



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 V No		
2. Type of Consent being applie	ed for	
(more than one circle can be ticke		
Land Use	Discharge	
Fast Track Land Use*	Change of Consent Notice (s.221(3))	
✓ Subdivision	Extension of time (s.125)	
Consent under National Envi (e.g. Assessing and Managing C		
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 V No		
4. Consultation		
Have you consulted with lwi/Hapū	ī? Yes No	
If yes, which groups have you consulted with?		
Who else have you consulted with?		
For any questions or information rega Council tehonosupport@fndc.govt.nz	arding iwi/hapū consultation, please contact Te Hono at Far North District	

5. Applicant Details		
Name/s: Email: Phone number: Postal address: (or alternative method of service under section 352 of the act)		
6. Address for Corresp		
Name and address for s	rervice 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 alternative means of com	be sent by email in the first instance. Please advise us if you would prefer an amunication.	
7. Details of Property	Owner/s and Occupier/s	
	ne Owner/Occupiers of the land to which this application relates le owners or occupiers please list on a separate sheet if required)	
Name/s:	Property owner is Far North Holdings Ltd. Various Occupants.	
Property Address/ Location:	Occupants - Ministry of Education	
	Postcode	

8. Application Site D	etails			
Location and/or prope	erty street address of the propo	sed activity:		
Name/s:				
Site Address/ Location:	7 Redan Road & 2 Commerce Stree	t,		
Location.	Kaitaia			
		Postcoo	le	0410
Legal Description:	Lots1&2DP423829 & Sec2SO48102	Val Number:	00032-33100 & 00032-	33102
Certificate of title:	681443 & 492405			
	ch a copy of your Certificate of Title to	• •	_	ent notices
Site visit requirement	ts:			
Is there a locked gate	or security system restricting ac	cess by Council	staff? Yes	No
Is there a dog on the	property? Yes 🕜 No			
•	of any other entry restrictions tetaker's details. This is importar			_
Please phone Ross Baker to arrange site visit, if required.				
9. Description of the	Proposal:			
	escription of the proposal here. For further details of information		•	trict Plan,
Proposed Subdivision of two Records of Title in the Commercial Zone to create three lots. Proposed lot layout based on existing land use and building arrangements.				
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 Enter BC ref # here (if known)			
Regional Council Consent (ref # if known) Ref # here (if known)			
National Environmental Standard consent Consent here (if known)			
Other (please specify) Specify 'other' here			
12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:			
The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:			
Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) Yes No Don't know			
Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. Yes No Don't know			
your proposal, as the NESCS may apply as a result. V Yes No Don't know			
Subdividing land Disturbing, removing or sampling soil			
Subdividing land Disturbing, removing or sampling soil			
Subdividing land Disturbing, removing or sampling soil			
Subdividing land Changing the use of a piece of land Disturbing, removing or sampling soil Removing or replacing a fuel storage system			
Changing the use of a piece of land 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.			
Changing the use of a piece of land 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.			
Subdividing land ○ Changing the use of a piece of land ○ 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			
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:			

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) FAR NOLTH HOLDINGS LIMITED. (ROSS BAKER) **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.

BAKER Name: (please write in full) Signature: (signature of bill payer

(FAR NORTH HOLDINGS

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)	Natalie Watson		
Signature:		Date 02-Oct-2024	
	A signature is not required if the application is made by electronic means		
Checklist (please tick if in	nformation is provided)		
Payment (cheques paya	able to Far North District Council)		
A current Certificate of	Title (Search Copy not more than 6 months old)		
Oetails of your consulta	tion with lwi and hapū		
Copies of any listed enc	umbrances, easements and/or consent notices rele	vant to the application	
Applicant / Agent / Prop	erty Owner / Bill Payer details provided		
Location of property an	d description of proposal		
Assessment of Environ	nental Effects		
Written Approvals / cor	respondence from consulted parties		
Reports from technical	experts (if required)		
Copies of other relevan	t consents associated with this application		
Location and Site plans	(land use) AND/OR		
Location and Scheme P	lan (subdivision)		
Elevations / Floor plans			
Topographical / contou	r 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.			

Far North Holdings Limited

Proposed Subdivision Corner of Redan Road & Commerce Street, Kaitaia

Williams & King, Kerikeri¹ 2 October 2024



Williams & King - A Division of Survey & Planning Solutions (2010) Ltd Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia PO Box 937 Kerikeri 0245 Phone (09) 407 6030 Email: nat@saps.co.nz

1.0 Overview

Far North Holdings Limited is seeking resource consent to subdivide a property, comprising two existing Records of Title located at the corner of Redan Road and Commerce Street in Kaitaia, to create three Records of Title (one additional).

The purpose of the proposed subdivision is to create and rationalise the lot boundaries to match the existing arrangement of development and land use activities. No alterations to natural and physical resources are proposed. Vehicle access to each activity will remain as per the current situation, using the shared accessway from Redan Road, which will be facilitated by proposed easements over the shared accessway, together with easements for other utilities as required.

Lot 1 will have an area of 1232m² incorporating an existing public car park and shared accessway. Lots 2 and 3 each contain existing commercial buildings and associated car parks with areas of 1533m³ and 4865m³ respectively.

The subject sites are zoned Commercial in the Operative Far North District Plan, with a Pedestrian Frontage overlay adjacent to Commerce Street, and the proposed subdivision has been assessed as a controlled activity.

Under the Proposed Far North District Plan, the site is zoned Mixed Use, again with a Pedestrian Frontage overlay adjacent to Commerce Street, and a River Flood Hazard Zone (10 & 100 Year ARI Event) natural hazard and risk overlay. There are no relevant rules with immediate legal effect listed in the Mixed Use Zone, Natural Hazards, Transport or Subdivision Chapters of the Proposed District Plan.

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 subdivide the subject land to create one additional Record of Title and reconcile the layout of Records of Title to match the existing development and land use activities that are present on the site. This will result in a change to the legal property layout without any changes to the natural or physical resources present on the site.

The proposed subdivision creates three lots in one stage as outlined in **Table 1** below.

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

Lot Number	Area (Subject to Final Survey)	Existing Use
Lot 1	1232m²	Public car park / shared access over Rights of Way A - D.
Lot 2	1533m²	Ministry of Education Building (Commercial Office) with car park.
Lot 3	4865m²	Chiropractic clinic, Adult Education Centre (Tai Tokerau Wānanga
		NorthTec), Koru Services and car park. Vacant land in grass with
		mature trees on remainder.

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

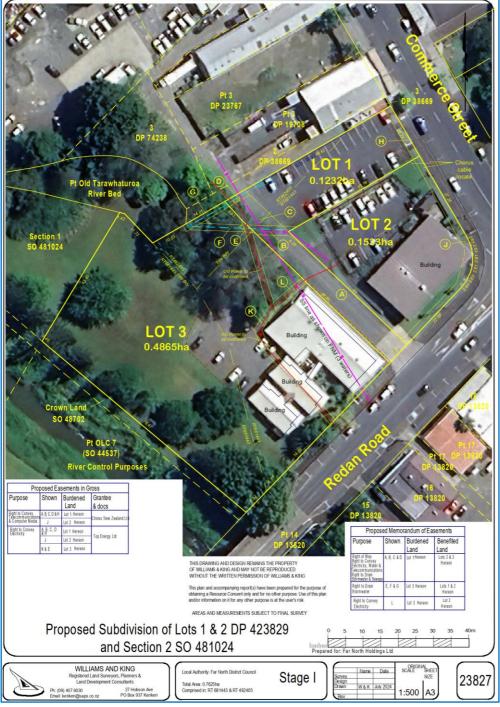


Figure 1: Scheme Plan of Proposed Subdivision

2.2 Property Access

Lots 1 – 3 share vehicle access from Redan Road via the existing double width vehicle crossing and driveway, which is to be located within proposed Lot 1, and subject to easements A – D including for the purpose of Right of Way. Existing pedestrian access is available from adjoining footpaths within either Redan Road and Commerce Street to each lot. No alterations to the existing physical property access provisions are proposed.

2.3 Wastewater and Stormwater Management

The lots are connected to Council's reticulated sanitary sewer and stormwater services. Existing below ground sewer and stormwater pipelines have been identified using a combination of Far North Maps 3 Waters mapping, and through drainage camera location by Rogers and Rogers – refer to **Appendix 2**. The memorandum of easements includes easements for the right to drain stormwater and sewage where those services cross another proposed allotment.

3.0 Application Site Details and Description

3.1 Location

The subject sites are located in central Kaitaia at the corner of Redan Road and Commerce Street, with Redan Road forming the south eastern boundary and Commerce Street forming the north eastern boundary. The property addresses are recorded as 7 Redan Road and 2 Commerce Street. Refer to the maps in **Figures 3** and **4**.

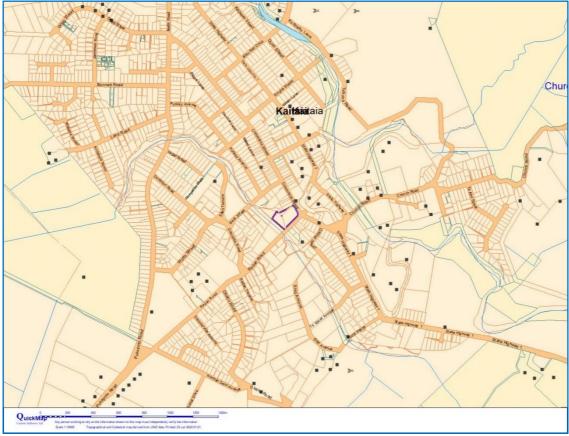


Figure 3: Location Map (Source: QuickMap)

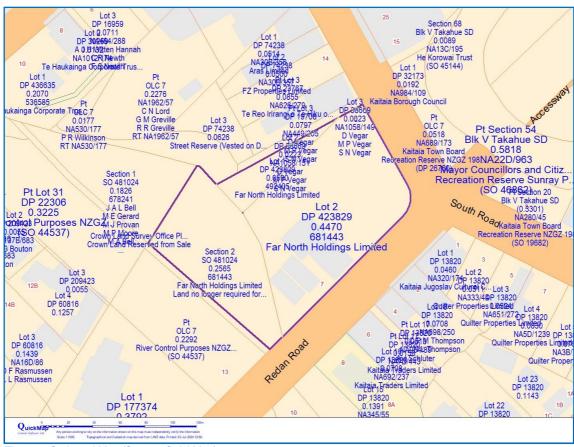


Figure 4: Cadastral Map (Source: QuickMap)

3.2 Legal Details

Legal details of the application sites are outlined in **Table 2**. Records of Title are provided in **Appendix 5**

Table 2: Legal Details of Subject Records of Title

APPELLATION	RECORD OF TITLE	TITLE AREA	RELEVANT INTERESTS
Lot 2 DP 423829 & Section 2 Survey Office Plan 481024	681443	7035m² more or less	Conveyance 221055 (R.210/204) (affects Lot 2 DP 423829): Fencing Agreement. Transfer 520284: Appurtenant right of way (affects Lot 2 DP 423829). Subject to Section 8 Mining Act 1971 (affects Section 2 SO 481024). Subject to Section 168A Coal Mines Act 1925 (affects Section 2 SO 481024).
Lot 1 DP 423829	492405	590m² more or less	Transfer 520284: Appurtenant right of way.

3.3 Site Conditions

The subject sites are commercial land, which is developed with offices, associated signage, fencing and private car parking areas, a public car park, shared vehicle access from Redan Road, pedestrian access from Commerce Street to the public car park on Lot 1, and pedestrian access from Redan Road to the buildings on Lots 2 and 3. There are various structures on the exterior boundary of Lots 1 and 2 adjacent to Commerce Street and Redan Road, including street lighting, seating, a rubbish

bin and a clock tower plinth, which are located both within and adjacent to the grassed areas around the perimeter of the buildings and other impermeable areas.

The western portion of Lot 3 is in grass with mature trees.

The property is virtually flat over the eastern half, then very gently falls away towards the west.

Refer to **Photographs 1** - **4**.



Photograph 1: Car park and footpath on Lot 2 / accessway over Lot 1 (view south).



Photograph 2: Ministry of Education office building on Lot 2, with shared access over Easements A – D (over Lot 1) visible to the left of the photo.



Photograph 3: Existing building on Lot 3.



Photograph 4: Building, car park and grassed area on Lot 3.

3.4 Character of the Site and Surrounding Environment

The site is situated in the southern area of the Kaitaia town centre. This urban environment is characterised by commercial retail and office buildings interspersed with public reserve areas. The south western boundary of the site adjoins a strip of Crown Land (Marginal Strip) which separates the site from the channelised and diverted section of Tarawhataroa Stream, while the northern boundary adjoins privately owned Commercial land and part of the old river bed.

4.0 District Plan Assessment

4.1 Far North Operative District Plan

The subject sites are zoned Commercial in the Operative District Plan, with a Pedestrian Frontage overlay adjacent to Commerce Street. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Commercial Zone

The relationship between existing development and proposed boundaries is assessed against the relevant Commercial zone standards below.

Rule	Discussion	Compliance
7.7.5.1 PERMITTED ACTIVITIES		
7.7.5.1.2 Sunlight	No issues in terms of the proposed new boundaries	Complies
	created by the subdivision, as all land is zoned	
	Commercial.	
7.7.5.1.3 Visual Amenity and	This rule is considered to relate to land use activities,	Not applicable
Environmental Protection	and is not applicable to the current proposal.	
7.7.5.1.4 Setback from	The road frontage of Lots 1 and 2 is identified as a	Not applicable
Boundaries	'Pedestrian Frontage'. No issues in terms of the	
(a) Pedestrian Frontage	current proposal.	

4.1.2 Natural & Physical Resources

The proposal does not involve any activities that are subject to the Rules listed under Chapter 12 of the District Plan.

4.1.3 Subdivision

Rule	Discussion	Compliance		
13.6 GENERAL RULES				
13.6.5 Legal Frontage	Each lot has frontage to legal road.	Complies		
13.6.8 Subdivision Consent Before Work Commences	No earthworks or vegetation clearance are required.	Complies		
13.6.12 Suitability for Proposed Land Use	River flooding hazard layers are shown on the Northland Regional Council Natural Hazard Mapping, with the 100 Year Extent covering the whole site. The 10 and 50 Year Extents only apply to part of the site. The proposed lots are already developed; therefore, the subdivision will not have any effects in terms of potential material damage resulting from river flood hazard.	Complies		
13.7 CONTROLLED ACTIVITIES				
13.7.2.1 Minimum Area for Vacant New Lots	The areas of Lots $1-3$ exceed 250m^2 as a controlled activity.	Complies		
13.7.3.1 Property Access	Refer to the assessment under Section 4.1.4.	Complies		
13.7.3.2 Natural and Other Hazards	The proposed lot boundaries are designed around existing land use activities. Future buildings or activities would need to take into account design to avoid river flood hazard. The proposed subdivision does not generate adverse effects related to natural hazards.	Complies		

13.7.3.3 Water Supply	There are water meters located outside Lot 2. A separate	Complies
10.7.0.0 Water Supply	water meter will need to be confirmed for Lot 3. Lot 1 is to remain as a car park, and has no need for water supply, although a connection from Commerce Street could be formed if required in the future.	Оопрію
	Fire hydrants are present outside the site on both Commerce Street and Redan Road.	
13.7.3.4 Stormwater Disposal	Existing stormwater connections from the buildings on Lots 2 and 3, and a catchpit on Lot 1, are shown on the Rogers & Rogers Stormwater Plan, together with the Far North Maps 3Waters Map.	Complies
	The existing stormwater management provisions relate to existing impermeable surfaces, which complies with permitted activity Rule 7.7.5.1.11 – Stormwater (requiring that disposal of collected stormwater is within an existing consented urban stormwater management plan or discharge consent).	
	The Rogers & Rogers Stormwater Plan is considered sufficient to show compliance with this Rule.	
13.7.3.5 Sanitary Sewage Disposal	Lots 2 and 3 have existing sewer connections as indicated on the Sewer Location Map by Rogers & Rogers. Lot 1 is to remain as car park, and therefore has no need for a sanitary sewer connection.	Complies
13.7.3.6 Energy Supply	The Scheme Plan shows the location of existing underground electricity cables, which have been confirmed via Top Energy cable location – see Appendix 3 . Existing connections to the buildings on Lot 2 and 3 are established. An existing lamppost on Lot 1 has a power source, therefore this lot is also considered to have an existing supply. There is the ability for future connections from either Redan Road or Commerce Street. Given the existing use of Lot 1 as a car park, no further requirements have been identified.	Complies
13.7.3.7 Telecommunications	The Scheme Plan shows the location of existing telecommunications cables, which have been confirmed by Chorus location – see Appendix 4 . Existing connections to Lot 2 and 3 are established, and telecommunications cables are present within Commerce Street giving Lot 1 the ability to connect. Given the existing use of Lot 1 as a car park, no further requirements have been identified.	Complies
13.7.3.8 Easements for Any Purpose	Easements for right of way, power, telecommunication, sewer, stormwater and water services are shown on the Scheme Plan.	Complies
13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes	The proposed allotments do not contain any of the listed features.	Complies
13.7.3.10 Access to Reserves and Waterways	Lot 3 adjoins an existing Crown owned Marginal Strip. Public access is not necessary or appropriate as part of this proposal.	Complies
13.7.3.11 Land Use Compatibility	No change to land use will arise and no adverse effects will result in relation to reverse sensitivity.	Complies
13.7.3.12 Proximity to Airports	Not applicable	Not applicable

4.1.4 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic as no new activities are being established and existing activities are not changing. Likewise, parking rules are not triggered as no new activities are being established, the nature of existing activities is not changing, and buildings are not being altered to increase the number of persons being provided for.

Rule	Discussion	Compliance	
15.1.6C.1 PERMITTED ACTIVITIES			
15.1.6C.1.1 Private Accessway	Existing property access to Lots 1 – 3 via	Complies	
in all Zones	easements A – D meets the listed standards for		
	legal width and gradient and number of sites.		
15.1.6C.1.2 Private Accessways	The existing private accessway over easements	Complies	
in Urban Zones	A – D complies with (b)(ii) for a two way		
	operation.		
15.1.6C.1.3 Passing Bays on	Existing shared access over easements A - D	Complies	
Private Accessways in all Zones	provides two-way operation.		
15.1.6C.1.4 Access Over	No new access over a footpath is proposed.	Complies	
Footpaths			
15.1.6C.1. Vehicle crossing	No new vehicle crossings are proposed, with	Complies	
standards in Urban Zones	vehicle access to each lot continuing to use the		
	existing vehicle crossing off Redan Road, which		
	is formed in excess of double width.		
15.1.6C.1.7 General Access	Existing internal access complies / no change.	Complies	
Standards			
15.1.6C.1.8 Frontage to Existing	Commerce Street and Redan Road are of	Complies	
Roads	sufficient width, have sufficient carriageway and		
	do not encroach into any of the proposed lots.		

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

Overall, the proposal has been assessed as a controlled activity.

4.2 Proposed Far North District Plan

Under the Proposed District Plan, the site is zoned Mixed Use, with a Pedestrian Frontage overlay adjacent to Commerce Street, and a River Flood Hazard Zone (10 & 100 Year ARI Event) natural hazard and risk overlay.

There are no relevant rules with immediate legal effect listed in the Mixed Use Zone, Natural Hazards, Transport or Subdivision Chapters of the Proposed District Plan.

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. The relevant matters listed under Rules 13.7.3 (Controlled (Subdivision) Activities: Other Matters to be Taken into Account) of the Operative Far North District Plan are addressed in the following assessment.

5.1 Property Access

The physical property access and parking arrangements remain unchanged, with each existing activity within Lots 2 and 3 retaining its associated carparking within the proposed allotment layout, and Lot 1 remaining as a car park with shared access. No additional traffic is generated by the proposal. The continued use of the shared vehicle accessway from Redan Road is proposed, with easements proposed to legalise this situation. Existing vehicle access formations remain unchanged, and in accordance with permitted activity standards as set out in the Operative District Plan.

Therefore, it is considered that the actual and potential adverse traffic and access effects of the proposal will be nil, and no conditions are required.

5.2 Natural and Other Hazards

The subject land is within the River Flood Hazard zones mapped by Northland Regional Council in their Natural Hazard map. As the proposed subdivision creates lot boundaries to suit existing buildings and land use activities, adverse effects related to natural hazards are avoided, and the proposed subdivision does not give rise to any significant risk from river flood hazards in terms of Section 106(1)(a). The lots are not subject to any other hazards listed in Rule 13.7.3.2.

5.3 Water Supply

An existing water supply to existing buildings is available, and nearby fire hydrants are present on the adjacent public roads, with supply from Council's reticulated water supply system. A separate water meter will need to be confirmed to Lot 3, and this can be included as a consent condition. Lot 1 does not require a water supply as long as it remains as a car park and no conditions are required in that respect.

5.4 Stormwater Disposal

No additional impermeable areas are proposed, and existing stormwater connections are in place for each lot. Therefore, the proposal has no adverse effects in terms of stormwater quality or quantity, and no stormwater management conditions are necessary.

5.5 Sanitary Sewage Disposal

Separate connections to Council's reticulated sewage disposal system are in place for Lots 2 and 3, while Lot 1 has no need for a connection while it remains car park. The proposed subdivision relates to an existing commercial development, and there will be no increase in the quantity of wastewater discharged, and no adverse environmental effects arising in terms of sanitary sewage disposal.

5.6 Energy & Telecommunications Supply

The lots have existing electricity connections, and telecommunications supply is established to Lots 2 and 3. With Lot 1 to remain as a car park, it is considered that an adequate standard of energy and telecommunications supply is already established.

5.7 Easements for Any Purpose

Rights of Way and service easements are proposed for access, electricity, water and telecommunications supply, and stormwater and sewage drainage. These are shown on the Scheme Plan within the Memorandum of Easements. Easements in gross in favour of Chorus New Zealand and Top Energy are shown on the Scheme Plan as 'Proposed Easements', meaning that they do not need to be required by the resource consent or subject to Section 243a of the Resource Management Act.

5.8 Heritage Resources

The proposed allotments do not contain any known or mapped heritage resources, archaeological sites or sites of cultural significance. No earthworks or other land disturbance is proposed as part of the subdivision; therefore, no conditions are required in this respect.

5.9 Ecological Resources

The proposed allotments do not contain any ecological resources listed in Rule 13.3.7.9, and will not generate any adverse effects on flora, fauna or habitats.

5.10 Landscape

The proposed allotments do not contain any Outstanding Landscape or Outstanding Natural Feature as listed in Rule 13.3.7.9, and will not generate any adverse effects in terms of these natural resources.

5.11 Access to Reserves and Waterways

Excluding the adjacent legal roads, nearby public land includes the Crown Land (Marginal Strip) adjacent to Lot 3 that separates the land from Pt OLC 7 (River Control Purposes – NZGZ 1969 p 14), being the diverted Tarawhataroa Stream and a 'Street Reserve' (Lot 3 DP 74238) located to the north and east of Pt Old Tarawhaturoa River Bed. There are no community facilities within this public land that are mapped within this immediate area on the Far North District Council Community Facilities and Plans map that are considered to require public access, and public access not considered necessary or appropriate.

5.12 Land Use Incompatibility

No changes to land use activities will arise from the proposed subdivision, which is therefore considered to avoid adverse effects or incompatible land uses.

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 in Section 6.7.

- 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 In terms of Method 6(2) of the NESCS, the subject land is not considered to be a 'piece of land'.

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

The proposed subdivision does not involve any vegetation clearance, earthworks or taking, use, damming, diversion or discharge of water. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

6.2 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. Its role is to promote sustainable management of those resources.

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

With the subdivision layout relating to established development and land use activities, and a controlled activity status being achieved, it is considered that the proposal does not have any implications in terms of the RPS.

² Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 1 October 2024 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

6.3 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Urban Environment, Commercial Zone and Subdivision Sections of the Operative District Plan are relevant to this proposal. As a controlled activity, where the relevant matters over which Council has reserved its control have been adequately assessed, it is considered that the proposed activity will be in accordance with the objectives and policies of the Operative District Plan.

6.4 Objectives and Policies - Far North Proposed District Plan

Under the Proposed District Plan, the site is zoned Mixed Use, with a Pedestrian Frontage overlay adjacent to Commerce Street, and a River Flood Hazard Zone (10 & 100 Year ARI Event) natural hazard and risk overlay. The Proposed District Plan is undergoing the hearing process and there are no relevant rules identified as having immediate legal effect.

The proposal would comply with relevant Mixed Use Zone rules, as well as relevant District Wide Matters, as a permitted activity. In terms of subdivision, the subdivision would meet the controlled activity status for subdivision in the Mixed Use Zone.

Minimal weighting should be given to the objectives and policies of the Proposed District Plan, as no decisions have been made on the provisions that relate to this proposed activity. Nevertheless, as the proposal would achieve a controlled activity status, it is considered that it is in accordance with the objectives and policies of the Proposed District Plan.

6.5 Regional Plans

6.5.1 Proposed Regional Plan for Northland (February 2024)

No consents are necessary for the proposed subdivision under the Proposed Regional Plan.

6.6 Part 2 of the Resource Management Act 1991

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating one additional allotment and adjusting the existing Record of Title layout to match the built development and land use arrangements that are already established on the site. There will be no increase in risk resulting from river flood hazard, in recognition of Matter 6(h).

The proposed subdivision is considered to be an efficient use of this land, which has no implications in terms of amenity values or the overall quality of the environment in terms of the relevant section 7 matters.

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 section 95A(3).
- **Step 2:** Public notification is precluded in terms of section 95A(5)(b)(i).
- Step 3: Not applicable.
- **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, and is not considered to affect, land that is the subject of a statutory acknowledgement in terms of section 95B(3)(a).
- **Step 2:** Limited notification is not precluded.
- **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 subdivision, and there will be no increase in traffic. Existing provisions are in place to provide legal and physical vehicle and pedestrian access to each lot, and utility and drainage connections are established, where required to serve the existing use of each lot.

As such, no person is expected to suffer adverse effects as a result of this proposal, and it is considered that no person will be an adversely affected person, and that 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, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

8.0 Conclusion

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

- Sufficient information is provided to determine that the proposal is a controlled activity.
- Conditions can be imposed requiring the easements shown in the Memorandum of Easement on the Scheme Plan to be shown on the survey plan, and confirmation of a separate water meter for Lot 3.
- The proposal is not contrary to the objectives and policies of the Operative and Proposed Far North District Plans, or Regional Policy Statement.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

• Written approvals have not been obtained. The proposal has been assessed as satisfying the statutory requirements to proceed without notification.

Mrot	10 October 2024
Signed	DateDate
Natalie Watson,	WILLIAMS & KING
Resource Planner	Kerikeri

9.0 Appendices

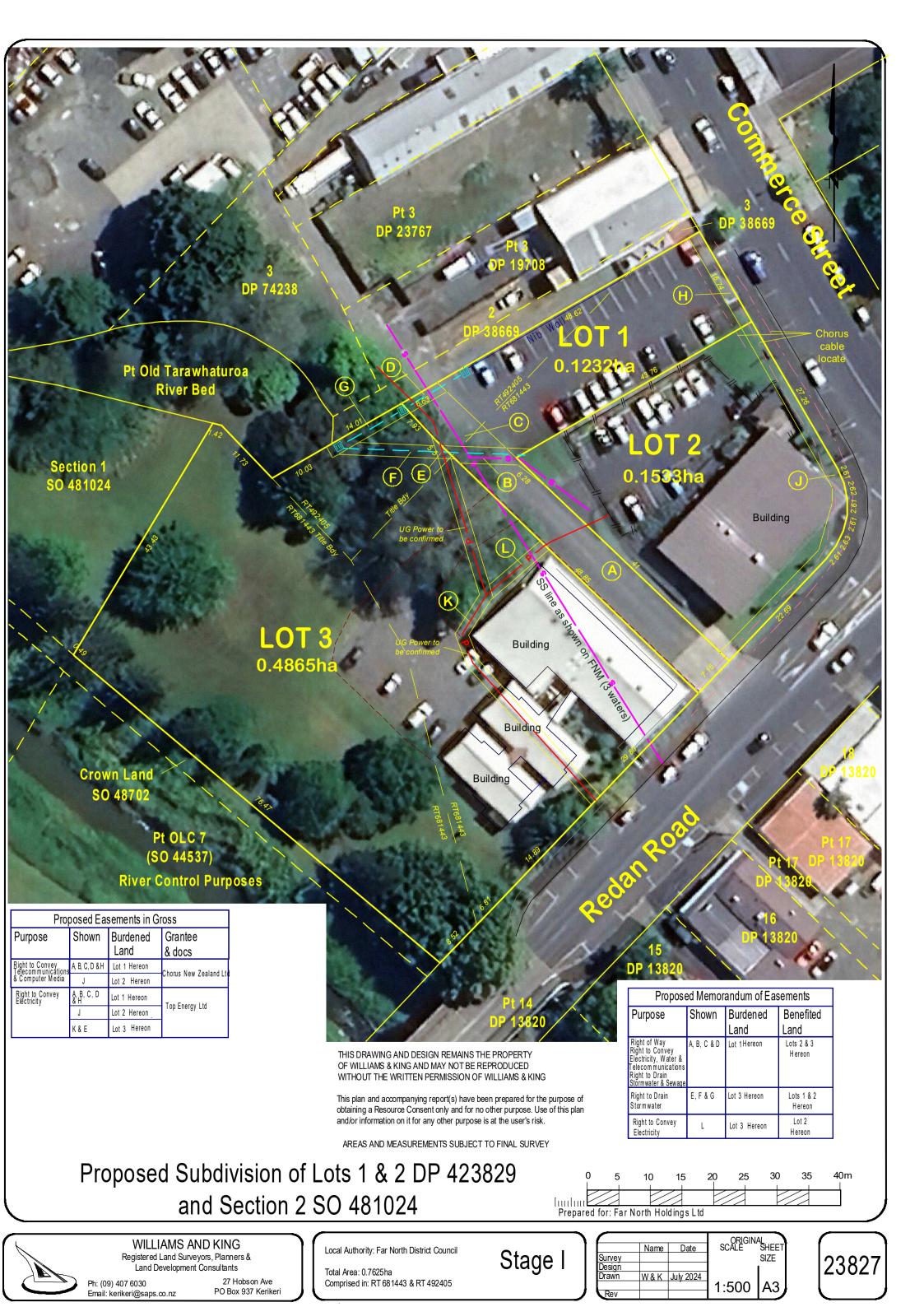
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Appendix 1 Scheme Plan

Appendix 2 Rogers & Rogers Drainage Camera Location Maps

Appendix 3 Top Energy Electricity Cable Location Map

Appendix 4 Chorus Location Appendix 5 Records of Title





ROGERS & ROGERS

PLUMBERS - GASFITTERS - DRAINLAYERS

FAR NORTH HOLDINGS

LOCATION:

3 REDAN RD

SHEET TITLE:

SEWER

10-7-24



ROGERS & ROGERS

PLUMBERS - GASFITTERS - DRAINLAYERS

FAR NORTH HOLDINGS

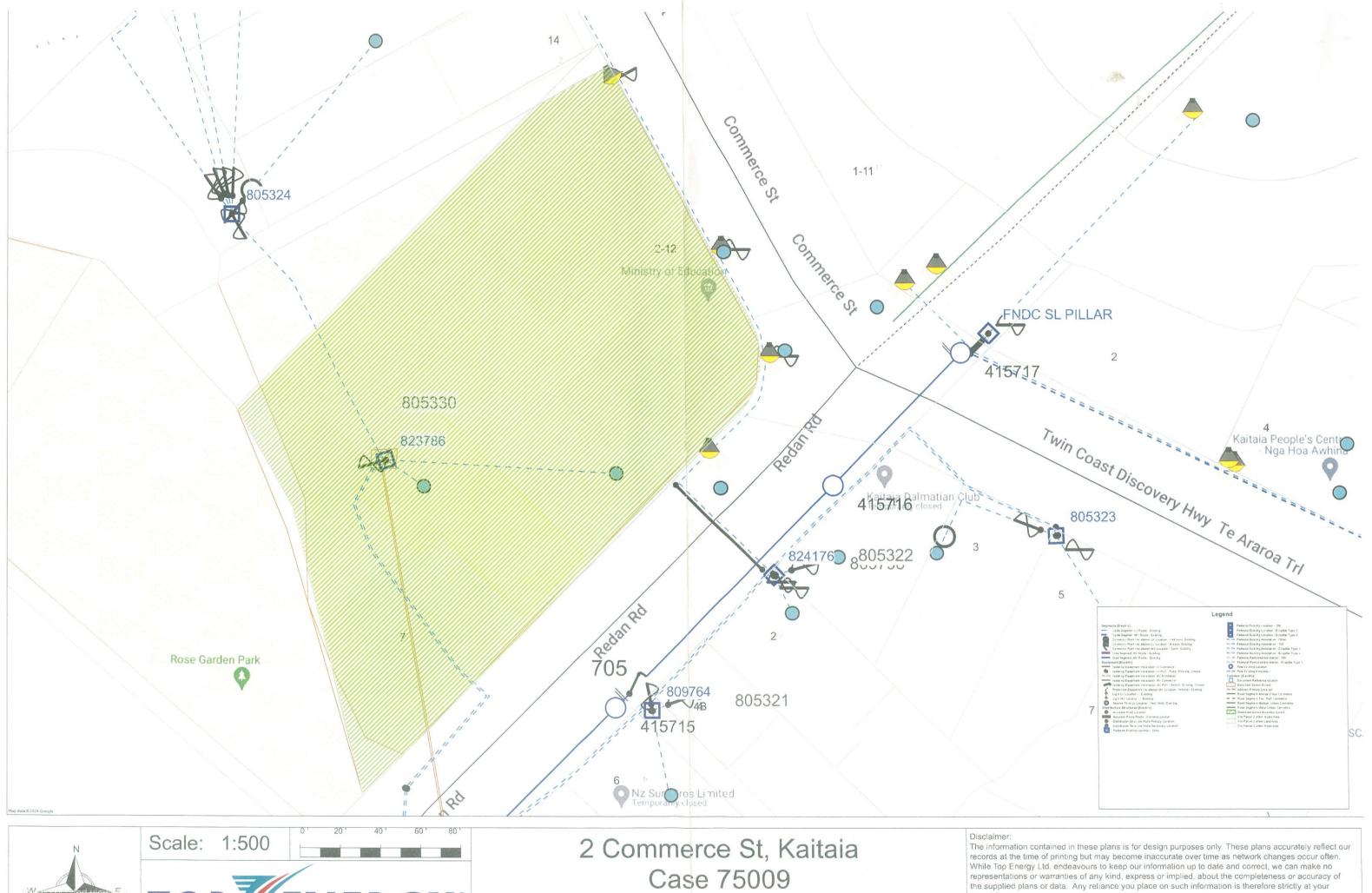
LOCATION:

3 REDAN RD

SHEET TITLE:

STORMWATER

10-7-24





Issued To: Date Created: Natalie Watson 03/04/2024

Prepared By: Plan Number: 1 of 1

Top Energy GIS

Before you undertake any works, an underground cable location is required. You can initiate a cable location request via our website; www.topenergy.co.nz/cablelocate. When undertaking works, beware that you may encounter underground cables at ANY depth.

In no event will Top Energy Ltd. be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or loss or damage whatsoever arising from the accuracy of these plans.

WARNING: Buried services are widespread and it should be assumed that they are present until it is proven otherwise. Gold Plan Name Cables should be expected to be found at ANY depth. In most instances Chorus plans do NOT show house service feeds on private property. Plan ID CHORUS Refer to cover letter provided with your request for additional information - use all plans provided in conjunction with each other You are responsible for interpreting the information provided and should refer to Worksafe.govt.nz for the 'Guide for safety with underground services' Version For assistance contact Chorus Network Protection on 0800 822 003 or if you suspect damage has occurred contact 0800 463 896 opt 2 03/04/2024 Current at TBMQU - 2-12 COMMERCE STREET

Plan Name **BA64** WARNING: Buried services are widespread and it should be assumed that they are present until it is proven otherwise. Cables should be expected to be found at ANY depth. In most instances Chorus plans do NOT show house service feeds on private property. Plan ID 343955 Refer to cover letter provided with your request for additional information - use all plans provided in conjunction with each other GQ You are responsible for interpreting the information provided and should refer to Worksafe.govt.nz for the 'Guide for safety with underground services' Version Ν For assistance contact Chorus Network Protection on 0800 822 003 or if you suspect damage has occurred contact 0800 463 896 opt 2 03/04/2024 09 JUN 2004 wan 1 **BA64** WR6 1 6 JUL 2000 Re-Order Filemaster. "D" OG4-566-BA44IF 0343995. TIB TCNZ SHT No : JUSTS COUNTY HG/PBQ.

MH (U-XL797), 1/50mm/P ADEED, 3 REDAN AVE (V57667)

NEW END DP B864/15 AT WATTHEW AVE:
PDECS Spice neer Opp 7 Mothwas Rd

50mm DUCT TO MUSEUM COMPLEX W/ TERNINAL TD01/56 (V527052)

DUCTS & M-HOROD39 ADEED 2-12 COMMENCE ST (V5141038)

100mm/P CORRECTION REDEN RD (V5141038)

NETMAP NOTE ADDED (XTA/FFP10)

NETMAP NOTE ADDED (XTA/FFP10)

NETMAP NOTE ADDED (XTA/FFP06) Telecom Corporation KAITAIA BΑ **BA64** of New Zealand Limited 63 63 UNDERGROUND TELEPHONE CABLE SYSTEM 2V 2V 2V 2V 2V DIG CAREFULLY

POSITIONAL MEASUREMENTS APPLIED AT TIME OF INSTALLATION AND
MAY HAVE CHANGED BECAUSE OF ROADWORKS. UNLESS SHOWN OTHERWISE,
COVER WAS 0.35m IN FOOTWAY AND 0.50m IN ROADWAY. PLEASE USE
HAND TOOLS WHEN EXCAVATING IN THE VICINITY OF CABLES AND DUCTS. BA 64 BB 64 NZMG REF : 00 4 - 500 / 21.64 BB 65 ВА 65 OCD DIFFERENCE APPD DISTRICT MANAGER ORIGIN **TCNZ** A1 WHANGAREI WR3333 ORIGINAL SCALE 1:500 FOR ADDITIONAL NETWORK REFER TO NETMAP PDR PLAN - 25×A 88.5 (176) Laid 1.0-1.3 Kerb Line. -50*PE 47.3(651) 50×PE 147.0 (657) FOR ADDITIONAL NETWORK REFER TO NETMAP PDR PLAN 1/50mm P 14.5 (651) 50*/P WAREHOUSE FOR ADDITIONAL NETWORK REFER TO NETMAP PDR PLAN FOR ADDITIONAL NETWORK REFER TO NETMAP PDR P_AN BA64/A 50*1P 0 100mmP PARKING AREA FOR ADDITIONAL NETWORK
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THEATRE FOR ADDITIONAL FOR ADDITIONA_ NETWORK
REFER TO NETMAP PDR PLAN NETWORK REFFER TO NETMAP PDR PLAN - Z/100mm P 80.7**(594)** 100× ¢. 2 Ducts under M.I 1/100mm P 14.6(177) 50×P13.1(3G0) 200*A101.5(177) · 2/100mm P 192.5 (264,360) 100mm P 17.8 (G54) 100 × A 211.8 (177) FOR ADDITIONAL NETWORK REFER TO NETMAP PDR PLAN 50×P99.5 (654) 1/100mmP 94.4 (654) 100×A1.4(177) 0.6 Cover 002/50mmP unt 1.8 Body ○ 1/50mmP TQ05/974 Museum (FNDC) TQ01/56 SOUTH FOR ADDITIONAL
NETWORK REFFER
TO NFTMAP
PDR PLAN 100×A 59.6 (177) YUGOSLAV HALL F.N.D.C. SERVICE CENTRE -OR ADDITIONAL NETWORK REFFER TO NETMAP PDR PLAN 50mmP (4) AV64(A) 15×PE 6.9 (594) 1.3 Cover 100°A 53.3(177) 200×A147.5(177) Information Centre ROAD 1/100mm P19.3(177)-Z/100mm P 105.0(264)-Laid 1.2-1.3 Kerb Line, between MH 12‡13 BA64/2 1/50mmPG7.6 (592) 2/100mm P192.5 (264,360)-Between M.H 12\$14 - 50×P 2.4 (651) FOR ADDITIONAL NETWORK REFFER TC NETMAP PDR PLAN Parking area 50×P29.5(654) 15*PE 2.3(654) - 3/100mm P ¢ 1 |50mm P 163.6 (592) 50×PE 45.9 (654)

C H • R U S

WARNING: Buried services are widespread and it should be assumed that they are present until it is proven otherwise.

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 Plan Name
 AV64

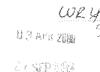
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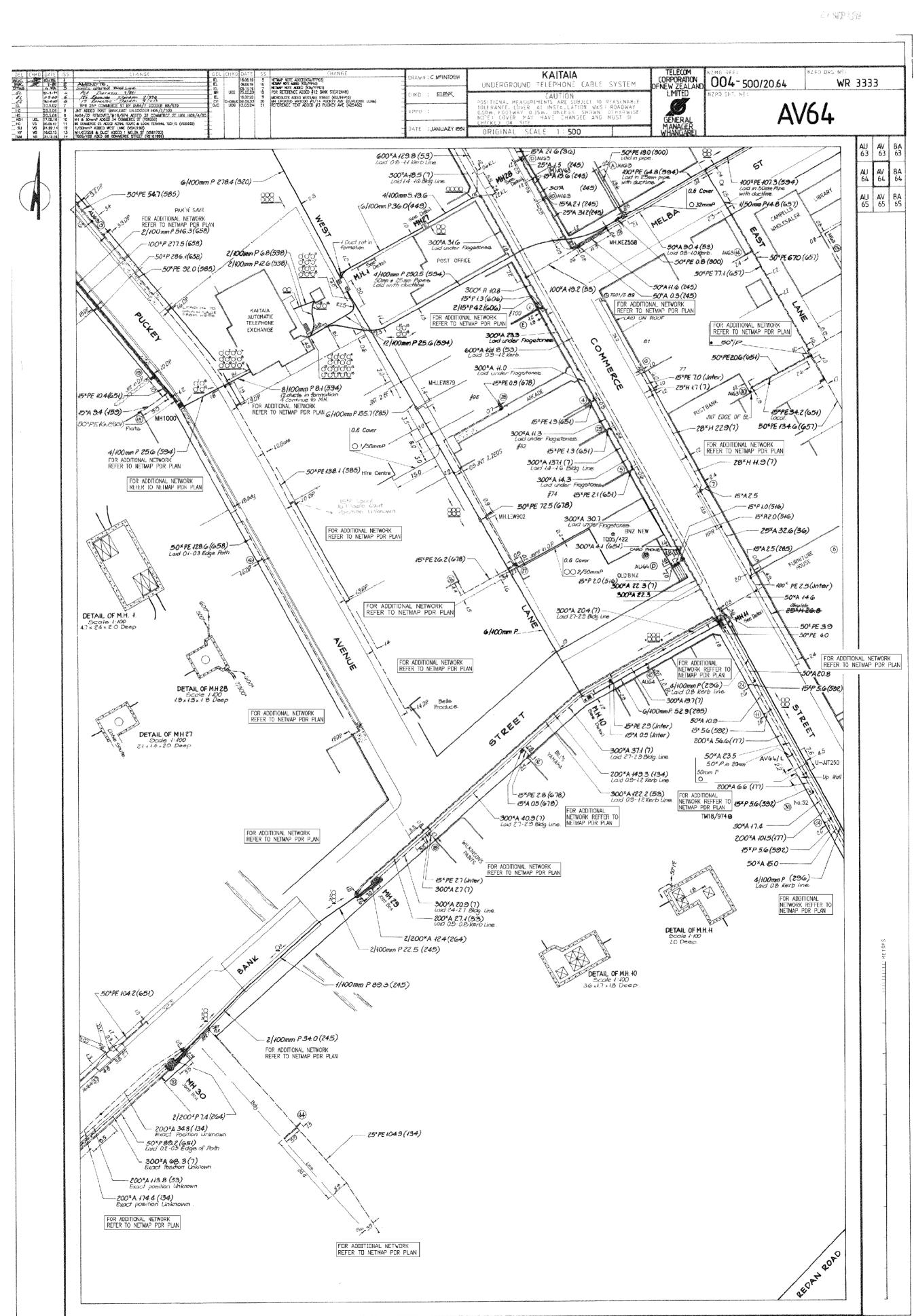
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 Current at
 03/04/2024

AVG4

15 FEE 2000







RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



Identifier Land Registration District Date Issued 681443 North Auckland 21 November 2014

Prior References

492406 NA54D/734

Estate Fee Simple

Area 7035 square metres more or less

Legal Description Lot 2 Deposited Plan 423829 and Section 2

Survey Office Plan 481024

Registered Owners

Far North Holdings Limited

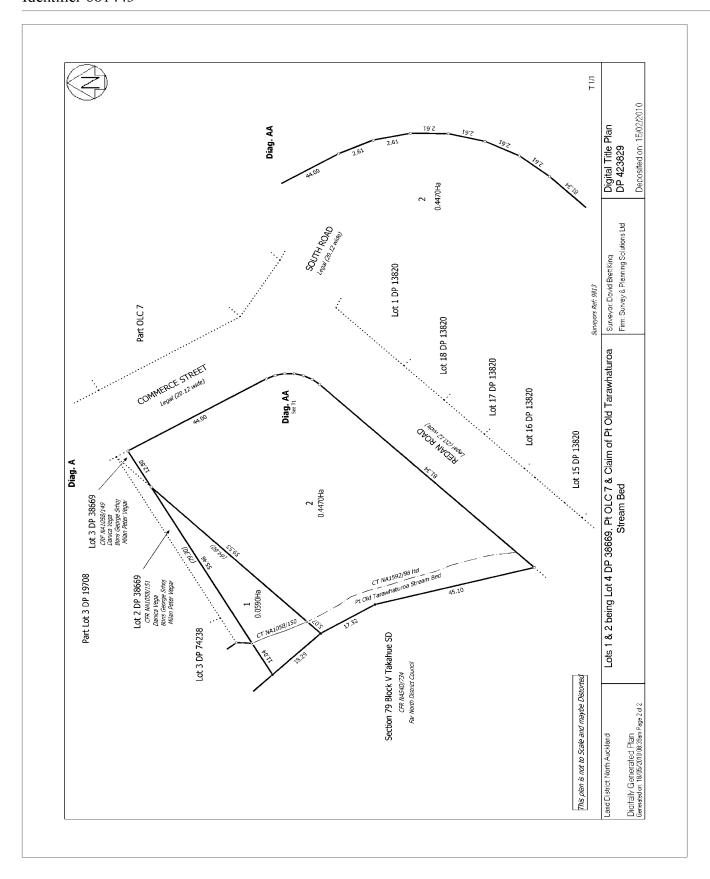
Interests

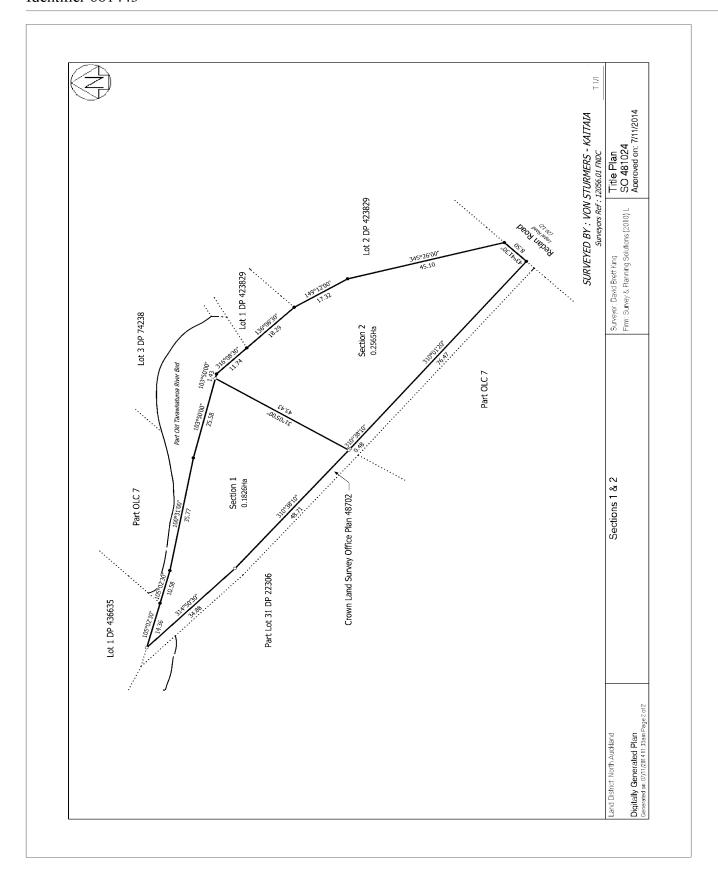
Fencing Agreement contained in Conveyance 221055 (R.210/204) (affects Lot 2 DP 423829)

Subject to Section 8 Mining Act 1971 (affects Section 2 SO 481024)

Subject to Section 168A Coal Mines Act 1925 (affects Section 2 SO 481024)

Appurtenant hereto are rights of way created by Transfer 520284 (affects Lot 2 DP 423829)







RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD

Search Copy



Identifier Land Registration District Date Issued 492405 North Auckland 03 May 2010

Prior References

NA1058/150

Estate Fee Simple

Area 590 square metres more or less **Legal Description** Lot 1 Deposited Plan 423829

Registered OwnersFar North Holdings Limited

Interests

Appurtenant hereto is a right of way created by Transfer 520284

