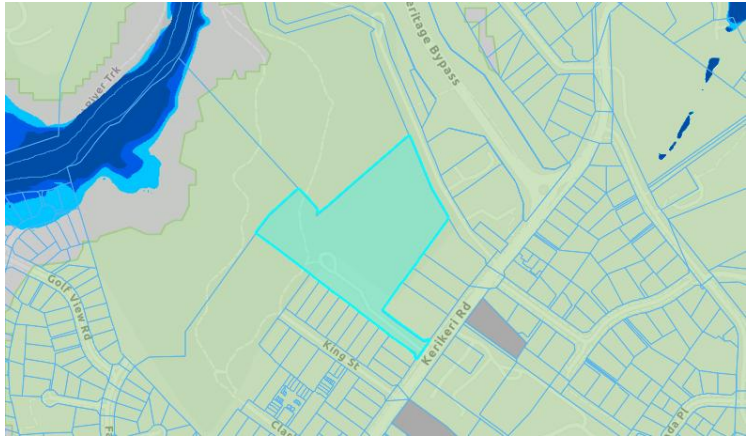
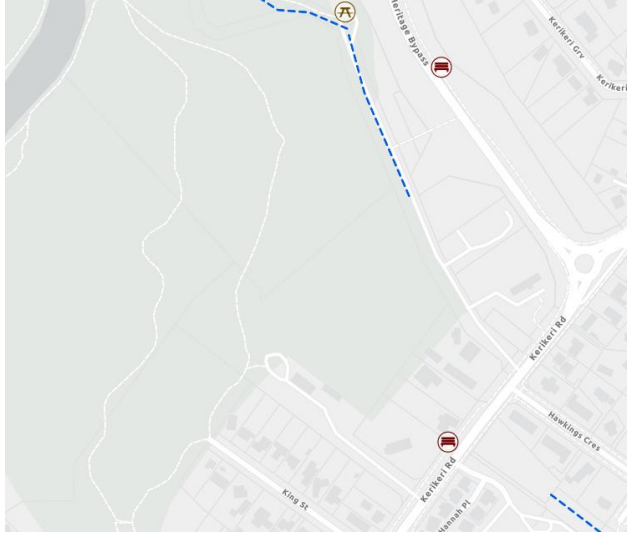
The Motel complex was first established on the site in the early 1970’s. The Council property file records include the original permit / conditional planning approval for the establishment of a motor hotel from the Bay of Islands County Council (ref: CU 306 – dated 19 July 1973). A further approval was granted for a guest house / private hotel by Bay of Islands County Council in 1985 (Ref: P.A 1,590 - 22 August 1985). The files also contain records of liquor licences (2004 onwards) and Building permits / consents. Based on a review of these records it has been established that the motel complex and conference venue is a lawfully established activity on the site.

## 4.3 Site Features

Site Features from the Far North Atlas/ Kohinga Mahere are identified in **Table 1** below.

**Table 1:** Far North Atlas/ Kohinga Mahere Site Features

Site Feature	Description
Regulatory	<p>Operative FNDP – Residential (beige)</p>  <p>Proposed FNDP – residential zone (yellow).</p> 
Services	<p>Water supply (blue) and wastewater (red dotted line)</p> 

<p>Natural Hazards</p>	<p>No natural hazards identified. Liquefaction vulnerability (light green) – unlikely.</p> 
<p>Natural environment</p>	<p>No protected areas identified.</p>
<p>Culture &amp; heritage</p>	<p>No site / features identified.</p>
<p>Social</p>	<p>Walkway (FNDC owned) (blue dotted line).</p> 

## 4. Planning Assessment

### 5.1 Operative Far North District Plan

The site is zoned Residential in the Operative Far North District Plan (refer Map 83). Rule 13.7 Controlled (Subdivision) Activities states: “Subdivision is a controlled activity where it complies with the following standards and the standards set out in rules under 13.7.1, 13.7.2 and 13.7.3.” The relevant subdivision rules, matters of control and assessment are set out in **Table 2** below.

*Table 2: Operative FNDP Subdivision Rules and Assessment*

Chapter 13 - Subdivision	Rule	Matters of Control	Assessment
<b>13.7.2 – Allotment sizes, dimensions and other standards</b>			
13.7.2.1 – Minimum lot sizes	(v) Residential zone The minimum lot sizes are 3,000m <sup>2</sup> (unsewered) and 600m <sup>2</sup> (sewered).		Complies: Lot 1 – 1.17 hectares Lot 2 – 2.36 hectares
13.7.2.2 - Allotment Dimensions	Residential zone – Minimum Dimension 14m x 14m		Complies.
13.7.2.3 - 13.7.9	n/a		-
<b>13.7.3 - Controlled (subdivision) activities: Other matters to be taken into account</b>			
13.7.3.1 - Property Access	A controlled (subdivision) activity application must comply with rules for property access in Chapter 15, namely Rules 15.1.6C.1.1 - 15.1.6C.1.11 (inclusive).	-	Complies.
13.7.3.2 – Natural and Other Hazards	Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards. Coastal Hazard Maps – n/a	(a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of: (i) erosion; (ii) overland flow paths, flooding and inundation; (iii) landslip; (iv) rockfall;	Complies:  The site is not identified on the planning maps as being subject to natural hazards. The site is inland and not subject to coastal hazards. The site is not subject to any mapped hazards – flood plains or land

		(v) alluvion (deposition of alluvium); (vi) avulsion (erosion by streams or rivers); (vii) unconsolidated fill; (viii) soil contamination; (ix) subsidence; (x) fire hazard; (xi) sea level rise.	instability, and the subdivision satisfies the natural hazards rule. (refer Infrastructure report in <b>Attachment 3</b> ).
13.7.3.3 Water Supply	All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except ..., by means of one of the following: (a) a lawfully established reticulated water supply system; or (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.	(i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary; (ii) adequacy of water supplies, and access for firefighting purposes; (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.	Lot 1 – existing connection to FNDC water supply.  Lot 2 – controlled activity – could connect on Kerikeri Road with right to convey water easement (Area A). Physical water connection will be provided in conjunction with future development.
13.7.3.4 Stormwater Disposal	(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP)...	(i) control of water-borne contaminants, litter and sediments; (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council’s various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents); (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater	Lot 1 – stormwater from the motel complex will continue to be disposed of to ground within the bounds of the lot.  Lot 2 – there are no existing buildings or impervious surfaces from which stormwater will be collected. Future development will design stormwater system to avoid or mitigate stormwater runoff.  The proposed two lot subdivision will manage

		runoff, including low impact design principles; (iv) the location, scale and construction of stormwater infrastructure; (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.	stormwater so there will not be adverse effects from stormwater runoff on receiving environments, including downstream properties.
13.7.3.5	Sewage Disposal (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme or ... each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.	(i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available; (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system; (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.	Complies: Lot 1 - existing connection to FNDC wastewater system.  Lot 2 – controlled activity – could connect on Kerikeri Road with right to convey wastewater easement (Area A). Physical water connection will be provided in conjunction with future development.
13.7.3.6	Energy Supply All urban allotments (Residential ...), shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.	(i) the adequacy and standard of any electrical utility system.	Complies – Lot 1 - existing connection Lot 2 - connection to underground power lines is available at the road boundary with the right to convey electricity to the lot boundary (via Area A).
13.7.3.7	Telecommunication All urban allotments (Residential ...), shall be provided with the ability to connect to a telecommunications system at the boundary of the site	(i) the adequacy and standard of telecommunication installations.	Complies – Lot 1 - existing connection Lot 2 - connection is available at the road boundary with the right to convey telecommunications to the lot boundary (via Area A)

13.7.3.8	Easements	<p>(a) Easements in gross where a service or access is required by the Council.</p> <p>(b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.</p> <p>(c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.</p> <p>(d) The need for easements for any of the following purposes: (i) private ways, whether mutual or not; (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation; (iii) telecommunications; (iv) party walls and floors/ceilings; (v) other utilities.</p>	<p>Will comply</p> <p>Refer easement schedule on Scheme Plan (<b>Attachment 2</b>).</p>
13.7.3.9 – 13.7.3.12	n/a	-	-

The proposed subdivision is a **controlled activity** under the operative FNDP.

## 5.2 Proposed Far North District Plan

Decisions on the Proposed District Plan have yet to be made, however they are expected to be imminent. We have therefore undertaken an assessment of the proposal against the notified provisions of the Proposed District plan, noting that the subdivision rules and standards do not have legal effect until decisions on the provisions have been made. This is in accordance with s86B of the RMA.

Reference	Rule	Assessment
Sub-R3 General Residential zone	<p>Subdivision of land to create a new allotment</p> <p>CON-1 The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose.</p> <p>CON-2 1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes; and SUB-S8 Esplanades.</p>	An assessment of the standards is provided below. The standards can be complied with, and the subdivision is a controlled activity.
SUB-S1	Minimum allotment sizes Controlled activity – 600m <sup>2</sup>	Complies: Lot 1 – 1.17 hectares Lot 2 – 2.36 hectares
SUB-S2	Requirements for building platforms for each allotment – 14m x 14m	Complies – as above.
SUB-S3	Water supply	Complies – as above.
SUB-S4	Stormwater	Complies – as above.
SUB-S5	Wastewater disposal	Complies – as above.
SUB-S6	Telecommunications and power supply	Complies – as above.
SUB-S7	Easements for any purpose	Will comply. Refer easement schedule on Scheme Plan ( <b>Attachment 2</b> ).
SUB-S8	Esplanades- MHWS / River / Lake – n/a	n/a.

The proposed subdivision is a **controlled activity** under the proposed FNDP. The proposed FNDP matters of control are:

- a. *the design and layout of [allotments](#), and the ability to accommodate permitted and/or intended land uses;*

- b. *the provision of easements or registration of an instrument for the purpose of public access and reserves;*
- c. *the effects of development phase works on the surrounding area;*
- d. *extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga;*
- e. *adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists;*
- f. *natural hazards or geotechnical constraints;*
- g. *where relevant compliance with Far North District Council Engineering Standards April 2022; and*
- h. *adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray.”<sup>2</sup>*

### 5.3 Resource Management (National Environmental Standard for Assessing & Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”) applies to land that is, or has been (or is more likely than not to have been) used for a hazardous activity or industry.

A search of Council records has not identified any current or previous activities undertaken in the area of the site that are included on the current version of the Hazardous Activities and Industries List (HAIL). As such, it is considered that the property does not constitute a ‘piece of land’ covered under Section 5(7) of the NES, and therefore, the NES is not considered applicable to this subdivision.

### 5.3 Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (came into force on 3 September 2020)

The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (NES-FW) set out requirements for carrying out certain activities which pose risks to freshwater and freshwater ecosystems. The site does not contain any natural inland wetlands and stormwater will continue to be disposed of to ground.

### 5.4 Overall Activity Status

We consider that all relevant resource consents have been applied for. However, please treat this as a full application to cover any other aspects of the proposal that Council consider requires resource consent.

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<sup>2</sup> Proposed FNDP, Subdivision Chapter, Rule- SUB-R3.

## 5. Activity Status Assessment Framework

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The matters that require consideration are set out in section 104 and section 104A of the RMA and are subject to the matters set out in Part 2 of the Act. S104A, Determination of applications for controlled activities states:

***“104A Determination of applications for controlled activities***

*After considering an application for a resource consent for a controlled activity, a consent authority—*

*(a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and*

*(b) may impose conditions on the consent under [section 108](#) only for those matters—*

*(i) over which control is reserved in national environmental standards, wastewater environmental performance standards, stormwater environmental performance standards, infrastructure design solutions, or other regulations; or*

*(ii) over which it has reserved its control in its plan or proposed plan.”*

## 6. Assessment of Effects on the Environment

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An assessment of the actual and potential effects generated by the proposal is outlined below. As a controlled activity it is only those matters of control specified in the relevant planning documents that need to be assessed.

### 7.1 Assessment of Actual and Potential Effects

#### 7.1.1 Positive Effects

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The proposed subdivision provides for the motel complex to continue operating, utilising existing buildings, facilities and infrastructure. Visitor accommodation activities support the economic wellbeing of the community.

Proposed lot 2 separates the vacant residential land from the existing motel complex enabling that lot to be developed. This aligns with the vision for the area set out in the Spatial Plan (discussed below).

#### 7.1.2 Design and Layout

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The proposal is for 2 large lots, well in excess of the 600m<sup>2</sup> minimum for residential zones in both the operative and proposed FNDP. The lots easily accommodate the specified shape factor, and the design and layout is suited to accommodating a range of land-uses.

The outcome of the proposal is that the operating motel is separated from the vacant land enabling efficient and effective use of vacant residential land at Kerikeri town centre.

### 7.1.3 Access and services

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The motel complex has existing access and infrastructure which will continue to service the visitor accommodation on lot 1. Stormwater will continue to be disposed of to-ground within the bounds of lot 1. Lot 2 access and services will be designed in conjunction with future land-use.

The memorandum of easements on the scheme plan secures rights for access and services (refer **Attachment 2**). The consent notice conditions (to be rolled over) will ensure future owners are aware that access and services are to be designed and established at the time of development of the vacant land.

### 7.1.4 Reverse Sensitivity

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The motel complex is a lawfully established activity and the continued operation on proposed Lot 1 will not give rise to adverse effects from land use incompatibility. Surrounding land is currently zoned residential, and it is therefore highly unlikely incompatible land uses would establish. In any event any such activities would likely require resource consent enabling effects to be assessed at the time.

### 7.1.5 Construction effects

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No physical works are proposed as part of the subdivision and accordingly there are no construction effects to be considered.

## 7.2 Summary of Effects

Overall, it is considered that any adverse effects on the immediate and the wider environment relating to this proposal will be less than minor.

# 7. Public Notification Assessment

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## Assessment of Steps 1 to 4 (Section 95A)

Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These steps are address in the statutory order below.

### Step 1: Mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

## Step 2: If not required by step 1, public notification precluded in certain circumstances

Public notification is precluded as the proposal is for a controlled activity, and no other activities (s95 (95A (5) (b) (i) and Step 3 does not apply.

## Step 4: Public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the Council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A (9)). Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary;
- outside of the common run of applications of this nature; or
- circumstances which makes notification desirable.

There is nothing exceptional or unusual, or outside the common run of applications of this nature that warrant notification based on special circumstances.

## Public notification conclusion

Having considered the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, public notification is precluded.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

The application can therefore be processed without public notification.

# 8. Limited Notification Assessment

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## Assessment of Steps 1 to 4 (Section 95B)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

## Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (s95B(2) and 95B(3)).

The above does not apply to this proposal as no protected customary rights groups, customary marine title groups or affected persons under a statutory acknowledgment are affected by the application.

## Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land). The application is for a controlled activity but is subdivision of land, therefore limited notification is not precluded.

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

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary; and
- In the case of any other activity, determine whether a person affected in accordance with s95E.

The application is not for a boundary activity (relates to structures and distance/dimension to boundaries)<sup>3</sup>.

In terms of S95E (1), a person is an affected person if adverse effects are minor or more than minor (but are less than minor).

Any adverse effects of the subdivision will be less than minor for the following reasons:

- The 2-lot subdivision is a controlled activity with the Councils exercise of control limited to technical matters pertaining to subdivision. Appropriate access and infrastructure can be provided within the lot boundaries (addressed above).
- Proposed Lot 1 contains an existing, lawfully established motel complex, and Lot 2 is vacant land. There are no physical works proposed as part of the subdivision.

Accordingly, it is considered that the consent authority need not give notice of this proposal to any person.

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<sup>3</sup> Refer RMAs87AAB Meaning of boundary activity and related terms.

## Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

Step 4 does not apply as there are no special circumstances relating to the proposal which would warrant limited notification.

## Limited Notification Conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

The application can therefore be processed without limited notification.

## 9. Statutory and Policy Assessment

### 10.1 National directions

Under s104, regard must be had to any relevant provisions of a national environmental standard (**NES**) (s104 (1) (b) (i)), a national policy statement (**NPS**) s104 (1) (b) (iii)) and NZ coastal policy statement (**CPS**) s104 (1) (b) (iv). An assessment of these documents collectively referred to as national directions is provided in **Table 3** below.

Table 3: National Directions

NPS/NES Abbreviation	Title / Commencement* <small>*Versions consolidated with December 2025 amendments which came into force 15 January 2026.</small>	Relevance to this subdivision / assessment
NZ-CPS	The New Zealand Coastal Policy Statement 2010, amendments in force 15 January 2026.	The application site is inland and not within the landward extent of the coastal environment.
NPS-FW	National Policy Statement for Freshwater Management 2020, amendments in force 15 January 2026.	Freshwater managed to protect ecosystem health and water quality.
NES-FW	Resource Management (National Environmental Standard for Freshwater) Regulations 2020, amendments in force 15 January 2026.	No earthworks or discharges are proposed as part of this subdivision.
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023.	The exotic vegetation has been cleared, and no further physical works are proposed as part of this subdivision.
NPS-NH	National Policy Statement for Natural Hazards 2025	Risk-based framework.
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.	Applies where an activity is proposed on land that is or has been used for a hazardous activity or industry listed on the Hazardous Activities and Industries List (HAIL) and where the activity involves soil disturbance or a change in land use that could expose people to contaminated soil. A Preliminary Site Investigation (PSI) -
Other	There are currently 10 operative NPS's and 14 NES instruments under the RMA.	The other NPS's and NES's are not directly relevant to this subdivision and the proposal is generally consistent with national directions.

### 11.2.3 Operative Far North District Plan

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The operative FNDP sets out subdivision objectives and policies in Chapter 13.

The relevant objectives include providing for subdivision in a way that is consistent with the zoning (13.3.1), is carried out in an appropriate manner with potential adverse effects, including reserve sensitivity and acceleration of natural hazards avoided, remedied or mitigated (13.3.2) and to ensure provision of sufficient water supply and stormwater management (13.3.5).

The policies include allotment sizes, dimensions and distribution determined with regard to potential effects, including amenity values and existing land-use (13.4.1), safe access (13.4.2), natural hazards (13.4.3) and connection to utility services (13.4.4),

The proposed subdivision is consistent with the outcomes of the residential zone, the lot size and dimensions maintain amenity values and existing land uses, the land is not subject to know natural hazards and provision is made for access and services. For the foregoing reasons, the proposal is consistent with objectives and policies of the operative FNDP.

### 11.2.3 Proposed Far North District Plan

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The subdivision chapter of the proposed FNDP sets out the relevant objectives and policies.

With reference to Objective SUB-01, the subdivision results efficient use of land by achieving the objectives of the residential zone, overlays and district wide provisions, avoiding reverse sensitivity, and does not increase risk from natural hazards. The land-use pattern provides opportunity to achieve (not prevent) the residential zone objectives and policies. SUB-03 relates to infrastructure and SUB-04 subdivision accessibility. The subdivision complies with the minimum allotment sizes and the size and shape can easily accommodate future buildings, and provision is made for legal and physical access (SUB- P3).

For the foregoing reasons, the proposal is consistent with objectives and policies of the proposed FNDP.

## 10. Other Matters

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### 12.1 Section 106 subdivision matters

Pursuant to Section 106 of the RMA, a consent authority may refuse subdivision consent in these certain circumstances if it considers that:

- there is a significant risk from natural hazards; or
- sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

In terms of s106 of the RMA, the proposal is not considered to give rise to a significant risk from natural hazards and sufficient provision has been made for legal and physical access to each lot created by the subdivision.

## 12.5 Te Pātukurea - Kerikeri Waipapa Spatial Plan

Non-statutory plans are considered as an “other matter” under RMA s104 (1) (c). Te Pātukurea – Kerikeri-Waipapa Spatial Plan was adopted by Far North District Council in June 2025<sup>4</sup>.

This long-term strategic plan will guide how Kerikeri, Waipapa, and surrounding areas will grow and change over the next 30+ years. It provides strategic direction on how urban growth, infrastructure and connectivity will be managed to promote a compact urban form. The application site is strategically positioned in proximity to the existing town centre and the subdivision of lot 2 provides opportunity for future development consistent with creating a compact urban form.

# 11. Part 2 of the RMA

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Part 2 of the Act sets out the Purpose and Principles. Section 5 of the Act sets out the overriding purpose, which is the sustainable management of natural and physical resources.

In the context of this proposal for controlled activity subdivision consent, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

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<sup>4</sup> [Kerikeri Waipapa Spatial Plan | Far North District Council](#)

# 12. Conclusion

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The proposed subdivision creates two lots, Lot 1 containing an existing motel complex and Lot 2 vacant land for future development.

In summary:

- Any adverse effects on the environment of the proposed two lot subdivision, subject to standard conditions, will be less than minor.
- The proposal is consistent with the relevant objectives and policies of the operative and proposed FNDP.
- No persons are considered to be adversely affected by the proposal to an extent which is minor or more than minor.
- The proposal satisfies the s106 matters and is consistent with Part II of the Resource Management Act.

It is concluded that the application may be processed on a non-notified basis, and consent, subject to conditions, may be granted.

**Attachment 1:**  
Record of Title and Interests



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1185542**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 September 2024

**Prior References**  
NA55B/1036

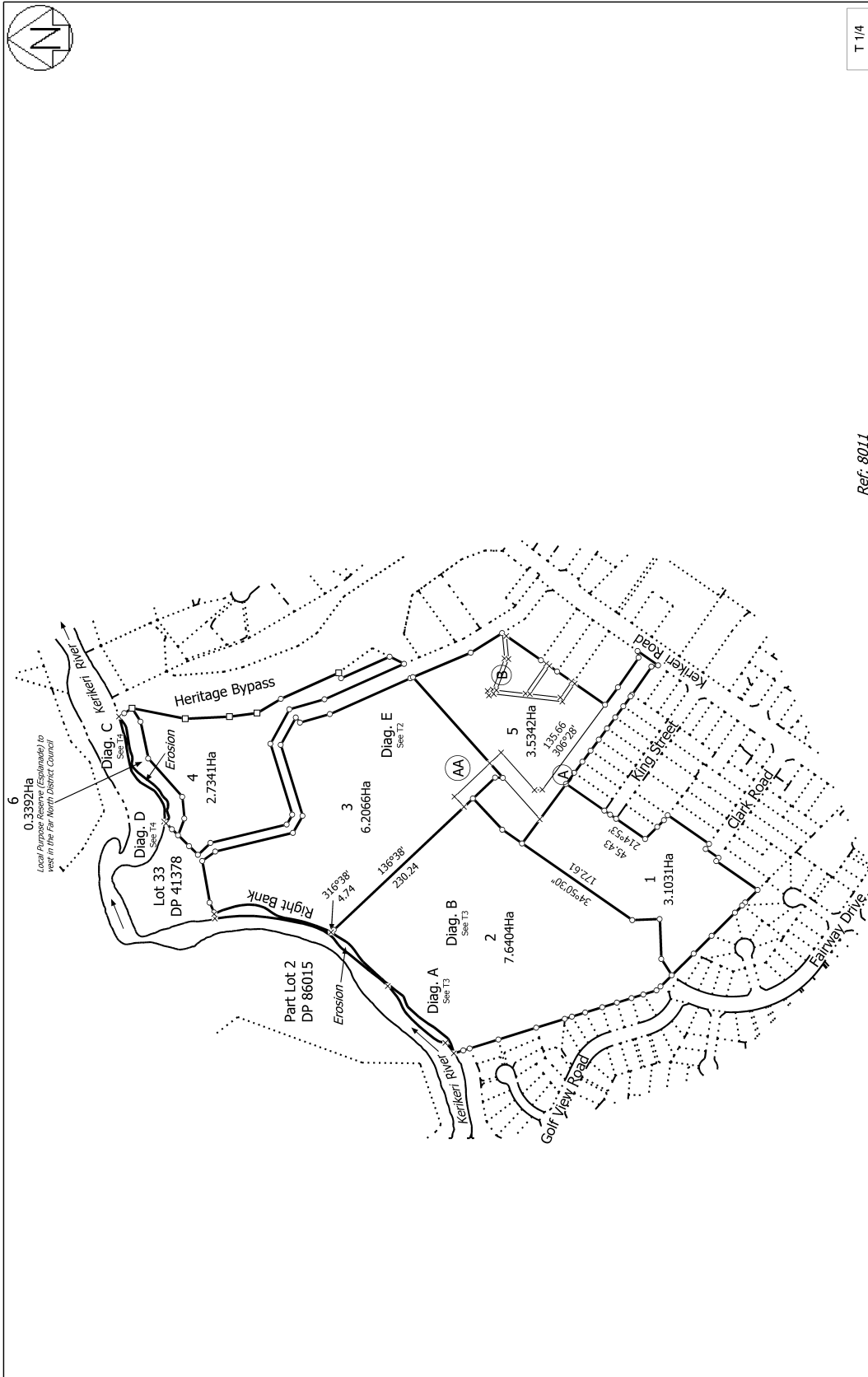
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**Estate** Fee Simple  
**Area** 3.5342 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 603456  
**Registered Owners**  
Falls Road LP

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**Interests**

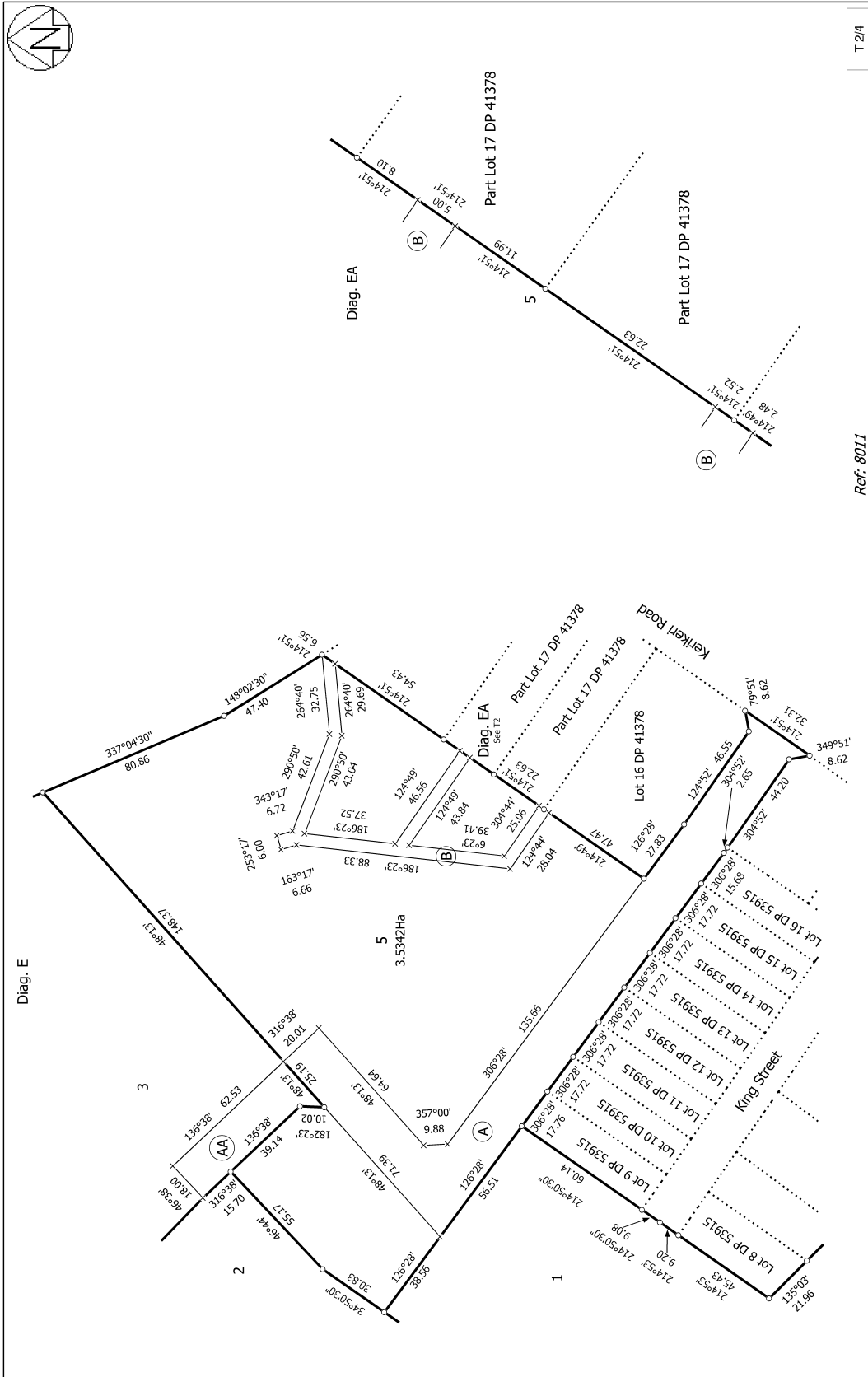
K43923 Building Line Restriction - 14.1.1953 at 10:00 am  
6695164.1 Notice pursuant to Section 18 Public Works Act 1981.- 19.12.2005 at 9:00 am  
6849643.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Far North District Council - 4.5.2006 at 9:00 am  
12476232.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 2.6.2022 at 4:38 pm  
Subject to a right of way, right to drain sewage, right to convey electricity, telecommunications and water over part marked A on DP 603456 created by Easement Instrument 13099930.2 - 13.9.2024 at 4:12 pm  
The easements created by Easement Instrument 13099930.2 are subject to Section 243 (a) Resource Management Act 1991  
13099930.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2024 at 4:12 pm  
13336468.3 Mortgage to Central Finance Limited - 1.7.2025 at 10:55 am



T 1/4

Ref: 8011

Land District: North Auckland	Lots 1 - 6 Being Subdivision of Pt. Lots 2, 5, 6, 8, 9 and 10 DP 33905	Title Plan LT 603456 Approved on: 23/07/2024
Digitally Generated Plan Generated on: 23/07/2024 11:37 am Page 3 of 6	Surveyor: Robert John Donaldson Firm: Donaldsons	



T 2/4

Ref: 8011

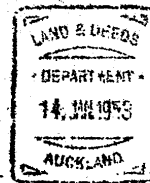
Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 23/07/2024 11:37:am Page 4 of 6

Surveyor: Robert John Donaldson  
 Firm: Donaldsons

Title Plan  
 LT 603456  
 Approved on: 23/07/2024

Lots 1 - 6 Being Subdivision of Pt. Lots 2, 5, 6, 8, 9 and 10 DP 33905

K43923 BLR NOTICE NO. 456.  
SCHEME PLAN NO. 4435.



CONDITIONS OF BUILDING LINE.  
SECTION 5 LAND SUBDIVISION IN COUNTIES ACT, 1946.

PURSUANT to the provisions of Section 5 (4) of the Land Subdivision in Counties Act 1946, I, THOMAS STRATHALLAN ROE, Chief Surveyor, North Auckland Land District, HEREBY GIVE NOTICE that Lots 32 and 34, more particularly delineated in the Scheme Plan of the Town of Kerikeri Extension No. 11, being a subdivision of Lots 2 to 10, D.P. 33905 being parts Old Land Claims 3 and 39, situated in Block XI, Kerikeri Survey District, comprised in Certificate of Title Volume 617 Folio 243, Auckland Land Registry, are subject to the condition that no buildings or hoardings shall be erected on Lot 34, within 25 links of the Springbank-Kerikeri Main Highway, and on Lot 32, within 26 feet of the sides of that part of the entrance-strip to Lot 33 (Recreation Reserve) having a width of 40 feet (60.6 links), as shown in the aforementioned scheme plan.

GIVEN under my hand this 19<sup>th</sup>  
day of December, 1952.

Signed: T.S. Roe,  
CHIEF SURVEYOR.

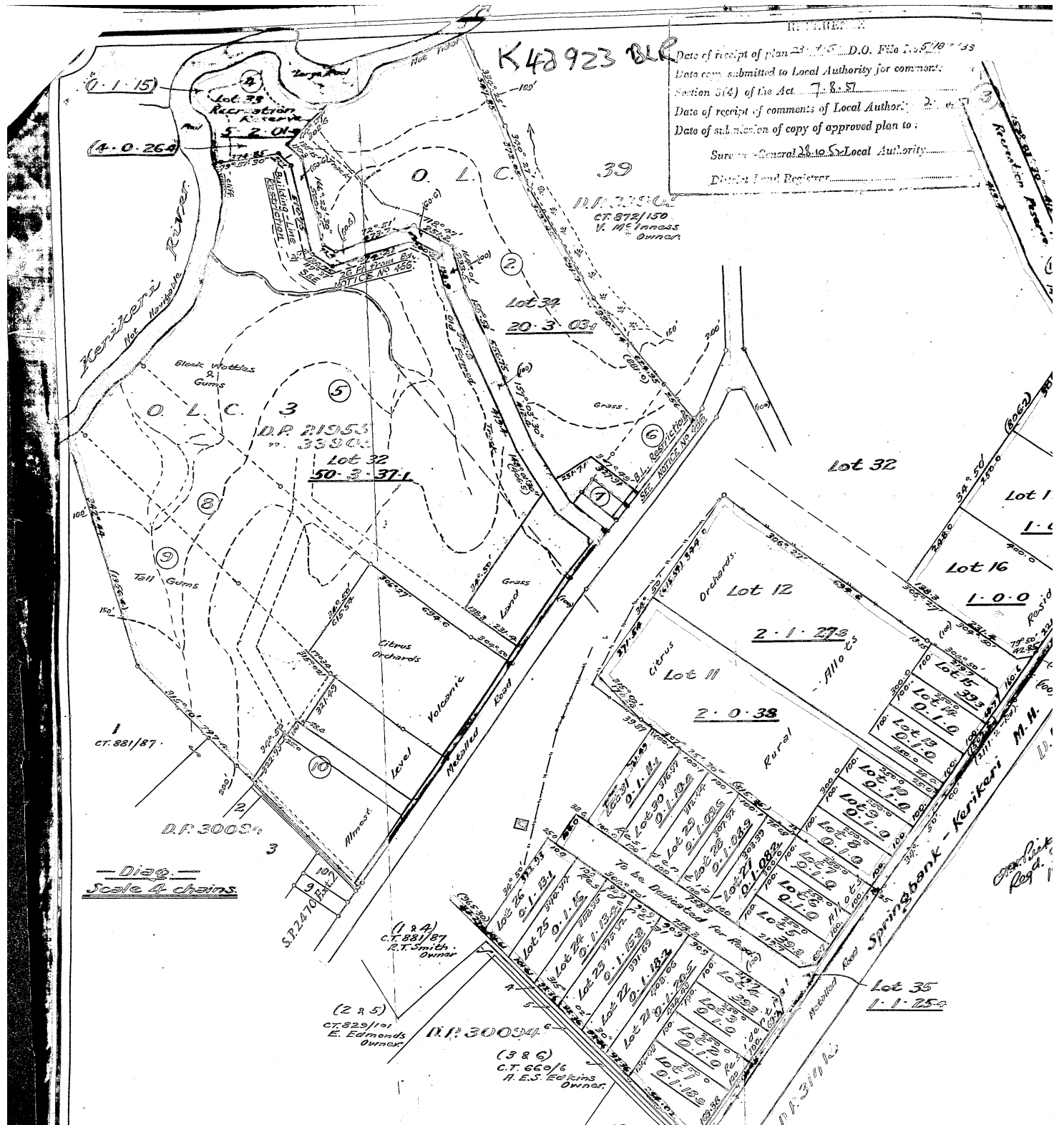
NORTH AUCKLAND LAND DISTRICT.

I, THOMAS STRATHALLAN ROE, Hereby Certify that this is a copy of a Notice issued in accordance with the Land Subdivision in Counties Act, 1946.

  
CHIEF SURVEYOR.

K48923 BR

Date of receipt of plan 23.1.15 D.O. File No. 5/18-133  
 Date copy submitted to Local Authority for comment:  
 Section 5(4) of the Act. 7.8.57  
 Date of receipt of comments of Local Authority: 2.10.57  
 Date of submission of copy of approved plan to:  
 Survey-General to Local Authority  
 District Land Registrar

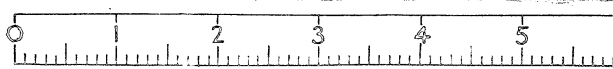


— Diag. —  
 Scale 4 chains

Town of Kerikeri Extn. N°11 S.P. 2470  
 Plan of  
 Proposed Subdiv<sup>n</sup> of Lots 2 to 10 D.P. 3390  
 Being Parts O.L.C. 3 & 39.  
 North Auckland Land District.  
 Bay of Islands County.  
 At Kerikeri S.D.  
 Owners:— Uplands Farm Ltd - C.T. 67/243  
 Scale 2 chains to an inch.

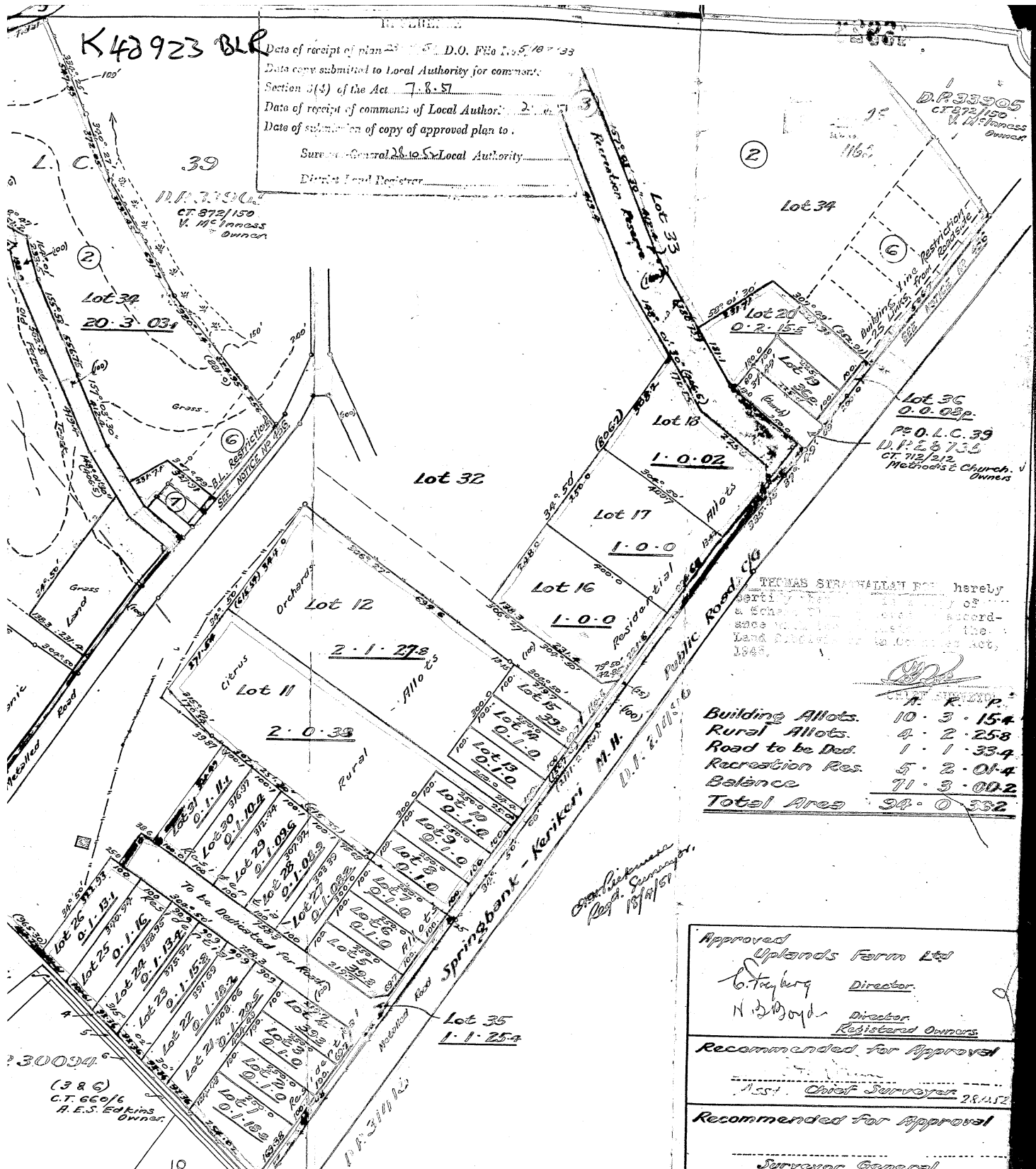
Rec. Sht 20  
 Vol. 24-4-51  
 No Previous

I, Arthur Wai  
 this scheme in  
 provisions of  
 regulations in



K40923 BLR

Date of receipt of plan... D.O. File 108/107/33  
 Date copy submitted to Local Authority for comment...  
 Section 3(4) of the Act 7.8.51  
 Date of receipt of comments of Local Authority...  
 Date of submission of copy of approved plan to...  
 Surveyor General to Local Authority...  
 District Land Registrar



Building Allots.	10.3.154
Rural Allots.	4.2.258
Road to be Ded.	1.1.334
Recreation Res.	5.2.014
Balance	71.3.002
<b>Total Area</b>	<b>94.0.552</b>

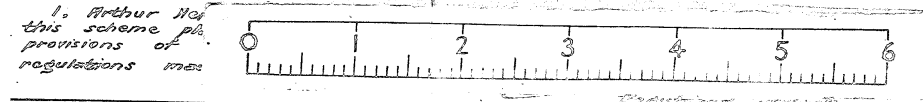
Approved  
 Uplands Farm Ltd  
 G. Taylor Director  
 H. Boyd Director  
 Registered Owners

Recommended for Approval  
 Chief Surveyor 28.4.52

Recommended for Approval  
 Surveyor General

Approved  
 Minister of Lands

Proposed Subdiv of Lots 2 to 10 D.P.33905  
 Being Parts O.L.C.s 3 & 39.  
 North Auckland Land District.  
 Bay of Islands County.  
 XI Kerikeri S.D.  
 Owners:- Uplands Farm Ltd - CT. 67/243  
 Scale 2 chains to an inch.



4435

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43923

4

617 243

with James 1953  
10

Walgreen

Assistant District

Amber

To - L.S. 4-2-1953.

From L.S. 23.2.1953

Advise

to Chief Surgeon

Amber

advised 11/3/53

Recorded on D.P. 33905

J.H.

J.D. Miller

11-1-1952

1000

0100







**Far North  
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

*Te Kaunihera o Tai Tokerau Ki Te Raki*

*Frontier of opportunity*

**C18 6695164.1 Certific**

Cpy - 01/03, Pgs - 003, 16/12/05, 09:42



DocID: 312289616

## Notice of Desire to Registrar-General of Land

To: The Registrar-General of Land  
North Auckland

### Notice of Desire to Acquire Land

Notice is hereby given pursuant to section 18(1) (b) of the Public Works Act 1981 that The Far North District Council desires to acquire the land described in the schedule hereto for Road.

#### SCHEDULE

2.8340 ha more or less and subject to survey as shown coloured blue and edged red on the attached plan being part of the land described as part Lot 2 and part Lot 6 DP 33905 contained in CFR NA55B/1036 situated at Kerikeri Road, Kerikeri.

Clive A Manley  
Chief Executive  
Far North District Council

8 / 12 / 05

Landonline User ID:

LODGING FIRM: **Crown Property Services Ltd**

Address: **PO Box 377**

**WHANGAREI**

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: **FNDC/BING 13/12**

HEREWTH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / S.U.D. Number:  
(LINZ Use only)

Priority Barcode/Data Stamp  
(LINZ use only)

1695164  
✓

Plan Number Pre-Allocated or  
to be Deposited:

Reflected Dealing Number:

Other (state): **Notice of Desire**

**LAND INFORMATION**  
**NEW ZEALAND**  
**ADVERTISING AND NEW TITLES**  
**16 DEC 2005**  
**AUCKLAND REGIONAL OFFICE**

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	NA55B/1036	C18	FNDC BING						
2									
3									
4									
5									
6									

Annotations (LINZ use only)

Land Information New Zealand Lodgement Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022-905

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures?

Subtotal (for this page)	
Total for this dealing	\$0.00
Less Fees paid on Dealing #	
9744 & 002 15/12/2005 <b>Cash/Cheque enclosed for</b>	<b>\$0.00</b>

NOTES:  
Do not scale from drawings - if in doubt, ask.

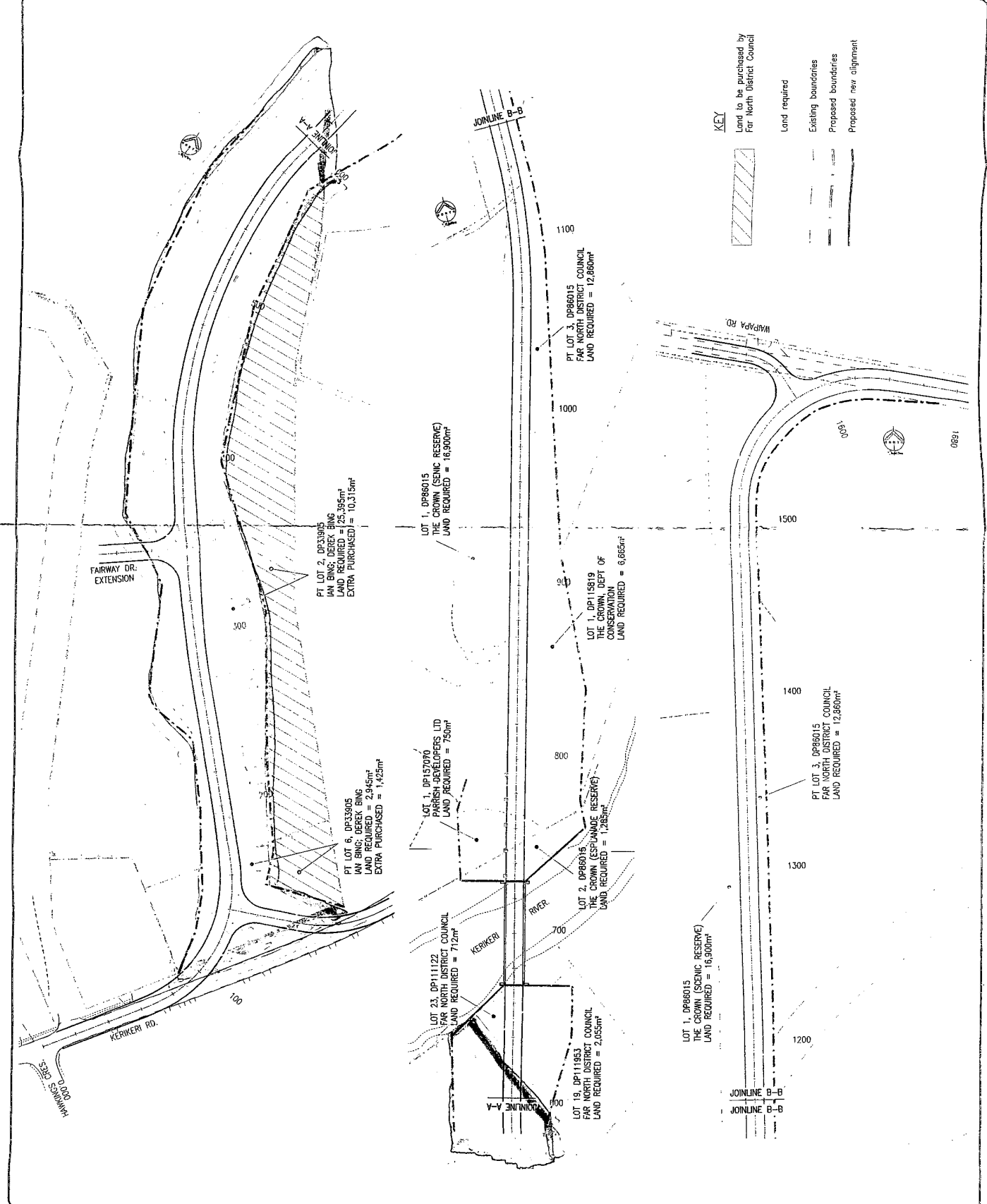
REVISIONS:		DATE
NO.	DESCRIPTION	DATE
1	SUBMITTED	
2	ISSUED	
3	REVISED	
4	APPROVED	

**Martec**  
P.O. BOX 434, Kerikeri  
PH: 04 7 336980 FAX: 04 7 336981  
www.martec.org

FAR NORTH DISTRICT COUNCIL

PROJECT: **KERIKERI HERITAGE BYPASS**  
SHEET TITLE: **LANDTAKE PLAN**

ORIGINAL SCALE: 1:1000  
DRAWING NO: **MO1**  
JOB NO: **8290192**  
SHEET NO: **LT 01**



# FAR NORTH DISTRICT COUNCIL



## Compensation Certificate Pursuant to Section 19 Public Works Act 1981.

To the Registrar-General of Land  
for the Land Registration District of  
NORTH AUCKLAND

File Reference:

CC 6849643.1 Compen

Cpy - 01/04, Pgs - 003, 03/05/06, 14:02



DocID: 312440896

This Compensation Certificate is forwarded to you, pursuant to Section 19 of the Public Works Act 1981. Please deposit it in your Registry and arrange a memorial of it to be registered against the title to all land affected by it.

(a) Description of the land affected by the Certificate:

1 29.0405 ha more or less being Part Lot 2, Part Lot 5 - 6 and Part Lot 8 -10 DP 33905 and contained in CFR NA55B/1036.

(b) Brief particulars of the Agreement:

Date:

1. The Far North District Council is to acquire 2.9786 ha for Road and 2.2634 ha in connection with a Road.
2. The Far North District Council shall pay compensation of \$2,500,000.00 plus GST if any.

(c) Names and addresses of parties to the Agreement (*other than Far North District Council*)

Ian Bing and Derek Bing  
56 Hamilton Road  
Herne Bay  
AUCKLAND

(d) Place where Copy of Agreement may be inspected:

(i) Far North District Council, Memorial Ave, PB 752, Kaikohe.

(ii) Hours during which a copy of the Agreement may be inspected: 9 a.m. to 4 p.m. on any day when Local Authority Offices are open to the public.

(iii) Reference by which Agreement may be identified:

Dated at KAIKOHE this 27TH day of APRIL 2006

Signed by:   
Signature of Authorised Officer

CLIVE A MANLEY, CEO  
Name and Designation of Authorised Officer (print)

in the presence of:   
Signature of Witness

JACINE WARMINGTON  
Name of witness (print)

EXEC ASSISTANT  
Occupation of Witness (print)

CL - FNDC  
Address of Witness (print)

Compensation Certificate No:

.....  
.....  
.....

Particulars entered in the Register Book,

Vol CFR NA55B Folio 1036

the ..... day of ..... 2006

at ..... o'clock.

\_\_\_\_\_  
Registrar-General for the District of:

North Auckland.....

---

---

**Compensation Certificate  
Pursuant to Section 19 Public  
Works Act 1981.**

---

---

**Land Information** New Zealand   
*Toitu te whenua*

Crown Property Services Ltd

PO Box 377.....

WHANGAREI.....

Landonline User ID:

LODGING FIRM: **Far North District Council**

Address: **Memorial Avenue**

**P. B. 752**

**Kaikōhe**

Uplifting Box Number:

ASSOCIATED FIRM: **D. Harding (09) 405 2750**

Client Code / Ref: **903A**

Dealing / SUD Number:  
(LINZ Use only)

Priority Barcode/Data Stamp  
(LINZ use only)

Plan Number Pre-Allocated or  
to be Deposited:

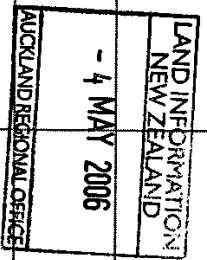
Rejected Dealing Number:

Other (state)

HEREWITH	
Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	

**CC 6849643.1 Compen**  
 Cpy - 03/04, Pgs - 003, 03/05/06, 14:02  
**Copies**  
 (inc. original)  
 DocID: 312440935

Priority Order	CT Ref:	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	NASSB/1036	CC	Far North District Council								
2											
3											
4											
5											
6											



Land Information New Zealand Lodgment Form

Amendations (LINZ use only)

Original Signatures? \_\_\_\_\_

Subtotal (for this page)	
Total for this dealing	\$0.00
Less Fees paid on Dealing #	
Cash/Cheque enclosed for	\$0.00

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

LINZ Form P005 - PDF

# View Instrument Details



**Instrument No** 12476232.1  
**Status** Registered  
**Date & Time Lodged** 02 June 2022 16:38  
**Lodged By** Carey, Richard Anthony  
**Instrument Type** Climate Change Response Act 2002 - Notice of status under s195(2)



---

<b>Affected Records of Title</b>	<b>Land District</b>
NA55B/1036	North Auckland

---

**Annexure Schedule** Contains 1 Pages.

---

## Signature

Signed by Regan Sherwood King as Crown Representative on 02/06/2022 04:35 PM

**\*\*\* End of Report \*\*\***



## Notice of status of forest land

### *Section 195, Climate Change Response Act 2002*

To the Registrar-General of Land

Part of the following land is pre-1990 forest land that is exempt land under section 183(4) of the Climate Change Response Act 2002:

#### **Description of land**

<b>Legal Description</b>	<b>District Council</b>	<b>Title</b>
Part Lot 2 DP 33905	North Auckland	NA55B/1036
Part Lot 5 DP 33905	North Auckland	NA55B/1036
Part Lot 8 DP 33905	North Auckland	NA55B/1036
Part Lot 9 DP 33905	North Auckland	NA55B/1036
Part Lot 10 DP 33905	North Auckland	NA55B/1036

A handwritten signature in black ink, appearing to be 'Bagus Perdana', written over a horizontal line.

27/05/2022

#### **Bagus Perdana**

Team Leader, Climate Change Operations  
Forestry and Land Management  
Te Uru Rākau - New Zealand Forest Service  
For the Chief Executive of the Ministry for Primary Industries - Manatū Ahu Matua  
(Acting under delegated authority)

#### **Date**



## View Instrument Details

<b>Instrument No</b>	13099930.2
<b>Status</b>	Registered
<b>Lodged By</b>	Van Velthooven, Ben Andrew Hendrik
<b>Date &amp; Time Lodged</b>	13 Sep 2024 16:12
<b>Instrument Type</b>	Easement Instrument

---

<b>Affected Records of Title</b>	<b>Land District</b>
1185538	North Auckland
1185539	North Auckland
1185540	North Auckland
1185542	North Auckland

---

**Annexure Schedule**                      Contains 2 Pages

---

### Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Caveat 12771299.2 is being withdrawn or removed or an application to lapse will be made, in a prior dealing or in the same dealing

### Signature

Signed by Ben Andrew Hendrik Van Velthooven as Grantor Representative on 12/09/2024 02:54 PM

---

### Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

### Signature

Signed by Ben Andrew Hendrik Van Velthooven as Grantee Representative on 12/09/2024 02:54 PM

\*\*\* End of Report \*\*\*

## Easement instrument to grant easement or *profit à prendre*

(Section 109 Land Transfer Act 2017)

### Grantor

Turnstone Holdings Limited

### Grantee

Turnstone Holdings Limited

### Grant of Easement or *Profit à prendre*

**The Grantor** being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

### Schedule A

Purpose of Easement, or <i>profit</i>	Area shown on Deposited Plan 603456	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way, Right to drain sewage Right to convey electricity, telecommunications, Right to convey water	A	Lot 5 DP 603456 (RT 1185542)	Lot 1 DP 603456 (RT 1185538)  Lot 2 DP 603456 (RT 1185539)  Lot 3 DP 603456 (RT 1185540)
	AA	Lot 3 DP 603456 (RT 1185540)	Lot 2 DP 603456 (RT 1185539)

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

The rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007 and added to below by Annexure Schedule 1.

**Annexure Schedule 1**

In addition to the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007 the following shall apply:

1. The Grantor and the Grantee (and their respective successors in title) each acknowledge and agree that the rights and powers as they relate to each of the easement rights contained in this easement instrument are temporary in nature pursuant to the terms of this easement instrument ("Temporary Easement(s)").
2. The Temporary Easements shall endure until such time as the registered owner or owners of any of the Burdened Land (each, a "Developer") develop or undertake work on their respective land (whether in whole or in part) and provide relocated connections to the respective Benefitted Land for the services contemplated in the Temporary Easements or vest the applicable infrastructure with the local authority. The respective Developer may, on an ad hoc basis, stage the Replacement Easements and, therefore, may, on an ad hoc basis, stage the surrender of the Temporary Easement rights in accordance with this easement instrument. For the avoidance of doubt, each respective Developer may elect to surrender any Temporary Easement contained in this easement instrument that benefits any part of that Developer's land.
3. Each Developer shall be responsible (at its own cost) for:
  - a) reasonably ensuring that the easement facilities contained in this easement instrument are maintained (except for any act or omission by the Grantee) during any development of the Developer's land until such time as the Temporary Easements are replaced;
  - b) obtaining any consents (including that of any relevant authority) to give effect to the surrender of the Temporary Easements contained in this easement instrument and registration of Replacement Easements (if applicable); and
  - c) delivering to the boundary of the applicable Benefitted Land and connecting the Replacement Easement services to the Benefitted Land, or, as the case may be, procuring the vesting of the applicable infrastructure to the local authority.
4. The Grantee and Grantee will immediately, upon request of a Developer, give or procure or join in giving and procuring any consent and execute all such documents and do all such things necessary or expedient to surrender and extinguish all or part of the Temporary Easements and register the Replacement Easements (if required) in accordance with this easement instrument.
5. If there is a conflict between the provisions of this easement and Land Transfer Regulations 2018 and the Property Law Act 2007 the provisions of this easement instrument shall prevail.



## View Instrument Details

<b>Instrument No</b>	13099930.3
<b>Status</b>	Registered
<b>Lodged By</b>	Van Velthooven, Ben Andrew Hendrik
<b>Date &amp; Time Lodged</b>	13 Sep 2024 16:12
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991

---

<b>Affected Records of Title</b>	<b>Land District</b>
1185538	North Auckland
1185539	North Auckland
1185540	North Auckland
1185541	North Auckland
1185542	North Auckland

---

<b>Annexure Schedule</b>	Contains 2 Pages
--------------------------	------------------

---

### Signature

Signed by Ben Andrew Hendrik Van Velthooven as Territorial Authority Representative on 12/09/2024 03:00 PM

**\*\*\* End of Report \*\*\***

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING RC-2240183-RMACOM

Being the Subdivision of PTS LOTS 2 5 8 9 10 DP 33905  
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

### SCHEDULE

#### Lot 3, 4 and 5 DP 603456

- a) At the time of future land use development, access to Lot 3, Lot 4 & Lot 5 shall be developed as per council standards and shall be certified by a qualified personal. Lot 3 access shall be via an easement over Lot 5, Lot 4 access shall be via Heritage Bypass, and Lot 5 accessway shall be upgraded accordingly to council standards.

#### Lots 1-4 DP 603456

- b) In conjunction with the construction of any buildings and other impermeable surfaces above 400m<sup>2</sup>, the lot owner shall install stormwater retention tank/s with a flow attenuated outlet/s. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 10% AEP plus allowance for climate change. The details of the on-site retention storage and flow attenuation shall be prepared by a suitably qualified engineer, in accordance with council permitted standards. [Lot 1 – 4]

#### Lots 1-5 DP 603456

- c) At the time of lodging an application for building consent on Lots 1-5 the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and indicates the program of supervision of the foundation construction.

- d) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509, unless at the time there is a connection to the reticulated water system and that also has sufficient capacity for firefighting.
- e) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards or provide evidence from FNDC that it can be connected to the sewer line.



SIGNED:

Ms Nicola Cowley - Authorised Officer  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 2<sup>nd</sup> day of September 2024

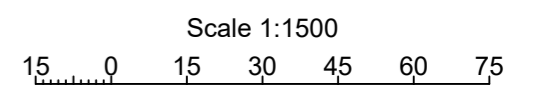
# Attachment 2: Scheme Plan



Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document Reference
Right of way, Right to drain sewage, Right to convey electricity, telecommunications and water	(A)	Lot 1 hereon	EI 13099930.2
	(B)	Lot 2 hereon	

Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of way, Right to drain sewage, Right to convey electricity, telecommunications and water	(A)	Lot 1 hereon	Lot 2 hereon

- Notes:**
- Areas and dimensions are approximate only and are subject to survey.
  - Zone: Far North District Plan Residential Zone
  - This plan is for resource consent purposes only.
  - This plan is subject to geotechnical, planning, engineering, ecological, urban design, landscape and traffic engineering assessment.
  - Comprised in RT 1185542  
Total Area = 3.5342 ha
  - EB = Easement Boundary
  - Aerial photo sourced from LINZ (2014-2015).



**buckton**  
surveyors and planners

16 Mill Lane, P.O.Box 107, Warkworth 0941, 09 425 8950  
www.buckton.co.nz, surveyors@buckton.co.nz

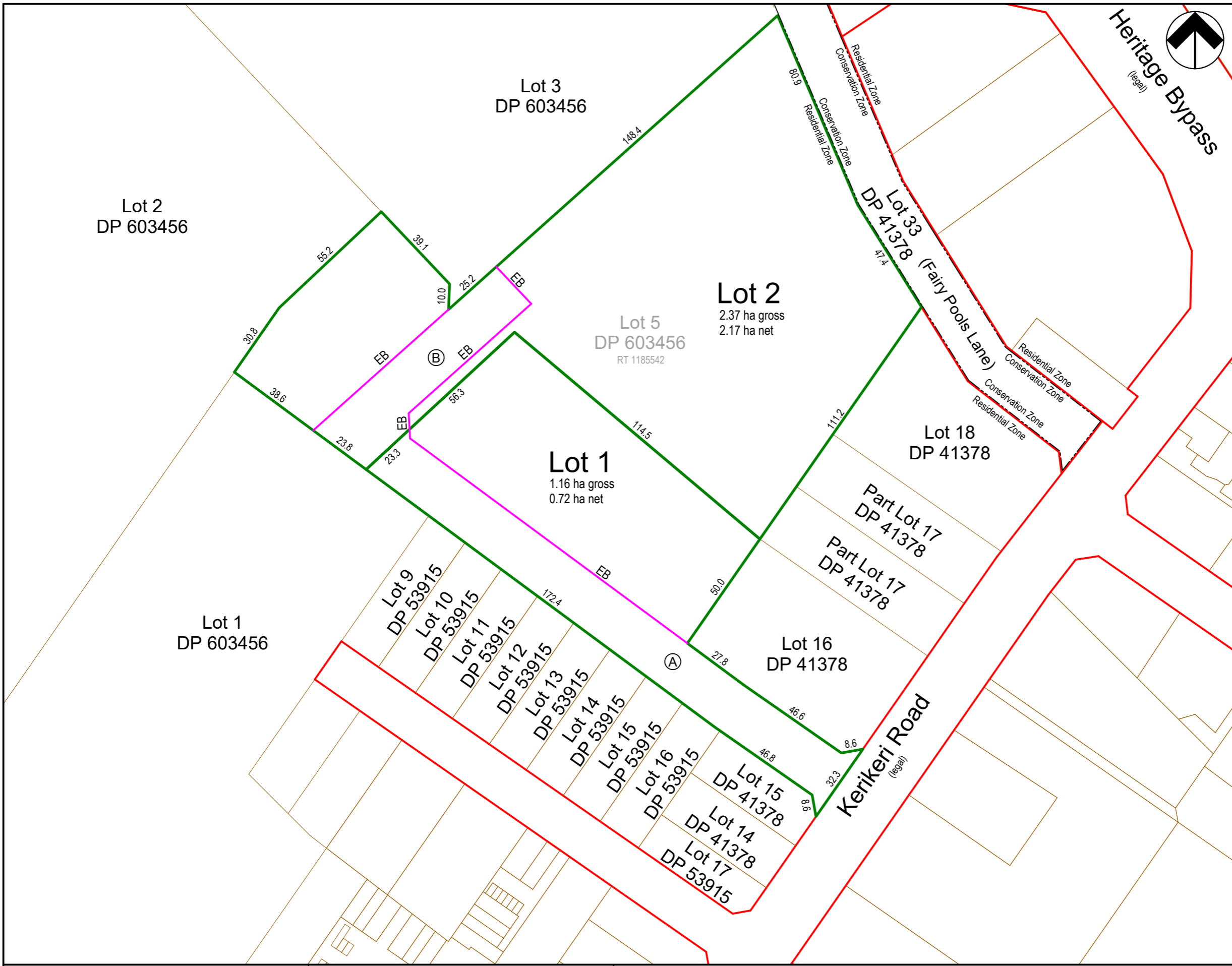
Prepared for:  
**Falls Road LP**

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**Lots 1 and 2 Being a Subdivision of Lot 5 DP 603456**

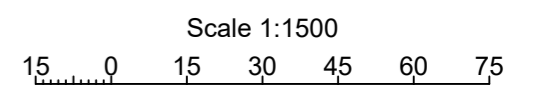
Address:  
**126B Kerikeri Road, Kerikeri**

Scale:		<b>1:1500 (A3)</b>	
Job:	Date:	Drawn:	Reviewed:
9523	20/05/2026	AF/SC	RC
Drawing:	Rev:	Sheet:	
SP 01	C	1 of 2	



Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document Reference
Right of way, Right to drain sewage, Right to convey electricity, telecommunications and water	(A)	Lot 1 hereon	EI 13099930.2
	(B)	Lot 2 hereon	
Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of way, Right to drain sewage, Right to convey electricity, telecommunications and water	(A)	Lot 1 hereon	Lot 2 hereon

- Notes:
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  - Zone: Far North District Plan Residential Zone
  - This plan is for resource consent purposes only.
  - This plan is subject to geotechnical, planning, engineering, ecological, urban design, landscape and traffic engineering assessment.
  - Comprised in RT 1185542  
Total Area = 3.5342 ha
  - EB = Easement Boundary
  - Aerial photo sourced from LINZ (2014–2015).



16 Mill Lane, P.O.Box 107, Warkworth 0941, 09 425 8950  
www.buckton.co.nz, surveyors@buckton.co.nz

Prepared for:  
**Falls Road LP**

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**Lots 1 and 2 Being a Subdivision of Lot 5 DP 603456**

Address:  
**126B Kerikeri Road, Kerikeri**

Scale:		<b>1:1500 (A3)</b>	
Job:	Date:	Drawn:	Reviewed:
9523	20/05/2026	AF/SC	RC
Drawing:	Rev:	Sheet:	
SP 01	C	2 of 2	

# Attachment 3: Infrastructure Report



**buckton**  
surveyors and planners

---

**ENGINEERING AND INFRASTRUCTURE REPORT IN SUPPORT OF A TWO LOT SUBDIVISION  
AT 126B KERIKERI ROAD, KERIKERI**

Falls Road LP

Report No: 9523

Date Prepared: 25/5/2026



**ENGINEERING AND INFRASTRUCTURE REPORT IN SUPPORT OF A TWO LOT  
SUBDIVISION AT 126B KERIKERI ROAD, KERIKERI.**

**Report prepared by:**

Elliot Clarke

Licensed Cadastral Surveyor

e.clarke@buckton.co.nz



**Prepared for:** Falls Road LP

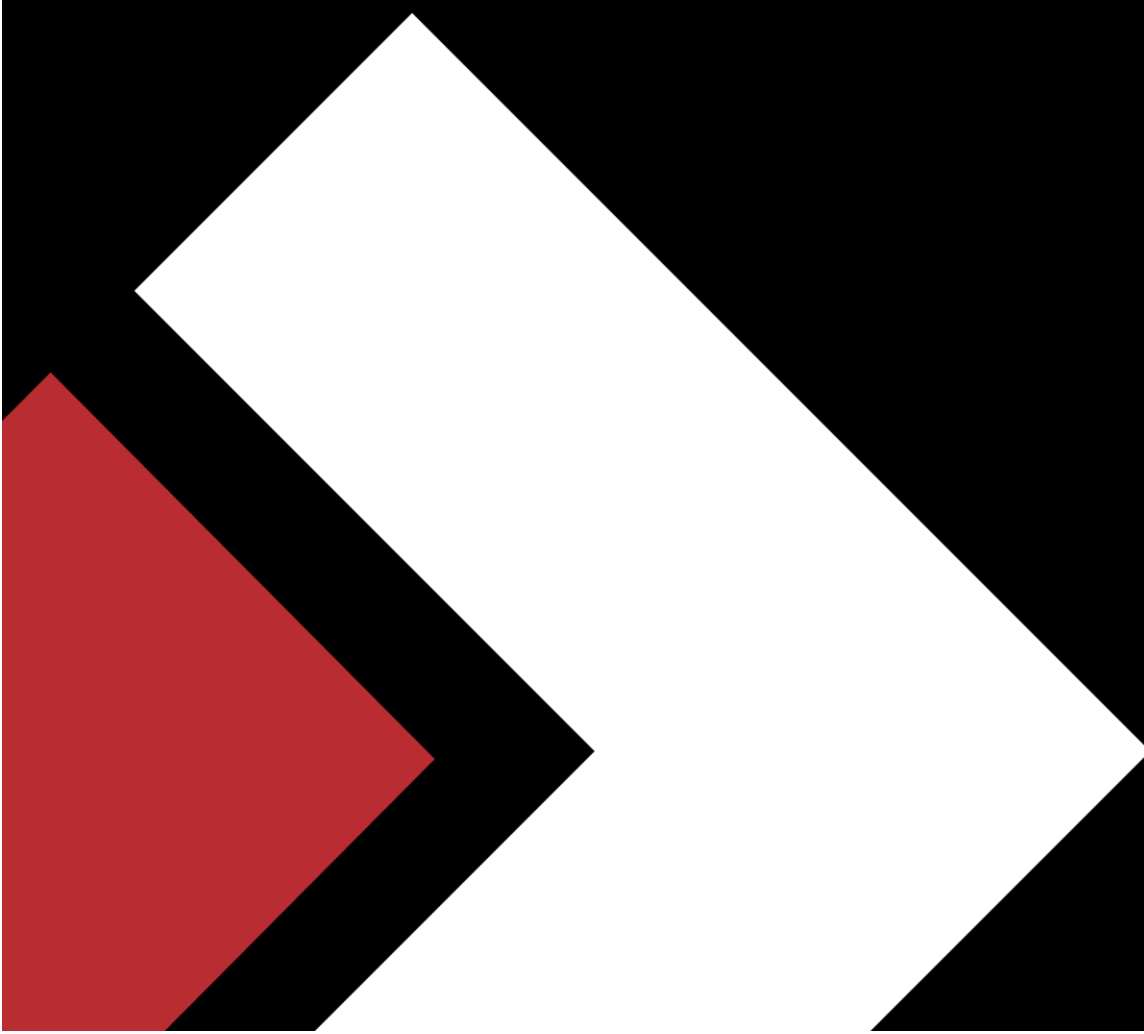
**Prepared by:** Buckton Consulting Surveyors Ltd

**Report No:** 9523

**Date:** 25/05/2026



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**2 DESCRIPTION OF THE SITE AND PROPOSED SERVICING ..... 2**

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Roading & Access ..... 3

Stormwater ..... 4

Wastewater ..... 4

Water Supply & Firefighting ..... 4

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Conclusion ..... 5

## 1 INTRODUCTION AND SUMMARY

### Project Summary

---

This report addresses the civil engineering aspects and requirements for the proposed subdivision at the property 126B Kerikeri Road. The proposed development will involve the subdivision of the subject property into two freehold records of title. Lot 1 will contain the existing accommodation facility which will be retained. Lot 2 vacant lot will be able to dispose of stormwater and wastewater on-site and may also be connected to public wastewater reticulation. The vacant lot will be able to obtain water supply either by connection to public reticulation or through provision of rainwater tanks. Connections to existing power and telecommunications infrastructure in the vicinity of the site will be able to be provided to service Lot 2.

It is concluded that the development can be serviced by the existing and proposed infrastructure detailed within this report.

The purpose of the report is to address relevant engineering issues in relation to a Resource Consent Application and provide an assessment of the serviceability of the proposed development.

In general, these include:

- Flooding considerations & overland flow paths
- Earthworks and erosion and sediment control
- Roading and pedestrian/vehicle access
- Stormwater discharge
- Wastewater treatment and discharge
- Water supply
- Power and Telecommunications



## 2 DESCRIPTION OF THE SITE AND PROPOSED SERVICING

### Site Description

The existing site is Lot 5 DP 603456, located at 126B Kerikeri Road, Kerikeri and is a 3.5342ha site within the Residential Zone of the operative FNDC District Plan. The site is currently in use as a motel and conference venue. The buildings are located approximately 150m down a private driveway on the west of Kerikeri Road.

The existing access and buildings onsite sit on a flat elevated position, with medium to steep slopes falling to the north and west. Proposed Lot 2 will encompass much of this steeper terrain and the Lot 1 will retain the existing buildings and other infrastructure.

Figure 1: Site Scheme Plan



## Flooding & Natural Hazards

The site is not subject to any mapped hazards related to flood plains or land instability as noted in the FNDC and NRC GIS databases. An existing overland flow path exists within Lot 2 and conveys runoff from proposed Lot 1 and surrounding properties to the Waipekakoura River to the north.

Figure 2: Overland Flow Path



No earthworks are proposed on Lots 1 and 2 as part of this development.

## Roading & Access

Vehicle and pedestrian access to the existing motel and conference centre is from a formed vehicle crossing off Kerikeri Road. An unsealed driveway provides access to the venue, which has no frontage on Kerikeri Road.

The site is also adjacent to Fairy Pools Lane which provides access to Fairy Pools, a council recreation reserve.

Vehicle and pedestrian access to the new lots is proposed to be obtained as follows:

- Lot 1 (existing accommodation & conference venue) – the existing access from Kerikeri Road shall be retained.
- Lot 2 access can be obtained via the existing right of way through Lot 1,



Underlying Lot 5 DP 603456 is subject to Consent Notices in CONO 13099930.3 which indicates access is required to be upgraded when Lot 5 is developed in the future.

### **Stormwater**

---

The site is not currently provided with a connection to public stormwater reticulation.

The existing accommodation facility discharges stormwater on site. Soakage trenches are provided for runoff from the driveway, parking and manoeuvring areas, while the roof areas are discharged via sheet flow within proposed Lot 1. Lot 1 existing infrastructure is to be retained, and Lot 2 is subject to Consent Notice CONO 13099930.3 which requires specific stormwater management design at the time of building consent.

### **Wastewater**

---

The existing accommodation facility is provided with a connection to the FNDC Kerikeri wastewater reticulation. A private pump chamber pumps to a boundary kit which is connected to the public low-pressure wastewater main. The Kerikeri public wastewater system consists of a of low-pressure network as well as conventional gravity reticulation and pump stations. The Kerikeri wastewater treatment plant is located at Okura Drive, approximately 3km east of Kerikeri.

No changes are proposed to the existing connection for the motel.

Lot 2 is subject to Consent Notice CONO 13099930.3 which requires specific wastewater design at the time of building consent.

### **Water Supply & Firefighting**

---

Lot 1 will retain the existing water supply connection.

Lot 2 will require a water supply (either reticulated or onsite) at the time of future development and or building consent. Connection to reticulated water is readily available from Kerikeri Road.

There are existing fire hydrants located on Kerikeri Road at the intersection with King Street and in front of 128 Kerikeri Road, within 60m and 100m respectively of the entrance to the accommodation facility. We consider that these hydrants will continue to provide sufficient firefighting water supply for Lot 1.

### **Utilities**

---

The site has an existing electricity and telecommunication connection.

Underground power and telecommunications service will be able to be provided for the proposed lot 2 by connecting to the existing along Kerikeri Road



## Conclusion

---

We consider that the proposed development is feasible through the provision of stormwater, wastewater and water supply service, connection to the local power and telecommunications reticulation, and access in accordance with relevant Far North District Council requirements and locally recognised good engineering practice.



# End of Report

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