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

Office Use Only
Application Number:

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):

◯ **Land Use**

◯ **Fast Track Land Use***

◯ **Change of Consent Notice (s.221(3))**

◯ **Certificate of Compliance (s.139)**

◯ **Extension of time (s.125)**

◯ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent.

☑ **Subdivision**

◯ **Existing Use Certicicate (s.139A)**

◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)

☑ **Other (please specify)** Section 127 Change to Conditions

**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**

5. Applicant details

Name/s: Willowridge Developments Limited C/O Brendan Fenn

Email: [redacted]

Phone number: [redacted]

Postal address: (or alternative method of service under section 352 of the act) [redacted]

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

If yes, please provide details.

6. Address for correspondence

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

Name/s: Laura Bomwan

Email: [redacted]

Phone number: [redacted]

Postal address: (or alternative method of service under section 352 of the act) [redacted]

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

N/A

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: Willowridge Developments Limited

Property address/ location: Unit 6b, 1 Sir Tim Wallis Drive, Three Parks, Wanaka, South Island, New Zealand

8. Application site details

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

Name/s: Willowridge Developments Limited

Site address/ location: 39 Aucks Road, Russell / Kororreka, Far North District

Legal Description: Lot 1 DP 542129; Lot 2 DP 542129; Lot 1 DP 187577;

Lot 3 DP 420232; and Lot 4 DP 420232 and Lot 1 DP 182616 Postcode 0272

Legal description: See above. **Val Number:** Refer to Appendix 1

Certificate of title: Refer to Appendix 1

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.

The proposal involves the amalgamation of Lot 2 DP 542129 and Lot 1 DP 182616 as well as a s127 change to conditions of 2250266-RMACOM to enable revised subdivision design and staging originally authorised by Resource Consent 2250266-RMACOM.

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

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

◯ **2009** ☑ **2023**

10. Would you like to request public notification?

◯ **Yes** ☑ **No**

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

(more than one circle can be ticked):

◯ **Building Consent** Enter BC ref # here (if known)

☑ **Regional Council Consent (ref # if known)** Ref # here (if known)

◯ **National Environmental Standard Consent** Consent here (if known)

◯ **Other (please specify)** Specify 'other' here

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

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

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

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

- ☑ **Subdividing land**
- ☐ **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**

IIf 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) Willowridge Developments Limited C/O Brendan Fenn

Email: [redacted]

Phone number: [redacted]

Postal address: (or alternative method of service under section 352 of the act) [redacted]

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) Brendan Fenn

Signature: (signature of bill payer) [redacted] Date 06-Aug-2026

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** 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) Laura Bowman

Signature [redacted] Date 06-Aug-2026

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

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



Aucks Road Subdivision – FNDC Subdivision Consent and S127

39 Aucks Road, Russell / Kororāreka

Assessment of Environmental Effects and Statutory Analysis

6 August 2026

B&A Urban & Environmental

Prepared for:
Willowridge Developments Limited

B&A Reference:

25041

Status:

Final Revision

Date:

6 August 2026

Prepared by:



Laura Bowman

Intermediate Planner, Barker & Associates Limited

Reviewed by:



David Badham

Partner, Barker & Associates Limited

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Appendix 9	Draft Management Plan
Appendix 10	Rules Assessment
Appendix 11	2250266-RMACOM Decision
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Appendix 13	Proposed Changes to 2250266-RMACOM

1.0 Applicant and Property Details

To:	Far North District Council ("**FNDC**")
Site Address:	39 Aucks Road, Russell / Kororāreka, Far North District
Applicant Name:	Willowridge Developments Limited
Address for Service:	Barker & Associates Ltd PO Box 1986, Shortland Street, Auckland 1140 Attention: Laura Bowman
Legal Description:	Lot 1 DP 542129 Lot 2 DP 542129 Lot 1 DP 187577 Lot 3 DP 420232 Lot 4 DP 420232; and Lot 1 DP 182616. (refer to Records of Title at **Appendix 1**)
Site Area:	43.71 hectares
Site Owner:	Willowridge Developments Limited
District Plan:	Operative Far North District Plan (**ODP**) Proposed Far North District Plan (**PDP**)
Zoning:	**ODP:** Coastal Living & General Coastal Zone **PDP**: Rural Lifestyle & Rural Production Zone
Overlays & Controls:	**ODP:** NRC Flood Susceptible Land **PDP:** Coastal Environment, Coastal Flood Zones 1-3
Designations:	None
Locality Diagram:	Refer to **Figure 1**
Brief Description of Proposal:	The proposal involves the amalgamation of Lot 2 542129 and Lot 1 DP 182616 as well as a s127 change to conditions of 2250266-RMACOM to enable revised subdivision design and staging originally authorised by Resource Consent 2250266-RMACOM.
Summary of Reasons for Consent:	**ODP**: Resource consent is required for a **non-complying activity** as the proposed subdivision does

not comply with the Management Plan Standards under Section 13.9.2 (the average size of the lots in the General Coastal Zone will be less than 6ha).

PDP: Resource consent is required for a **non-complying activity** as the proposed subdivision does not comply with the Management Plan Standards under Rule SUB-R7.

Discretionary Activity pursuant to section 127(3)(a) of the RMA for a change of conditions of consent.

2.0 Introduction

Barker and Associates (**B&A**) have been engaged by Willowridge Developments Limited (**the Applicant**) to prepare a subdivision application to the Far North District Council (**FNDC**) on their behalf.

The applicant seeks to amalgamate Lot 2 DP 542129 and Lot 1 DP 182616. For clarity, the approved subdivision of Lot 2 DP 542129 into three separate allotments forms part of the wider Aucks Road Management Plan Subdivision[1]. However, this subdivision has not yet been formalised through the completion of the section 223 certification or the section 224(c) approval under the Resource Management Act 1991 (**RMA**).

This report has also been prepared in support of an application under section 127 of the RMA by the applicant for a change of conditions to Resource Consent 2250266-RMACOM. This application seeks to amend a number of conditions to:

- allow for an amended scheme plan which includes several amendments such as changes to the boundaries of approved Lots 62-64 arising from the above amalgamation;
- amendments to the approved wider subdivision design including staging, lot boundaries, access arrangements, building locations and building height restrictions; and
- further minor amendments to address errors, inconsistencies and other minor tweaks to the original resource consent conditions.

It is noted that the majority of the information submitted as part of the original resource consent remains relevant and has not been duplicated as part of this application, with the assessment solely focusing on the amalgamation subdivision and proposed changes to the original resource consent summarised above.

This Assessment of Environmental Effects (**AEE**) has been prepared in accordance with the requirements of section 88 and schedule 4 of the RMA and is intended to provide the information necessary for a full understanding of the activities for which consent(s) are being sought and any actual or potential effects the proposal may have on the environment. As this report also relates to a change of consent conditions, it is acknowledged that it has been prepared in accordance with section 127 of the RMA.

2.1 Existing Resource Consents

Various resource consents have been approved on the subject site.

- **RC2010379** approved the subdivision of Lot 2 DP 187577 into 19 allotments and one allotment to vest in road. RC2010379 was subsequently varied to create 12 allotments. Section 223 was completed in 2001 for this subdivision and while Section 224(c) was never applied for, subdivision works were completed, including the establishment of the access through the site, electricity to boundaries and the formation of building platforms. This resource consent has now lapsed.

[1] Resource Consent 2250266-RMACOM.

- RC2170042-RMASUB approved the subdivision of Lot 2 DP 187577 in 2016 into two allotments to create the subject site (Lot 1 DP 542129 [38.17ha] and Lot 2 DP 542129 [1.47ha]).
- RC2020315 approved the formation of an accessway through Lot 7 DP 208629 which enabled the excavation of up to 5,000m^3 of earth to form an access from Aucks Road through approved Lot 7 in association with subdivision consent RC2010379.
- RC2250266-RMACOM approved a management plan subdivision of 66 allotments on a 43.28ha site. This included 65 residential lots, one jointly owned access lot containing the accessways, parking areas, common area, and reserve area. Land use consent for various activities was also approved (no residential units). The resource consent also approved a cancellation of consent note 8300644.4 and 11735593.2, as well as the cancellation of the amalgamation condition on Lot 1 DP 187577 and Lot 3-4 DP 420232 held within Record of Title 476989. A copy of this approved Resource Consent decision is provided at Appendix 11.
- 2250266-RMAOBJ approved changes to specified conditions conditions 4(j), 7(j), 10(j), 13(j) and 16(j) of the subdivision consent (2250266) under section 357A of the Resource Management Act 1991 (RMA) in relation to the banning of dogs within the proposed subdivision and development. A copy of this approved Resource Consent decision is provided at Appendix 12.

3.0 Site Context

3.1 Site Description

The site comprises six parcels of land (Lot 1 DP 187577 and Lot 3-4 DP 420232; Lot 3 DP 420232, Lot 4 DP 420232, Lot 1 DP 187577, Lot 1 DP 542129, Lot 2 DP 542129 and Lot 1 DP 182616), held within four records of title (RT 912226, RT 476989, RT 912227 and RT NA113D/111) and encompasses a total area of 43.71 hectares.

The site is located on the southern side of Aucks Road and also has frontage to Russell Whakapara Road to the east, and Lane Road to the south-east. The lower lying land can be described as having rolling topography which rises into steep terrain. The site contains an artificial pond system and scattered indigenous and exotic vegetation. Various wetlands have been identified on the site which are fed by a myriad of overland flow paths and intermittent streams and flow into the man-made water bodies.

A number of improvements have been made to the site, including the establishment of an existing dwelling, outbuildings and a shed. Additionally, roading infrastructure, vehicle crossings, levelled building platforms and electricity connections were developed under the previously granted subdivision consent (RC2010379). The formed and sealed internal access road aligns with the layout approved in subdivision consent RC2010379.



Figure 1: Locality Plan

The majority of the site is zoned Coastal Living under the Operative Far North District Plan ("ODP"), with one allotment (Lot 1 DP 182616) zoned General Coastal, as shown in Figure 2 below. Part of the site is also identified by the Northland Regional Council as being subject to a Coastal Flood Hazard, as shown in Figure 3 below.

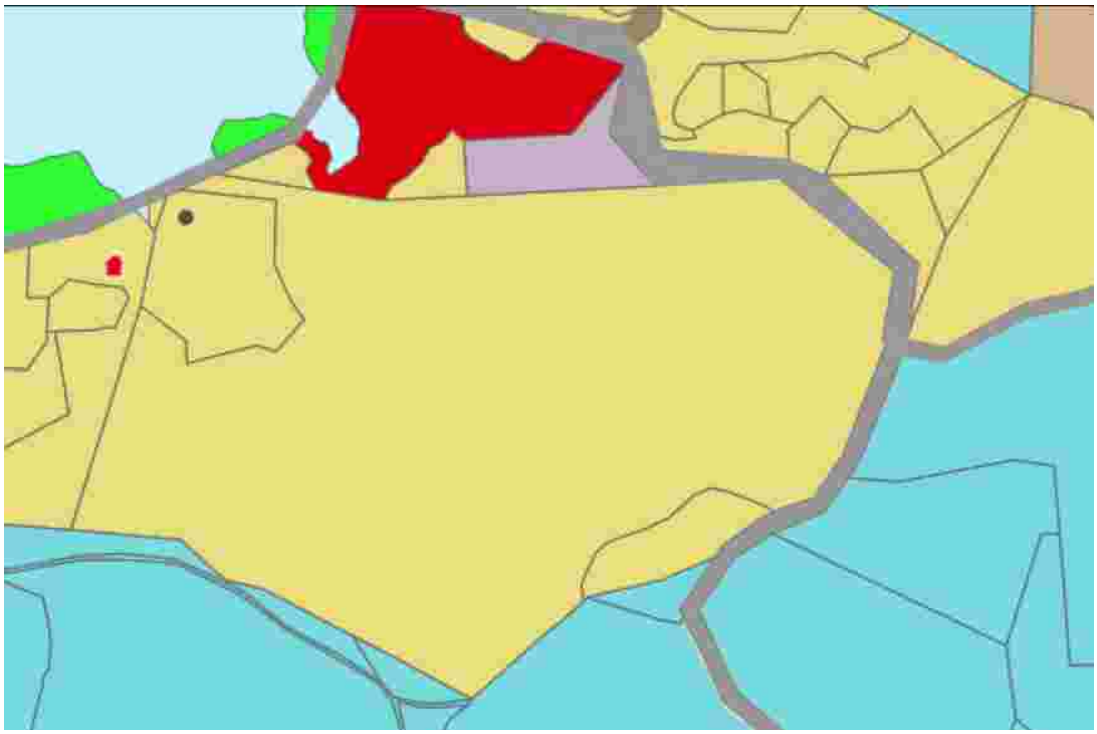


Figure 2: ODP Map. Source FNDC



Figure 3: Image of subject site outlined in red showing the areas of the site that are flood susceptible in blue.

Under the Proposed Far North District Plan (PDP), most of the site sits within the Rural Lifestyle Zone, with one allotment (Lot 1 DP 182616) zoned Rural Production. The site is additionally subject to the Coastal Environment and Coastal Flood overlays, as illustrated in Figure 4 below.

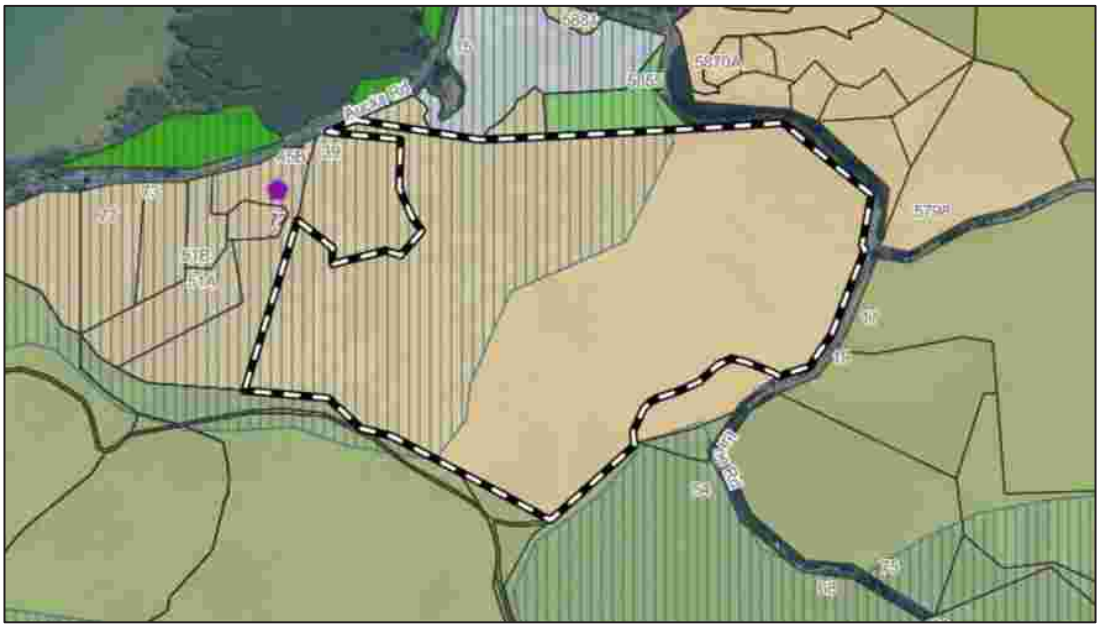


Figure 4: PDP Map. Source FNDC Emap.

Vegetation across the site is a scattered mix, shaped by past land clearance, management practices, the development of a golf course in the lower sections, and partial subdivision development. In recent years, much of the site has been maintained intensively, with large areas regularly mown, while steeper slopes host the majority of the remaining indigenous vegetation cover.

It is noted that some earthworks have been recently undertaken on the site. These earthworks have been primarily undertaken to facilitate access and planting laydown areas for the comprehensive replanting programme that is due to begin in this planting season. They do not form earthworks as part of the subdivision for the final establishment of roads, access and building platforms, which will be completed at a later date in accordance with the amended conditions of consent sought in this application.

3.2 Surrounding Locality

The immediate environment of Orongo Bay is distinctly coastal, characterised by lifestyle properties, scattered residential activities, and some commercial and recreational uses to the east. The broader locality to the north-west and east is also zoned as Coastal Living in the ODP and features several relatively small allotments with existing dwellings or approved residential building platforms. The site adjoins various zones, including the Orongo Bay Special Purpose Zone, Recreational Activities Zone, CMA, and General Coastal Zone, as illustrated in **Figure 5** below. Lot sizes within the immediate Coastal Living Zone range from 7,124m^2 to 5.07 hectares.

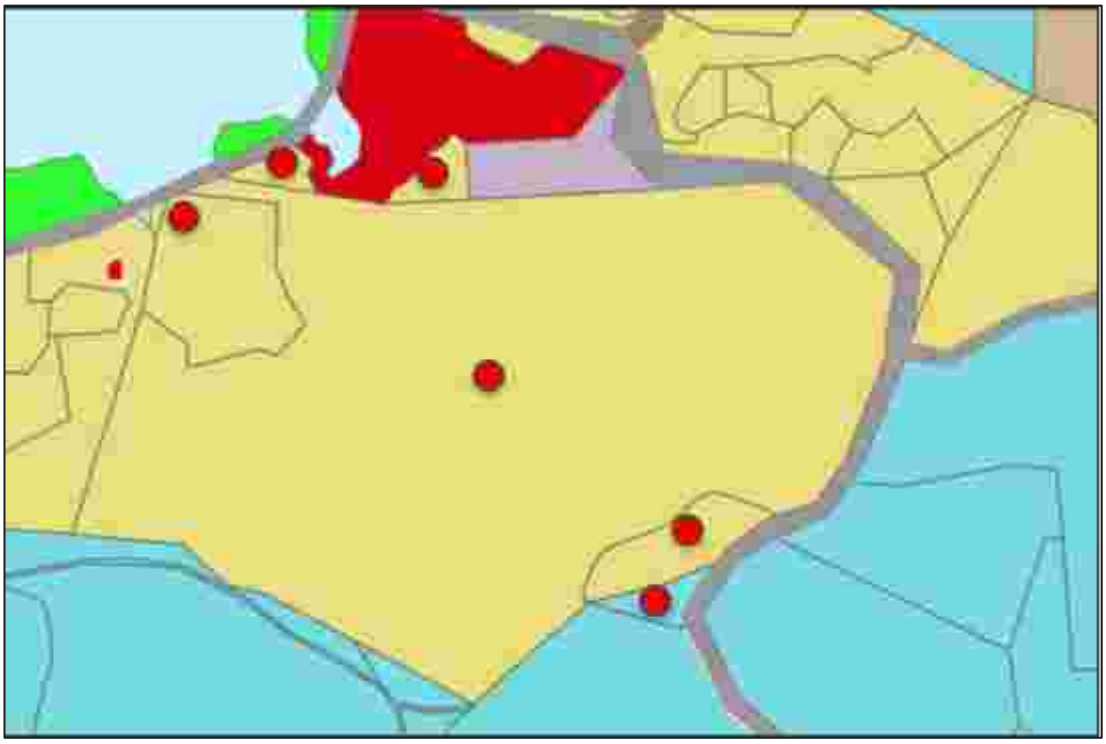


Figure 5: Image of the subject site and surrounding zoning with the site shown pinpointed. The different zones are colour coded as follows: yellow represents the Coastal Living Zone, blue indicates the General Coastal Zone, purple designates the Recreational Activities Zone, red highlights the Orongo Bay Special Purpose Zone, and light blue corresponds to the CMA.

Immediately adjacent to the north of the site at 15 Aucks Road, a recent resource consent (RC2240282) approved a 13-lot subdivision for 7 commercial lots ranging in size from 1,425m^2 to 5.7 hectares, 3 common lots, an esplanade reserve lot and 2 utility lots. The site contains an existing gas station and a number of containers, buildings and storage units.

Overall, the site has been significantly influenced through the varying characteristics within the surrounding / receiving environment.

4.0 Proposal

A summary of the key elements of the proposal is set out below. More detail on particular aspects of the proposal is set out in the plans accompanying this application.

4.1 Subdivision

As part of the subdivision proposal (Stage 1A), the Applicant seeks to amalgamate Lot 2 DP 542129 and Lot 1 DP 182616 to create a single, combined allotment. This amalgamation will result in a revised allotment layout of the overall site as authorised by the Management Plan Subdivision under Resource Consent 2250266-RMACOM.

4.2 Section 127 Change to Conditions

The proposed amendments to the conditions of Resource Consent 2250266-RMACOM for the changes set out below are included in **Appendix 13** of this AEE.

The section 127 component of this application seeks to change the conditions of Resource Consent 2250266-RMACOM to enable the following changes to the staging and lot distribution, the maximum height restrictions and administrative amendments to improve the readability and internal consistency of the consent conditions.

Please refer to the revised scheme plan layout in **Figure 6** below, which has been replicated in full within **Appendix 2** to this AEE.

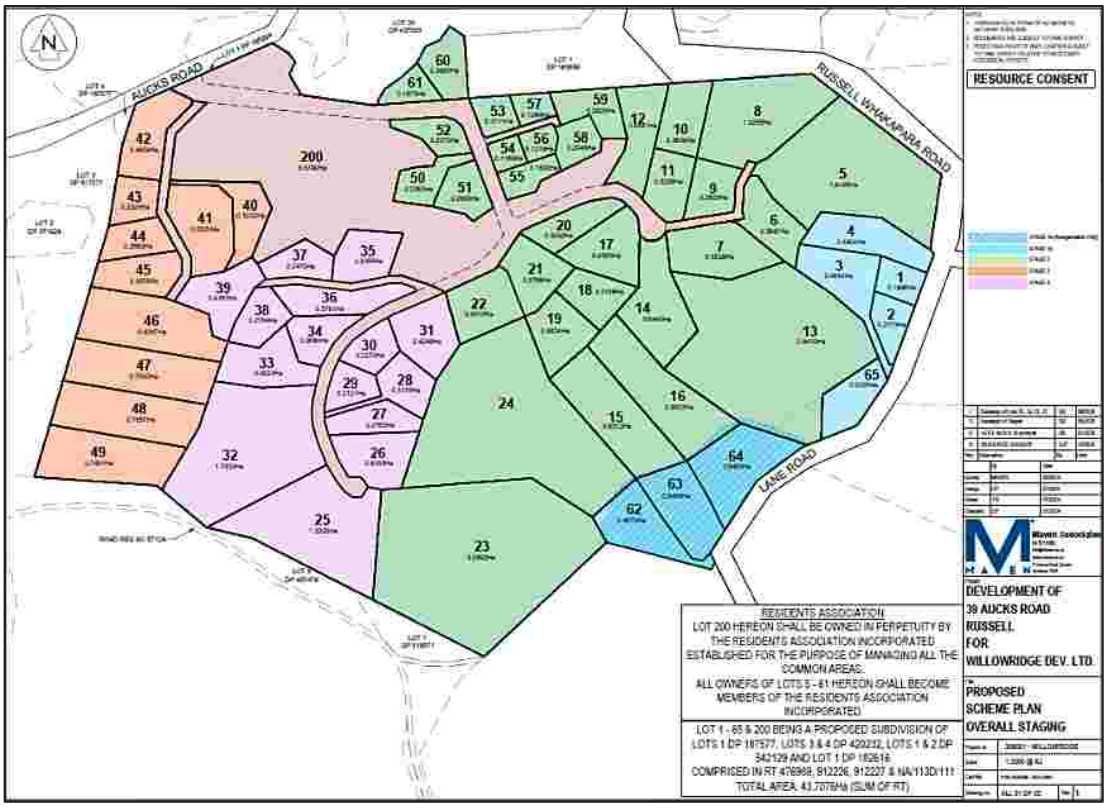


Figure 6: Revised Scheme Plan

4.2.1 Staging and lot distribution of the Management Plan Subdivision

4.2.1.1 Stage 1A

Subdivision and amalgamation sought under this application is proposed to become Stage 1A. Currently the adjoining lot (Lot 1 DP 182616) is not part of the subdivision and enables development rights across this title, and what is currently Lot 2 DP 542129 is in the original scheme. Given the location and situation of Lot 2 DP 542129 and the adjoining lot (Lot 1 DP 182616), this is not a particularly desirable development outcome. As such the Applicant is seeking to amalgamate these lots, sacrificing the additional development right, in order to create a new allotment layout for Lots 62 – 64 that will ultimately result in a more logical and desirable allotment layout in the elevated portions of the site.

4.2.1.2 Stage 1B

Stage 1 in the current resource consent, is proposed to become Stage 1B. This includes the following:

- An extension of the boundaries for approved Lots 62-64 (subsequent to the amalgamation of Lot 2 DP 542129 and Lot 1 DP 182616) as follows:
    - Lot 62 will increase from 0.2939ha to 0.4670ha;
    - Lot 63 will increase from 0.3347ha to 0.5466ha; and
    - Lot 64 will increase from 0.5945ha to 0.6465ha.
- Lot 63 has had a change to the building platform location and size from that approved. Littoralis Landscape Architecture (**LLA**) has provided an updated Landscape Assessment (see **Appendix 6**) in support of this revised location.
- Changes to the access arrangements for the Stage 1 allotments, to reflect the revised lot layout and ensure appropriate and compliant access to each allotment, as follows:
    - A Right of Way (**ROW**) easement, identified as area 'AA' on the Scheme Plan is proposed to provide access from Lane Road to both Lots 1 and 4;
    - A ROW easement, identified as area 'A' on the Scheme Plan is proposed to provide access from Lane Road to both Lots 2 and 3;
    - A ROW easement, identified as area 'B' on the Scheme Plan is proposed to provide access from Lane Road to both Lots 63 and 64; and
    - Lot 62 will obtain access directly from Lane Road via the existing vehicle crossing.
- The bush protection covenant (areas AB & AC) within Lot 4 will be slightly changed due to the revised vehicle access layout and the presence of an existing accessway that is not proposed to be removed or replanted. The covenant area will now be 0.2316ha.
- The removal of the requirement for the Stage 1 allotments (Lots 1-4 and Lots 62-65) to join the Residents Association Incorporated, as these lots are separated from the remainder of the subdivision being located on the eastern boundary, and each gain access from Lane Road. They therefore do not rely on the internal network, unlike the other allotments within the subdivision which depend on it for access.

4.2.1.3 Stage 2

Stage 2 is now proposed to include:

- The revised lot configuration for Stage 2 comprises proposed Lots 5-24, and Lots 50-61. The approved lot configuration for this stage comprised Lots 5-12 and Lots 50-61. This variation therefore seeks approval to amend the subdivision layout by increasing the number of lots within this stage from 20 to 32.
- As a part of the reconfiguration, revised lot areas are also proposed for Lots 13-16, 21, 22, 23 and 24 and are detailed in the updated subdivision scheme at **Appendix 2**.
- Lots 15, 16, 21 & 22 have had a shift in building platform locations from that approved. LLA has provided an updated Landscape Assessment (see **Appendix 6**) in support of these revised locations.
- Changes to the access arrangements for the Stage 2 allotments, to reflect the revised lot layout and ensure appropriate and compliant access to each allotment, as follows:
    - ROW easements are proposed to provide access to lots 14 and 13 from the JOAL.
    - ROW easements are proposed to provide access to lots 15, 16, 17, 18, 19, 20, 23 and 24 from the JOAL.

4.2.1.4 Stage 3

The revised lot configuration for this stage comprises proposed Lots 40 – 49. The approved lot configuration for this stage comprised Lots 39 – 40. This variation therefore seeks approval to amend the subdivision layout by decreasing the number of lots within this stage from 11 to 10. No changes are proposed to the approved lot areas or boundaries, which remain as authorised under the existing resource consent and are shown on the updated subdivision scheme included in **Appendix 2**.

4.2.1.5 Stage 4

The revised lot configuration for this stage comprises proposed Lots 25-39. The approved lot configuration for this stage comprised Lots 13-20, & Lots 22-24. This variation therefore seeks approval to amend the subdivision layout by increasing the number of lots within this stage from 11 to 15. No changes are proposed to the approved lot areas or boundaries, which remain as authorised under the existing resource consent and are shown on the updated subdivision scheme included in **Appendix 2**.

4.2.1.6 Stage 5

The revised staging arrangement removes Stage 5 from the Management Plan Subdivision. The lots previously included within Stage 5, being Lots 21, and 25-39, have been redistributed between Stages 2, 3 and 4. Accordingly, Stage 5 is no longer required.

4.2.1.7 Balance Lot 200

This lot has increased in size slightly (6.5787ha approved to 6.5790ha proposed).

4.2.2 Maximum Height Restrictions

The conditions of Resource Consent 2250266-RMACOM currently impose a 5m height restriction for all Lots with building platforms that sit above a 15m elevation. The Applicant seeks to change

the conditions of Resource Consent 2250266-RMACOM to enable provision for houses on steeper sites to be constructed to a greater overall height or more fully upon a pole foundation. LLA has provided an updated Landscape Assessment (see Appendix 6) and recommendations in support of revised maximum height restrictions. These changes provide for a more practical and workable framework for height limits across the proposed development as follows:

- Lots 10-12, 20-22,35-42, and 50-61 – no additional restrictions, these are low lying lots with no identified landscape sensitivity, and therefore the standard operative Far North District Plan and Proposed Far North District Plan – Decisions Version provisions should apply.
- Lots 6-9, 13-19, 23, 24, 28, 29, 30, 32-34 and 44-46 – building height limits for the band of elevation between 15m and 30m can be increased to 7m as they are located on the lower slope elevations.
- Lots 01-04, and 62-63 - building height limits for the elevation above 30m can be increased to 5.5m to provides for a little more architectural flexibility
- Lots 25-27, 47-49, 64 and 65 - specific height controls and development parameters have been outlined for buildings on these lots to enable future buildings to be constructed upon a pole foundation, subject to a range of controlling measures, due to the locations being on these steeper parts of the overall site.

4.2.3 Minor Amendments

In addition, a review of the consent conditions has identified a number of minor primarily administrative amendments, including corrections to condition numbering, deleting unnecessary duplication of conditions, grammar and typographical errors. Amendments to these have been proposed to improve the readability and internal consistency of the consent conditions. These amendments are administrative only and do not result in any substantive change to the obligations or outcomes required by the consent.

It is noted that all internal referencing conditions within the approved consent conditions have been highlighted. This for the purpose of identifying that these will likely require consequential amendment to reflect any deletions and additions within the condition set as a result of this application.

All of these amendments are identified and summarised in Appendix 13.

4.3 Request for Integration of Consent Conditions

As part of this combined application, subdivision consent is sought to incorporate the adjoining allotment into the approved Management Plan subdivision site, together with an application under section 127 of the Resource Management Act 1991 to amend the existing Management Plan Subdivision conditions of consent as outlined above. As such, the subdivision consent sought is intrinsically linked to the s127 application.

It is therefore requested that any conditions of consent for the subdivision application be incorporated into the Resource Consent 2250266-RMACOM as Stage 1A, rather than in a standalone condition set, resulting in two separate sets of conditions governing the overall development. Consolidating the conditions into the single consent document will provide a clear and efficient framework for implementation, administration and compliance, avoiding unnecessary duplication or potential inconsistencies between separate condition sets. This

approach will also assist both the Consent Holder and Council in administering the consent throughout the staged development of the subdivision.

It is therefore respectfully requested that Council consolidate all relevant conditions for the sought subdivision application, subject to FNDC approval, into the amended Resource Consent 2250266-RMACOM condition set as Stage 1A.

5.0 Reasons for Consent

A rules assessment against the provisions of the ODP is attached as **Appendix 10.**

5.1 Operative Far North District Plan

The site is located within the Coastal Living Zone and the General Coastal Zone, with a flood hazard overlay . The proposal requires consent for the matters outlined below.

Subdivision

The Subdivision chapter of the ODP is a district-wide chapter which provides for management plan subdivision in the General Coastal Zone.

- **Standard 13.9.2.2** provides for management plan subdivision as a discretionary activity. Standard 13.9.2.2(a) provides that the average allotment size must be 6ha within the General Coastal Zone (the average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves). The proposed amalgamation will not meet this average lot size requirement. Standard 13.9.2.2(e) also states that any further subdivision of a lot contained within a management plan subdivision shall be a non-complying activity. The proposed amalgamation results in the further subdivision of Lot 2 DP 542129 which is part of the approved management plan subdivision.[2] As such, resource consent will be required for a **non-complying activity** pursuant to Rule 13.11(a).

5.2 Proposed Far North District Plan

FNDC's decisions on submissions on the Proposed District Plan were formally notified on Tuesday 30 June 2026. This notification means all the provision in the Proposed District Plan – Decision Version have legal effect (under s86B(1) of the Resource Management Act 1991). The site has been mapped as Rural Lifestyle Zone and Rural Production Zone within the PDP, with Coastal Environment and Coastal Flood (Zones 1 to 3) overlays.

Subdivision

The Subdivision chapter of the PDP is a district-wide chapter which provides for management plan subdivision in the Rural Lifestyle Zone and Rural Production Zone.

- **Rule SUB-R7** provides for management plan subdivision as a discretionary activity. DIS-1.1 provides that the average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves, are no less than 2ha in the Rural Production

[2] Resource Consent 2250266-RMACOM.

zone. The proposed amalgamation will not meet this average lot size requirement. As such, resource consent will be required for a **non-complying activity.**

5.3 S127 Variation

The proposal involves changes to the conditions of Resource Consent 2250266-RMACOM as summarised in section 4.2 above and detailed in **Appendix 13**.

The proposed changes are considered to be within the scope of the original resource consent as the proposal remains fundamentally the same in terms of the activity, with a minor alteration to the scale, which won't materially differentiate to the adverse effects from that originally consented.

An application to change conditions under section 127 of the Act, the proposal is treated as if it were a **discretionary activity**.

A separate and concurrent section 127 application is also being sought from Northland Regional Council for the existing resource consent (reference AUT.046280) to ensure that the proposed amended plans are consistent.

5.4 National Environmental Standards for Contaminated Soils (NES-CS)

These regulations came into force on 1 January 2012 and apply when a person wants to undertake an activity described in regulation 5(2) and 5(6) on a piece of land described in regulation 5(7) or 5(8).

On the subject land, no Hazardous Activities and Industries List (**HAIL**) activities are being, have been, or are more likely than not to have been, undertaken on that land. No HAIL uses were identified in the subdivision that created the site (RC2170042). The owner of the site confirms that the use of the site has not changed since the underlying subdivision. There are no identified land uses or contamination information for the subject site or any neighbouring sites on the NRC's "Selected Land uses Register". Therefore, consistent with the conclusion reached on the original resource consent, the site is not a HAIL site, and should be considered as a Permitted Activity under the NES-CS.

5.5 Activity Status

Overall, this application is for a **non-complying** activity.

6.0 Public Notification Assessment (Sections 95A, 95C and 95D)

6.1 Assessment of Steps 1 to 4 (Sections 95A)

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

6.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

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

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

6.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be no more than minor.

6.1.4 Step 4: Public notification in special circumstances

If an application is not required to be 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.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

It is considered that there is nothing noteworthy about the proposal. It is for a proposed amalgamation which will tie into the approved wider management plan subdivision, as well as a s127 variation to make amendments to the staging and lot distribution of the subdivision authorised by Resource Consent 2250266-RMACOM. It is therefore considered that the application cannot be described as being out of the ordinary or giving rise to special circumstances.

6.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

  The land to be excluded from the assessment is listed in section 6.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

  In this case, any subdivision in the ODP and PDP requires resource consent. Notwithstanding, the existing & approved resource consent, it is considered that the permitted baseline is of limited relevance to the consideration and determination of this resource consent application, which is for a non-complying activity.

- Trade competition must be disregarded.

  This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

  No persons have provided their written approval for this proposal.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, and an assessment of adverse effects.

6.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 7** below, and include:

- 15, 17, 19, 45, 54, 75 Aucks Road;
- 5855, 5798 Old Russell Road;
- Lot 3 Deposited Plan 187577;
- Lot 32 Deposited Plan 426505;
- Lot 34 Deposited Plan 426505;
- Lot 31 Deposited Plan 426505; and
- Lot 30 Deposited Plan 426505.



Figure 7: Adjacent properties in relation to subject site. Source: Emap.

6.4 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Landscape and Amenity;
- Residents Association Membership Effects;
- Ecological Effects;
- Traffic Safety and Efficiency Effects
- Servicing Effects;
- Geotechnical Effects
- Natural Hazards Effects;
- Reverse Sensitivity Effects;
- Archaeological Effects;
- Cultural Effects; and
- Construction Activities.

These matters are set out and discussed below.

6.4.1 Landscape and Amenity

Subdivision

The proposal includes the amalgamating Lot 2 DP 542129 and Lot 1 DP 182616 to incorporate that land into the wider approved subdivision. Following amalgamation, the boundaries of approved Lots 62–64 will be adjusted to incorporate the additional land, resulting in an increase to the size of these allotments.

While the proposed allotment sizes do not align with the average allotment size requirements for a management plan subdivision in the General Coastal zone of the ODP or the Rural Production Zone of the PDP, the proposal does not create any additional allotments beyond those already authorised by the existing consent and rather will actually result in a loss of a development right.

The purpose of the minimum average allotment size requirement within the General Coastal and Rural Production Zone is to maintain the open character of the coastal and rural environments and avoid fragmentation of rural and coastal land. Similarly, the restriction on further subdivision within a management plan subdivision seeks to prevent incremental intensification beyond that contemplated through the comprehensive management plan process. In this instance, the proposed subdivision will not create any additional allotments or increase the overall residential yield of the wider subdivision. Rather, the existing development entitlement associated with Lot 1 DP 182616 will be extinguished through its amalgamation. The proposal therefore results in a net reduction of one potential development right across the combined landholding. As no additional residential allotments are created, the amendment will not generate any increase in anticipated building development, residential occupation, traffic movements or demand for infrastructure and servicing when compared with the existing consented and development scenarios. As such there are no adverse landscape and amenity effects associated with the proposed amalgamation subdivision component.

Section 127

The proposed changes to conditions of 2250266-RMACOM will enable the relocation of several building areas, redesign of internal access arrangements, revised building height controls and limited changes to allotment boundaries for a small number of lots. LLA has undertaken an updated Landscape Assessment (Appendix 6) to assess the proposed amendments. As a part of this LLA have provided an updated assessment on the consented building height controls and made the following recommendations which have been adopted by the Applicant and incorporated into the proposed changes to conditions:

- Lots with building platforms that sit between the 15m and 30m elevations can accommodate a maximum height restriction of 7m without resulting in an increase in visual amenity effects beyond those already established and approved under the original consent;
- Lots with building platforms that sit above a 30m elevation can accommodate a maximum height restriction of 5.5m without an increase in adverse effect, particularly in light of the established or planned vegetative backdrop that exists for the sites most closely related to the skyline.
- Specific height controls and development parameters have been outlined for buildings on Lots 25-27, 47-49, 64 and 65 so as to enable buildings to be constructed upon a pole foundation, subject to a range of controlling measures.

In summary, updated Landscape Assessment (Appendix 6) concludes that the proposed changes are relatively minor and do not materially alter the landscape outcomes anticipated by the original resource consent. In assessing these changes, LLA concludes that:

- the relocation of the Lot 22 building area to lower ground will reduce potential landscape and visual effects, with the former building area being incorporated into the wider revegetation programme;

- the revised building locations for Lots 15 and 16 and the expanded building area on Lot 63 will not result in any material increase in landscape or visual effects from what is currently approved;
- consolidation of two internal accessways into a single alignment will reduce earthworks, sealed surfaces and associated landscape effects and planting patterns have been adjusted to ensure that the former vegetative setting of the access is adjusted to its previously indicated state; and
- the proposed amendments to building height controls provide greater design flexibility while maintaining the level of landscape integration anticipated by the original consent.

Accordingly, having regard to the updated landscape assessment, it is considered that the proposed changes to 2250266-RMACOM will not materially alter the landscape character, natural character or visual amenity values of the site or its surrounds beyond what is already consented.

On this basis, it is considered that the proposed amendments will not give rise to any material increase in adverse landscape or visual amenity effects. Subject to the continued application of the approved landscape mitigation measures, architectural design controls and associated consent conditions, any additional landscape and amenity effects arising from the proposed changes are considered to be less than minor.

6.4.2 Effects of Amending Residents Association Membership for Lots 1-4 and 62-65

This application seeks to amend the conditions of consent of 2250266-RMACOM so that Lots 1- 4 and Lots 62–65 (Stage 1B) are no longer required to be members of the Residents' Association established for the subdivision. The rationale for this amendment is that these lots do not utilise the communal infrastructure maintained by the Residents' Association. In particular, each of these lots obtains legal and physical access directly from the external public road network and does not rely on the subdivision's internal road network.

The original consent framework requires compliance with dog ownership conditions to be administered through the Residents' Association. As Lots 1-4 and 62–65 are proposed to be excluded from the Residents'Association, consequential amendments have been proposed to ensure that compliance with the relevant dog ownership requirements for these lots is instead demonstrated directly to Council. The proposed amendments do not alter the substantive standards relating to dog ownership. Rather, they change the administrative mechanism through which compliance is demonstrated. Owners of these lots will still be required to comply with all applicable consent conditions relating to dog ownership, including providing evidence of current dog registration, containment any other information required under the consent directly to Council. Accordingly, the environmental outcomes sought by the original consent remain unchanged. Council will retain direct oversight of compliance, ensuring that the same standard of responsible dog ownership is maintained.

The proposed amendments do not increase the number of dogs authorised under the consent, alter the permitted activities on the lots, or reduce the standards of responsible ownership required. Instead, they will recognise that these lots operate independently of the communal subdivision while maintaining equivalent regulatory oversight through Council.

Overall, the proposed amendments are considered to result in less than minor adverse effects. The environmental outcomes anticipated by the original consent continue to be achieved. The proposal removes an unnecessary obligation on landowners who neither use nor benefit from the

communal infrastructure, without compromising the effective management of communal assets or the responsible ownership and control of dogs.

6.4.3 Ecological Effects

This application does not seek amendments to the purpose or overarching direction of the site-specific Ecological Management Plan (EMP) required under Resource Consent 2250266-RMACOM. However, the proposed variation will result in the small reduction in the bush protection covenant areas (Areas AB and AC) within Lot 4. This reduction arises from refinements to the vehicle access layout on Lot 4. As a result, the revegetation and protection areas will be marginally reduced to align with the updated covenant boundaries.

The updated Ecological Memorandum prepared by Wild Ecology, dated July 2026 (Appendix 8) provides an assessment of the proposed change with Lot 4 and confirms that the net reduction relates to approximately 296 m^2. However, the assessment confirms that the excluded land comprises already modified ground associated with an existing formed farm track and is of low ecological value and retaining the existing track avoids the need to establish a new accessway elsewhere, representing the preferable ecological outcome. The remainder of the changes to the Land Covenant areas comprise of revised covenant references to reflect the reapportionment of protected vegetation across amended lot boundaries. There are no other proposed changes to indigenous vegetation, wetlands, watercourses or other sensitive ecological features.

Accordingly, the changes enabled by the proposed change to conditions of 2250266-RMACOM are limited in scale. It is considered that the EMP already required under the existing conditions of 2250266-RMACOM will continue ensure the provision of the long-term protection, management and enhancement of the site's indigenous terrestrial and wetland vegetation, together with the associated bush and riparian environments. As such, the ecological outcomes anticipated by the original consent will continue to be achieved, ensuring these ecological values remain protected and managed in perpetuity.

Based on the above, it is considered that the proposed subdivision and amendments to the conditions of 2250266-RMACOM will result in less than minor adverse ecological effects on the environment.

6.4.4 Traffic Safety and Efficiency Effects

Transportation access will continue to be designed within consideration of the Far North District Council Engineering Standards & Guidelines in conjunction with NZS 4404:2004. Accessways are to be maintained as private JOAL's or ROW's which will be owned and managed by the Residents Association or respective lot owners.

Pedestrian movements through the site will continue to be via way of off-road formed pedestrian tracks through either shared (communal land) or where in private land, will continue to be protected by easements to allow residents to use.

Overall, it is considered that the proposal will continue to result in less than minor effects on the local roading network or on internal roading infrastructure.

6.4.5 Servicing Effects

The overall servicing strategy for the proposed development remains unchanged from that approved. As such, it is concluded that the proposed development can be adequately serviced and will continue to result in less than minor adverse servicing effects.

6.4.6 Geotechnical Effects

The principal geotechnical changes relate to the relocation of the indicative building platforms on Lots 15, 16, 21 and 22. Haigh Workman has reviewed the proposed amendments to the approved subdivision layout, including the revised building platform locations, lot configuration and internal access arrangements, and have prepared an updated Geotechnical Addendum Memorandum (**Appendix 4**) in support of this application.

Haigh Workman advises that the revised building areas for Lots 15 and 16 remain within terrain of similar geotechnical characteristics and that the lot-specific recommendations contained within the December 2024 Geotechnical Investigation Report remain appropriate without amendment. The revised building platforms for Lots 21 and 22 have been reduced in size and, as the building platform for Lot 22 is now located within the same area originally investigated and assessed for Lot 21, the lot specific recommendations previously given for Lot 21 are also applicable to Lot 22. All remaining building platforms continue to be located within areas previously assessed.

Detailed engineering design and construction will continue to be undertaken in accordance with the recommendations of the original Geotechnical Investigation Report and the existing consent conditions.

Accordingly, the proposed variation does not introduce any new geotechnical constraints or materially increase geotechnical risk beyond that previously assessed and approved. Subject to continued compliance with the existing geotechnical recommendations and consent conditions, noting the change in recommendation for Lot 22 specifically, any adverse geotechnical effects arising from the proposed amendments are considered to be less than minor.

6.4.7 Natural Hazards Effects

While there is a coastal flood hazard within the site, the internal roads are for the most part elevated above the future 100-yr flood level, except for the immediate area near Aucks Road which will tie into existing levels. This remains unchanged from the approved application. It can therefore be concluded that the flooding risk and associated effects will continue to be negligible as the resulting lots will not be accessible from the public road.

All individual building platforms will continue to be located away from the coastal flood zone 3 extent of 100-YEAR (**ARI**) Static Water level, except for Lot 55 and Lot 42, as per the approved application. Specific platform design has been provided for Lot 55 and Lot 42 as to ensure suitable building platforms are above the 100-yr levels. No changes are proposed to Lots 55 and 42 and will continue to remain as approved.

The updated Geotechnical Addendum Memorandum (**Appendix 4**) prepared by Haigh Workman in support of this application confirms the revised building platforms remain within areas assessed as suitable for development and the recommendations and mitigation measures contained within the original geotechnical assessment remain appropriate. Accordingly, the Natural hazard risks continue to be appropriately identified and managed, and the development is considered to be

appropriately designed with consideration of the coastal hazard area, and it is considered that the associated effects will continue to be less than minor.

Regarding fire hazard risk, any vegetation established within 20m of a future building on the resulting lots will continue to be low flammable species only. Additionally, ongoing flammable weed management within a 20m setback of all dwellings will be undertaken to ensure that fire risk is minimised.

6.4.8 Reverse Sensitivity Effects

The surrounding area of the site is characterised by small to medium rural-residential and lifestyle lots, and includes respective residential, recreation and commercial activities. The proposed new lots will continue to be consistent with the lifestyle character observed in the area. Given the Kiwi High area in which the site is located, agricultural activities are not common in the Rural General land adjacent to the south of the site.

Given the established coastal living and residential character of the wider area and the general absence of rural production activities, no reverse sensitivity effects are anticipated as a result of the proposed development.

6.4.9 Archaeological Effects

As assessed within the approved application, terrace features (Q05/1269) are the only known archaeological site within the application area. The proposal will continue to avoid this site, and therefore there are no adverse archaeological or heritage effects anticipated as a result of this development.

6.4.10 Cultural Effects

The original application included detailed consultation with members of Kororāreka Marae and Te Kapotai hapū. None of the changes proposed as part of this current application change the outcomes from that consultation or the determination of cultural effects from the original resource consent condition. As such, no additional cultural effects are anticipated as a result of the current proposal.

6.4.11 Construction Activities

The construction activities associated with this subdivision will continue to be limited to the construction of roading, drainage, driveways, retaining walls and the formation of private driveways and building platforms. These works will be temporary in nature.

Extensive erosion and sediment control measures will continue to be implemented at the site during earthworks activities as shown in the Engineering Plans. The erosion and sediment controls are in accordance with the Far North District Council code of practice (Erosion, Sediment and Dust Control 2.4.2.2) which also references Auckland Council Guideline Document GD2016/005 – Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016. All sediment control measures will be checked regularly to ensure that they are performing as intended.

The proposal will result in some construction noise which will adhere to standard noise restrictions in the New Zealand Standard 6803:1999 for Acoustics – Construction Noise. Therefore, it is considered that the proposal will continue to have less than minor adverse noise effects as a result of construction activities.

Temporary traffic effects during construction will continue to be managed with a Construction Traffic Management Plan in accordance with a condition of consent.

On the basis of the above, it is considered that any adverse construction-related effects can be managed to a less than minor extent.

6.5 Summary of Effects

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

6.6 Public Notification Conclusion

Having undertaken 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 not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

7.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

7.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

7.1.1 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 (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

7.1.2 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 national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

7.1.3 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;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

7.1.4 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.

In this instance, having regard to the assessment in section above, it is considered that special circumstances do not apply.

7.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 6.2 above, and no written approvals have been obtained.

Having regard to the above provisions, an assessment is provided below.

7.3 Assessment of Effects on Persons

The proposal does not seek approval for additional subdivision yield or an increase in the overall scale or intensity of development authorised under the existing consent 2250266-RMACOM. Rather, the amendments relate primarily to revised subdivision staging, lot configuration, access

arrangements, building platform locations and building height restrictions and consequential amendments to the consent conditions.

The updated technical assessments prepared in support of the application confirm that the proposed amendments do not materially increase adverse environmental effects beyond those anticipated and accepted through the original resource consent. In particular:

- the updated Landscape Assessment prepared by LLA (Appendix 6) concludes that the revised building platforms, access arrangements and amended building controls will maintain, or in some instances reduce, landscape and visual effects;
- the updated Ecological Memorandum prepared by Wild Ecology (Appendix 8) confirms that the proposal continues to achieve the ecological outcomes anticipated by the original consent, with no loss of significant indigenous vegetation, wetlands or watercourses;
- the updated Geotechnical Addendum prepared by Haigh Workman (Appendix 4) confirms that the revised development layout remains suitable from a geotechnical perspective and does not increase natural hazard risk;
- the updated Engineering Memorandum prepared by Maven (Appendix 5) confirms engineering servicing arrangements remain appropriate, with no increase in demand on infrastructure or adverse off-site effects; and
- Erosion and sediment control devices will continue to be installed prior to earthworks to ensure that any potential sediment runoff is contained within the site.

As such, the proposal does not give rise to increased visual, amenity, infrastructure, natural hazard, ecological or landscape effects on neighbouring properties when compared with the consented development. Having regard to the nature and scale of the proposed amendments and the conclusions of the supporting technical assessments, it is considered that any adverse effects on surrounding properties will be less than minor.

Accordingly, no persons are considered to be adversely affected by the proposal for the purposes of section 95E of the Resource Management Act 1991.

7.4 Limited Notification Conclusion

Having undertaken the section 95B 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.

Therefore, it is recommended that this application be processed without limited notification.

8.0 Consideration of Applications (Section 104)

8.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a non-complying activity, section 104D of the Act states that a council may only grant the application if:

(a) adverse effects will be no more than minor; or

(b) the activity is not contrary to the objectives and policies of the relevant plans.

9.0 Effects on the Environment (Section 104(1)(A))

Having regard to the actual and potential effects on the environment of the activity resulting from the proposal, it was concluded in the assessment above that any wider adverse effects relating to the proposal will be less than minor and that no persons would be adversely affected by the proposal.

Further, it is considered that the proposal will also result in positive effects including:

- Improved subdivision design through more efficient lot configuration and access arrangements; and
- Greater flexibility in the siting and design of future dwellings while maintaining the landscape, visual amenity and natural character outcomes anticipated by the original consent.

Overall, it is considered that the proposal will have positive effects, and any actual and potential adverse effects on the environment of allowing the activity are appropriate.

10.0 District Plan and Statutory Documents (Section 104(1)(B))

10.1 Objectives and Policies of the National Policy Statement – Natural Hazards

The National Policy Statement for Natural Hazards (NPS-NH) provides direction to decision-makers to ensure that subdivision, use and development do not increase natural hazard risk and that new exposure to hazard risk is avoided where practicable. The objectives and policies seek to ensure that natural hazard risk to people, property and infrastructure is appropriately managed and not increased through subdivision, use or development. The NPS-NH risk framework provides that risk

is assessed by considering the likelihood of a natural hazard event and the consequences associated with exposure to that hazard.

While the original Haigh Workman Geotechnical Report dated December 2024 predates the NPS-NH becoming operative, the updated Geotechnical Addendum Memorandum prepared by Haigh Workman in support of this application confirms that the original 2024 report adopted a site-wide, risk-based approach that is consistent with the intent of the new policy framework. As such, as the proposal continues to retain all of the recommendations from the original 2024 report, it is not considered that the proposal will increase exposure to natural hazards or introduce new hazard risks. Therefore, the likelihood of consequence to the risk profile remains unchanged from what was originally approved under 2250266-RMACOM.

On this basis, the proposal would fall within a low risk category of the NPS-NH risk framework. For the outlined reasons, the proposed subdivision and s127 change to conditions are considered to be consistent with the intent and direction of the NPS-NH.

10.2 Objectives and Policies of the National Policy Statement – Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity ("NPS-IB") was published by the Minister of the Environment on 7 July 2023 and came into force on 4 August 2023.The original subdivision approved under 2250266-RMACOM was concluded to give effect to the relevant objectives and policies of the NPS-IB. This conclusion was based on the findings of the Ecological Assessment, which confirmed that the proposal would protect existing indigenous vegetation and provide a significant net ecological benefit through the establishment and long-term management of ecological management and restoration areas.

The proposal does not materially alter these biodiversity outcomes. While a minor amendment is proposed to the extent of the ecological covenant within Lot 4, the updated Ecological Memorandum confirms that this change relates to the retention of an existing formed farm track and results in the exclusion of only a small area of modified ground. The revised covenant boundaries continue to protect the site's indigenous vegetation. The proposal does not materially change the extensive ecological restoration planting, covenant protection and long-term management regime approved under the original consent remain unchanged. Accordingly, the ecological outcomes anticipated by the original consent will continue to be achieved.

It is therefore considered that the proposed subdivision and s127 change to conditions of 2250266-RMACOM do not alter the conclusions reached as part of the original resource consent. The proposal continues to protect and enhance indigenous biodiversity values and remains consistent with the relevant objectives and policies of the National Policy Statement for Indigenous Biodiversity.

10.3 Objectives and Policies of the New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement ("NZCPS") is a national policy statement with the purpose of ensuring that the requirements of the Resource Management Act in so far as it relates to the coastal environment of New Zealand are achieved. More specifically the NZCPS sets policies to protect the characteristics and qualities of the coastal environment from the issues it faces.

The original subdivision approved under 2250266-RMACOM was concluded to be consistent with the relevant objectives and policies under NZCPS. In particular, the proposal was found to preserve the natural character of the coastal environment through the careful siting and design of

development, protection and enhancement of indigenous vegetation, establishment of a substantial ecological management area, and implementation of architectural controls to ensure future built form was sympathetic to the surrounding landscape. As outlined above, the proposal does not materially alter these outcomes and do not increase the approved subdivision yield or expand the overall development footprint within the coastal environment.

Accordingly, the proposed subdivision and s127 change to conditions of 2250266-RMACOM do not alter the conclusions reached as part of the original resource consent. The proposal continues to preserve the natural character, landscape and ecological values of the coastal environment while enabling appropriate use and development of the site. It is therefore considered that the proposal remains consistent with the relevant objectives and policies of the NZCPS.

10.4 Objectives and Policies of the Northland Regional Policy Statement

The Regional Policy Statement ("RPS") for Northland contains high level policy guidance for development. The subject site does not contain any significant features as defined by the RPS. The original subdivision approved under 2250266-RMACOM was concluded to be consistent with the relevant objectives and policies of the RPS. This conclusion was based on the proposal's approach to subdivision design, which sought to protect and enhance ecological and landscape values, mitigate natural hazards, provide appropriate infrastructure servicing, and manage adverse environmental effects through comprehensive engineering and environmental management measures.

The proposal does not materially alter these outcomes and the updated technical assessments prepared in support of the application confirm that the proposal continues to appropriately manage the site's environmental values. The proposal continues to provide for long-term protection and enhancement of indigenous biodiversity, implementation of erosion and sediment controls during construction, and the provision of appropriate infrastructure servicing.

Accordingly, it is considered that the proposed subdivision and s127 change to conditions of 2250266-RMACOM do not alter the conclusions reached as part of the original resource consent. The proposal continues to achieve the integrated management outcomes sought by the RPS for Northland and remains consistent with its relevant objectives and policies.

10.5 Weighting of Operative and Proposed District Plan Provisions

The Far North District Council notified the Proposed Far North District Plan (PDP) on 27 July 2022. On 30 June 2026, the Council publicly notified its decisions on submissions to the PDP, commencing the Environment Court appeal period. From that date, the Proposed District Plan – Decisions Version has legal effect under section 86B(1) of the Resource Management Act 1991.

At the time of preparing this assessment, the PDP is in the Environment Court appeal period, which is due to close on 12 August 2026, followed by a 15-working-day period for eligible persons to join appeals under section 274 of the Resource Management Act 1991. Accordingly, while the Decisions Version of the PDP has legal effect, there remains the potential for provisions to be amended through the appeals process. The final scope and nature of any appeals are not yet known.

In undertaking this assessment, the provisions of both the ODP and the PDP (Decisions Version) have been considered. Given the uncertainty associated with the current appeal process and the potential for further changes to the PDP provisions, greater weight has been afforded to the ODP.

However, as demonstrated in the assessment below, the proposal is consistent with and finds support under both the ODP and the PDP provisions.

10.6 Objectives and Policies of the Operative Far North District Plan

The original subdivision approved under 2250266-RMACOM was concluded to be consistent with the relevant objectives and policies of the Operative Far North District Plan (ODP).

10.6.1 Chapter 10 - Coastal Environment

The objectives and policies of the Coastal Environment Chapter seek to manage, protect and enhance natural character, the open space and amenity values of the coastal environment, water quality and soil conservation and biodiversity values by limiting rural subdivision and development. At a high level, this requires subdivision to result in the protection of significant vegetation, wetlands and wildlife habitats, or enhancement planting, which can offset some of the adverse effects of subdivision on the environment and landscape values. The proposed subdivision and changes to 2250266-RMACOM, will not increase the subdivision's density beyond what is already consented. While the allotment sizes do not align with the average allotment size requirements for a management plan subdivision in the General Coastal zone, the proposal does not materially change the approved subdivision design and so is not expected to compromise the locality's amenity values. The proposal will not significantly alter the areas of enhancement planting so will continue to enable the provision of ecological connections and corridors to the existing conservation areas on surrounding sites and provide for the ongoing management of indigenous coastal vegetation and habitats. As such, the proposed subdivision and s127 changes to conditions is considered to be consistent with the relevant objectives and policies of the Coastal Environment zones.

10.6.2 Chapter 12 Natural and Physical Resources

The objectives and policies of the Natural and Physical Resources Chapter seek to recognise and provide for the distinctiveness, natural diversity and complexity of landscapes as far as practicable with emphasis on enhancement rather than the deterioration of landscape values. As detailed above in this report, the proposed subdivision and s127 change to conditions does not materially alter the approved subdivision and will continue to permanently protect, rehabilitate and enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats. The updated Landscape Assessment prepared by LLA confirms that the areas of variation are relatively minor and several changes result in a minor reduction in potential landscape effects, whilst the remainder of the proposed changes maintain the level of adverse effect predicted and provided for under the approved consent. As such, the proposed subdivision and s127 changes to conditions remains consistent with its relevant objectives and policies.

10.6.3 Chapter 13 – Subdivision

The objectives and policies of the subdivision chapter seek to ensure seek to ensure subdivision occurs in a manner that avoids, remedies or mitigates adverse environmental effects and responds appropriately to the characteristics and constraints of the land. It provides for integrated subdivision design that maintains landscape, natural character and ecological values and provides for appropriate servicing and legal and physical access. The original resource consent was assessed against the objectives, policies of the Subdivision Chapter, with Council concluding that the

management plan subdivision appropriately achieved the purpose of the chapter by enabling a comprehensively designed subdivision that responded to the site's environmental values and constraints.

The proposal continues to be consistent with the objectives and policies of Chapter 13 as supported by technical assessments which confirm that the amendments will not materially alter the environmental outcomes anticipated by the original consent. The updated Landscape Assessment concludes that landscape and visual effects remain acceptable, with several amendments reducing potential effects. The updated Ecological Memorandum confirms that biodiversity outcomes are maintained, while the updated Geotechnical Addendum demonstrates that the revised building platforms and access arrangements remain suitable and do not increase natural hazard risk. Engineering assessments confirm that servicing and access arrangements continue to be appropriate.

While the allotment sizes do not align with the average allotment size requirements for a management plan subdivision in the General Coastal zone, the proposal does not create any additional allotments beyond those already authorised by the existing consent. The purpose of the minimum average allotment size requirement within the General Coastal Zone is to maintain the open character of the coastal environment, avoid fragmentation of rural and coastal land, and ensure that subdivision occurs in a manner that is compatible with the character and environmental values of the zone. In this instance the land proposed to be incorporated into the management plan subdivision is immediately adjoining the existing consented development and will not introduce an isolated pocket of smaller allotments within General Coastal Zone.

As such it is considered that the proposed subdivision and s127 changes to conditions of 2250266-RMACOM will remain consistent with underlying intent of the Subdivision Chapter objectives and policies by promoting an integrated subdivision design that responds to the site's environmental constraints while maintaining the landscape, natural character and ecological outcomes established through the original consent.

10.7 Objectives and Policies of the Proposed Far North District Plan

The original subdivision approved under 2250266-RMACOM was concluded to be consistent with the relevant objectives and policies of the Proposed Far North District Plan (PDP). The activity was deemed to be consistent with the relevant objectives, policies and assessment criteria because it was considered to be in-keeping with the density of the surrounding environment, was well separated well from any other horticultural and agricultural activities and no residential development proposed within the coastal flood risk areas.

10.7.1 Rural Lifestyle Zone

The objectives and policies of the Rural Lifestyle Zone is intended to provide for low-density residential living alongside small-scale farming activities in a manner that maintains the zone's rural character and amenity values and does not compromise the effective and efficient operation of adjoining Rural Production land. The proposed subdivision and changes to 2250266-RMACOM, will not increase the subdivision's density beyond what is already consented or increase the potential development yield. As such it is considered that proposal will not compromise the predominant character and amenity values of the Rural Lifestyle zone beyond what is already approved and will continue to maintain an appropriate interface with surrounding rural activities and does not introduce effects that would constrain primary production. As such, the proposed subdivision and

s127 changes to conditions remains consistent with its relevant objectives and policies of the Rural Lifestyle Zone.

10.7.2 Rural Production Zone

The objectives and policies of the Rural Production Zone seek to protect land for current and future primary production activities, particularly highly productive land, while maintaining the rural character and amenity of the zone. They provide for compatible rural activities provided that any subdivision and development do not fragment productive land or introduce reverse sensitivity effects. While the proposal includes amalgamating and subsequent subdivision of a section of Rural Production-zoned land, the land is located on the fringe of the Zone boundary, adjoins the existing Management Plan Subdivision site and does not comprise highly productive land. The proposal will not result in the fragmentation of a rural productive land and will not materially reduce the productive capacity of the wider rural landscape or constrain the ongoing operation of surrounding primary production activities through reverse sensitivity effects. Accordingly, the proposal is considered to be consistent with the overall intent of the Rural Production Zone objectives and policies,

10.7.3 Coastal Environment

The objectives and policies of the Coastal Environment seek to preserve and protect the natural character of the coastal environment while enabling appropriate use and development. They promote integrated and compatible land use and the protection of areas of high and outstanding natural character from inappropriate subdivision and development. Development should be designed and located to integrate with the surrounding landscape and avoid, remedy or mitigate adverse effects on coastal values. The proposal represents a modification to an existing consented subdivision rather than a new pattern of development within the coastal environment. The proposal retains the overall pattern of development and associated covenant and enhancement areas, with updated staging, lot configuration and access arrangements that do not materially alter the extent of development within the coastal environment. The proposal does not involve significant adverse effects on natural character, coastal landscape values or indigenous biodiversity, with the updated technical assessments confirming that the environmental effects remain acceptable. Accordingly, the proposal is considered to be consistent with the overall intent of the Coastal Environment objectives and policies, as it provides for appropriate development while maintaining and protecting the key values of the coastal environment.

10.7.4 Subdivision

The objectives and policies of the Subdivision chapter seek to ensure subdivision is undertaken in a coordinated and efficient manner that achieves the intended outcomes of the relevant zone while protecting environmental values and avoiding adverse effects. They require subdivision to provide appropriately sized and serviced allotments, maintain consistency with the character and purpose of the zone, avoid reverse sensitivity effects, protect highly productive land and significant environmental features. The proposed subdivision and s127 changes to conditions of 2250266-RMACOM results in the refinement of the layout and staging of an already approved subdivision without increasing the overall number of developable lots. The proposal will continue to provide appropriately sized allotments with suitable building platforms, legal and physical access, and servicing consistent with the approved development. The proposal maintains the overall environmental outcomes of the consent, including the extent of covenant and enhancement areas

(subject to minor amendments associated with revised lot boundaries), and is supported by updated technical assessments confirming that the changes do not result in additional adverse environmental effects. While a small area of Rural Production-zoned land is incorporated into the subdivision, does not involve highly productive land, and represents an extension of the existing consented subdivision rather than fragmentation of productive rural land. The proposal also retains the integrated approach to infrastructure, access and staging established by the original consent. Accordingly, the proposal is considered to be consistent with the overall intent of the Subdivision objectives and policies. It facilitates a more efficient subdivision layout while continuing to achieve the anticipated outcomes of the relevant zones, maintaining environmental protection measures, and avoiding any material increase in adverse effects.

As such it is considered that the proposed subdivision and s127 changes to conditions of 2250266-RMACOM will remain consistent with the objectives and policies of the PDP.

10.8 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the relevant statutory documents.

11.0 Part 2 Matters

While it is not necessary to take recourse to Part 2 given that it has already been incorporated into the ODP, we do so for completeness.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of "other matters" to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be no more than minor, and the proposal accords with the relevant ODP, PDP, RPS, PRP, NZCPS, NPS-FM, NPS-IB and NPS-NH objectives and policies, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

12.0 Other Matters (Section 104(1)(C))

12.1 Record of Title Interests

The Record of Title for the site are subject to a number of interests (refer **Appendix 1**). None of these are anticipated to affect the resource consent application.

13.0 Section 104(6A) Significant Non-compliances

Under Section 104(6A) of the RMA, a consent authority may decline an application for resource consent if the applicant has a record of significant non-compliance with a requirement of this Act.

The applicant, Willowridge Developments Limited , is not a natural person and has not been the subject of a non-compliance.

14.0 Section 104D Non-complying Activities

To be able to grant consent to a non-complying activity, a council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan or plan (s104D(1)(b)). This consideration is commonly known as the 'threshold test' or the 'gateway test'. If either of the limbs of the test can be passed, then the application is eligible for approval, but the proposed activity must still be considered under section 104. There is no primacy given to either of the two limbs, so if one limb can be passed then the 'test' can be considered to be passed.

As identified in the assessment above, the adverse effects of the activity on the environment will be less than minor and the proposed activity will not be contrary to the objectives and policies of the relevant plans. As such the application can be considered under section 104 and a determination made on the application as provided by section 104B.

15.0 Section 106 Subdivision

Under section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is 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.

As discussed in the assessment above, the proposed amendments do not introduce any additional natural hazard risks. The updated Geotechnical Addendum confirms that the revised building platforms and access arrangements remain suitable for development and that the recommendations and mitigation measures contained within the original geotechnical assessment continue to apply. Accordingly, the proposal will not result in a significant risk from natural hazards.

The proposed amendments also do not adversely affect legal or physical access to any allotment. While some internal access arrangements are revised, all proposed lots will continue to be provided with appropriate legal and physical access consistent with the original consent.

It is concluded that there is no significant risk from natural hazards and all lots will be provided with legal and physical access arrangements. The proposal is therefore consistent with section 106 of the RMA.

16.0 Section 106A Natural Hazards

Under section 106A of the Act, a consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.

As outlined in the assessment above, the proposed amendments do not give rise to any additional natural hazard risks. The updated Geotechnical Addendum confirms that the revised building platforms remain suitable for development and that the recommendations and mitigation measures contained within the original geotechnical assessment continue to apply.

The proposal does not extend development into areas of greater natural hazard risk, nor does it alter the original conclusions regarding the suitability of the site for the approved development. Existing consent conditions requiring compliance with the approved geotechnical recommendations will continue to ensure that natural hazard risks are appropriately managed.

Accordingly, it is considered that there are no matters arising under section 106A of the Act that would justify refusal of the proposed land use consent or require additional conditions beyond those proposed as part of this application.

17.0 Conclusion

The proposal involves the amalgamation of Lot 2 542129 and Lot 1 DP 182616 as well as a s127 change to conditions of 2250266-RMACOM to enable revised subdivision design and staging originally authorised by Resource Consent 2250266-RMACOM at 39 Aucks Road.

Based on the above report it is considered that:

- Public notification is not required as adverse effects in relation to Landscape and Amenity, Ecology, Traffic Safety and Efficiency, Servicing, Geotechnical, Natural Hazards, Reverse Sensitivity, Archaeological Values and Construction Activities are considered to be less than minor;
- Limited notification is not required as no persons are considered to be adversely affected by the proposal;
- The proposal accords with the relevant statutory documents objectives and policies.
- The proposal is considered to be consistent with Part 2 of the Act.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that it can be granted on a non-notified basis. The applicant respectfully requests that draft conditions of consent be provided to them pursuant to section 107G of the Act.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **476989**

Land Registration District **North Auckland**

Date Issued 28 October 2009

Prior References

NA117C/424 NA123B/680

Estate Fee Simple

Area 3.6455 hectares more or less

Legal Description Lot 1 Deposited Plan 187577 and Lot 3-4 Deposited Plan 420232

Registered Owners

Willowridge Developments Limited

Interests

Appurtenant to Lot 1 DP 187577 herein is an electricity supply right specified in Easement Certificate B664045.3 - 14.5.1987 at 12.26 pm

The easements specified in Easement Certificate B664045.3 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant to Lot 1 DP 187577 herein is a telephone supply right created by Transfer B790220.2 - 2.3.1988 at 2:18 pm

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 420232)

8300644.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.10.2009 at 3:13 pm (Affects Lots 3 & 4 DP 420232)

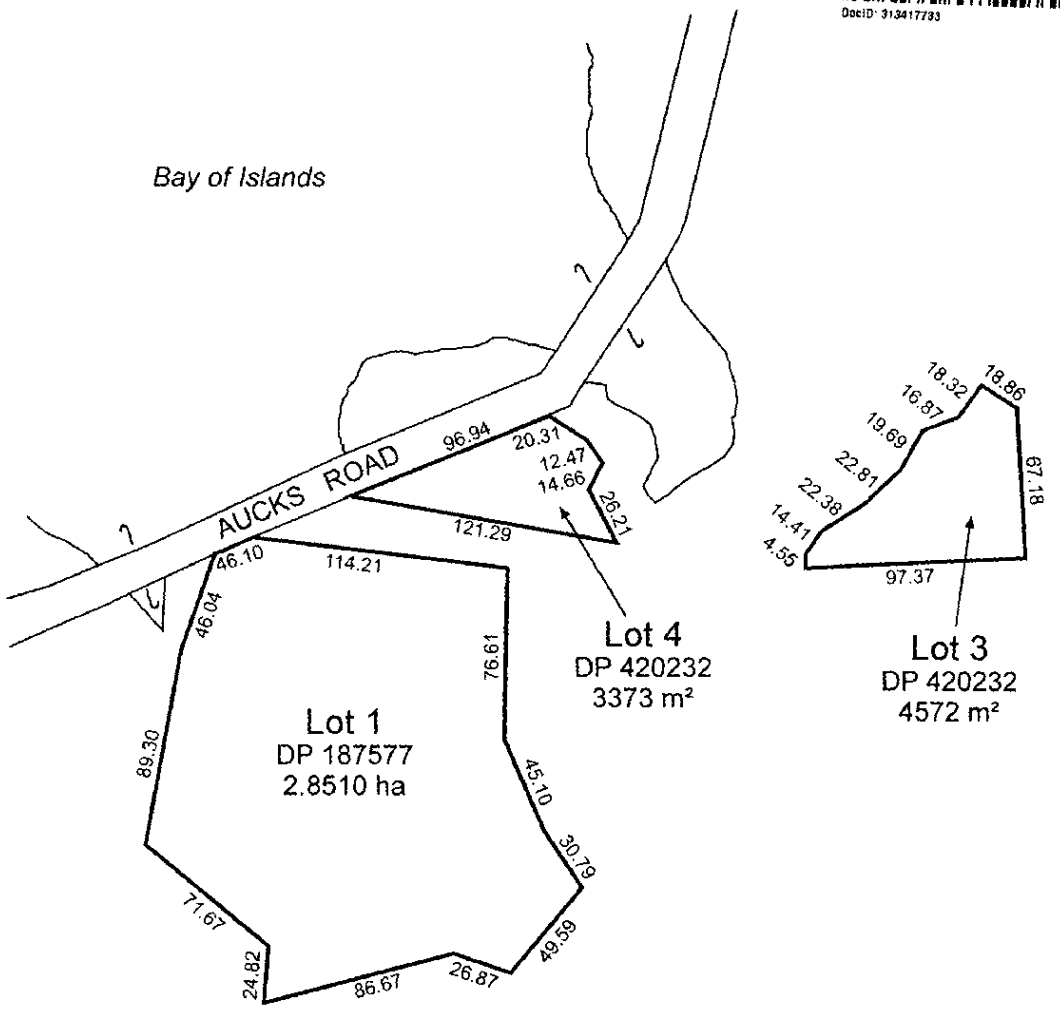
Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 8300644.5 - 28.10.2009 at 3:13 pm

12193860.1 Mortgage to Westpac New Zealand Limited - 16.8.2021 at 11:24 am

Land Covenant in Covenant Instrument 12682951.1 - 21.3.2023 at 3:57 pm

CT 476989
CH2009/198

Title Diagram CT 476989
Cpy – 01/01, Pgs – 001, 04/11/09, 12:48
DocID: 313417733



TOTAL CT AREA: 3.6455 ha

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **912226**
Land Registration District **North Auckland**
Date Issued 23 June 2020

Prior References
NA117C/425

Estate Fee Simple
Area 38.2940 hectares more or less
Legal Description Lot 1 Deposited Plan 542129
Registered Owners
Willowridge Developments Limited

Interests

Appurtenant hereto is an electricity supply right specified in Easement Certificate B664045.3 - 14.5.1987 at 12.26 pm

The easements specified in Easement Certificate B664045.3 are subject to Section 309 (1) (a) Local Government Act 1974

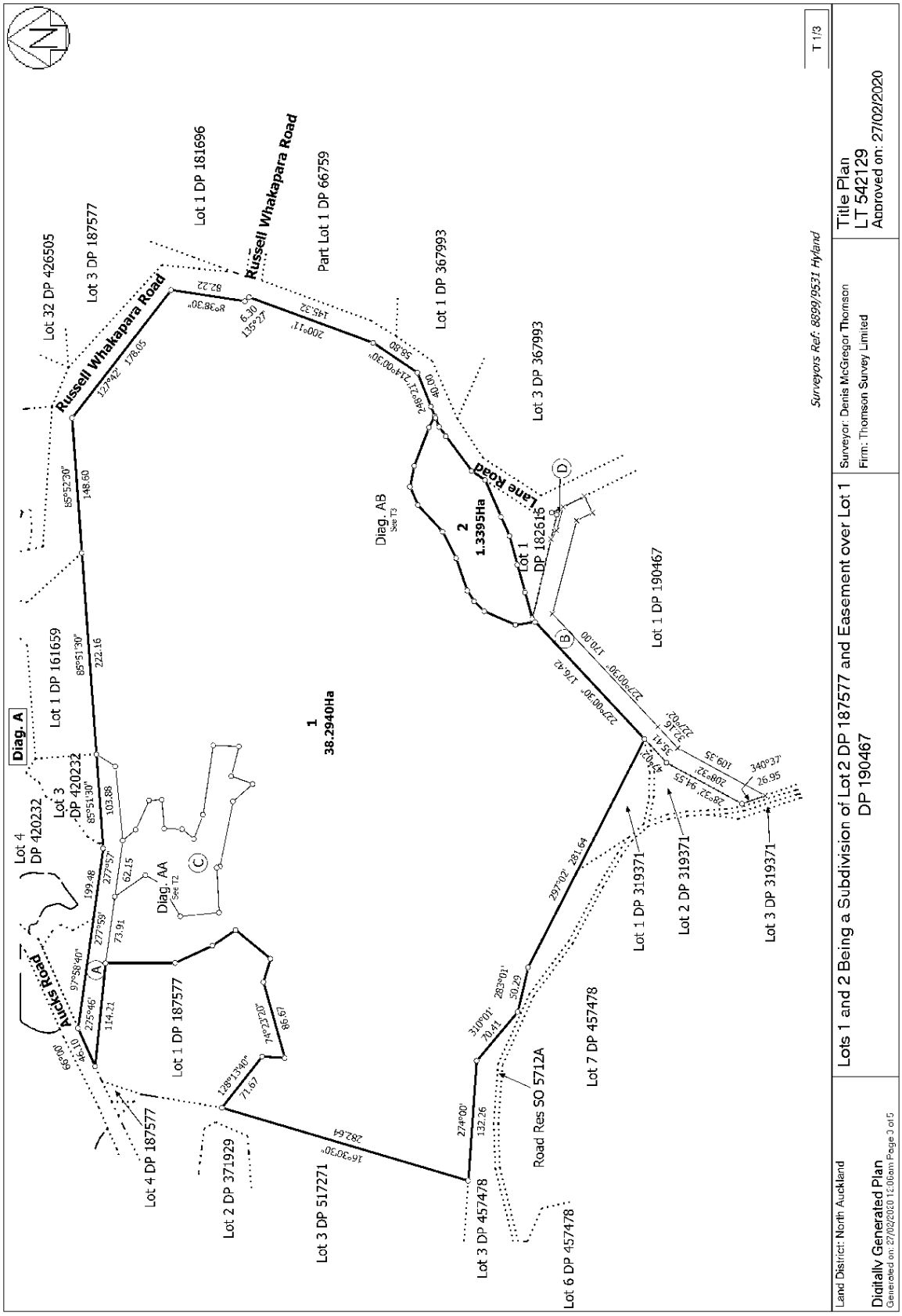
Appurtenant hereto is a telephone supply right created by Transfer B790220.2 - 2.3.1988 at 2:18 pm

D574444.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 25.1.2001 at 9.00 am

Subject to a right of way and a right to convey electricity, telecommunications and computer media over part marked A on DP 542129 created by Easement Instrument 8300644.5 - 28.10.2009 at 3:13 pm

12193860.1 Mortgage to Westpac New Zealand Limited - 16.8.2021 at 11:24 am

Land Covenant in Covenant Instrument 12682951.1 - 21.3.2023 at 3:57 pm


Lot 32 DP 426505
Lot 3 DP 187577
Lot 1 DP 181696
Russell Whakapara Road
Part Lot 1 DP 66759
Lot 1 DP 367993
Lot 3 DP 367993
Lot 1 DP 161659
Lot 4 DP 420232
Lot 3 DP 420232
Diag. A
Diag. AB
See T3
Diag. AA
See T2
1
38.2940Ha
2
1.3395Ha
Lot 1 DP 182616
Lane Road
Lot 1 DP 190467
Auckis Road
Lot 1 DP 187577
Lot 4 DP 187577
Lot 2 DP 371929
Lot 3 DP 517271
Lot 3 DP 457478
Lot 6 DP 457478
Road Res SO 5712A
Lot 7 DP 457478
Lot 1 DP 319371
Lot 2 DP 319371
Lot 3 DP 319371
Surveyors Ref: 8899/9531 Hyland
T 1/3
Land District: North Auckland
Digitally Generated Plan
Generated on: 27/02/2020 12:06am Page 3 of 5
Lots 1 and 2 Being a Subdivision of Lot 2 DP 187577 and Easement over Lot 1 DP 190467
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Title Plan
LT 542129
Approved on: 27/02/2020

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **912227**
Land Registration District **North Auckland**
Date Issued 23 June 2020

Prior References
NA117C/425

Estate Fee Simple
Area 1.3395 hectares more or less
Legal Description Lot 2 Deposited Plan 542129
Registered Owners
Willowridge Developments Limited

Interests

Appurtenant hereto is an electricity supply right specified in Easement Certificate B664045.3 - 14.5.1987 at 12.26 pm

The easements specified in Easement Certificate B664045.3 are subject to Section 309 (1) (a) Local Government Act 1974

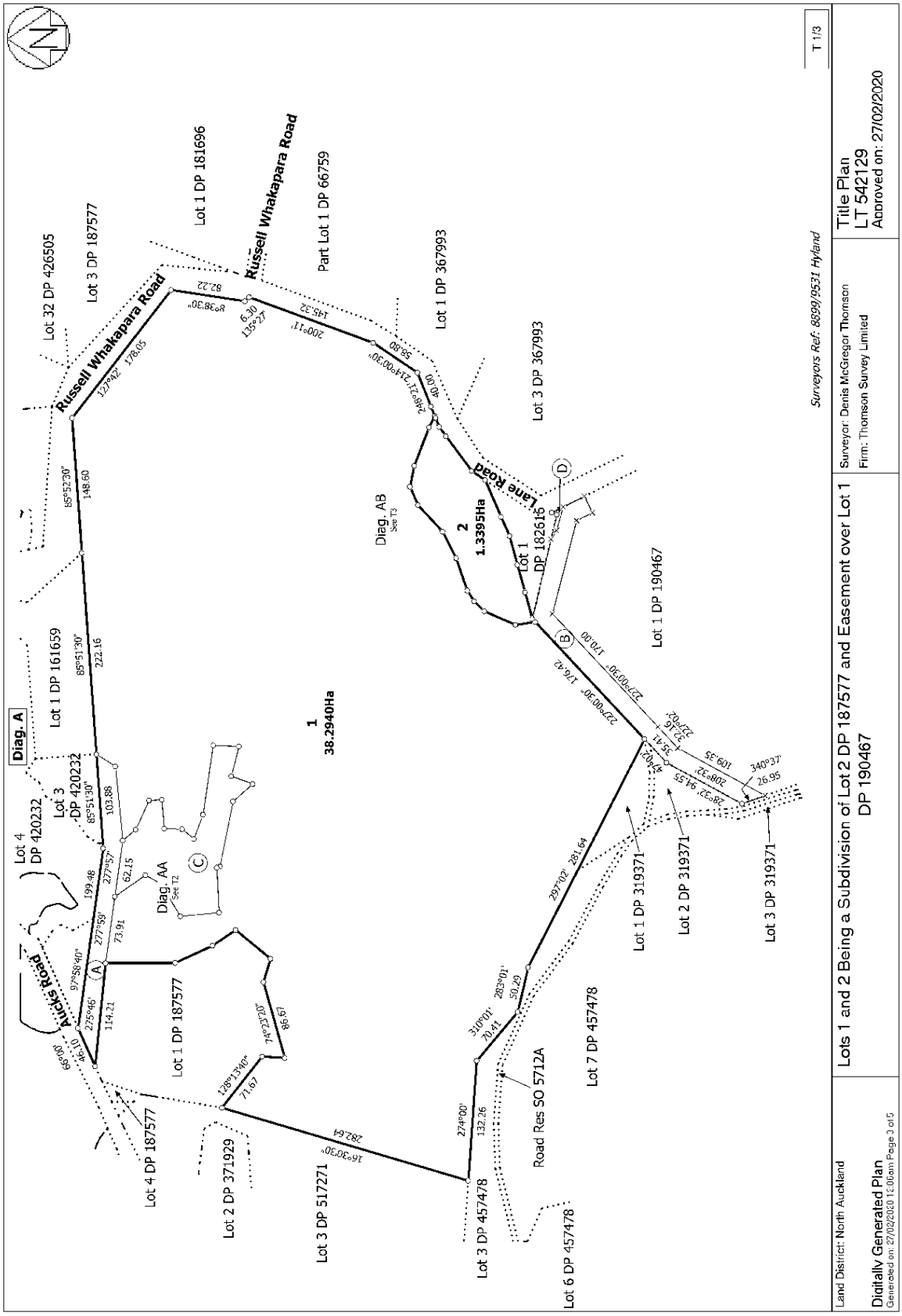
Appurtenant hereto is a telephone supply right created by Transfer B790220.2 - 2.3.1988 at 2:18 pm

D574444.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 25.1.2001 at 9.00 am

11735593.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.6.2020 at 11:30 am

12193860.1 Mortgage to Westpac New Zealand Limited - 16.8.2021 at 11:24 am

Land Covenant in Covenant Instrument 12682951.1 - 21.3.2023 at 3:57 pm


Lot 32 DP 426505
Lot 3 DP 187577
Lot 1 DP 181696
Russell Whakapara Road
Part Lot 1 DP 66759
Lot 1 DP 367993
Lot 3 DP 367993
Lane Road
Lot 1 DP 182616
Lot 1 DP 190467
Lot 1 DP 161659
Lot 3 DP 420232
Lot 4 DP 420232
Diag. A
Diag. AA
Diag. AB
1
38.2940Ha
2
1.3395Ha
Auckis Road
Lot 1 DP 187577
Lot 4 DP 187577
Lot 2 DP 371929
Lot 3 DP 517271
Lot 3 DP 457478
Road Res SO 5712A
Lot 7 DP 457478
Lot 6 DP 457478
Lot 1 DP 319371
Lot 2 DP 319371
Lot 3 DP 319371
T 1/3
Surveyors Ref: 8899/9531 Hyland
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited
Title Plan
LT 542129
Approved on: 27/02/2020
Land District: North Auckland
Lots 1 and 2 Being a Subdivision of Lot 2 DP 187577 and Easement over Lot 1 DP 190467
Digitally Generated Plan
Generated on: 27/02/2020 12:06am Page 3 of 5

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA113D/111**
Land Registration District	**North Auckland**
Date Issued	03 June 1998

Prior References
NA24A/915

Estate	Fee Simple
Area	4286 square metres more or less
Legal Description	Lot 1 Deposited Plan 182616
Registered Owners	

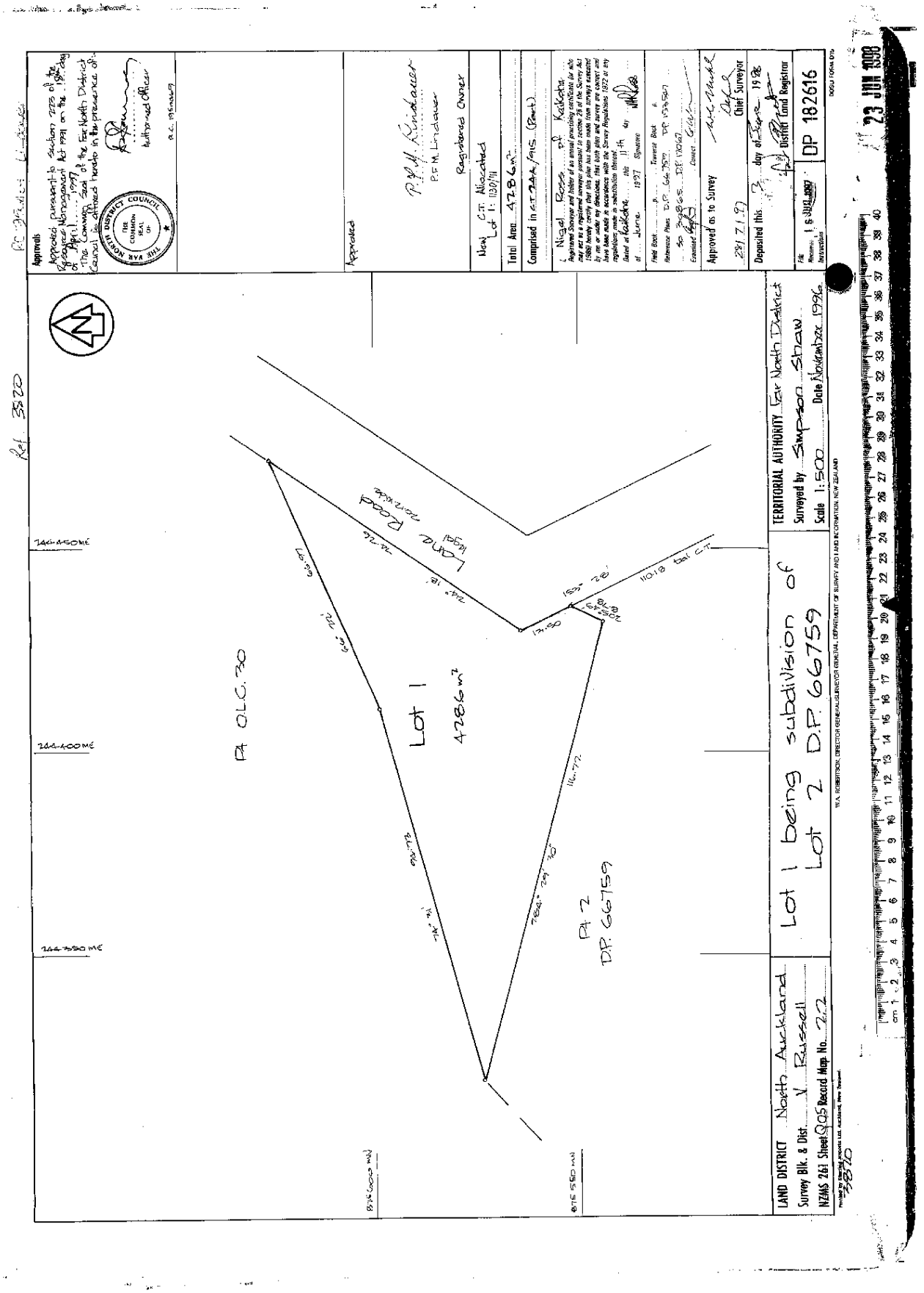
Willowridge Developments Limited

Interests

Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and water created by Easement Instrument 11735593.3 - 23.6.2020 at 11:30 am

12193860.1 Mortgage to Westpac New Zealand Limited - 16.8.2021 at 11:24 am

Land Covenant in Covenant Instrument 12682951.1 - 21.3.2023 at 3:57 pm


Approvals
Approved pursuant to section 226 of the Resource Management Act 1991 on the 1st day of April 1997 by the Far North District Council in the presence of:
THE FAR NORTH DISTRICT COUNCIL
Authorised Officer
R.C. 1954449
Approved
P.F.M. Lindauer
Registered Owner
New C.T. Allocated Lot 1: 1130/111
Total Area 4286m²
Comprised in C.T. 244/105 (Part)
I, Nigel Ross of Kaikohe Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 26 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations in substitution thereof.
Dated at Kaikohe this 11th day of June 1997 Signature
Field Book ... p. ... Traverse Book ...
Reference Plans D.P. 66759 D.P. 153567
SO 28965 D.P. 170167
Examined Graduate Director
Approved as to Survey
28/7/97
Chief Surveyor
Deposited this 23rd day of June 1998
District Land Registrar
File Reference 1 & 3301/1997
DP 182616
23 JUN 1998
TERRITORIAL AUTHORITY Far North District
Surveyed by Simpson Straw
Scale 1:500 Date November 1996
W.A. ROBERTSON, DIRECTOR GENERAL-SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
LAND DISTRICT North Auckland
Survey Blk. & Dist. X Russell
NZMS 261 Sheet Q05 Record Map No. 222
Lot 1 being subdivision of Lot 2 D.P. 66759
Pt Allot. 30
Lot 1
4286 m²
Pt 2
D.P. 66759
Land Road
Kaikohe
Rd 3320
244-450mE
244-350mE
6316 600 mN
6315 550 mN
110.18 bal C.T.
116.72
Printed by Blueprint Services Ltd, Auckland, New Zealand

View Instrument Details

Instrument No	8300644.4
Status	Registered
Date & Time Lodged	28 October 2009 15:13
Lodged By	Davis, Gregory Leslie
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
476989	North Auckland
476990	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Gregory Leslie Davis as Territorial Authority Representative on 20/10/2009 11:43 AM

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

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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

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2090603
the Subdivision being Lot 3 & 4 DP 195294
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 under each condition below.

SCHEDULE

Lots 3 & 4 DP 420232

i. No dwelling or habitable building shall be erected or brought onto Lots 3 & 4 without the prior consent of the Council. Lots 3, 4 & Lot 1 DP 187577 are held together in a single Certificate of Title and shall be regarded as a single site for the purposes of the District Plan residential intensity provisions.

SIGNED: _____ Mr M.A. McDonald
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER

DATED at **KERIKERI** this 8th day of September 2009.

View Instrument Details

Instrument No	8300644.5
Status	Registered
Date & Time Lodged	28 October 2009 15:13
Lodged By	Davis, Gregory Leslie
Instrument Type	Easement Instrument

Affected Computer Registers	Land District
476989	North Auckland
476990	North Auckland
NA117C/424	North Auckland
NA117C/425	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 ☑

I certify that the Mortgagee under Mortgage 6617509.1 has consented to this transaction and I hold that consent ☑

Signature

Signed by Gregory Leslie Davis as Grantor Representative on 26/11/2009 11:37 AM

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 Gregory Leslie Davis as Grantee Representative on 26/11/2009 11:37 AM

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

Approved by Registrar-General of Land under No. 2007/6225

Easement instrument to grant easement or *profit à prendre*, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND

BARCODE

Grantor *Surname(s) must be underlined or in CAPITALS.*

L R HYLAND LIMITED

Grantee *Surname(s) must be underlined or in CAPITALS.*

L R HYLAND LIMITED

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) 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, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this day of

Attestation

	Signed in my presence by the Grantor *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**
Signature [common seal] of Grantor	
	Signed in my presence by the Grantee *Signature of witness* *Witness to complete in BLOCK letters (unless legibly printed)* **Witness name** **Occupation** **Address**
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2007/6225

Annexure Schedule 1

Easement instrument Dated [ ] Page 1 of 1 pages

Schedule A *(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, *profit*, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT *or* in gross)
Right of Way	A on DP 420232	Lot 2 DP 187577	Lots 1 DP 187577 and Lots 3 & 4 DP 420232
Right to convey Electricity	A on DP 420232	Lot 2 DP 187577	Lots 1 DP 187577 and Lots 3 & 4 DP 420232
Right to convey Telecommunications and computer media	A on DP 420232	Lot 2 DP 187577	Lots 1 DP 187577 and Lots 3 & 4 DP 420232

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

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~**[varied]**~~ ~~**[negatived]**~~ ~~**[added to]**~~ or ~~**[substituted]**~~ by:

~~[Memorandum number , registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number , registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

View Instrument Details

Instrument No	11735593.2
Status	Registered
Date & Time Lodged	23 June 2020 11:30
Lodged By	Jonson, Jan Dorothy
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
912227	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Lucia Lisa Aprea as Territorial Authority Representative on 22/06/2020 12:44 PM

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

Far North District Council

Private Bag 752, Kaitaia
Kaitaia 0410, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING **RC 2170042**
Being the Subdivision of LOT 2 DP 187577-SUBJ TO & INT IN EASES
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 2 DP 542129

(i) 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 be prepared generally in accordance with the Site and Soil Evaluation prepared by BOI Plumbing and Drainage Ltd and submitted with RC 2170042. 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.

(ii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of 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.

(iii) No more than two dogs and two cats shall be introduced or kept on the lot at any time. Any dog must be micro-chipped and have a current kiwi aversion trained certification. Any dog must be within a dog-proof fenced area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must kept inside or be tied up. Any cat is to be neutered, microchipped and kept inside at night.

Far North District Council

Private Bag 752, Memorial Ave
Kaitaia, Far North, New Zealand
Kerikeri: 0800 920 029
Phone: 09 401 5200
Fax: 09 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

SIGNED: P.J. Killalea Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 19th day of December 2019

View Instrument Details

Instrument No	11735593.3
Status	Registered
Date & Time Lodged	23 June 2020 11:30
Lodged By	Jonson, Jan Dorothy
Instrument Type	Easement Instrument

Affected Records of Title	Land District
76318	North Auckland
NA113D/111	North Auckland
NA118B/623	North Auckland

Annexure Schedule Contains 1 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	☑
I certify that the Mortgagee under Mortgage 9926056.6 has consented to this transaction and I hold that consent	☑
I certify that the Mortgagee under Mortgage 10986737.3 has consented to this transaction and I hold that consent	☑

Signature

Signed by Lucia Lisa Aprea as Grantor Representative on 20/07/2020 10:06 AM

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 Lucia Lisa Aprea as Grantee Representative on 20/07/2020 10:06 AM

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

Approved for ADLS by Registrar-General of Land under No. 2018/6266

EASEMENT INSTRUMENT TO GRANT EASEMENT OR *PROFIT À PRENDRE*

Sections 109 Land Transfer Act 2017

Registrar-General of Land Approval 2018/6266 ADLS

Grantor

Lindsay Robert HYLAND, Murray Craig GENTIL and LR Hyland Trustee Limited

Grantee

Lindsay Robert HYLAND, Murray Craig GENTIL and LR Hyland Trustee 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 *Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement, or *profit*	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of Way **Right to Convey Electricity,** **Right to Convey Telecommunications** **Right to Convey Water**	**B & D on DP 542129**	**Lot 1 DP 190467** **Record of Title NA118B/623**	**Section 24 BLK V Russell SD, Lot 1, 2 and 3 DP 319371** **Record of Title 76318**
Right of Way **Right to Convey Electricity** **Right to Convey Telecommunications** **Right to Convey Water**	**D on DP 542129**	**Lot 1 DP 190467** **Record of Title NA118B/623**	**Lot 1 DP 182616** **Record of Title NA113D/111**

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

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, 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

The implied rights and powers are hereby ~~**[varied]**~~ ~~**[negatived]**~~ ~~**[added to]**~~ or ~~**[substituted]**~~ by:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule]~~

REF: 7203 – © AUCKLAND DISTRICT LAW SOCIETY INC. 2018

View Instrument Details

Instrument No	12682951.1
Status	Registered
Date & Time Lodged	21 March 2023 15:57
Lodged By	Rowlands, Brittany Joan
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
476989	North Auckland
76318	North Auckland
912226	North Auckland
912227	North Auckland
NA113D/111	North Auckland
NA118B/623	North Auckland

Annexure Schedule Contains 2 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor 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 Rebecca Mary Karamaena as Covenantor Representative on 21/03/2023 11:27 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee 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 Rebecca Mary Karamaena as Covenantee Representative on 21/03/2023 11:28 AM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

WILLOWRIDGE DEVELOPMENTS LIMITED

Covenantee

WILLOWRIDGE DEVELOPMENTS LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Covenant - No Objection	All of the land contained within the burdened land	RT NA118B/623 RT 76318	RT 912226 RT 912227 RT 476989 RT NA113D/111

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number , registered under section 209 of the Land Transfer Act 2017].~~

[Annexure Schedule One].

Annexure Schedule One

1. The Covenantor acknowledges and agrees that this instrument shall be registered against the titles to the Benefited Land and the Burdened Land and agrees:

    a. To observe and perform the Covenants in this Instrument at all times (and to ensure that all occupiers, employees, contractors, invitees observes and performs the Covenants at all times); and

    b. Unless otherwise specified in this Instrument, the Covenants will forever run with and bind the Burdened Land for the benefit of the Benefited Land.

2. The Covenantor covenants with the Covenantee that:

    a. **No Objection:** The Covenantor shall not make or lodge, be a party to, procure, assist or support, finance or contribute to the cost of any submissions or proceedings (under the Resource Management Act 1991 or otherwise) designed or intended to or having the effect of limiting, preventing or restricting:
        i. any rezoning or amendments to the provisions of the District Plan or any proposed plan for residential and related activity on the Benefitted Land;
        ii. or any residential or related activity being undertaken or proposed to be undertaken on the Benefitted Land.

    b. **Road Vesting:** The covenants set out in this instrument shall cease to apply to any part of the Burdened Land which is intended to vest in the Crown or any territorial authority or any utility company as road, reserve or utility site, upon survey relating to such vesting or transfer being approved as to survey and being accepted for deposit by Land Information New Zealand.

B664045.3 EC

Approved by the District Land Registrars: North Auckland 422175, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

EASEMENT CERTIFICATE

(**IMPORTANT**: Registration of this certificate does not of itself create any of the easements specified herein).

I, JAN HARM MULLER of Aucklnad, Company Director and OTTOLINA JOHANNA SMEELE of Auckland, Married Woman as tenants in common in equal shares

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 under No. 109590 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement: Lot No.(s) or other Legal Description	Servient Tenement: Colour, or Other Means of Identification, of Part Subject to Easement	Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
Electricity	Lot 1	A	part Section 30 Block V Russell Survey District	Balance 750/160 ~~formerly 750/160 now 61C/902~~

N.B. On no account should this margin be used

N.B. On no account should this margin be used

LT31

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers: (in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952)

1. THE full free and uninterrupted and unrestricted right liberty and privilege for the grantee and his tenants (in common with the grantor and his tenants) and any other person lawfully entitled so to do from time to time and at all times to take convey and lead wires and cables below the ground for the purpose of conveying electricity from the source of supply or point of entry as the case may be across the land over which the easement is granted or created together with the additional rights set out in clause 3 of this schedule.

~~2. THE full free and uninterrupted and unrestricted right liberty and privilege for the grantee and his tenants (in common with the grantor and his tenants) and any other person lawfully entitled so to do from time to time and at all times to underground convey telephone wires cables or other conduits together with the additional right incidental thereto set out in clause 3 hereof.~~

3. THE full free and uninterrupted and unrestricted right liberty and privilege for the grantee and his tenants (in common with the grantor and his tenants) and any other person lawfully entitled so to do for the purpose of the easement concerned

(a) To use any cables wires pipes or other means of conveyance already laid on the stipulated course or any cables wires or other means of conveyance in replacement or in substitution therefor;

(b) Where no such line of cables wires or other means exists to have laid placed and maintained a line of cable wire or other means of conveyance of sufficient size and of suitable material for the purpose under the surface of the land over which the easement is granted or created;

(c) In order to construct and maintain the efficiency of any wires cables pipes or any other means of conveyance the full free and uninterrupted and unrestricted right liberty and privilege for the grantee his tenants servants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the land over which easement is created or granted and to remain there for any reasonable time for the purpose of laying inspecting cleansing repairing maintaining and renewing the cabling wiring or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is properly and completely repaired to the reasonable satisfaction of the registered proprietors for the time being of the servient tenement.

N.B. On no account should this margin be used

N.B. On no account should this margin be used

IN THE MATTER of the Land Transfer Act 1952

A N D

IN THE MATTER of Caveat No. B.475465.1 (North Auckland Registry)

CONSENT OF CAVEATOR TO REGISTRATION OF DEALING

RAINER BEAT MARTI of Switzerland, Businessman, the Caveator under the abovementioned Caveat DOTH HEREBY CONSENT to the registration of the instruments referred to in the Schedule hereto BUT WITHOUT PREJUDICE to the rights of the Caveator protected by the said Caveat.

SCHEDULE

1. Partial withdrawal of Caveat B.475465.1 in respect of Lot 2 on Land Transfer Plan 109590.

2. Certificate pursuant to Section 306(1)(f)(i) of the Local Government Act 1974 in respect Land Transfer Plan 109590.

3. Easement Certificate specifying the easement which it is intended be created by the operation of Section 90A of the Land Transfer Act 1952 being an electricity easement over the part marked "A" on Lot 1 on Land Transfer Plan 109590.

DATED this 11th day of February 1987

SIGNED by the said)
RAINER BEAT MARTI)
as Caveator in the)
presence of:-)

R. Marti

Solicitor
Auckland

Correct for the Purposes of the Land Transfer Act 1952

Solicitor for the Caveator

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

N.B. On no account should this margin be used

Dated this 5th day of August 1986

Signed by the above-named
JAN HARM MULLER and
OTTOLINA JOHANNA SMEELE

in the presence of

Witness .....

Occupation Solicitor

Address Auckland

N.B. On no account should this margin be used

EASEMENT CERTIFICATE

IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.

Correct for purposes of the Land Transfer Act

(Solicitor for) the registered proprietor

The within easements when created will be subject to Section 309 (1) (a) Local Government Act 1974.

AWR

N.B. On no account should this margin be used

Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below

.....

District Land Registra
Assistant
of the District of .....

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST LAND REGISTRAR

12.26 14.MAY87 B 664045

Bruce Tunnicliffe
Solicitor
AUCKLAND.

B790220.2

Approved by the Registrar-General of Land, Wellington, No. 367635.80
Approved by the District Land Registrar, North Auckland, No. 4363/80

TE B790220.2 Transfer a
Cpy-01/01, Pgs-009, 16/04/07, 08:37
DocID: 20145489

Under the Land Transfer Act 1952

Memorandum of Transfer

WHEREAS

JAN HARM MULLER of Auckland, Company Director and OTTOLINA JOHANNA SMEELE of Auckland, Married Woman as tenants in common in equal shares (hereinafter called "the Transferor")

being registered as proprietor

of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 42.1702 hectares more or less situated in Blocks I, II, V, and VI of the Russell Survey District being Old Land Claim Number 30 and being balance of Certificate of Title 750/160 (North Auckland Registry) LIMITED AS TO PARCELS

~~RXXRXXXXXXXXX~~

SUBJECT TO

1. Proclamation No. 10400
2. ~~Certificate K.26933~~
2. Proclamation No. 10970
3. Proclamation No. 14255
   Proclamation 213228

~~TRANSFER, MORTGAGE, LEASE~~ ASSIGNMENT and AGREEMENT stamped with duty of
$3250 on 20/3/96
$..... on ...../...../.....
or
Dist. Commissioner of Inland Revenue

("the first land")

AND WHEREAS the Transferor is also the registered proprietor of an estate in fee simple in all that parcel of land containing 12.4950 hectares more or less being Lot 1, on Deposited Plan 109590 being Part Sections 30 and 51, Block V, Russell Survey District comprised in Certificate of Title 61C/901 (North Auckland Land Registry)

SUBJECT TO : Easements in Easement Certificate B.664045.3 (subject to Section 309 of the Local Government Act, 1974)

("the second land")

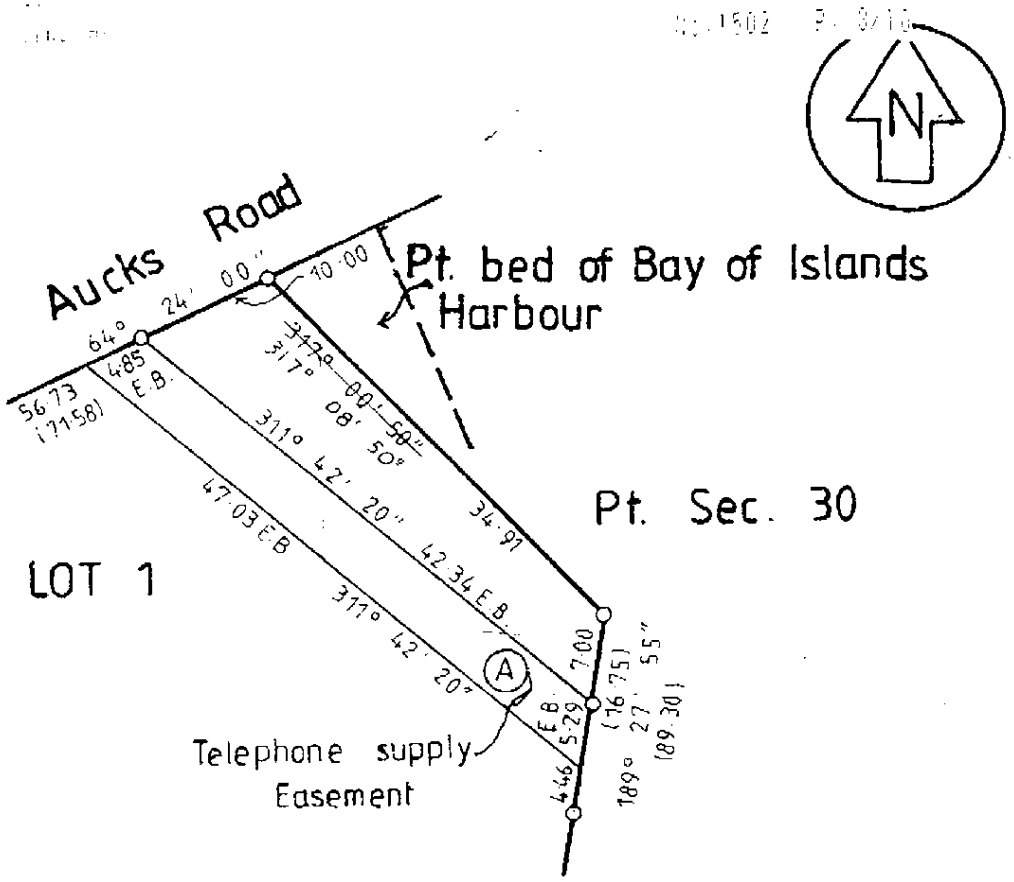
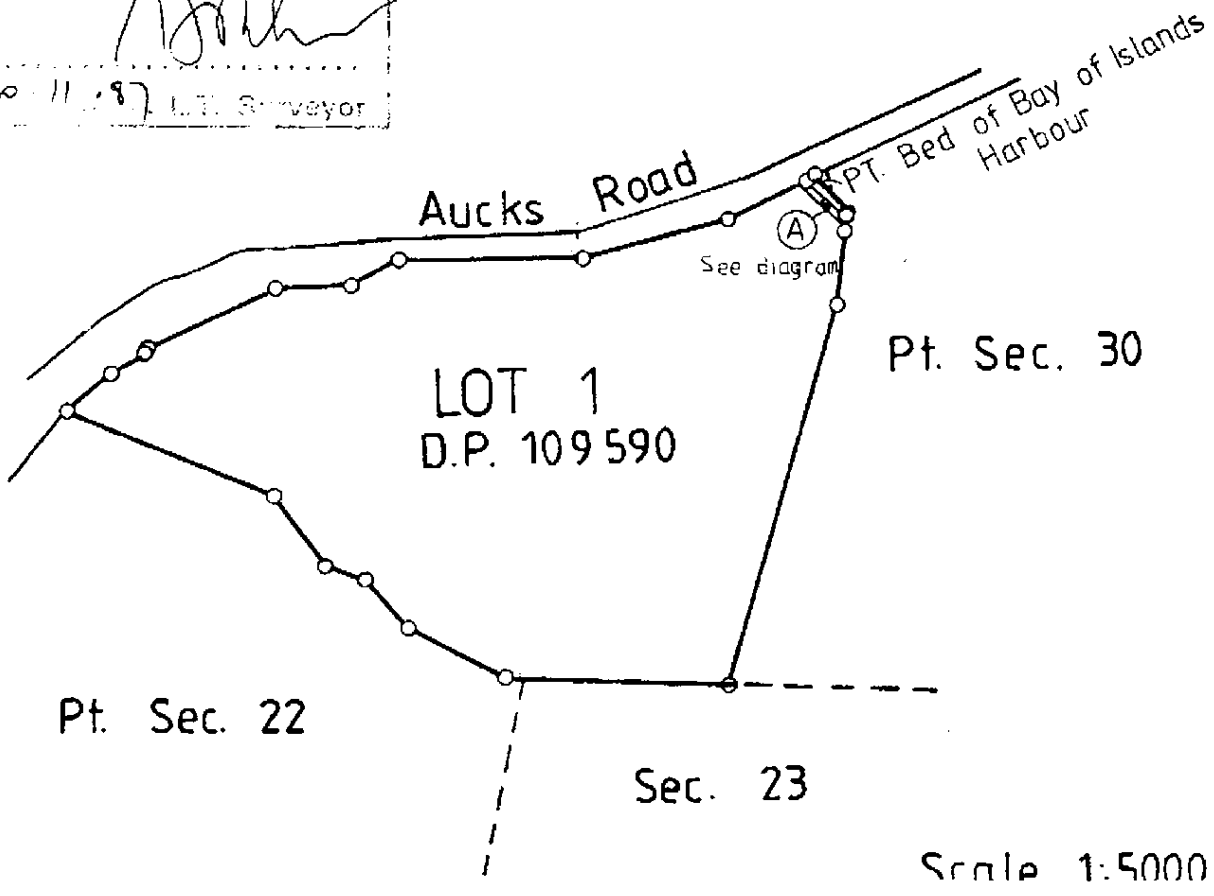


Diagram
Scale 1:500

Correct
30/11/97 L.T. Surveyor



Scale 1:5000

LVC 2

No. 1502 F. 4/10
18/12/85 pm 2

ALR.

STATUTORY DECLARATION WHERE PURCHASER OR LESSEE IS A COMPANY OR OTHER BODY CORPORATE

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act), and

IN THE MATTER of an Agreement for Sale and Purchase

dated the 18th day of November 19 85

from JAN HARM MULLER and OTTOLINA JOHANNA SMEELE as Vendor (or Lessor)

to SUSAN MARY SPENCER as trustee for a company to be formed as Purchaser (or Lessee)

affecting all that parcel of land containing 43 hectares more or less being the balance of the land in Certificate of Title Volume 750 Folio 160 after subdivision of Lots 1 and 2 on the annexed plan of subdivision together with electricity and telephone easements

being ~~xx~~ part of the land comprised and described in certificate of title, Volume 750

folio 160 (North Auckland Land Registry).

I, SUSAN MARY SPENCER of Russell, Business Woman

solemnly and sincerely declare:

1. I am a Director of SPENCER ENTERPRISES LIMITED the purchaser ~~or lessee~~) of the land above-described.

2. The purchaser ~~or lessee~~ has entered into the transaction solely on its own behalf as the person beneficially entitled thereunder.

3. The purchaser ~~(or lessee)~~ does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will in any such farm land.

4. ~~There are more than nine members of the company.~~

Or (a) No member of the company and no wife or husband of any member of the company owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, whether severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land:

(b) No parent of any member of the company under 17 years of age, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land:

(c) All the shares in the company are held by members ~~on~~ their own behalf and as the persons beneficially entitled thereto

5. No company of which the purchaser ~~(or lessee)~~ is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.

6. The purchaser ~~(or lessee)~~ has not since the passing of the Act (namely, the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as a trustee for any person or created any trust in respect of any estate or interest in any such farm land.

SPENCER ENTERPRISES LIMITED

7. The transaction is not subject to Part IIA of the Act because–

The purchaser ~~(or lessee)~~ is not an overseas corporation as defined in section 35A of the Act.

or

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35B of the said Act (as substituted by section 2 of the Land Settlement Promotion and Land Acquisition Amendment Act 1969).~~

The Purchaser (or lessee) is the trustee under the following trust

and every beneficiary under ~~the trust~~ is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and ~~no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act~~).

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at PAIHIA

this 13th day of December 1985

before me–

~~Justice of the Peace~~
Solicitor of the Supreme Court
other person authorised to take and receive statutory declarations

NOTE–1. Where only Part II of the Act applies to the transaction, the declarant is required to declare as to the matters prescribed in paragraphs 1 to 7 of this form.

2. Where the declaration is made for the purposes of section 35D of the Act, the declarant is required to declare as to the matters prescribed in paragraphs 1 and 7 of this form.

3. Where Part II only or both Parts II and IIA apply to the transaction, and the purchaser or lessee is a trustee, then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

4. Section 2 (1) of the Act contains the following definitions:

"Farm land" means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

"Agricultural purposes" has a meaning corresponding to the term "agriculture", which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

5. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

(a) Any land of 1 acre or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a publ park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.

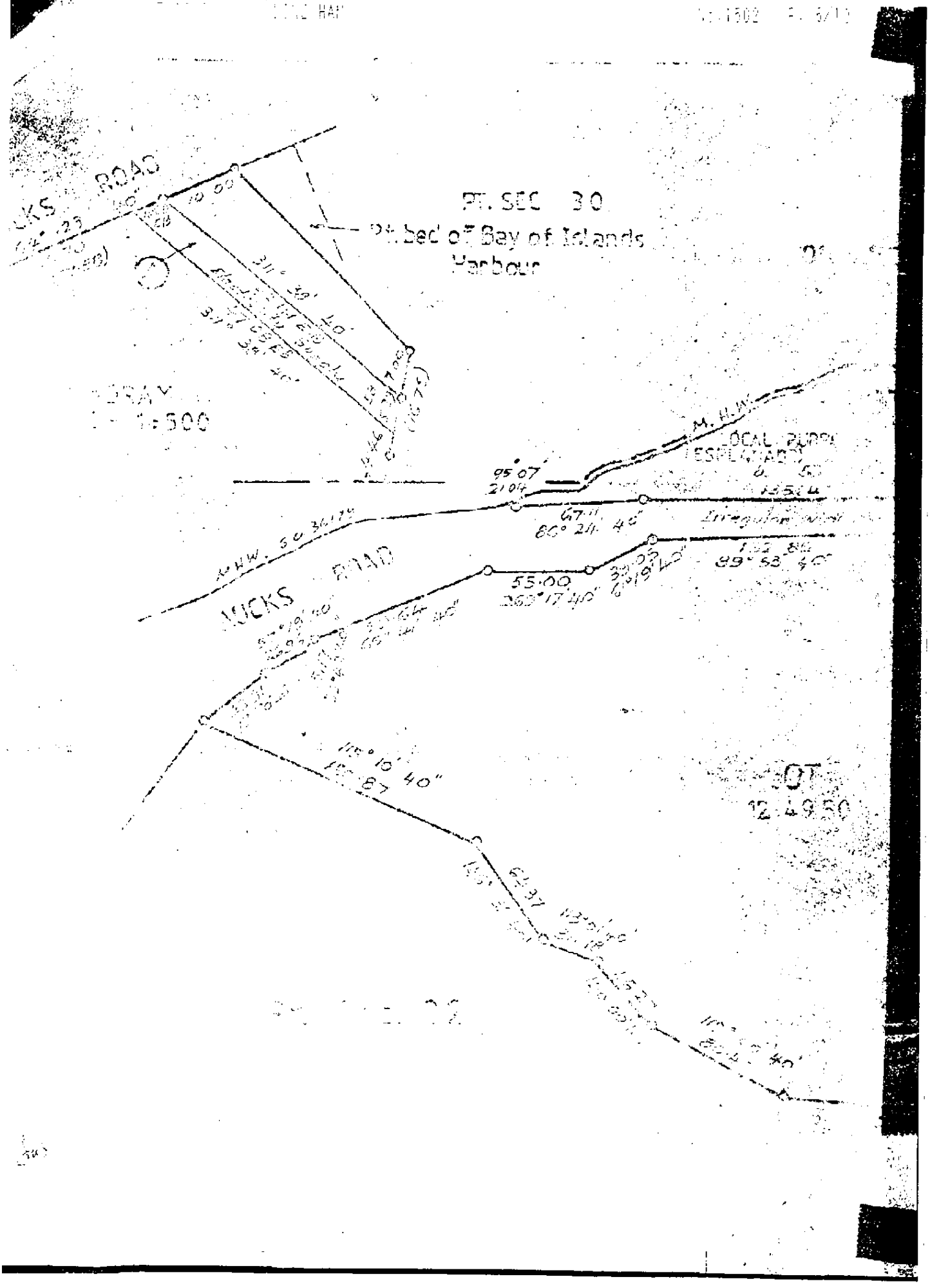
(b) Any land of 5 acres or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.

(c) Any land of 1 acre or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.

(d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 100 miles from the nearest part of the coast of the North Island or of the South Island.

(e) Any land being or forming part of any island of the Chatham Islands.

W.G. ALLEN & CO. Ltd., Law Stationers, 222 Hobson Street, Auckland.


PT. SEC 30
Pt. bed of Bay of Islands Harbour
M.H.W.
LOCAL PURPOSE RESERVE
95° 07'
210'4
67.11
60° 24' 40"
M.H.W. S.O.
55.00
260° 17' 40"
89° 53' 40"
12.49 50

AND IN FURTHER CONSIDERATION OF the sum of ONE DOLLAR ($1-00) paid to the Transferor by the Transferee (the receipt of which sum is hereby acknowledged) the Transferor HEREBY TRANSFERS and grants to the Transferee over the second land the Rights-of-Way herein described, namely:

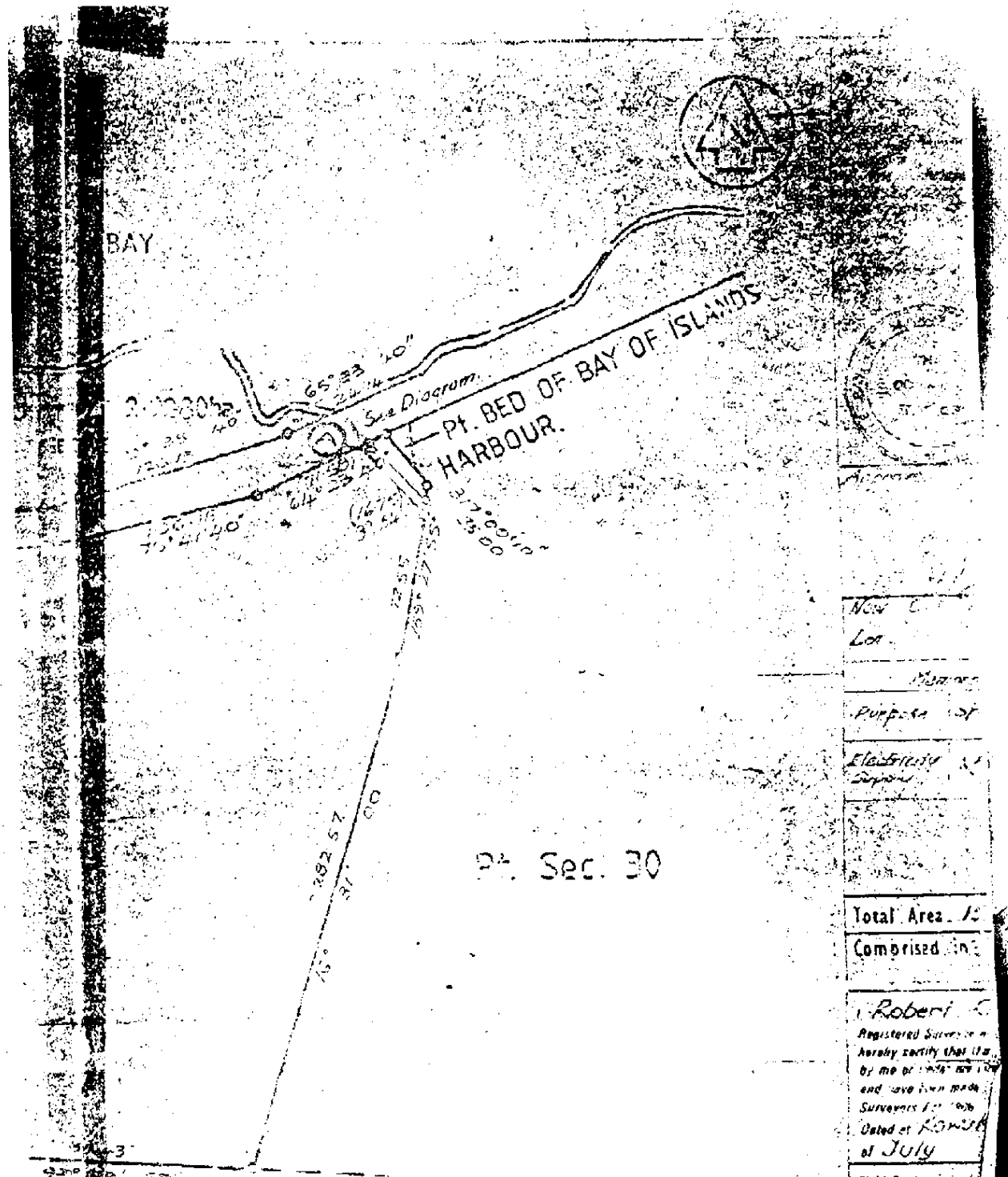
1. The full free and unrestricted right liberty and privilege for the Transferee and his tenants in common with the Transferor and its tenants, and any other person lawfully entitled so to do from time to time and at all times to convey telephone wires cables or other conduits through over under and across that portion of land marked "A" on the plan attached hereto.

2. The full free and uninterrupted and unrestricted liberty right and privilege for the Transferee and his tenants in common with the Transferor and its tenants, and any other person lawfully entitled so to do for the purposes of the easement concerned:-

(a) To use any cables wires pipes or other means of conveyance already laid on the stipulated course or any cables wires or other means of conveyance in replacement or in substitution therefor;

(b) Where no such line of cables wires or other means exists to have laid placed and maintained a line of cable wire or other means of conveyance of sufficient size and of suitable material for the purpose under the surface of the land over which the easement is granted or created;

(c) In order to construct and maintain the efficiency of any wires cables pipes or any other means of conveyance the full free and uninterrupted and unrestricted right liberty and privilege for the Transferee his tenants servants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the land over which easement is created or granted and to remain there for any reasonable time for the purpose of laying inspecting cleansing repairing maintaining and renewing the cabling wiring or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard subject to the condition that as little disturbance as possible is caused to the surface of the land of the Transferor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is properly and completely repaired to the reasonable satisfaction of the registered proprietors for the time being of the servient tenement TO THE END AND INTENT that the Right-of-Way hereby created shall be forever appurtenant to the "first land" and every part thereof for all purposes connected with the use occupation and enjoyment thereof.


BAY
65° 33' 40"
See Diagram.
Pt. BED OF BAY OF ISLANDS
HARBOUR.
Pt. Sec. 30
Total Area
Compriseds
Roberi
Registered Surveyor
hereby certify that
by me or
and
Surveyors
Dated at
of July
Field Book
Reference Plan
Examined
Approved

No.1502 P. 2 10

Consideration of the sum of FIVE HUNDRED AND FIFTY THOUSAND DOLLARS ($550,000.00) (which sum includes $100,000.00 for chattels) paid to the Transferor by SPENCER ENTERPRISES LIMITED a duly incorporated Company having its registered office at Nhia (hereinafter called "the Transferee")

(the receipt of which sum is hereby acknowledged)

Do hereby Transfer to the said Transferee

all their estate and interest in the first ~~said~~ land above described see attached.

In witness whereof these presents have been executed this 24th day of September 1987

Signed by the above named JAN HARM MULLER and OTTOLINA JOHANNA SMEELE in the presence of:

Solicitor Auckland

The Common Seal of SPENCER ENTERPRISES LIMITED was hereunto affixed in the presence of:

Director

Director

No. 1502 F 15.10

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act.

Solicitor for the Transferee.

I HEREBY CERTIFY THAT THIS TRANSACTION DOES NOT CONTRAVENE THE PROVISIONS OF PART IIA OF THE LAND SETTLEMENT PROMOTION AND LAND ACQUISITION ACT 1952.

SOLICITOR FOR THE TRANSFEREE

JH MULLER and OJ SMEELE ..... Transferor

SPENCER ENTERPRISES LIMITED ..... Transferee

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

.....

Assistant / District Land Registrar

of the District of .....

C/T 117C/424
117C/425
117C/426
88C/452

2.18 02.MAR88 H 790220.2

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY
ASST L/

WALLACE SPENCER McBREARTY & DODDS
SOLICITORS
PAIHIA

Solicitors for the Transferee

©AUCKLAND DISTRICT LAW SOCIETY 1984

CONSERVATION COVENANT

(SECTION 77 RESERVES ACT 1977)

THIS DEED of COVENANT is made

BETWEEN SPENCER ENTERPRISES LIMITED (the "Landowner") of one part

AND THE MINISTER OF CONSERVATION ("the Minister") of the other part.

WHEREAS

A. The Landowner is the registered proprietor of the Land which comprises part of an estate in fee simple containing 39.6285 hectares more or less being Lot 2 Deposited Plan 187577 and being all the land comprised and described in Certificate of Title 117C/425 (North Auckland Registry).

SUBJECT TO:

(i) Electricity Supply Easement over part Lot 1 DP 109590 marked "A" DP 109590 CT 88C/452 and Lots 1-3 DP 143618 CTs 85B/332-334 as specified in Easement Certificate B664045.3, such electricity supply easements subject to section 309(1)(a) Local Government Act 1974.

(ii) Telephone supply easement over part Lot 1 DP 109590 CT88C/452 and Lots 1-3 DP143618 CTs 85B/332-334 created by Transfer B790220.1.

B. The Land contains a habitat for wildlife including but not limited to Brown Teal (Anas aucklandia chilortis).

C. The parties are agreed that the Land should be managed so as to preserve its natural environment, landscape, amenity, wildlife, and freshwater

NOW THEREFORE THIS COVENANT WITNESSES that in accordance with section 77 of the Reserves Act 1977 the Landowner and Minister mutually agree as follows.

1. INTERPRETATION

1.1 In this Covenant unless the context otherwise requires:

"**Act**" means the Reserves Act 1977.
"**Covenant**" means this Deed of Covenant.
"**Land**" means the land described in Schedule 1 of this Covenant .
"**Landowner**" means **Spencer Enterprises Limited** the registered proprietors of the Land.
"**Minister**" means the Minister of Conservation.
"**Pests**" includes any noxious or troublesome animals.
"**Weeds**" includes any noxious or troublesome plants, trees or other vegetation.

1.2 For avoidance of doubt:

1.2.1 The reference to any Act in this Covenant extends to and includes any amendment to or substitution of that Act.

1.2.2 Clause and other headings are for ease of reference only and shall not be treated as forming any part of the context or to affect the interpretation of this Covenant.

1.2.3 Words importing the singular number shall include the plural and vice versa.

1.2.4 References to parties are references to parties to this Covenant.

1.2.5 References to clauses are references to clauses in this Covenant.

1.2.6 References to persons shall be deemed to include references to individuals, companies, corporations, firms, partnerships, joint ventures, associations, organisations, trusts, states or agencies of states, government departments and local and municipal authorities in each case whether or not having separate legal personality.

1.2.7 Expressions defined in the main body of this Covenant bear the defined meaning in the whole of this Covenant including the Recitals. Where the parties disagree over the interpretation of anything contained in this Covenant and in determining the issue, the parties must have regard to the matters contained in the Recitals.

1.2.8 Any obligation not to do anything must be treated to include an obligation not to suffer, permit or cause the thing to be done.

1.2.9 Words importing one gender include the other gender.

1.2.10 The agreements contained in this Covenant bind in perpetuity the Land into whomsoever's hands the Land may come (but not as to render the Landowner personally liable in damages for any breach of covenant committed after it has parted with all interest in the Land) and shall also bind any lessee of the Land for the term of any lease.

1.2.11 Where clauses in this Covenant require further agreement between the parties then such agreement must not be unreasonably withheld.

1.3 Subject to the rights, obligations and agreements conferred by this Covenant and until surrender by the Crown, the Landowner may exercise all rights and obligations consistent with ownership of the Land.

2. OBJECTIVES OF THE COVENANT

2.1 The Land must be managed so as:

2.1.1 To preserve, protect and enhance the natural environment, scenic landscape, amenities, and freshwater values of the Land.

2.1.2 To protect wildlife and their habitats, including but not limited to Brown Teal (Anas aucklandia chilortis)

3. IMPLEMENTATION OF OBJECTIVES

3.1 Unless agreed in writing by the parties (either under this Covenant or by other writing) the Landowner must not carry out or permit in relation to the Land:

3.1.1 Grazing of the Land by livestock or keeping livestock on the Land .

3.1.2 Felling, removal or damage of any native tree, shrub or other plant on the Land.

3.1.3 The planting of any species of tree, shrub or other plant or seed sowing of such species.

3.1.4 The erection of any fence, building, structure or other improvement for any purpose.

3.1.5 Any burning or top dressing.

3.1.6 Any cultivation, earth works or other soil disturbances.

3.1.7 Any archaeological or other scientific research involving disturbance of the soil.

3.2 Unless required to do so by statute the Landowner must not carry out or permit in relation to the land:

3.2.1 Any prospecting or mining for minerals, coal or other deposit on or under the Land.

3.2.2 Any erection of utility transmission lines across the Land.

3.2.3. The granting of any easement or concession over the Land.

3.3 The Landowner must:

3.3.1 Eradicate or control all weeds and pests on the Land to the extent required by any enactment and where necessary to maintain and enhance the natural process of regeneration of the native vegetation.

3.3.2 As far as practicable prevent any wildfire upon or threatening the Land and not permit the wildfire to escape.

3.3.3 Notify the Minister as soon as practicable in the event of wildfire threatening the Land.

3.3.4 Keep the Land free from exotic tree species.

3.3.5 Keep the Land free from rubbish or other unsightly or offensive material.

3.3.6 Keep the Land free from cats, rabbits, and domestic and feral animals.

3.3.7 Provide a suitable habitat for birdlife.

3.3.8 Encourage plants that are a food source for birdlife.

3.3.9 Manage the plant growth to encourage the regeneration of the native vegetation through its successive stages of natural regeneration.

3.4 The Landowner must comply with all requisite statutes, regulations and bylaws affecting the Land.

3.5 The Landowner acknowledges that this Covenant does not affect the Minister's exercise of any powers under any Act.

3.6 The Landowner will meet the cost of fencing the Land.

4. PUBLIC ACCESS

4.1 The general public shall be excluded from the Land.

5. THE MINISTER'S OBLIGATIONS

5.1 The Minister must have regard to the objectives of this Covenant when considering any requests for approval under this Covenant and will not unreasonably decline any approval.

6. JOINT OBLIGATIONS

6.1 Each party shall bear its own legal costs in the preparation and execution of this Covenant.

6.2 The Landowner shall bear the cost of the registration of this Covenant.

7. OBLIGATIONS UPON SALE OF THE LAND

7.1 If the Landowner sells, leases or otherwise parts with possession of the Land, the Landowner must ensure that it obtains the agreement of any purchaser, lessee or assignee to comply with the terms of this Covenant, including any agreement by the purchaser or assignee to ensure that upon any subsequent sale or assignment (whether by sale, lease or otherwise) any subsequent purchaser, lessee or assignee must also comply with the terms of this Covenant including this clause.

7.2 If, for any reason, this Covenant is unregistered and the Landowner fails to obtain the agreement of any purchaser, lessee or assignee to comply with the terms of this Covenant as set out in clause 7.1, the Landowner shall continue to be liable in damages for any breach of the Covenant committed after it has parted with all interest in the Land in respect to which such breaches occur.

8. DURATION OF COVENANT

8.1 This Covenant shall bind the parties in perpetuity to the rights and obligations contained in it.

9. MISCELLANEOUS MATTERS

9.1 **Rights**: the rights hereby granted are expressly declared to be in the nature of a covenant.

9.2 **Trespass Act**: except as provided in this Covenant, the Covenant does not diminish or affect the rights of the Landowner to exercise his or her landowner rights under the Trespass Act 1980 or any other statute or generally at law or otherwise. For avoidance of doubt these rights may be exercised by the Landowner if the Landowner reasonably considers that person has breached the rights and/or restrictions of access conferred by this Covenant.

9.3 While this Covenant remains in force and subject to the terms and conditions set out in this Covenant, sections 93 to 105 of the Reserves Act 1977 as far as they are applicable if necessary modifications apply to the Land as if the Land were a reserve.

9.4 This Covenant must be signed by both parties and registered against the Certificates of Title and the Landowner must undertake all reasonable endeavours to make available to the Minister the Certificates of Title to the Land. If the Landowner cannot produce any Certificate of Title the Landowner must, at the Landowners expense, obtain a duplicate of such Certificate of Title. The Minister then, at his/her expense, must register the Covenant against the Certificate of Title.

9.5 **Acceptance of Covenant**: until the Covenant is registered, the parties agree to be bound by the provisions of the Covenant.

10. NOTICES

10.1 Any notice required to be given under this Covenant shall be sufficiently given if made in writing and served as provided in section 152 of the Property Law Act 1952 and shall be sufficiently given if actually received by the party to whom it is addressed or that party's solicitor.

10.2 Any notice required to be given by the Minister shall be sufficiently given if it is signed by the Conservator, Northland Conservancy. Any notice required to be served upon the Minister shall be sufficiently served if delivered to the office for the time being of the Conservator, Northland Conservancy, at Whangarei.

10.3 Any notice required to be given by the Landowner shall be sufficiently given if it is signed by the registered proprietor or a director of the registered proprietor as the case may be from time to time.

10.4 Any notice required to be served on the Landowner shall be sufficiently served if delivered to the Landowner care of Cooper White & Associates, Chartered Accountants, 12 Seddon Street, Pukekohe, P.O. Box 303.

11. DEFAULT

11.1 Where there is any breach of any agreement contained in this Covenant by either party, then the other party shall be entitled to take such action as may be necessary to remedy the breach or prevent any further damage occurring as a result of the breach and shall also be entitled to recover from the party responsible for the breach as a debt due all costs incurred by the other party as a result of remedying such breach or prevent such damage.

11.2 Should either party to this Covenant become of the reasonable view that the other party (the defaulting party) has defaulted in performance of or observance of its obligations under this Covenant then that party (notifying party) may, by written notice:

11.2.1 Advise the defaulting party of the default.

11.2.2 State the action reasonably required of the defaulting party to perform in accordance with this Covenant; and

11.2.3 State a reasonable period within which the defaulting party must take action to remedy the breach.

12. DISPUTE RESOLUTION PROCESSES

12.1 **Resolve by managers**: if the defaulting party fails to take the requisite actions required within the time required in the notice under clause 10.2 or if the defaulting party disputes the notice or any aspect of it; or any other dispute in connection with this Covenant and the rights and obligations contained herein; then the parties agree to make efforts to resolve the disputes through negotiation between the representatives with managerial responsibility on behalf of each party.

12.2 **Resolve by the Minister and Landowner**: in the event that resolution is not agreed within one month of the date given in clause 11.2.3 then the matter will be referred directly to the Landowner and to the Minister for negotiation and/or resolution.

12.3 **Mediation**: if a resolution contemplated by the process provided in 11.2 is not agreed within three months of the date given in clause 11.2.3 then the matter will be referred to formal mediation by the parties with a mediator agreed between. Failing agreement between the parties as to an agreed mediator, then such will be appointed by the President of the New Zealand Law Society.

12.4 **Failure of mediation**: in the event that the matter is not resolved by mediation within nine months of the date referred to in clause 11.2.3 then the parties agree that the provisions in the Arbitration Act 1996 shall apply. The parties further agree that the results of arbitration shall be binding upon the parties.

SCHEDULE 1

Description of Land

That piece of land marked "C" on Deposited Plan 187577 (annexed hereto) being part of the land contained in CT 117C/425 (North Auckland Registry).

In witness whereof this Covenant has been executed this 8th day of December 2000.

SIGNED by **SPENCER ENTERPRISES LIMITED**
in the presence of :

S.G. Callender
Director

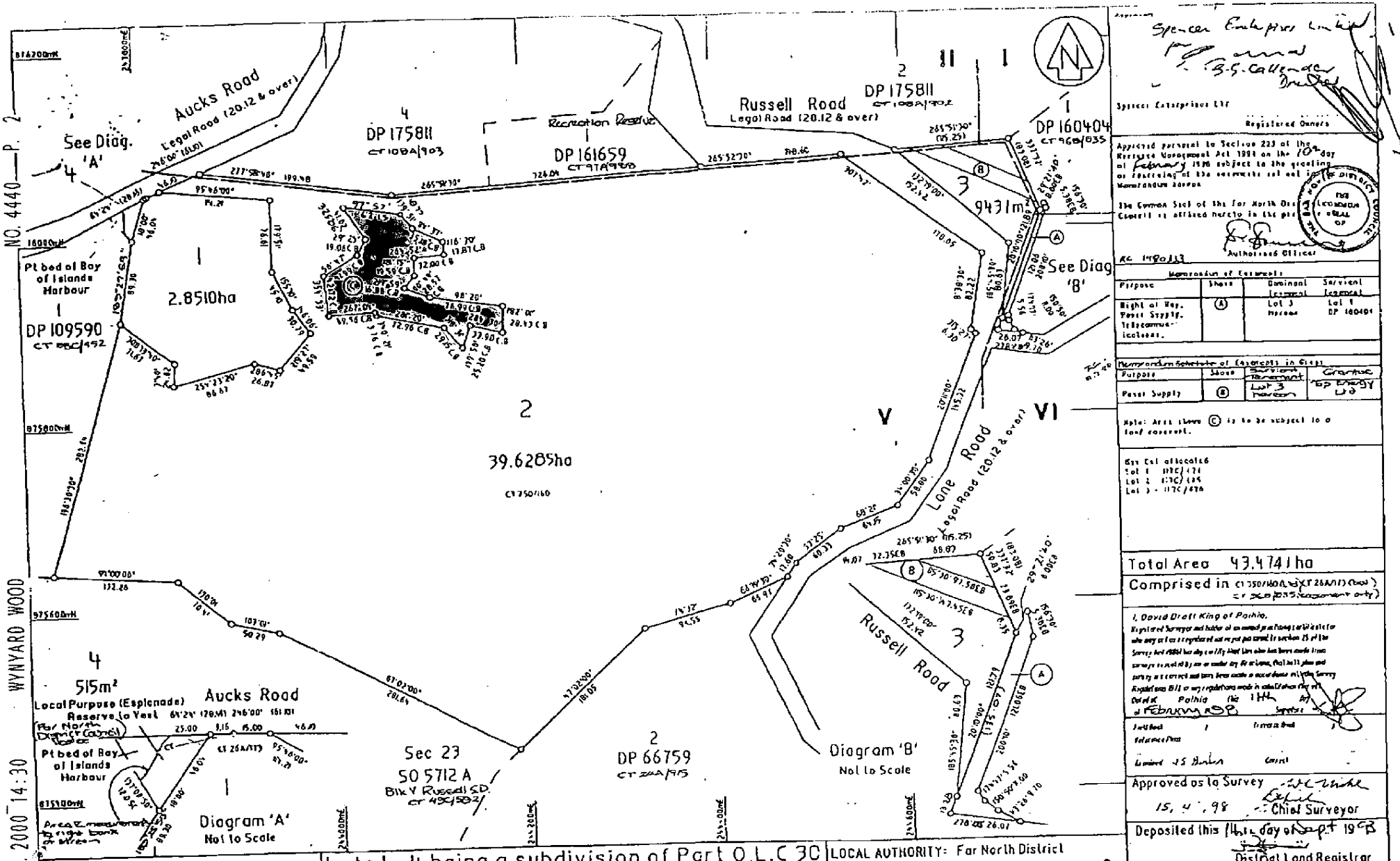
KB Hetherington
Solicitor
Wynyard Wood
Auckland

SIGNED by **GERALD EDWARD ROWAN**,)
Conservator for the Northland Conservancy,)
Department of Conservation, acting pursuant to an)
Instrument of Delegation from the Minister of)
Conservation dated the 29 October 1997.. and in the)
presence of)

Witness: _____ (A.R. MACPHERSON)

Address : Wellington

Occupation: Solicitor



Spencer Enterprises Ltd
for
B.S. Callender

Spencer Enterprises Ltd
Registered Owners

Approved pursuant to Section 226 of the Resource Management Act 1991 on the 10th day of February 1998 subject to the granting or reserving of the easements set out in the Memorandum hereon.

The Common Seal of the Far North District Council is affixed hereto in the presence of

Authorised Officer

RC 1980133

Memorandum of Easements

Purpose	Shown	Dominant Tenement	Servient Tenement
Right of Way, Power Supply, Telecommunications.	A	Lot 3 Hereon	Lot 1 DP 160404

Memorandum Schedule of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Power Supply	B	Lot 3 Hereon	BP Energy Ltd

Note: Area shown C is to be subject to a land covenant.

Gas Est allocated
Lot 1 - [illegible]
Lot 2 - [illegible]
Lot 3 - [illegible]

Total Area 43.4741ha

Comprised in CT 7507/60 (Part 2 & All) (Deed) CT [illegible] (Easement only)

I, David Draft King of Paihia, Registered Surveyor and holder of an unrevoked practising certificate issued by the Registrar of Surveyors, do hereby certify that this plan and survey is correct and that every boundary mark required by the Survey Regulations 1972 or any regulations made in substitution thereof has been placed.

Dated at Paihia this 11th day of February 1998

Surveyor

Land Book Reference(s) [illegible] Limited as to Parcels

Approved as to Survey 15, 4, 98

Chief Surveyor

Deposited this 11th day of Sept 1998

District Land Registrar

File Reference(s) [illegible]

Issued 13 FEB 1998

DP 187577

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: V Russell
NZMS. Q05 SHEET No. 1.2 & 2.2

Lots 1 - 4 being a subdivision of Part O.L.C 30 & Sec 50 Block V Russell S.D and Proposed Right of Way over Lot 1 DP 160404

LOCAL AUTHORITY: Far North District
Surveyed by Thomson & King, Paihia
Scale: 1:2500 Date: Jan 1998

CONSERVATION COVENANT

Pursuant to section 77 of
the Reserves Act 1977

Correct for the
purpose of the Land Transfer Act

(A.R.MACPHERSON)

SPENCER ENTERPRISES LIMITED

Solicitor for the Minister

Covenantor

to

THE MINISTER OF CONSERVATION

Particulars entered in Register

Vol Folio

Date: .....

Time: .....

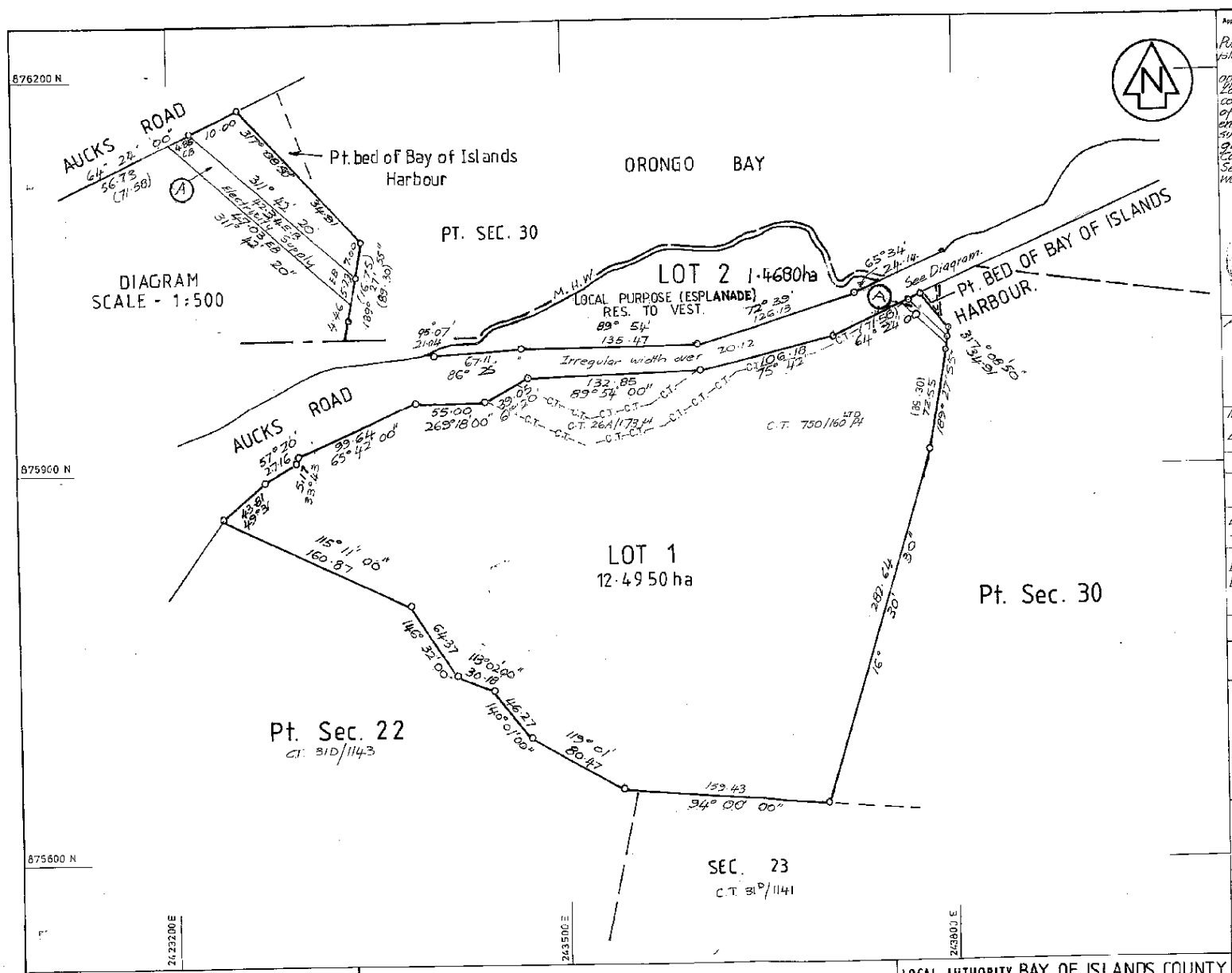
Assistant District Land Registrar
Of the North Auckland Land District

Northland Conservancy
Department of Conservation
NORTHLAND

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH
for REGISTRAR-GENERAL OF LAND

9.00 25.JAN01 D 574444 I 3

LINZ COPY



Approvals Road shown is legal.

Pursuant to a resolution of the Bay of Islands County Council passed on the 21st day of August 1985 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan conditional upon the granting or reserving of the easements shown in the memorandum endorsed hereon, and certifying that the survey plan is in accordance with a consent granted under Part IV of the Town and Country Planning Act 1977 the Common Seal of the Bay of Islands County Council was affixed hereto in the presence of:-

BAY OF ISLANDS COUNTY SEAL

Chairman

General Manager

Approved

Owner

New C.T. issued

Lot 1 61C/902

Memorandum of Easements.

Purpose	Shown	Servient Tenement	Dominant Tenement
Electricity Supply	A	Pt Lot 1	Pt Sec 30 BLK V Russell S.D.

New CT Allocated

Lot 1 - 61C/902

Total Area 13·9630 ha.

Comprised in C.T. 750/160 Pt Ltd.
C.T. 26A/173 Pt

I, Robert Gilkison of Opua

Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction: that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Kawakawa this 19th day of July 1985 Signature

Field Book p. Traverse Book p.

Reference Plans

Examined S. Wallace Correct P. Burrows

Approved as to Survey

10.7.86 Deputy Chief Surveyor

Deposited this 14 day of 1987

District Land Registrar

File Received 25 OCT 1985 Instructions

D.P. 109590

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK.& DIST. BLK V RUSSELL
NZMS SHEET No. Q05/1·2, 2·2

LOTS 1&2 BEING SUBDIVISION OF Secs 51 & PT. Sec. 30 BLOCK V RUSSELL S.D.

LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by D.B. VON STURMER
Scale 1:2000 Date JULY-AUG 1985

Printed by Sterling Imports Ltd. Auckland. New Zealand.
W. N. Hawkey, Surveyor-General, Department of Lands and Survey, Wellington
L&S 109594 N 85

Title Plan - DP 542129

Survey Number	DP 542129
Surveyor Reference	8899/9531 Hyland
Surveyor	Denis McGregor Thomson
Survey Firm	Thomson Survey Limited
Surveyor Declaration	I Denis McGregor Thomson, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b)the survey was undertaken by me or under my personal direction. Declared on 17 Feb 2020 02:47 PM

Survey Details

Dataset Description	Lots 1 and 2 Being a Subdivision of Lot 2 DP 187577 and Easement over Lot 1 DP 190467		
Status	Deposited		
Land District	North Auckland	**Survey Class**	Class B
Submitted Date	17/02/2020	**Survey Approval Date**	27/02/2020
		Deposit Date	23/06/2020

Territorial Authorities

Far North District

Comprised In

RT NA117C/425

RT NA118B/623

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area D Deposited Plan 542129	Easement		
Area B Deposited Plan 542129	Easement		
Lot 2 Deposited Plan 542129	Fee Simple Title	1.3395 Ha	912227
Lot 1 Deposited Plan 542129	Fee Simple Title	38.2940 Ha	912226
Area A Deposited Plan 542129	Easement		
Area C Deposited Plan 542129	Covenant - Land		
Total Area		39.6335 Ha	

THOMSON SURVEY LIMITED
SURVEYORS AND RESOURCE PLANNERS

Plan Number

DP 542129

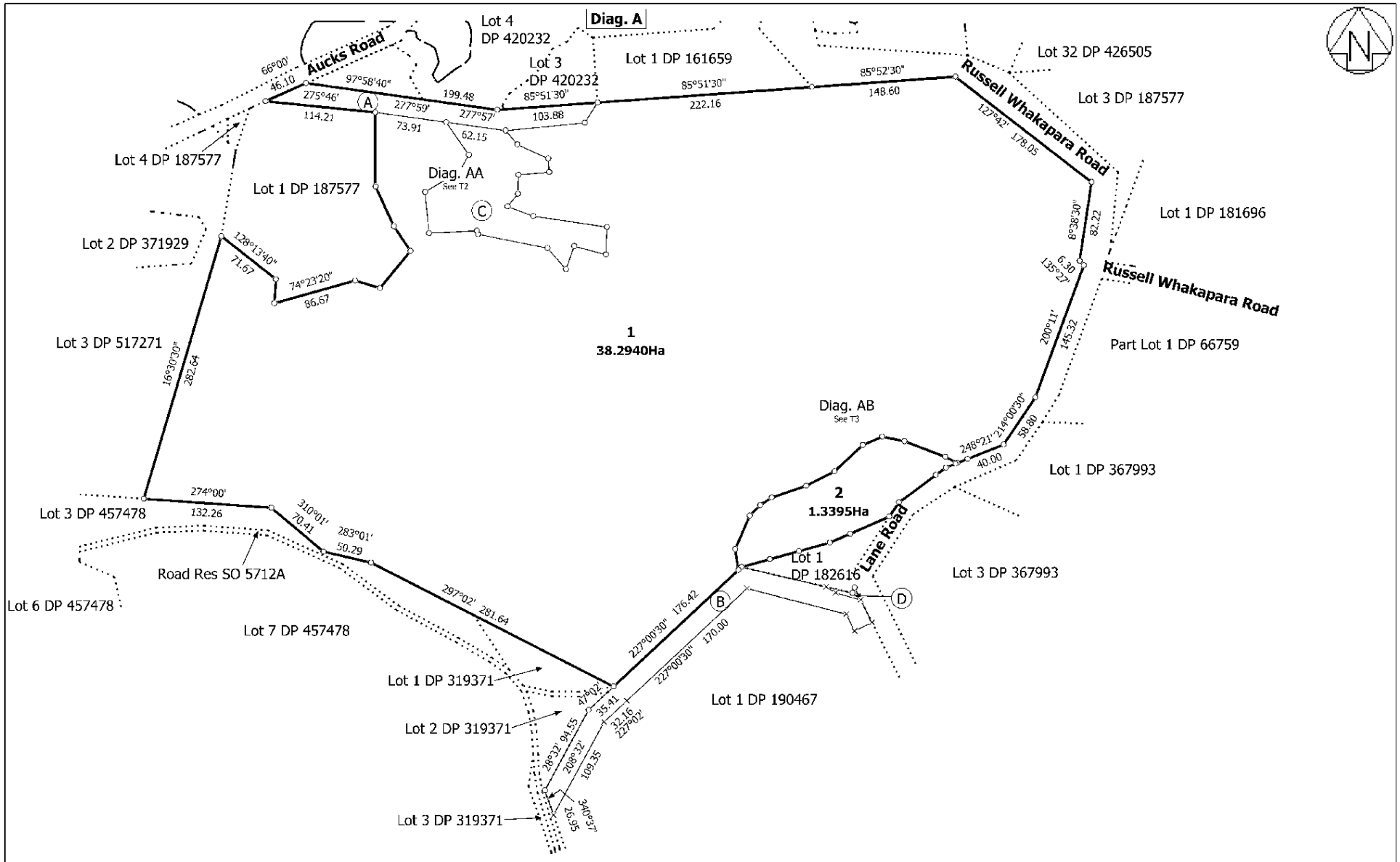
Schedule of Proposed Easements			
Purpose	**Shown**	**Servient Tenement** (Burdened Land)	**Dominant Tenement** (Benefited Land)
Right of way Right to convey electricity, Right to convey telecommunications. Right to convey water.	B & D	Lot 1 DP 190467	Section 24 BLK V Russell SD, Lots 1, 2 and 3 DP 319371
Right of way Right to convey electricity, Right to convey telecommunications. Right to convey water.	D	Lot 1 DP 190467	Lot 1 DP 182616

Schedule of Existing Easements			
Purpose	**Shown**	**Servient Tenement** (Burdened Land)	**Created By**
Right of way Right to convey electricity, telecommunications and computer media.	A	Lot 1	8300644.5

Area Marked C is subject to an existing Conservation Covenant D574444.3

Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

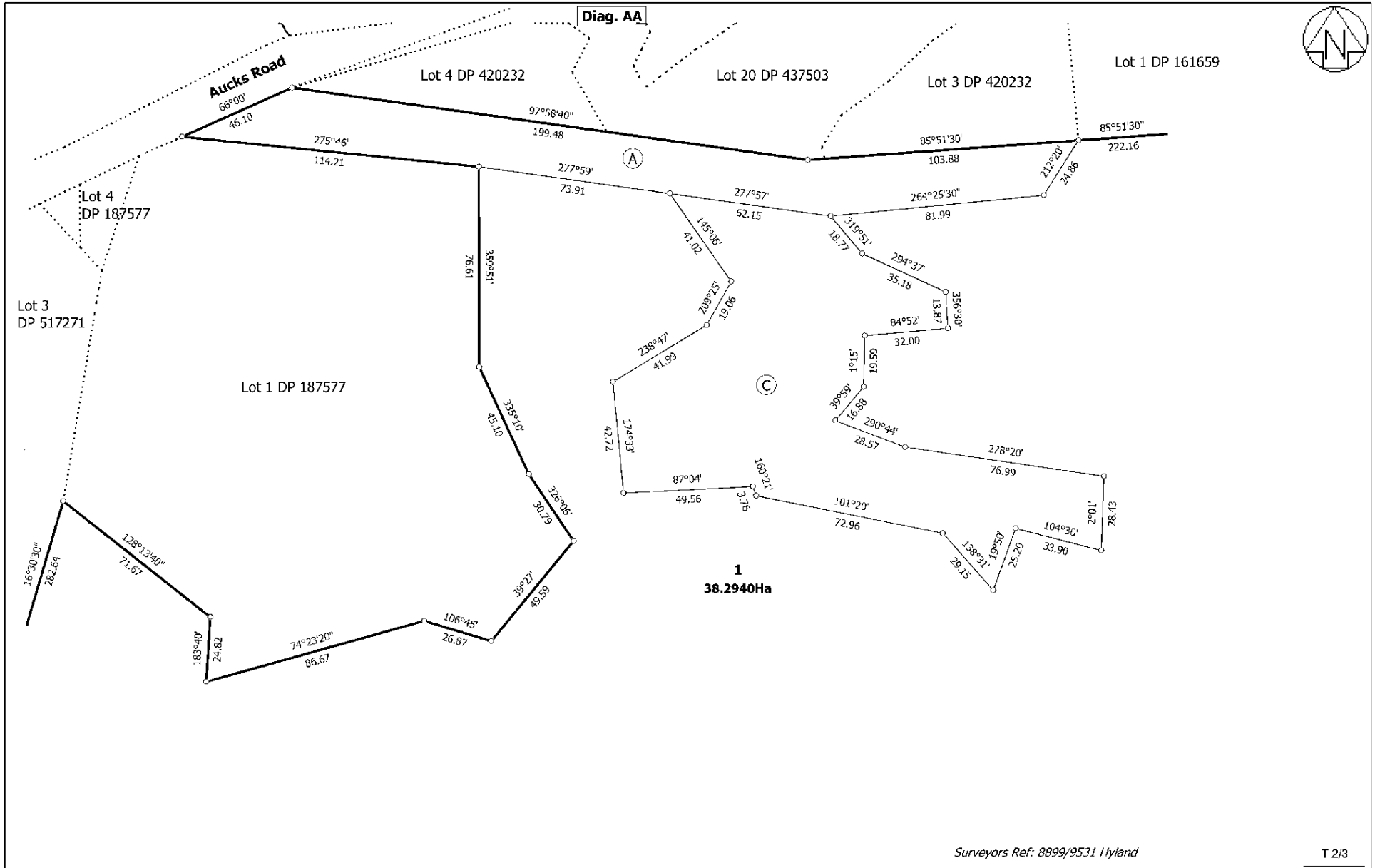
Telephone: **09 4077360**



Surveyors Ref: 8899/9531 Hyland

T 1/3

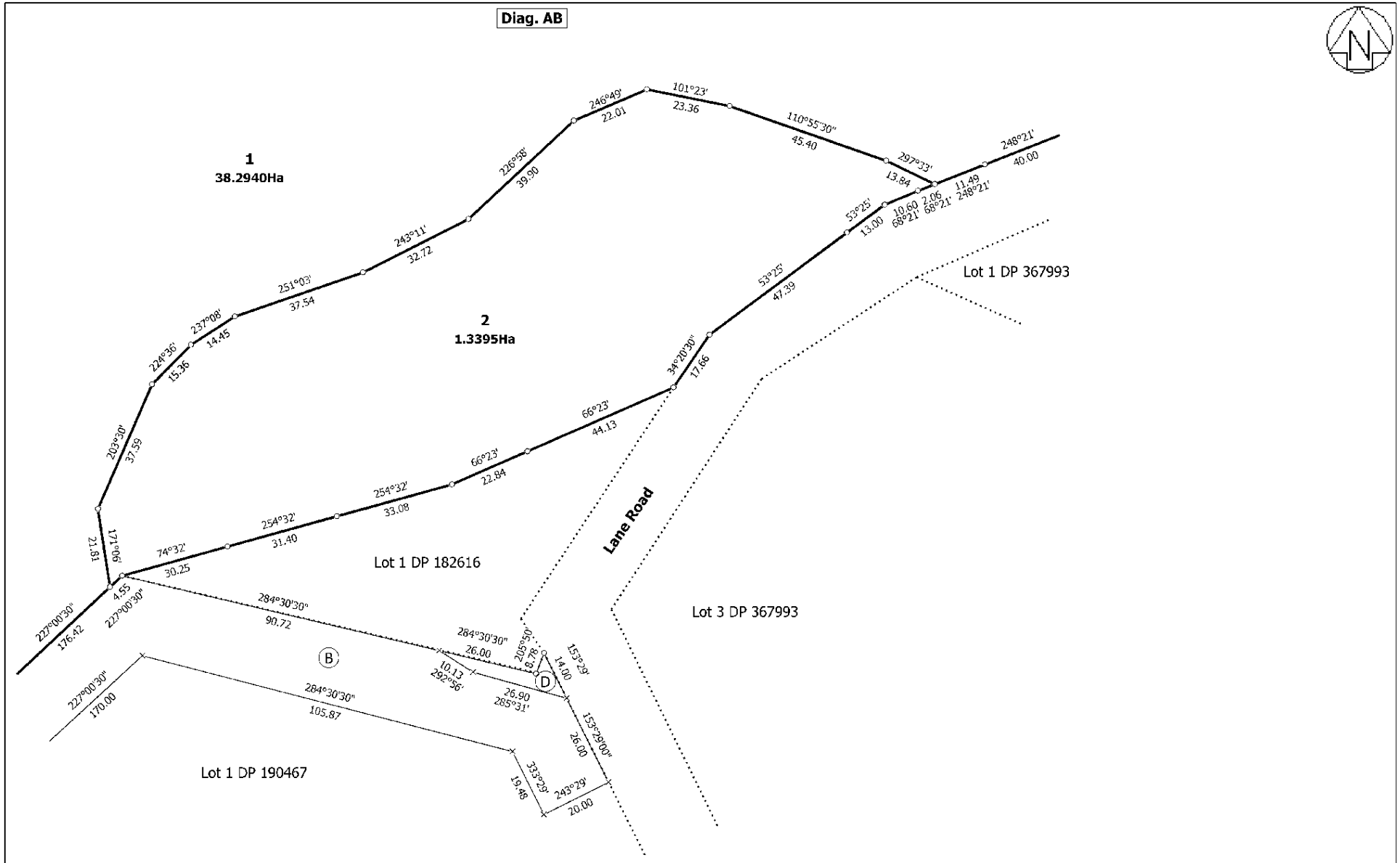
Land District: North Auckland Digitally Generated Plan Generated on: 24/07/2020 2:17pm Page 3 of 5	Lots 1 and 2 Being a Subdivision of Lot 2 DP 187577 and Easement over Lot 1 DP 190467	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 542129 Deposited on: 23/06/2020



Surveyors Ref: 8899/9531 Hyland

T 2/3

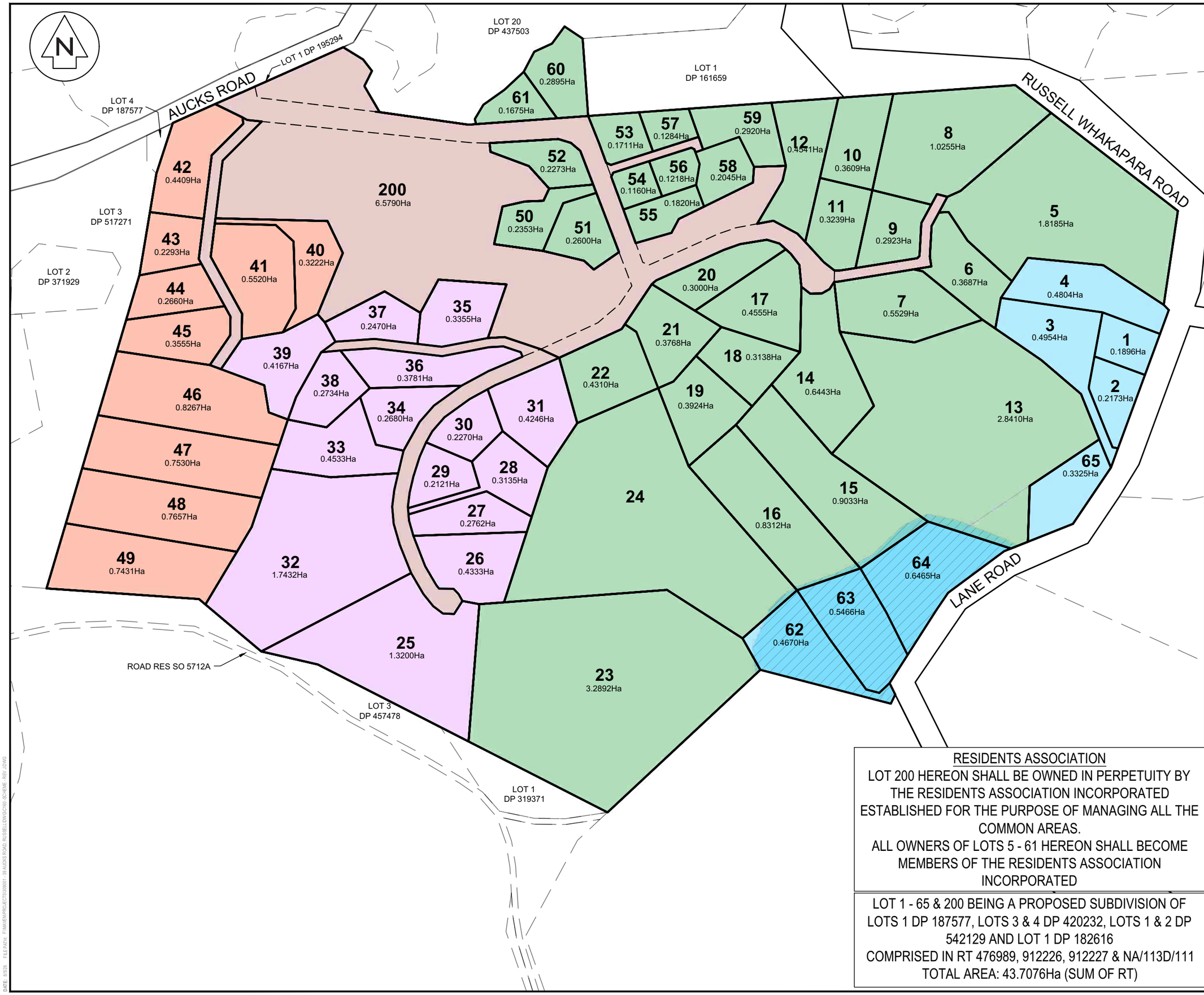
Land District: North Auckland Digitally Generated Plan Generated on: 24/07/2020 2:17pm Page 4 of 5	Lots 1 and 2 Being a Subdivision of Lot 2 DP 187577 and Easement over Lot 1 DP 190467	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 542129 Deposited on: 23/06/2020



Surveyors Ref: 8899/9531 Hyland

T 3/3

Land District: North Auckland Digitally Generated Plan Generated on: 24/07/2020 2:17pm Page 5 of 5	Lots 1 and 2 Being a Subdivision of Lot 2 DP 187577 and Easement over Lot 1 DP 190467	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 542129 Deposited on: 23/06/2020



NOTES

1. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
2. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
3. PEDESTRIAN RIGHT OF WAY LOCATION SUBJECT TO FINAL SURVEY RELATIVE TO NECESSARY ECOLOGICAL OFFSETS .

RESOURCE CONSENT

- STAGE 1a (Amalgamation Only)
- STAGE 1b
- STAGE 2
- STAGE 3
- STAGE 4

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
H	Redesign of Stages	SB	05/2026
G	+STG 1a/1b & 1b amends	SB	01/2026

	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

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www.maven.co.nz
5 Owens Road, Epsom
Auckland 1023

Project

DEVELOPMENT OF
39 AUCKS ROAD
RUSSELL
FOR
WILLOWRIDGE DEV. LTD.

Title

PROPOSED
SCHEME PLAN
OVERALL STAGING

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	ALL 01 OF 02	Rev	J

RESIDENTS ASSOCIATION

LOT 200 HEREON SHALL BE OWNED IN PERPETUITY BY THE RESIDENTS ASSOCIATION INCORPORATED ESTABLISHED FOR THE PURPOSE OF MANAGING ALL THE COMMON AREAS.
ALL OWNERS OF LOTS 5 - 61 HEREON SHALL BECOME MEMBERS OF THE RESIDENTS ASSOCIATION INCORPORATED

LOT 1 - 65 & 200 BEING A PROPOSED SUBDIVISION OF LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616
COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111
TOTAL AREA: 43.7076Ha (SUM OF RT)

DATE: 0:26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWGS\160 -SCHEME - REV J.DWG

N

AUCKS ROAD

RUSSELL WHAKAPARA ROAD

LANE ROAD

LOT 1 DP 195294

LOT 20
DP 437503

LOT 1
DP 161659

LOT 4
DP 187577

LOT 3
DP 517271

LOT 2
DP 371929

ROAD RES SO 5712A

LOT 3
DP 457478

LOT 1
DP 319371

200
6.5790Ha

23
3.2892Ha

NOTES
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RESOURCE CONSENT

STAGE 1a (Amalgamation Only)
STAGE 1b
STAGE 2
STAGE 3
STAGE 4

INDICATIVE BUILDING PLATFORM
REV I - INDICATIVE BUILDING PLATFORM

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
H	Redesign of Stages	SB	05/2026
G	+STG 1a/1b & 1b amends	SB	01/2026

	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

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www.maven.co.nz
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Auckland 1023

Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME EXIST. CONTOURS & BUILD PLATFORMS

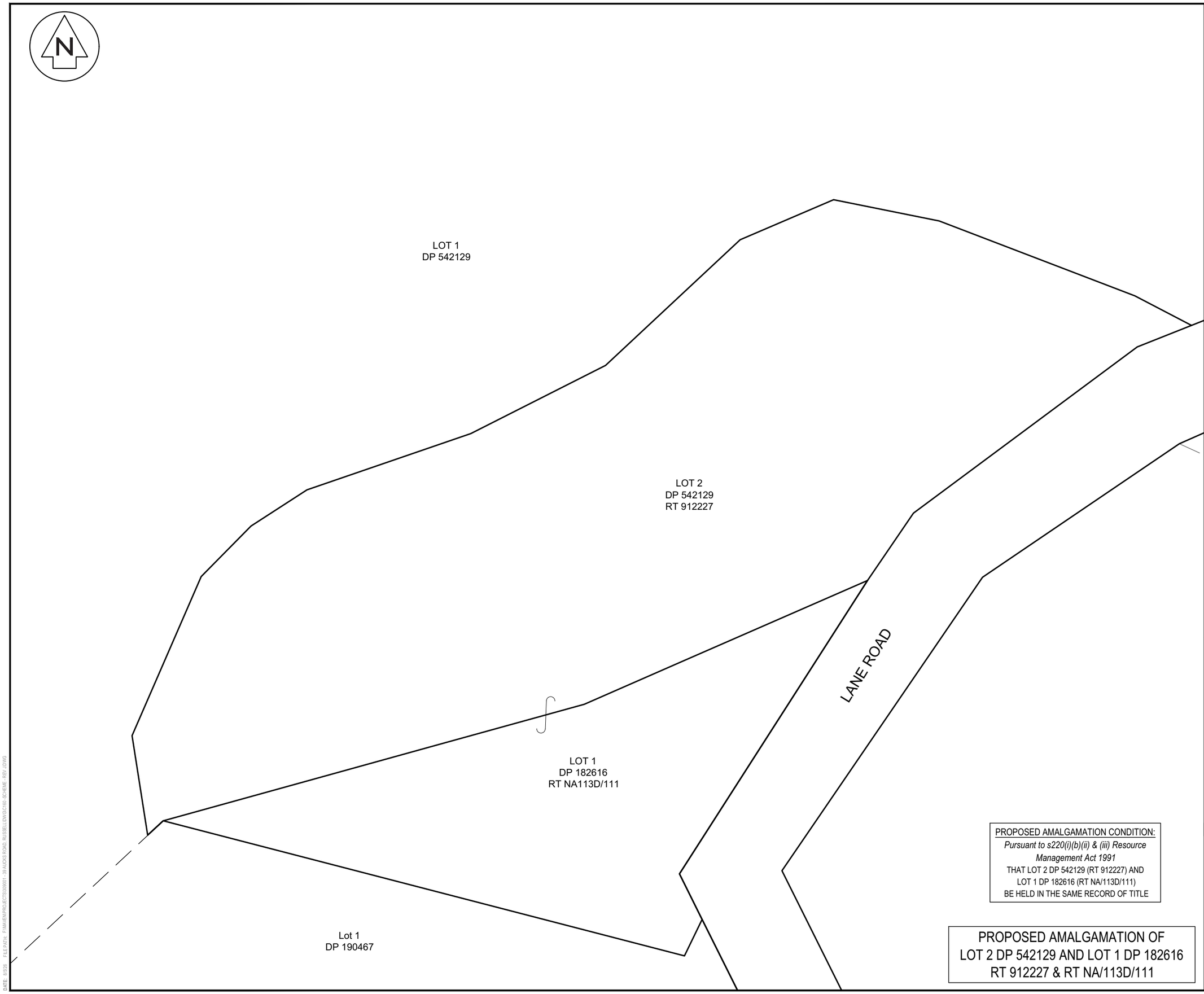
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TOTAL AREA: 43.7076Ha (SUM OF RT)

Project no.	309001 - WILLOWRIDGE
Scale	1:3000 @ A3
Cad file	C160 -SCHEME - REV J.DWG
Drawing no.	ALL 02 OF 02 Rev J

DATE: 07/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\C160 -SCHEME - REV J.DWG



NOTES
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RESOURCE CONSENT

PROPOSED AMALGAMATION CONDITION:
Pursuant to s220(i)(b)(ii) & (iii) Resource Management Act 1991
THAT LOT 2 DP 542129 (RT 912227) AND
LOT 1 DP 182616 (RT NA/113D/111)
BE HELD IN THE SAME RECORD OF TITLE

PROPOSED AMALGAMATION OF
LOT 2 DP 542129 AND LOT 1 DP 182616
RT 912227 & RT NA/113D/111

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
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G	+STG 1a/1b & 1b amends	SB	01/2026

	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

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Auckland 1023

Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME PLAN STAGE 1A

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	STAGE 1A	Rev	J

DATE: 8/26 FILE PATH: P:\MAVEN\PAC-DESIGN\001 - 39 AUCKS ROAD, RUSSELL\DWG\160-SCHEME -REV J.DWG

N

AUCKS ROAD

LOT 1 DP 195294

LOT 4
DP 187577

LOT 4
DP 420232
RT 476989

LOT 20
DP 437503

LOT 3
DP 420232
RT 476989

LOT 1
DP 161659

RUSSELL WHAKAPARA ROAD

RT

LOT 1
DP 187577
RT 476989

LOT 3
DP 517271

LOT 2
DP 371929

1000
40.0315Ha

LOT 1
DP 542129
RT 912226

4
0.4804Ha
AC

3
0.4954Ha

AB

1
0.1896Ha
AA

2
0.2173Ha

65
0.3325Ha
A

64
0.6465Ha
B

63
0.5466Ha
LOT 2
DP 542129
LOT 1
DP 182616

62
0.4670Ha

LANE ROAD

ROAD RES SO 5712A

LOT 3
DP 457478

LOT 1
DP 319371

LOTS 1 - 4, 62 - 65 & 1000 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616 COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111
TOTAL AREA: 43.7076Ha (SUM OF RT)

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RESOURCE CONSENT

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
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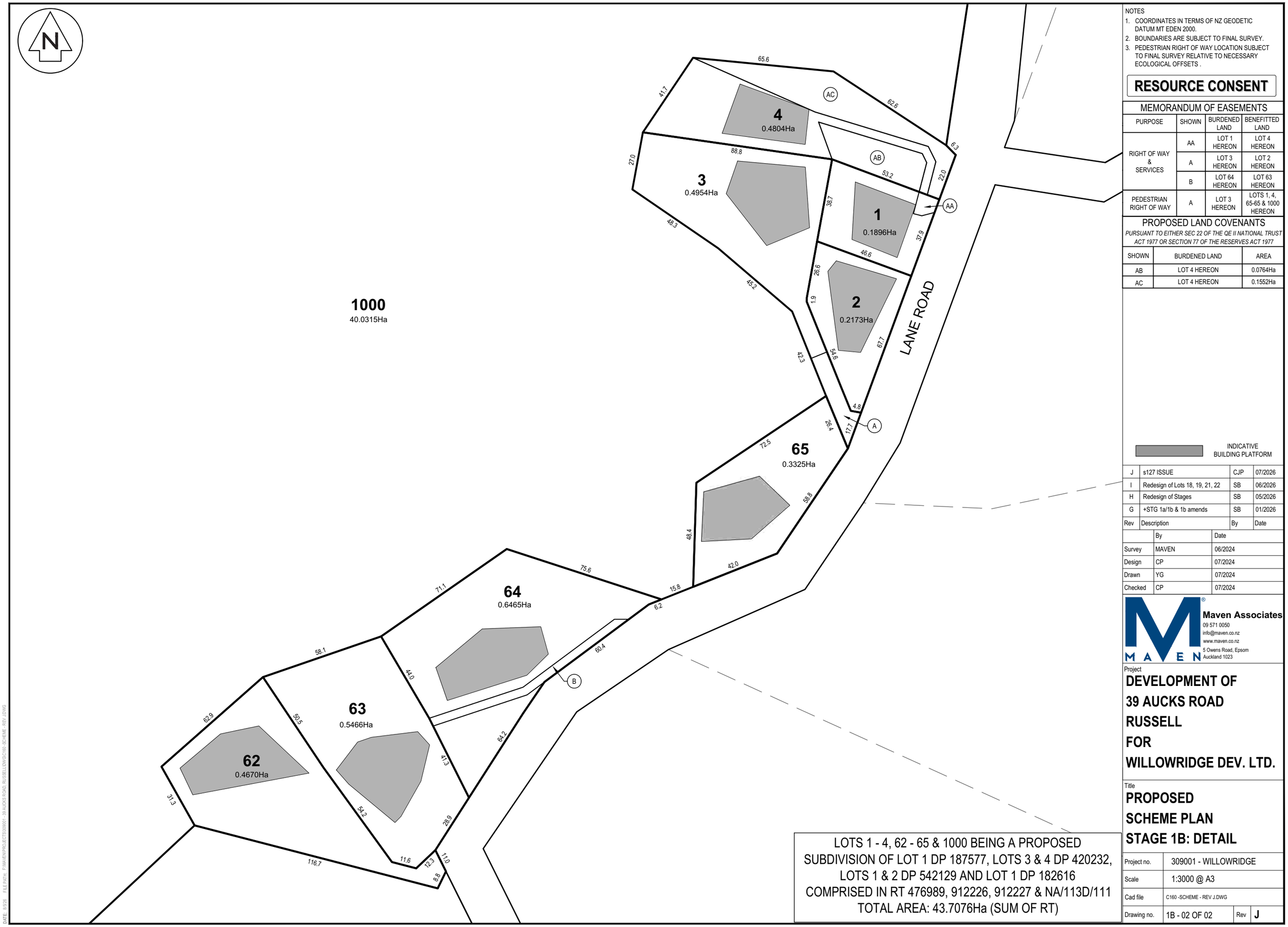
Maven Associates
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5 Owens Road, Epsom
Auckland 1023

Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME PLAN STAGE 1B: OVERALL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	1B - 01 OF 02	Rev	J

DATE: 0:0:0 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\160 -SCHEME - REV J.DWG



NOTES

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RESOURCE CONSENT

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	AA	LOT 1 HEREON	LOT 4 HEREON
	A	LOT 3 HEREON	LOT 2 HEREON
	B	LOT 64 HEREON	LOT 63 HEREON
PEDESTRIAN RIGHT OF WAY	A	LOT 3 HEREON	LOTS 1, 4, 65-65 & 1000 HEREON

PROPOSED LAND COVENANTS

PURSUANT TO EITHER SEC 22 OF THE QE II NATIONAL TRUST ACT 1977 OR SECTION 77 OF THE RESERVES ACT 1977

SHOWN	BURDENED LAND	AREA
AB	LOT 4 HEREON	0.0764Ha
AC	LOT 4 HEREON	0.1552Ha

INDICATIVE BUILDING PLATFORM

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
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	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
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Project

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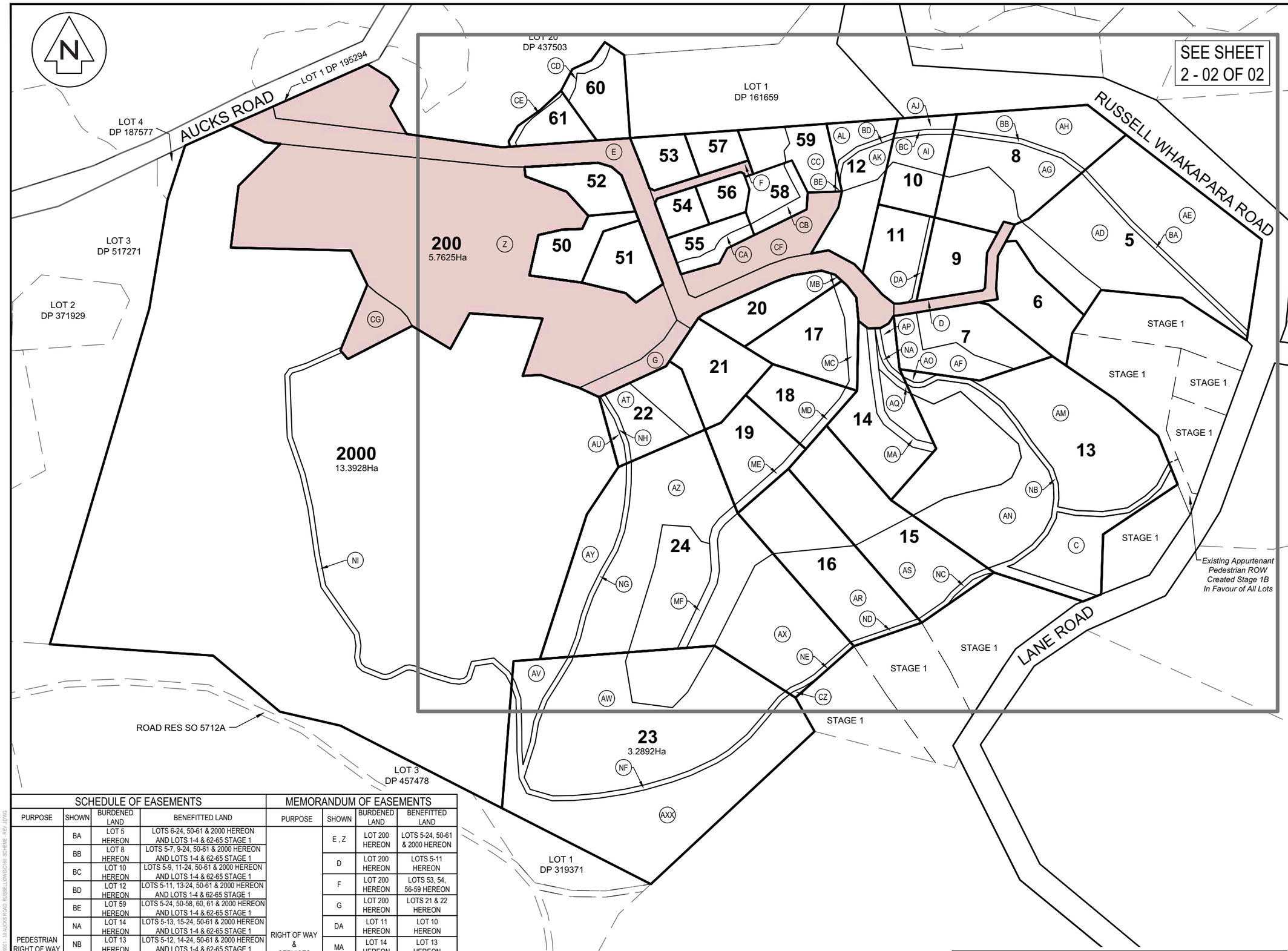
Title

PROPOSED SCHEME PLAN STAGE 1B: DETAIL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	1B - 02 OF 02	Rev	J

LOTS 1 - 4, 62 - 65 & 1000 BEING A PROPOSED SUBDIVISION OF LOT 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616 COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111 TOTAL AREA: 43.7076Ha (SUM OF RT)

DATE: 8/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\1B SCHEME - REV J.DWG



NOTES

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RESOURCE CONSENT

PROPOSED LAND COVENANTS

PURSUANT TO EITHER SEC 22 OF THE QE II NATIONAL TRUST ACT 1977 OR SECTION 77 OF THE RESERVES ACT 1977

SHOWN	BURDENED LAND	AREA
AD, AE	LOT 5 HEREON	12.1535Ha
AF	LOT 7 HEREON	
AH, AG	LOT 8 HEREON	
AI, AJ	LOT 10 HEREON	
AK, AL	LOT 12 HEREON	
C, AM, AN, AO	LOT 13 HEREON	
AP, AQ	LOT 14 HEREON	
AS	LOT 15 HEREON	
AR	LOT 16 HEREON	
AT, AU	LOT 22 HEREON	
AV, AW, AXX	LOT 23 HEREON	
AX, AY, AZ, CZ	LOT 24 HEREON	
CA	LOT 55 HEREON	
CB	LOT 58 HEREON	
CC	LOT 59 HEREON	
CD	LOT 60 HEREON	
CE	LOT 61 HEREON	
CF, CG	LOT 200 HEREON	

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PEDESTRIAN RIGHT OF WAY	BA	LOT 5 HEREON	LOTS 6-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	BB	LOT 8 HEREON	LOTS 5-7, 9-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	BC	LOT 10 HEREON	LOTS 5-9, 11-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	BD	LOT 12 HEREON	LOTS 5-11, 13-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	BE	LOT 59 HEREON	LOTS 5-24, 50-58, 60, 61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NA	LOT 14 HEREON	LOTS 5-13, 15-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NB	LOT 13 HEREON	LOTS 5-12, 14-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NC	LOT 16 HEREON	LOTS 5-15, 17-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	ND	LOT 15 HEREON	LOTS 5-14, 16-24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NE, NG	LOT 24 HEREON	LOTS 5-23, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NF	LOT 23 HEREON	LOTS 5-22, 24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NH	LOT 22 HEREON	LOTS 5-21, 23, 24, 50-61 & 2000 HEREON AND LOTS 1-4 & 62-65 STAGE 1
	NI	LOT 2000 HEREON	LOTS 5-24 & 50-61 HEREON AND LOTS 1-4 & 62-65 STAGE 1

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	E , Z	LOT 200 HEREON	LOTS 5-24, 50-61 & 2000 HEREON
	D	LOT 200 HEREON	LOTS 5-11 HEREON
	F	LOT 200 HEREON	LOTS 53, 54, 56-59 HEREON
	G	LOT 200 HEREON	LOTS 21 & 22 HEREON
	DA	LOT 11 HEREON	LOT 10 HEREON
	MA	LOT 14 HEREON	LOT 13 HEREON
	MB	LOT 20 HEREON	LOTS 15-19, 23 & 24 HEREON
	MC	LOT 17 HEREON	LOTS 15, 16, 18, 19, 23, 24 HEREON
	MD	LOT 18 HEREON	LOTS 15, 16, 19, 23 & 24 HEREON
	ME	LOT 19 HEREON	LOTS 15, 23 & 24 HEREON
	MF	LOT 24 HEREON	LOT 23 HEREON

LOTS 5 - 24, 50 - 61, 200 & 2000 BEING A PROPOSED SUBDIVISION OF LOT 1000 STAGE 1B

AREA: 40.0315Ha

LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616

COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111

TOTAL AREA: 43.7076Ha (SUM OF RT)

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J	s127 ISSUE	CJP	07/2026
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Auckland 1023

Project

DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED SCHEME PLAN STAGE 2: OVERALL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	2 - 01 OF 02	Rev	J

DATE: 8:26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C160 SCHEME - REV J.DWG

LOT 20
DP 437503

LOT 1
DP 161659

RUSSELL WHAKAPARA ROAD

LANE ROAD

STAGE 1

200
5.7625Ha

2000
13.3928Ha

60 0.2895Ha
61 0.1675Ha
53 0.1711Ha
57 0.1284Ha
59 0.2920Ha
52 0.2273Ha
56 0.1218Ha
58 0.2045Ha
54 0.1160Ha
55 0.1820Ha
50 0.2353Ha
51 0.2600Ha
12 0.4541Ha
10 0.3609Ha
11 0.3239Ha
8 1.0255Ha
9 0.2923Ha
5 1.8185Ha
6 0.3687Ha
7 0.5529Ha
20 0.3000Ha
17 0.4555Ha
21 0.3768Ha
18 0.3138Ha
22 0.4310Ha
19 0.3924Ha
14 0.6443Ha
13 2.8410Ha
24 2.8037Ha
16 0.8312Ha
15 0.9033Ha

NOTES
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RESOURCE CONSENT

INDICATIVE BUILDING PLATFORM

REV I - INDICATIVE BUILDING PLATFORM

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I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
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	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

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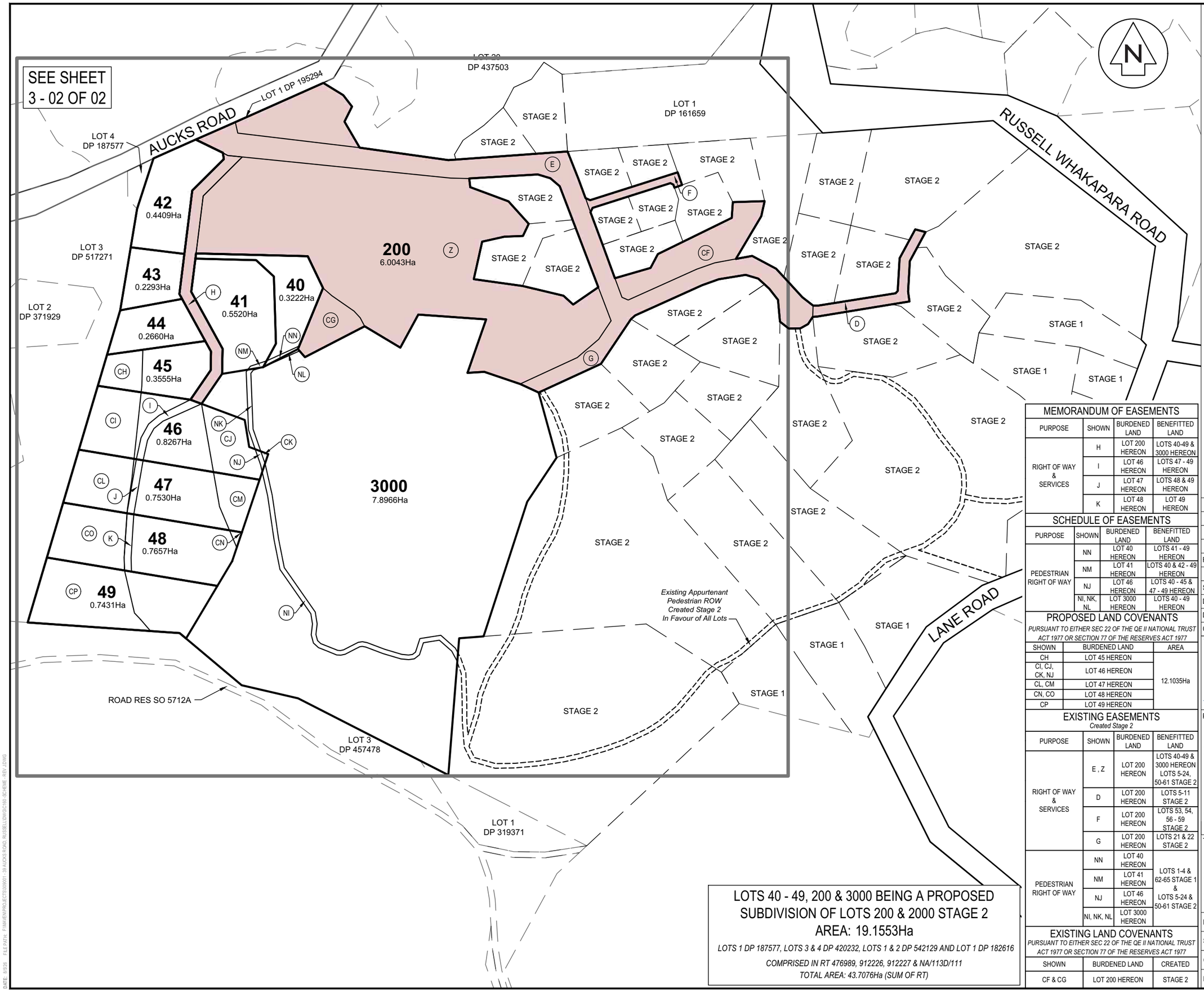
Project
DEVELOPMENT OF
39 AUCKS ROAD
RUSSELL
FOR
WILLOWRIDGE DEV. LTD.

Title
PROPOSED
SCHEME PLAN
STAGE 2: DETAIL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	2 - 02 OF 02	Rev	I

LOTS 5 - 24, 50 - 61, 200 & 2000 BEING A PROPOSED SUBDIVISION OF LOT 1000 STAGE 1B
AREA: 39.8650Ha
LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616
COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111
TOTAL AREA: 43.7076Ha (SUM OF RT)

DATE: 8/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\CAD\C160 -SCHEME - REV J.DWG



LOTS 40 - 49, 200 & 3000 BEING A PROPOSED SUBDIVISION OF LOTS 200 & 2000 STAGE 2
AREA: 19.1553Ha

LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616

COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111

TOTAL AREA: 43.7076Ha (SUM OF RT)

NOTES
1. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
2. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
3. PEDESTRIAN RIGHT OF WAY LOCATION SUBJECT TO FINAL SURVEY RELATIVE TO NECESSARY ECOLOGICAL OFFSETS .

RESOURCE CONSENT

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	H	LOT 200 HEREON	LOTS 40-49 & 3000 HEREON
	I	LOT 46 HEREON	LOTS 47 - 49 HEREON
	J	LOT 47 HEREON	LOTS 48 & 49 HEREON
	K	LOT 48 HEREON	LOT 49 HEREON

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PEDESTRIAN RIGHT OF WAY	NN	LOT 40 HEREON	LOTS 41 - 49 HEREON
	NM	LOT 41 HEREON	LOTS 40 & 42 - 49 HEREON
	NJ	LOT 46 HEREON	LOTS 40 - 45 & 47 - 49 HEREON
	NI, NK, NL	LOT 3000 HEREON	LOTS 40 - 49 HEREON

PROPOSED LAND COVENANTS

PURSUANT TO EITHER SEC 22 OF THE QE II NATIONAL TRUST ACT 1977 OR SECTION 77 OF THE RESERVES ACT 1977

SHOWN	BURDENED LAND	AREA
CH	LOT 45 HEREON	12.1035Ha
CI, CJ, CK, NJ	LOT 46 HEREON	
CL, CM	LOT 47 HEREON	
CN, CO	LOT 48 HEREON	
CP	LOT 49 HEREON	

EXISTING EASEMENTS

Created Stage 2

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	E , Z	LOT 200 HEREON	LOTS 40-49 & 3000 HEREON LOTS 5-24, 50-61 STAGE 2
	D	LOT 200 HEREON	LOTS 5-11 STAGE 2
	F	LOT 200 HEREON	LOTS 53, 54, 56 - 59 STAGE 2
	G	LOT 200 HEREON	LOTS 21 & 22 STAGE 2
PEDESTRIAN RIGHT OF WAY	NN	LOT 40 HEREON	LOTS 1-4 & 62-65 STAGE 1 & LOTS 5-24 & 50-61 STAGE 2
	NM	LOT 41 HEREON	
	NJ	LOT 46 HEREON	
	NI, NK, NL	LOT 3000 HEREON	

EXISTING LAND COVENANTS

PURSUANT TO EITHER SEC 22 OF THE QE II NATIONAL TRUST ACT 1977 OR SECTION 77 OF THE RESERVES ACT 1977

SHOWN	BURDENED LAND	CREATED
CF & CG	LOT 200 HEREON	STAGE 2

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
H	Redesign of Stages	SB	05/2026
G	+STG 1a/1b & 1b amends	SB	01/2026

	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

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Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME PLAN STAGE 3: OVERALL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	3 - 01 OF 02	Rev	J

DATE: 07/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWGS\160 SCHEME REV J.DWG

N

LOT 4
DP 187577

AUCKS ROAD

LOT 2
DP 371929

LOT 3
DP 517271

ROAD RES SO 5712A

LOT 3
DP 457478

STAGE 2

42
0.4409Ha

43
0.2293Ha

44
0.2660Ha

45
0.3555Ha

46
0.8267Ha

47
0.7530Ha

48
0.7657Ha

49
0.7431Ha

200
6.0043Ha

40
0.3222Ha

41
0.5520Ha

3000
7.8966Ha

Existing Appurtenant Pedestrian ROW Created Stage 2 In Favour of All Lots

LOTS 40 - 49, 200 & 3000 BEING A PROPOSED SUBDIVISION OF LOTS 200 & 2000 STAGE 2
AREA: 19.1553Ha

LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616

COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111

TOTAL AREA: 43.7076Ha (SUM OF RT)

NOTES
1. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
2. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
3. PEDESTRIAN RIGHT OF WAY LOCATION SUBJECT TO FINAL SURVEY RELATIVE TO NECESSARY ECOLOGICAL OFFSETS .

RESOURCE CONSENT

INDICATIVE BUILDING PLATFORM

J	s127 ISSUE	CJP	07/2026
I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
H	Redesign of Stages	SB	05/2026
G	+STG 1a/1b & 1b amends	SB	01/2026
Rev	Description	By	Date

	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

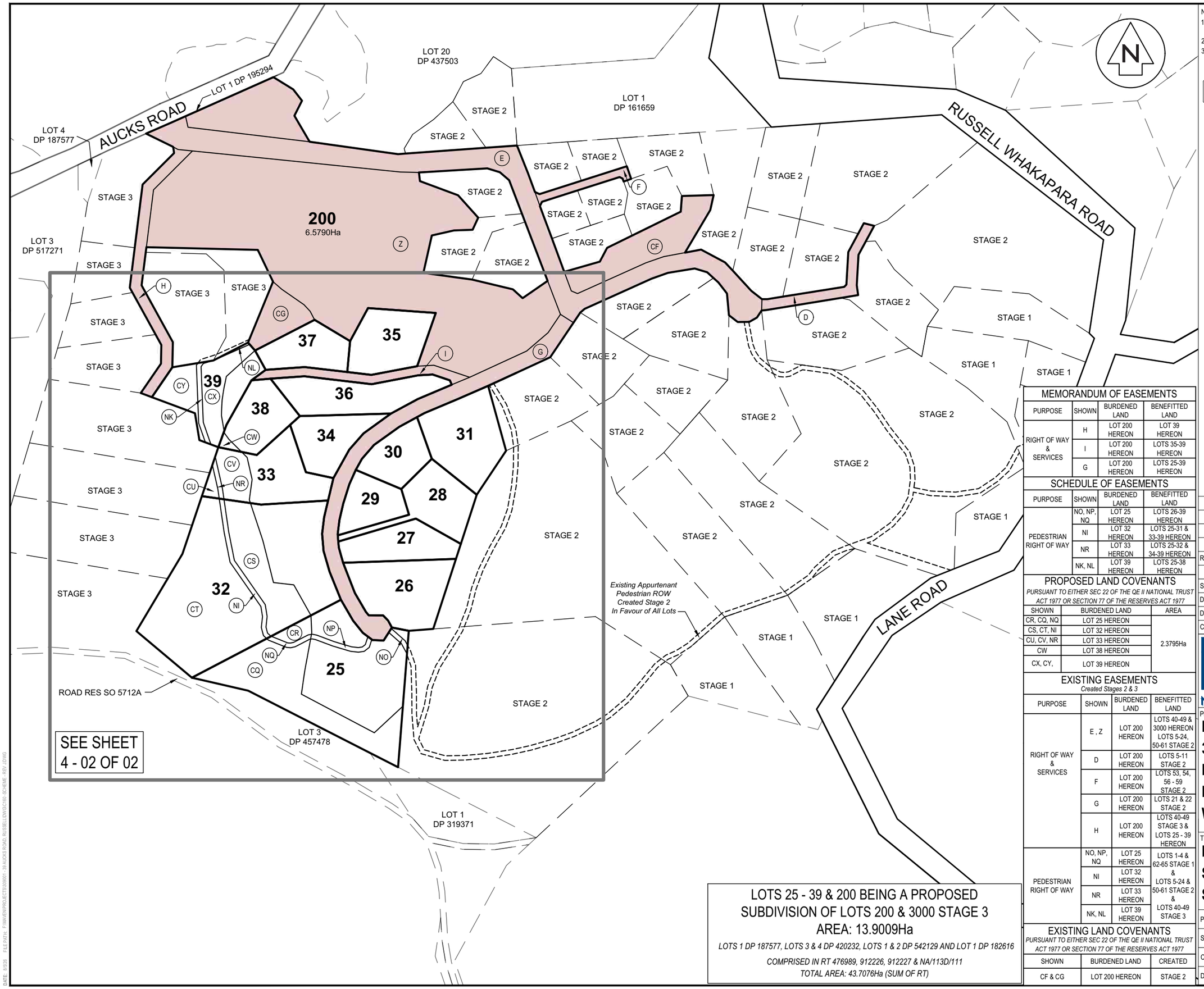
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Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME PLAN STAGE 3: DETAIL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	3 - 02 OF 02	Rev	J

DATE: 8/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWGS\02 SCHEME - REV J.DWG



LOTS 25 - 39 & 200 BEING A PROPOSED SUBDIVISION OF LOTS 200 & 3000 STAGE 3
AREA: 13.9009Ha

LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616

COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111
TOTAL AREA: 43.7076Ha (SUM OF RT)

NOTES
1. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
2. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
3. PEDESTRIAN RIGHT OF WAY LOCATION SUBJECT TO FINAL SURVEY RELATIVE TO NECESSARY ECOLOGICAL OFFSETS .

RESOURCE CONSENT

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	H	LOT 200 HEREON	LOT 39 HEREON
	I	LOT 200 HEREON	LOTS 35-39 HEREON
	G	LOT 200 HEREON	LOTS 25-39 HEREON

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PEDESTRIAN RIGHT OF WAY	NO, NP, NQ	LOT 25 HEREON	LOTS 26-39 HEREON
	NI	LOT 32 HEREON	LOTS 25-31 & 33-39 HEREON
	NR	LOT 33 HEREON	LOTS 25-32 & 34-39 HEREON
	NK, NL	LOT 39 HEREON	LOTS 25-38 HEREON

PROPOSED LAND COVENANTS

PURSUANT TO EITHER SEC 22 OF THE QE II NATIONAL TRUST ACT 1977 OR SECTION 77 OF THE RESERVES ACT 1977

SHOWN	BURDENED LAND	AREA
CR, CQ, NQ	LOT 25 HEREON	2.3795Ha
CS, CT, NI	LOT 32 HEREON	
CU, CV, NR	LOT 33 HEREON	
CW	LOT 38 HEREON	
CX, CY,	LOT 39 HEREON	

EXISTING EASEMENTS

Created Stages 2 & 3

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
RIGHT OF WAY & SERVICES	E , Z	LOT 200 HEREON	LOTS 40-49 & 3000 HEREON LOTS 5-24, 50-61 STAGE 2
	D	LOT 200 HEREON	LOTS 5-11 STAGE 2
	F	LOT 200 HEREON	LOTS 53, 54, 56 - 59 STAGE 2
	G	LOT 200 HEREON	LOTS 21 & 22 STAGE 2
	H	LOT 200 HEREON	LOTS 40-49 STAGE 3 & LOTS 25 - 39 HEREON
PEDESTRIAN RIGHT OF WAY	NO, NP, NQ	LOT 25 HEREON	LOTS 1-4 & 62-65 STAGE 1 & LOTS 5-24 & 50-61 STAGE 2 & LOTS 40-49 STAGE 3
	NI	LOT 32 HEREON	
	NR	LOT 33 HEREON	
	NK, NL	LOT 39 HEREON	

EXISTING LAND COVENANTS

PURSUANT TO EITHER SEC 22 OF THE QE II NATIONAL TRUST ACT 1977 OR SECTION 77 OF THE RESERVES ACT 1977

SHOWN	BURDENED LAND	CREATED
CF & CG	LOT 200 HEREON	STAGE 2

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
H	Redesign of Stages	SB	05/2026
G	+STG 1a/1b & 1b amends	SB	01/2026

	By	Date
Survey	MAVEN	06/2024
Design	CP	07/2024
Drawn	YG	07/2024
Checked	CP	07/2024

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Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME PLAN STAGE 4: OVERALL

Project no.	309001 - WILLOWRIDGE
Scale	1:3000 @ A3
Cad file	C160 -SCHEME - REV J.DWG
Drawing no.	4 - 01 OF 02 Rev J

DATE: 6/5/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C160 -SCHEME - REV J.DWG

N

STAGE 3

STAGE 2

200
6.5790Ha

35
0.3355Ha

37
0.2470Ha

39
0.4167Ha

36
0.3781Ha

38
0.2734Ha

34
0.2680Ha

31
0.4246Ha

30
0.2270Ha

33
0.4533Ha

29
0.2121Ha

28
0.3135Ha

27
0.2762Ha

32
1.7432Ha

26
0.4333Ha

25
1.3200Ha

Existing Appurtenant Pedestrian ROW Created Stage 3 In Favour of All Lots

Existing Appurtenant Pedestrian ROW Created Stage 2 In Favour of All Lots

ROAD RES SO 5712A

LOT 3
DP 457478

LOTS 25 - 39 & 200 BEING A PROPOSED SUBDIVISION OF LOTS 200 & 3000 STAGE 3
AREA: 13.9009Ha

LOTS 1 DP 187577, LOTS 3 & 4 DP 420232, LOTS 1 & 2 DP 542129 AND LOT 1 DP 182616
COMPRISED IN RT 476989, 912226, 912227 & NA/113D/111
TOTAL AREA: 43.7076Ha (SUM OF RT)

NOTES
1. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000.
2. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.
3. PEDESTRIAN RIGHT OF WAY LOCATION SUBJECT TO FINAL SURVEY RELATIVE TO NECESSARY ECOLOGICAL OFFSETS .

RESOURCE CONSENT

INDICATIVE BUILDING PLATFORM

Rev	Description	By	Date
J	s127 ISSUE	CJP	07/2026
I	Redesign of Lots 18, 19, 21, 22	SB	06/2026
H	Redesign of Stages	SB	05/2026
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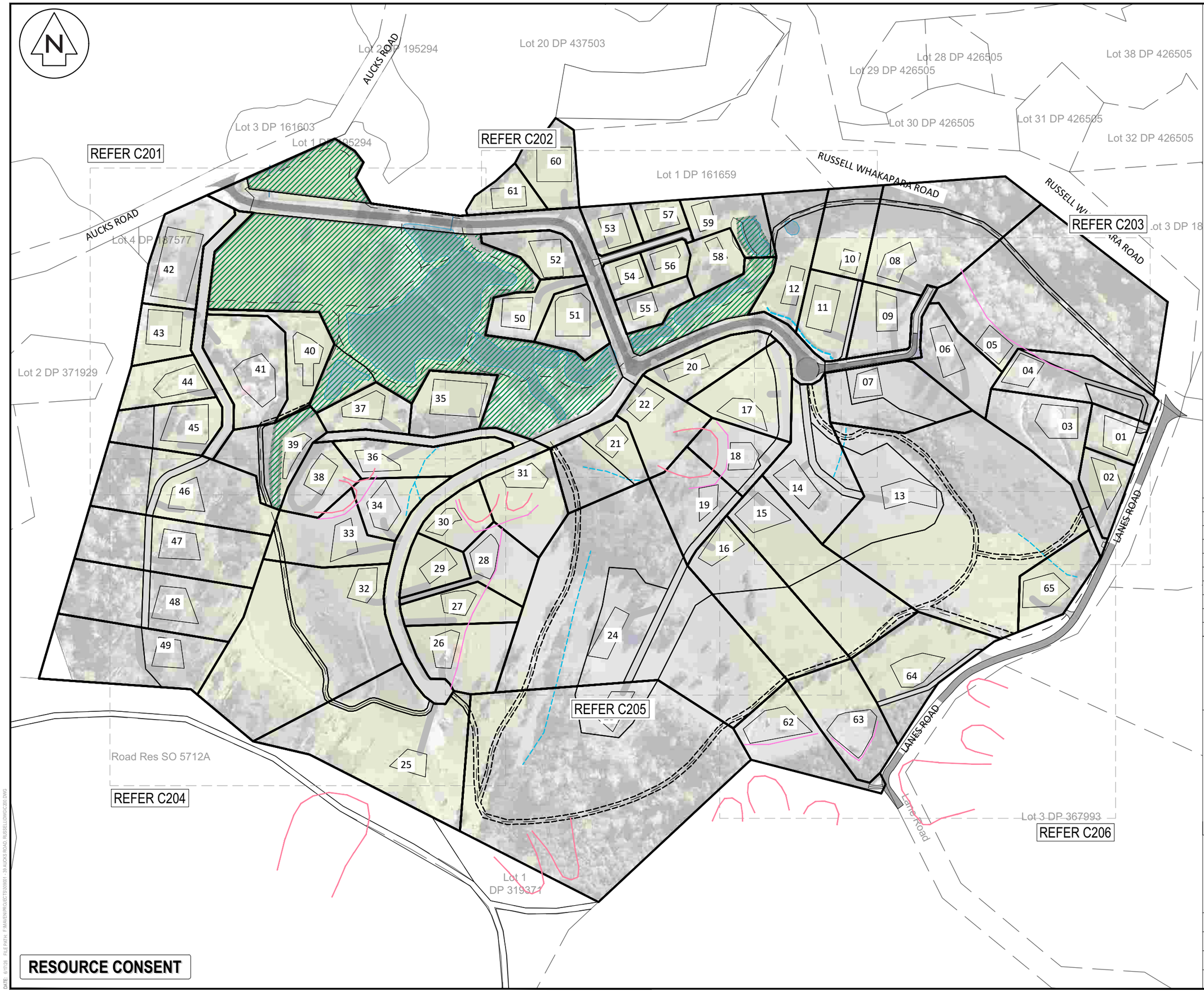
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Project
DEVELOPMENT OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED SCHEME PLAN STAGE 4: DETAIL

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C160 -SCHEME - REV J.DWG		
Drawing no.	4 - 02 OF 02	Rev	J

DATE: 8/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\SO SCHEME - REV J.DWG



RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
6. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ONSITE IN ACCORDANCE WITH COUNCIL STANDARDS.
7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND

- EX BDY
- PROP BDY
- INDICATIVE BUILDING PLATFORM

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED EARTHWORKS OVERALL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C200.DWG		
Drawing no.	C200	Rev	D

DATE: 6/11/25 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C200.DWG

ALL LEVELS TO BE EXISTING/PROPOSED GROUND LEVEL. BUILDING FINIAL FLOOR LEVEL SUBJECT TO FURTHER DESIGN COMPLYING WITH NZBC.

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
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6. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ONSITE IN ACCORDANCE WITH COUNCIL STANDARDS.
7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- GEO FEATURE
- GEO SETBACK LINE
- RL 6.61 EX/PORP GROUND LEVEL

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED EARTHWORKS PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C200.DWG		
Drawing no.	C201	Rev	D

RESOURCE CONSENT

DATE: @17:26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C200.DWG

ALL LEVELS TO BE EXISTING/PROPOSED GROUND LEVEL. BUILDING FINIAL FLOOR LEVEL SUBJECT TO FURTHER DESIGN COMPLYING WITH NZBC.

Lot 1 DP 161659

RL5.12
61 RL4.20
57 RL5.98
53 RL4.68
RL5.25 59
RL4.20 52
RL5.27 56
RL4.50 54
RL4.50 58
RL8.90
RL6.00 12
RL4.50 55
RL4.20 50
RL4.20 51
RL8.00 11
20 RL6.18
RL3.32
RL6.55 22
17 RL21.00
RL6.35 21
18 RL24.51
07
31

RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
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7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- GEO FEATURE
- GEO SETBACK LINE
- RL 6.61 EX/PORP GROUND LEVEL

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
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Drawn	JAW	07/2024
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED EARTHWORKS PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C200.DWG		
Drawing no.	C202	Rev	D

DATE: 6/7/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C200.DWG

ALL LEVELS TO BE EXISTING/PROPOSED GROUND LEVEL. BUILDING FINIAL FLOOR LEVEL SUBJECT TO FURTHER DESIGN COMPLYING WITH NZBC.

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
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7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- GEO FEATURE
- GEO SETBACK LINE
- RL 6.61 EX/PORP GROUND LEVEL

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED EARTHWORKS PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C200.DWG
Drawing no.	C203 Rev D

RESOURCE CONSENT

DATE: @17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C200.DWG

ALL LEVELS TO BE EXISTING/PROPOSED GROUND LEVEL. BUILDING FINIAL FLOOR LEVEL SUBJECT TO FURTHER DESIGN COMPLYING WITH NZBC.

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
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7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- GEO FEATURE
- GEO SETBACK LINE
- RL 6.61 EX/PORP GROUND LEVEL

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED EARTHWORKS PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C200.DWG		
Drawing no.	C204	Rev	D

RESOURCE CONSENT

Road Res SO 5712A

DATE 6/17/26 FILEPATH F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\C200.DWG

ALL LEVELS TO BE EXISTING/PROPOSED GROUND LEVEL. BUILDING FINIAL FLOOR LEVEL SUBJECT TO FURTHER DESIGN COMPLYING WITH NZBC.

RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
6. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ONSITE IN ACCORDANCE WITH COUNCIL STANDARDS.
7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- GEO FEATURE
- GEO SETBACK LINE
- RL 6.61 EX/PORP GROUND LEVEL

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED EARTHWORKS PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C200.DWG		
Drawing no.	C205	Rev	D

DATE 9/17/26 FILEPATH P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C200.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
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LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- GEO FEATURE
- GEO SETBACK LINE
- RL 6.61 EX/PORP GROUND LEVEL

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

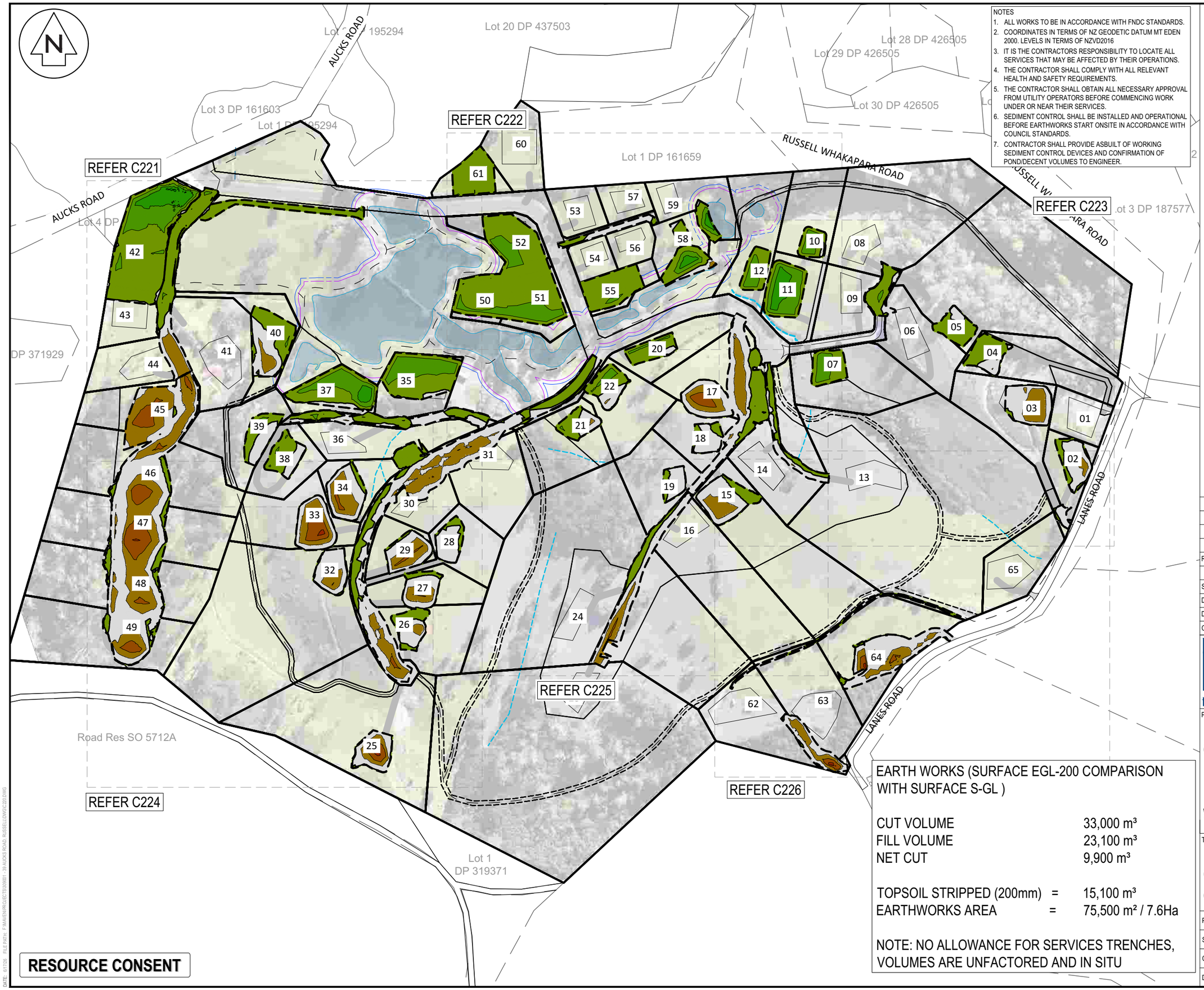
Title

PROPOSED EARTHWORKS PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C200.DWG		
Drawing no.	C206	Rev	D

ALL LEVELS TO BE EXISTING/PROPOSED GROUND LEVEL. BUILDING FINIAL FLOOR LEVEL SUBJECT TO FURTHER DESIGN COMPLYING WITH NZBC.

DATE: 9/7/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C200.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
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7. CONTRACTOR SHALL PROVIDE ASBUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO ENGINEER.

LEGEND

- EX BDY
- PROP BDY
- PROP EXTENT WORK

Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
6	1.000	2.000	
7	2.000	3.000	
8	3.000	4.000	

EARTH WORKS (SURFACE EGL-200 COMPARISON WITH SURFACE S-GL)

CUT VOLUME		33,000 m³
FILL VOLUME		23,100 m³
NET CUT		9,900 m³
TOPSOIL STRIPPED (200mm)	=	15,100 m³
EARTHWORKS AREA	=	75,500 m² / 7.6Ha

NOTE: NO ALLOWANCE FOR SERVICES TRENCHES, VOLUMES ARE UNFACTORED AND IN SITU

RESOURCE CONSENT

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

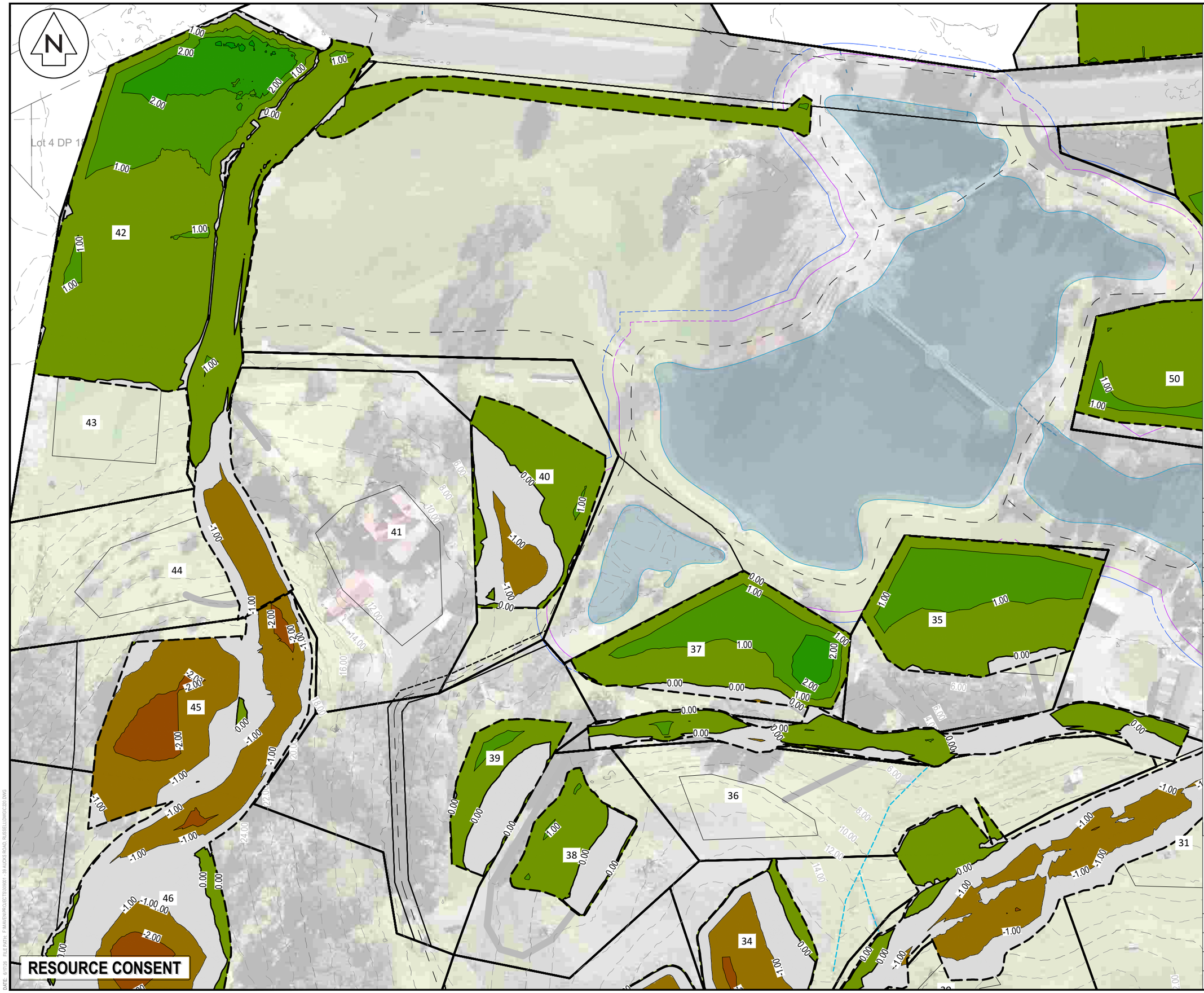
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED CUT AND FILL OVERALL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:13000 @ A3		
Cad file	C220.DWG		
Drawing no.	C220	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C220.DWG



LEGEND

- EX BDY
- PROP BDY
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- 15m OFFSET FROM POND
- 12m OFFSET FROM POND

Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
6	1.000	2.000	
7	2.000	3.000	
8	3.000	4.000	

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED CUT AND FILL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C220.DWG		
Drawing no.	C221	Rev	D

RESOURCE CONSENT

DATE: 6/07/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C220.DWG



LEGEND

- EX BDY
- PROP BDY
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- 15m OFFSET FROM POND
- 12m OFFSET FROM POND

Cut/Fill Table

Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
6	1.000	2.000	
7	2.000	3.000	
8	3.000	4.000	

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED CUT AND FILL PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C220.DWG
Drawing no.	C222
Rev	D

DATE: 6/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\220.DWG



Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
6	1.000	2.000	
7	2.000	3.000	
8	3.000	4.000	

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

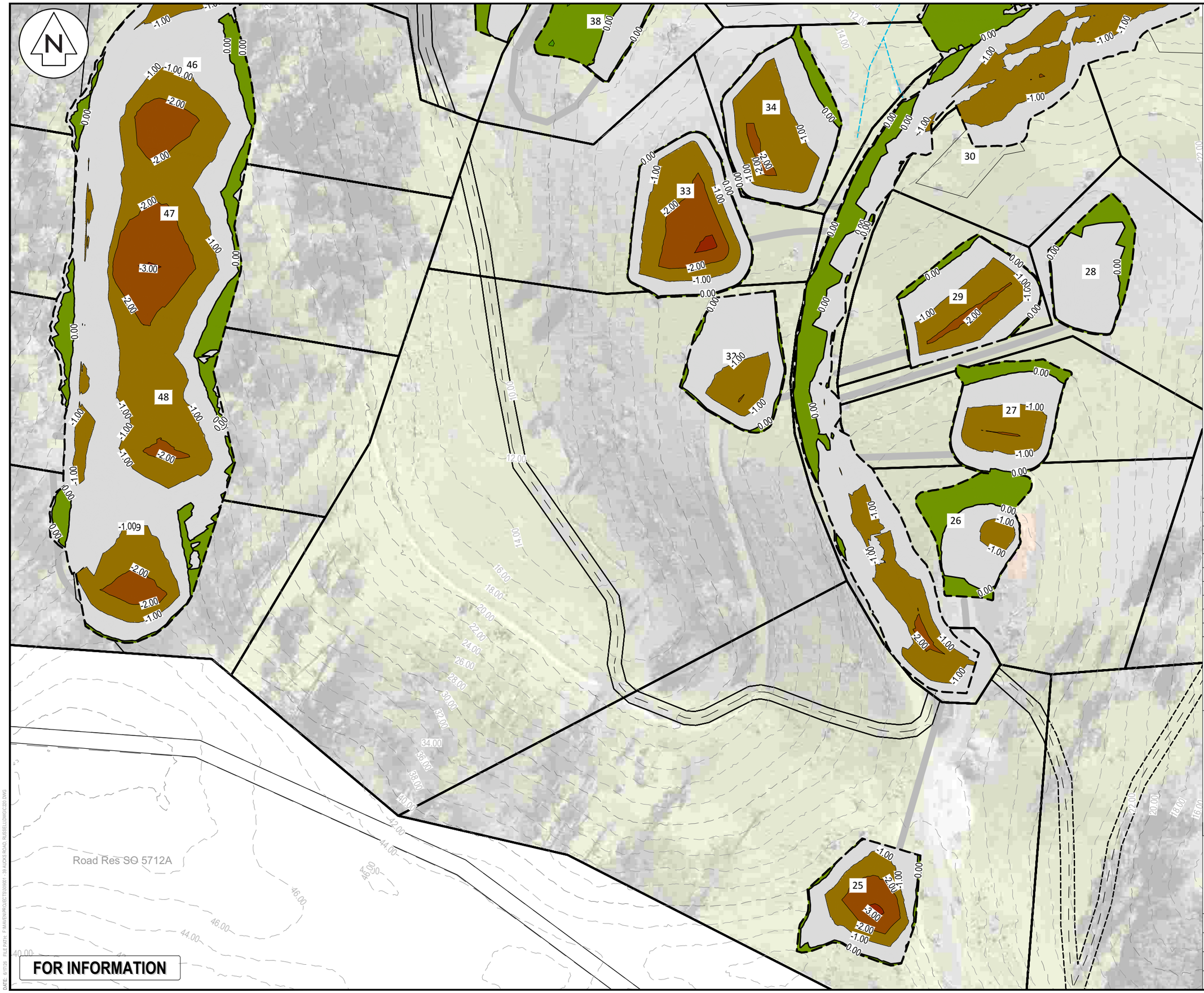
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED CUT AND FILL PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C220.DWG
Drawing no.	C223
Rev	D

DATE: 6/01/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C220.DWG



Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
6	1.000	2.000	
7	2.000	3.000	
8	3.000	4.000	

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED CUT AND FILL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C220.DWG		
Drawing no.	C224	Rev	D

DATE: 6/17/25 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C220.DWG



Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED CUT AND FILL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C220.DWG		
Drawing no.	C225	Rev	D

DATE: 6/7/25 FILEPATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C220.DWG



LEGEND

- EX BDY
- PROP BDY
- PROP EXTENT WORK
- INDICATIVE BUILDING PLATFORM
- 15m OFFSET FROM POND
- 12m OFFSET FROM POND

Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
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7	2.000	3.000	
8	3.000	4.000	

Rev	Description	By	Date
D	FOR RC S92	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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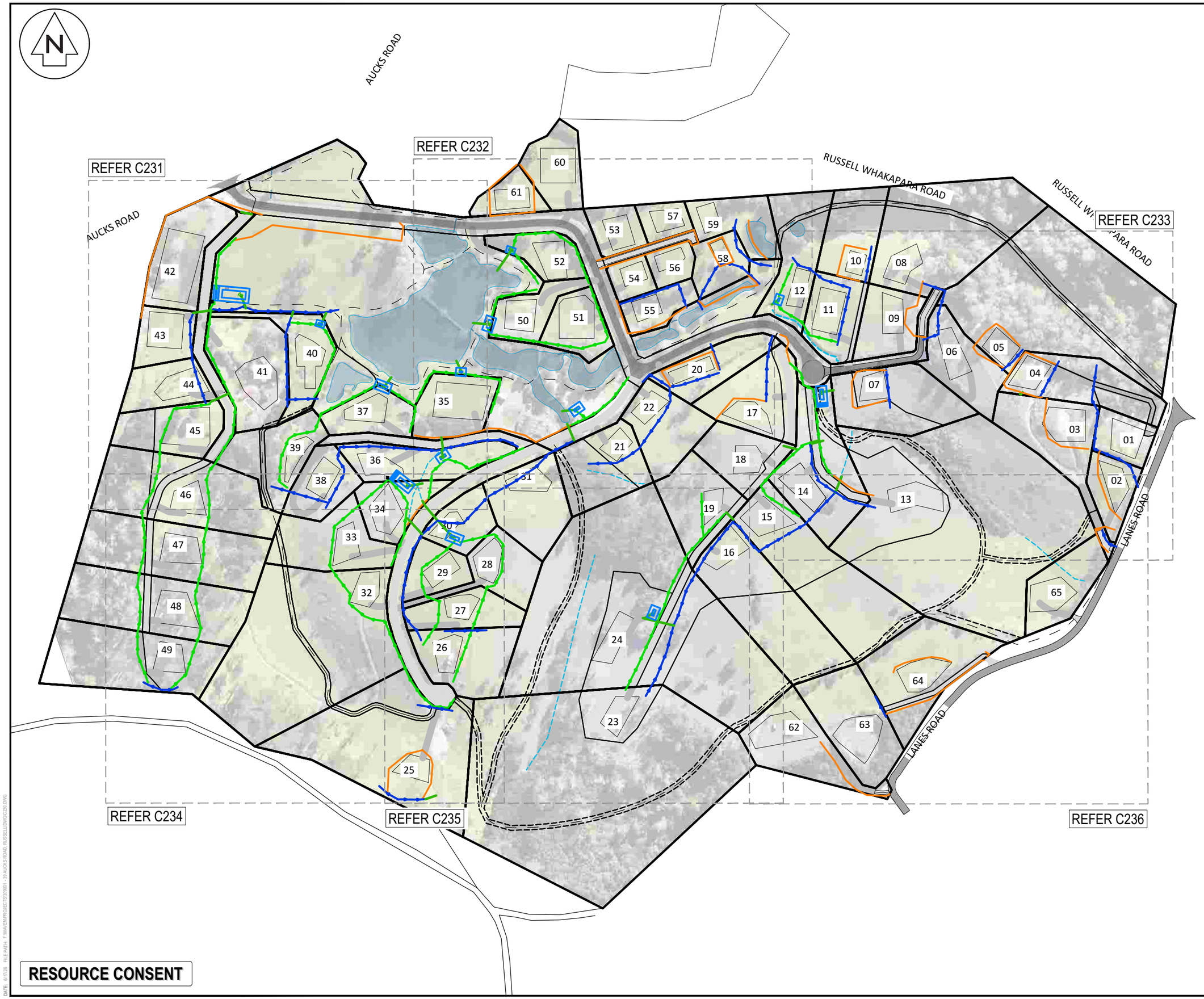
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED CUT AND FILL PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C220.DWG
Drawing no.	C226 Rev D

DATE: 6/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C220.DWG



RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
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LEGEND

- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- PROP CLEANWATER
- PROP DIRTYWATER
- PROP SW PIPE
- PROP SILT FENCE
- PROP STOCKPILE
- PROP DECANT
- PROP DECANT BAR

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED EROSION AND SEDIMENT CONTROL OVERALL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C230.DWG		
Drawing no.	C230	Rev	D

DATE: 6/7/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\C230.DWG

WHEN EARTHWORKS AREA LESS THAN 1000m2, CONTRACTOR TO CONSIDER REPLACING SILT FENCE WITH EARTHBOUND UNDER THE SUPERVISION OF ENGINEERING

EX VEHICLE CROSSING TO BE USED AS STABILIZED ENTRANCE

EMERGENCY SPILLWAY WITH GEOTEXTILE EROSION PROTECTION 2.0m WIDTH TO GD05 STANDARDS @RL 2.2m

PROP SRP 1
UPSTREAM CATCHMENT = 1.23 Ha.
BASE SIZE 6.76m W x 20.3 m L @ RL 0.5m
USE 150mm RISER AS PRIMARY SPILLWAY
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 370 m³ (3% CATCHMENT AREA)

CHEMICAL TREATMENT

PROP DEB1
CATCHMENT = 2230m2
BASE SIZE 0.51m W x 1.52m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 47 m³ (2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB2
CATCHMENT = 5800m2
BASE SIZE 2.65m W x 8.0 m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 116 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB3
CATCHMENT = 2,200m2
BASE SIZE 0.5m W x 1.5m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 44 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB4
CATCHMENT = 4,600m2
BASE SIZE 2.02m W x 6.06m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 92 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB5
CATCHMENT = 2,720m2
BASE SIZE 0.9m W x 2.7
PRIMARY SPILLWAY HE
DEAD STORAGE HEIGH
POND VOLUME = 54 m³
(2% CATCHMENT AREA
EMERGENCY SPILLWA

PROP DEB7
CATCHMENT = 3,190m2
BASE SIZE 1.22m W x 3.66m L @ RL 4.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 64 m³ (2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

BASE SIZE 1.36m
PRIMARY SP
DEAD ST
EMERGENCY

CHEMICAL TREATMENT

PROP SRP2
CATCHMENT = 8,150m2
BASE SIZE 3.65 m W x11.0m L @ RL 16.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 163 m³ (2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB6

RL2.31

Lot 4 DP 1

-0.0% -33.6% -3.3% -3.2% -9.4%

42 43 44 45 46 40 41 39 36 35 61

RESOURCE CONSENT

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
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7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND
- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- PROP CLEANWATER
- PROP DIRTYWATER
- PROP SW PIPE
- PROP SILT FENCE
- PROP STOCKPILE
- PROP DECANT
- PROP DECANT BAR

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C230.DWG		
Drawing no.	C231	Rev	D

DATE: 9/1/26 FILE PATH: P:\MAVEN PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C230.DWG

WHEN EARTHWORKS AREA LESS THAN 1000m2, CONTRACTOR TO CONSIDER REPLACING SILT FENCE WITH EARTHBOUND UNDER THE SUPERVISION OF ENGINEERING

Lot 1 DP 161659

PROP DEB3
CATCHMENT = 2,200m2
BASE SIZE 0.5m W x 1.5m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 44 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB4
CATCHMENT = 4,600m2
BASE SIZE 2.02m W x 6.06m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 92 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

= 5800m2
5m W x 8.0 m L @ RL 1.0m
LWAY HEIGHT = 1.5 m
GE HEIGHT = 0.6 m
E = 116 m³
NT AREA)
SPILLWAY WIDTH 1.0m

PROP DEB5
CATCHMENT = 2,720m2
BASE SIZE 0.9m W x 2.7m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 54 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB8
CATCHMENT = 3,400m2
BASE SIZE 1.36m W x 4.07m L @ RL 1.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 44 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

DP DEB7
3,190m2
RL 4.0m
T = 1.5 m
T = 0.6 m
T AREA)
TH 1.0m

RESOURCE CONSENT

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF NZVD2016
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
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6. SEDIMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ONSITE IN ACCORDANCE WITH COUNCIL STANDARDS.
7. CONTRACTOR SHALL PROVIDE AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO

LEGEND
- EX BDY
- PROP BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- PROP EXTENT WORK
- PROP CLEANWATER
- PROP DIRTYWATER
- PROP SW PIPE
- PROP SILT FENCE
- PROP STOCKPILE
- PROP DECANT
- PROP DECANT BAR

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC	JAW	02/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

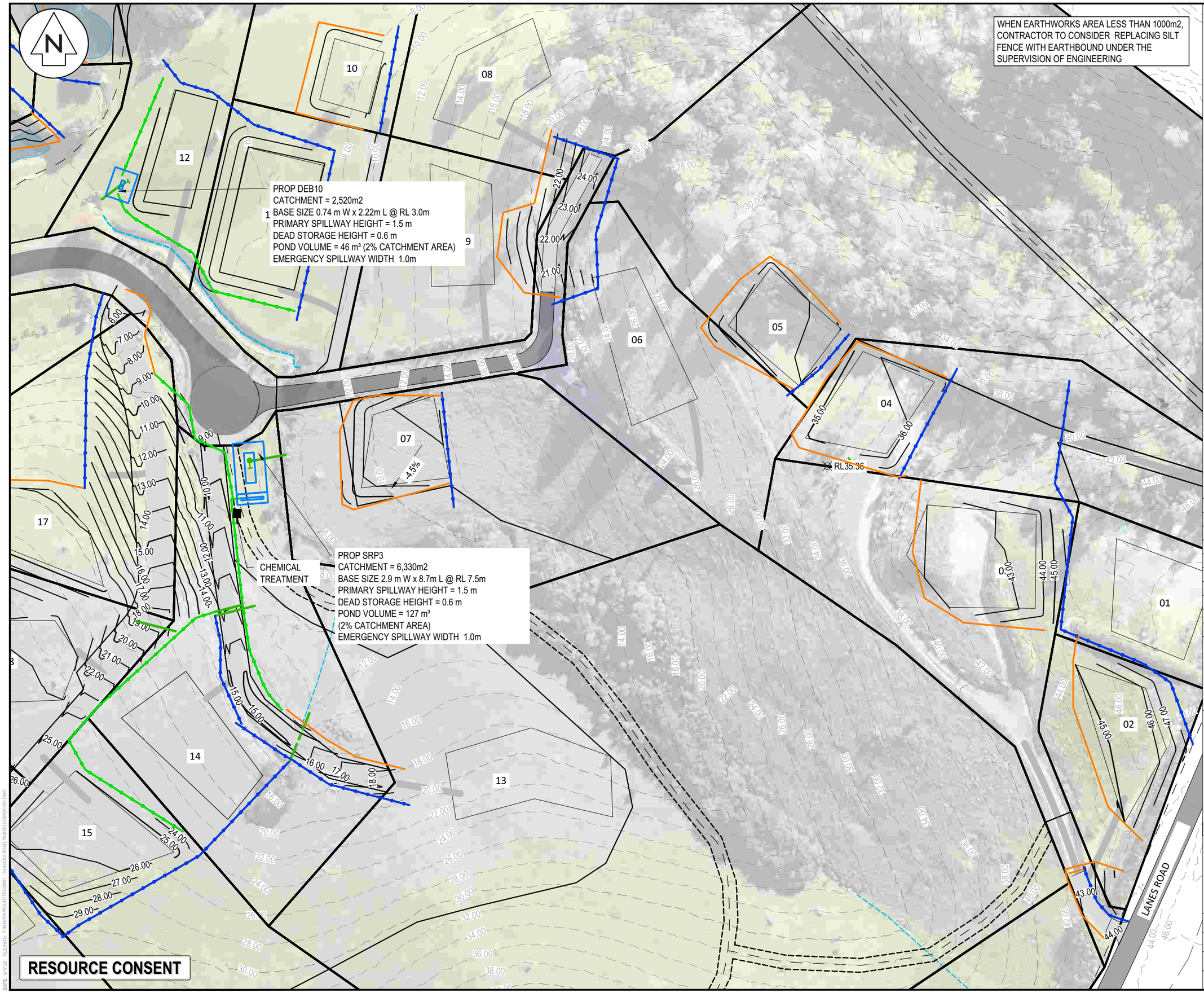
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Auckland 1023

Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C230.DWG		
Drawing no.	C232	Rev	D

DATE: 6/07/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C230.DWG



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Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C230.DWG
Drawing no.	C233 Rev D

DATE: 6/7/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C230.DWG

PROP SRP2
CATCHMENT = 8,150m2
BASE SIZE 3.65 m W x11.0m L @ RL 16.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 163 m³ (2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB6
CATCHMENT = 4990m2
BASE SIZE 2.26 m W x 6
PRIMARY SPILLWAY HE
DEAD STORAGE HEIGH
POND VOLUME = 100 m³
(2% CATCHMENT AREA
EMERGENCY SPILLWAY

Road Res SO 5712A

WHEN EARTHWORKS AREA LESS THAN 1000m2, CONTRACTOR TO CONSIDER REPLACING SILT FENCE WITH EARTHBOUND UNDER THE SUPERVISION OF ENGINEERING

RESOURCE CONSENT

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Survey	MAVEN	06/2024
Design	JAW	07/2024
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C230.DWG		
Drawing no.	C234	Rev	D

DATE 6/17/26 FILE PATH F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C230.DWG

PROP DEB6
CATCHMENT = 4990m2
BASE SIZE 2.26 m W x 6.77m L @ RL 3.0m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 100 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

PROP DEB9
CATCHMENT = 3,070m2
BASE SIZE 1.14m W x 3.42m L @ RL 19.5m
PRIMARY SPILLWAY HEIGHT = 1.5 m
DEAD STORAGE HEIGHT = 0.6 m
POND VOLUME = 20 m³
(2% CATCHMENT AREA)
EMERGENCY SPILLWAY WIDTH 1.0m

RL19.77

RESOURCE CONSENT

WHEN EARTHWORKS AREA LESS THAN 1000m2, CONTRACTOR TO CONSIDER REPLACING SILT FENCE WITH EARTHBOUND UNDER THE SUPERVISION OF ENGINEERING

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A	FOR RC	JAW	11/2024

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Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

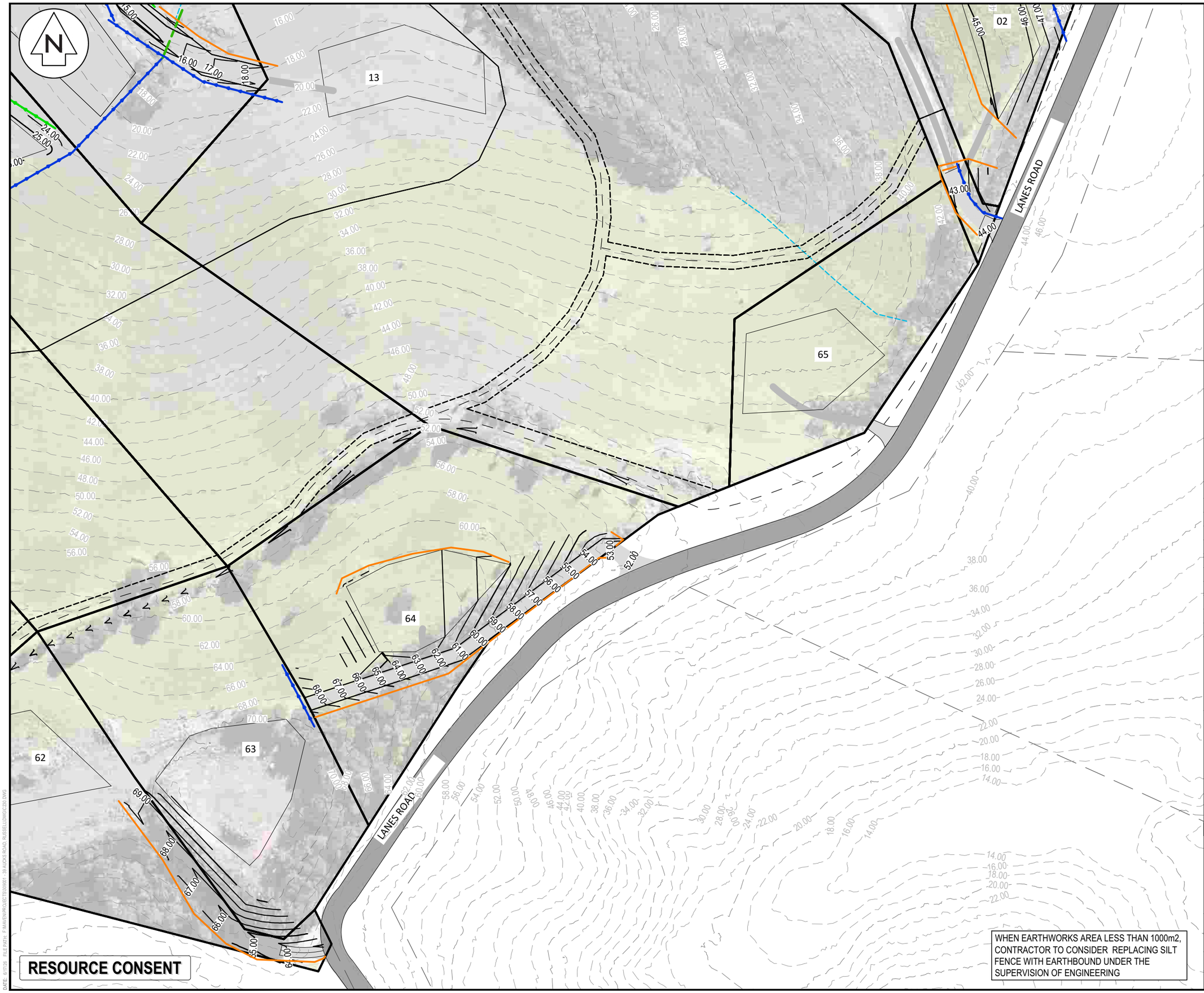
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED EROSION AND SEDIMENT CONTROL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C230.DWG		
Drawing no.	C235	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C230.DWG



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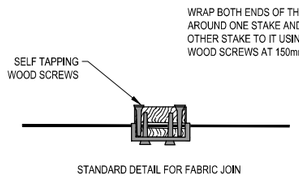
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PROPOSED EROSION AND SEDIMENT CONTROL PLAN

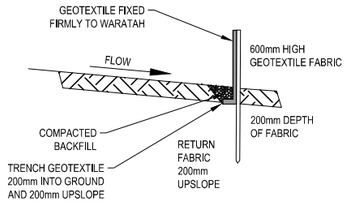
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Scale	1:1000 @ A3		
Cad file	C230.DWG		
Drawing no.	C236	Rev	D

WHEN EARTHWORKS AREA LESS THAN 1000m2, CONTRACTOR TO CONSIDER REPLACING SILT FENCE WITH EARTHBOUND UNDER THE SUPERVISION OF ENGINEERING

DATE: 6/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C230.DWG

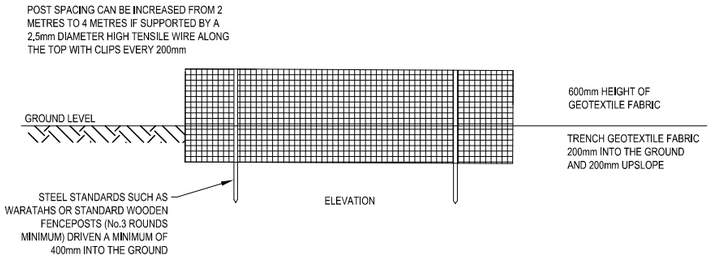


STANDARD DETAIL FOR FABRIC JOIN



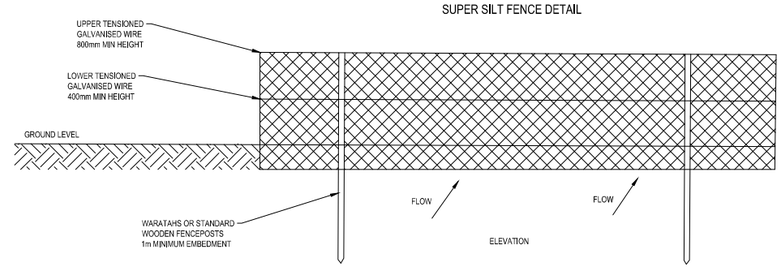
CROSS SECTION

STANDARD DETAIL FOR SILT FENCE

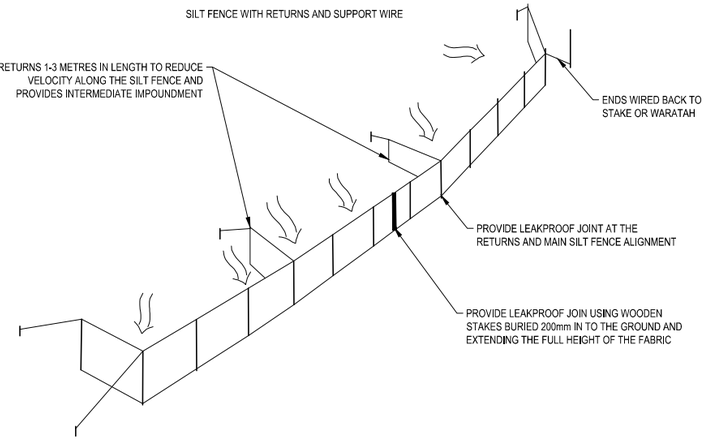


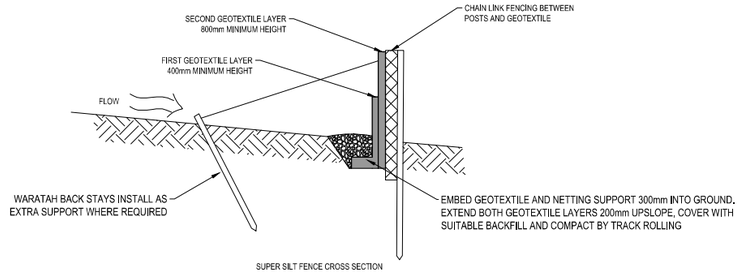
ELEVATION

SUPER SILT FENCE DETAIL



ELEVATION





SUPER SILT FENCE CROSS SECTION

Rev	Description	By	Date
-	FOR RC	JAW	10/2024

	By	Date
Survey	MAVEN	06/2024
Design	-	07/2024
Drawn	JAW	07/2024
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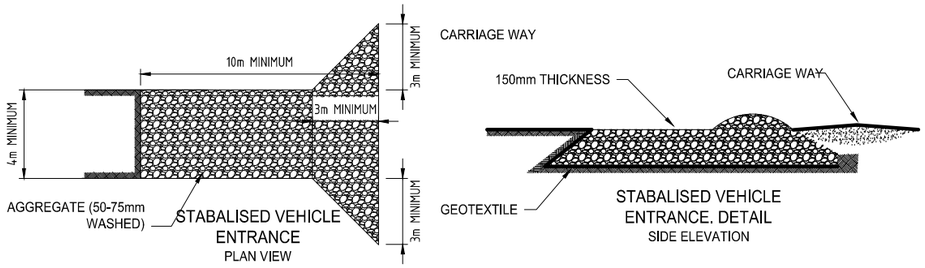
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

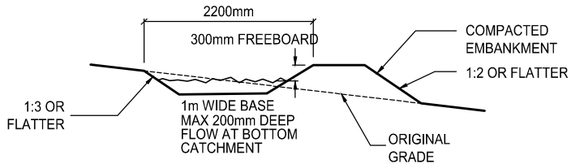
Title

EROSION AND SEDIMENT CONTROL STANDARD DETAILS

Project no.	309001 - WILLOWRIDGE		
Scale	NTS		
Cad file	C240 DETAILS.DWG		
Drawing no.	C241	Rev	A

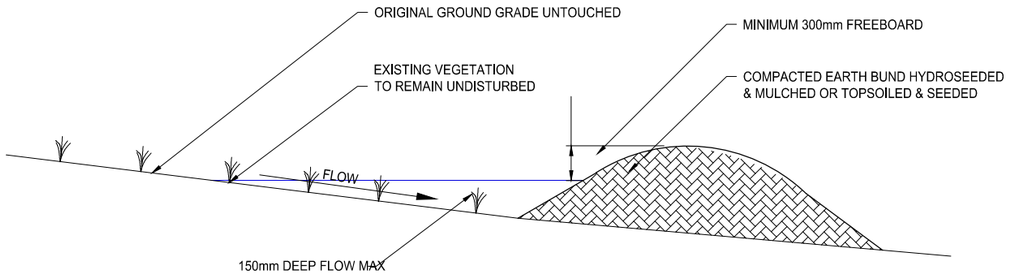
DATE: 6/17/26





TYPICAL CROSS SECTION OF A RUNOFF DIVERSION

TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED



CLEAN WATER DIVERSION BUND DETAIL

Rev	Description	By	Date

	By	Date
Survey	MAVEN	06/2024
Design	-	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

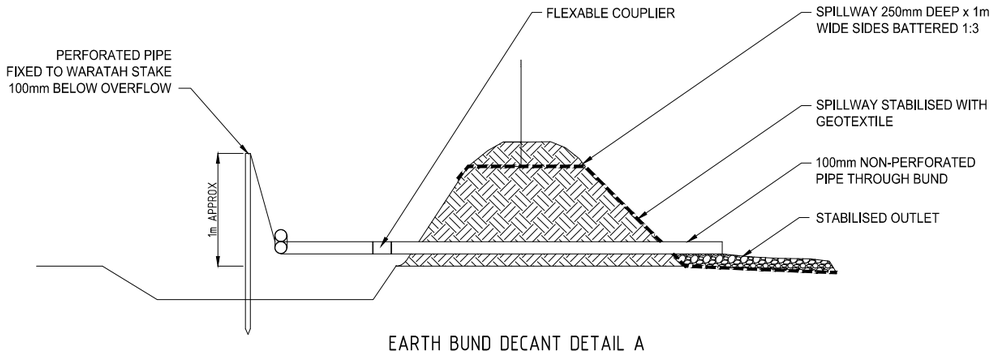
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

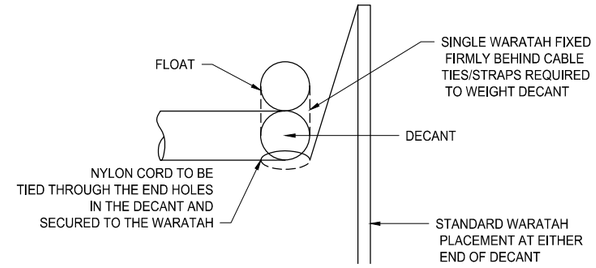
EROSION AND SEDIMENT CONTROL STANDARD DETAILS

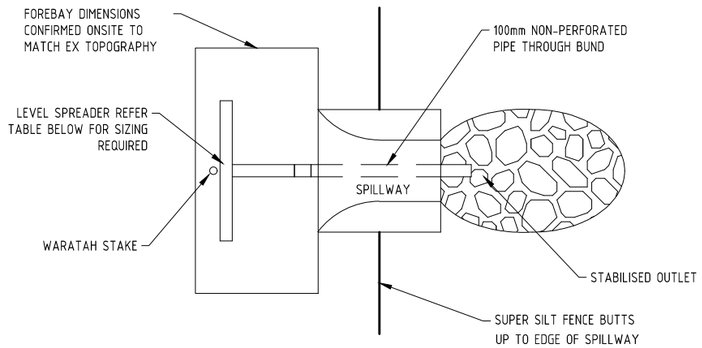
Project no.	309001 - WILLOWRIDGE		
Scale	NTS		
Cad file	C240 DETAILS.DWG		
Drawing no.	C242	Rev	A

DATE: 6/17/26



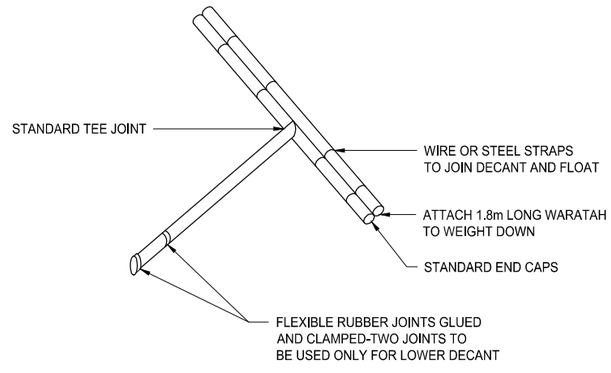
EARTH BUND DECANT DETAIL A
N.T.S





DECANT PLAN VIEW
N.T.S

LEVEL SPREADER DESIGN CRITERIA (20 YEAR STORM EVENT)				
DESIGN FLOW (m^3/sec)	INLET WIDTH (m)	DEPTH (m)	END WIDTH (m)	LENGTH (mm)
0-0.3	3	150	1	3
0.3-0.6	5	180	1	7
0.6-0.9	7	220	1	10



Rev	Description	By	Date

	By	Date
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Checked	TM	07/2024

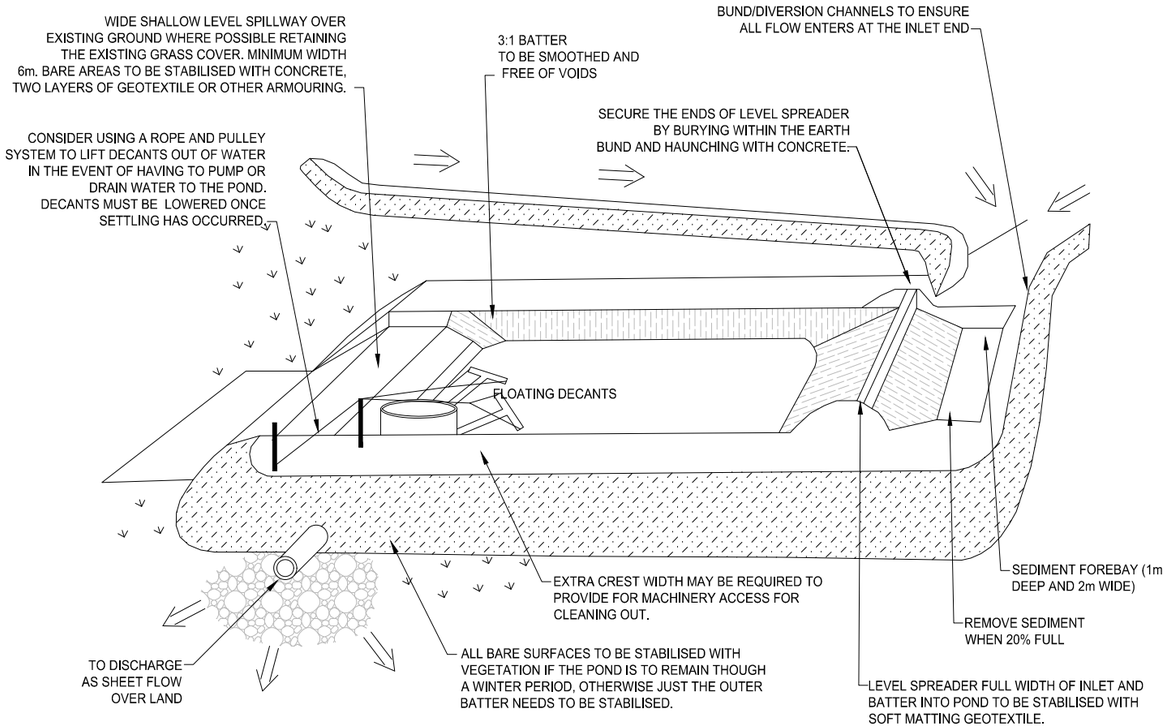
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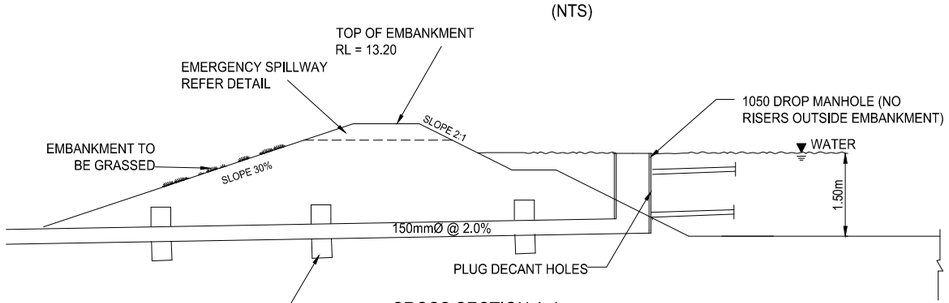
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EROSION AND SEDIMENT CONTROL STANDARD DETAILS

Project no.	309001 - WILLOWRIDGE		
Scale	NTS		
Cad file	C240 DETAILS.DWG		
Drawing no.	C243	Rev	A

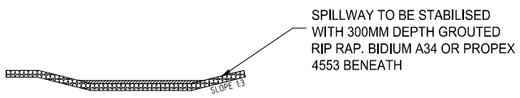
DATE: 6/17/26



SEDIMENT POND DETAILS
(NTS)



CROSS SECTION A-A
OF SEDIMENT TREATMENT POND NTS



DETAIL I
EMERGENCY SPILLWAY

Rev	Description	By	Date

	By	Date
Survey	MAVEN	06/2024
Design	-	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

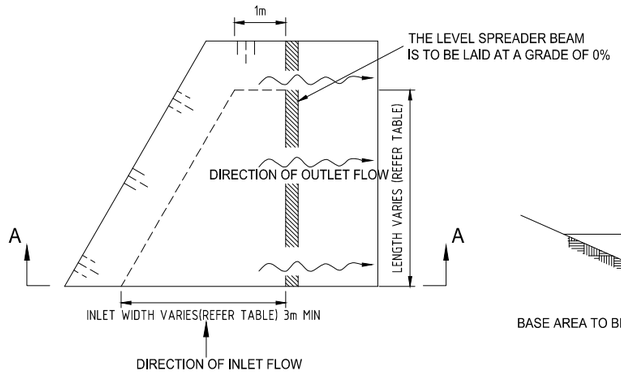
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Auckland 1023

Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

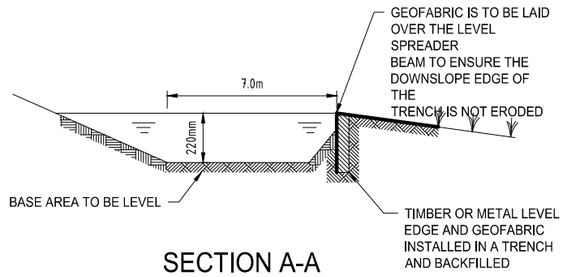
Title
EROSION AND SEDIMENT CONTROL STANDARD DETAILS

Project no.	309001 - WILLOWRIDGE		
Scale	NTS		
Cad file	C240 DETAILS.DWG		
Drawing no.	C244	Rev	A

DATE: 6/7/26

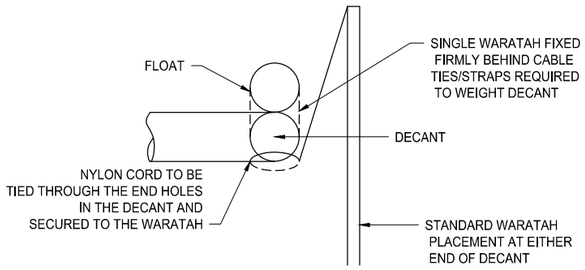


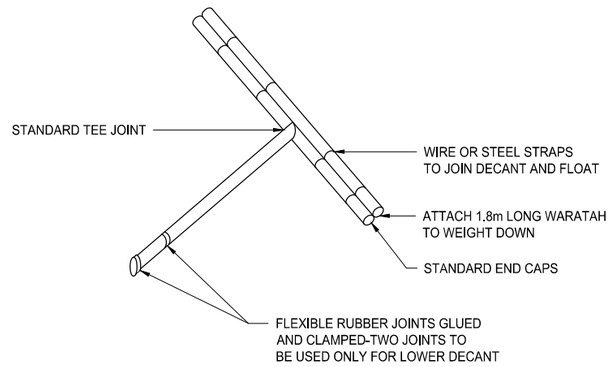
PLAN VIEW



SECTION A-A

LEVEL SPREADER DESIGN CRITERIA (20 YEAR STORM EVENT)				
DESIGN FLOW (m^3/sec)	INLET WIDTH (m)	DEPTH (m)	END WIDTH (m)	LENGTH (mm)
0-0.3	3	150	1	3
0.3-0.6	5	180	1	7
0.6-0.9	7	220	1	10





Rev	Description	By	Date

	By	Date
Survey	MAVEN	06/2024
Design	-	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

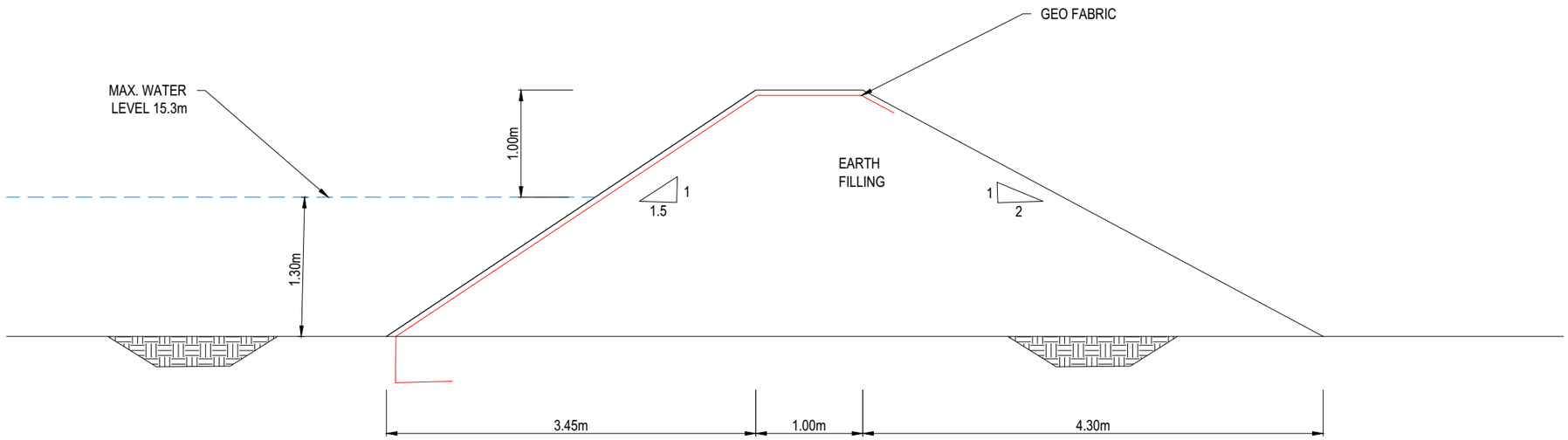
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

EROSION AND SEDIMENT CONTROL STANDARD DETAILS

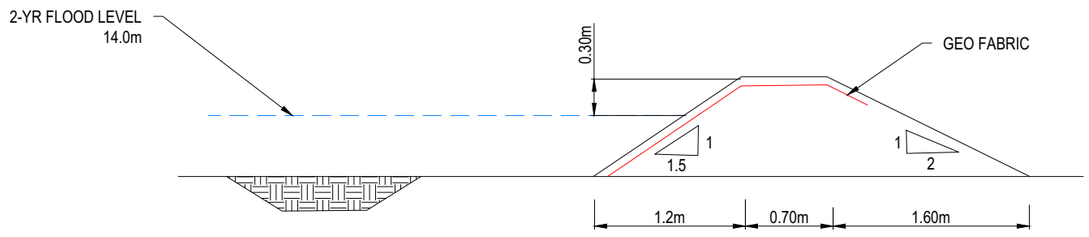
Project no.	309001 - WILLOWRIDGE		
Scale	NTS		
Cad file	C240 DETAILS.DWG		
Drawing no.	C245	Rev	A

DATE: 6/11/26



UPSTREAM COFFERDAM CORSS SECTION

NTS



DOWNSTREAM COFFERDAM CORSS SECTION

NTS

Rev	Description	By	Date

	By	Date
Survey	MAVEN	06/2024
Design	-	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

EROSION AND SEDIMENT CONTROL STANDARD DETAILS

Project no.	309001 - WILLOWRIDGE		
Scale	NTS		
Cad file	C240 DETAILS.DWG		
Drawing no.	C246	Rev	A

DATE: 6/17/26



RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
3. FINAL PAVEMENT DESIGN SUBJECT TO CBR/BEAM TESTS ON SUBGRADE MATERIAL.
4. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
6. STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE NEW ZEALAND STANDARDS INCLUDING BUT NOT RESTRICTED TO THE CURRENT VERSION OF AS/NZS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES SERIES OF STANDARDS.

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING OVERALL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C300.DWG		
Drawing no.	C300	Rev	D

DATE: 6/17/25 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\C300.DWG

N

EX POWER POST TO BE USED AS LIGHTING POST

EX VEHICLE CROSSING 1 TO REMAIN

EX VEHICLE CROSSING 2 TO BE REMOVED

32.62m

10.69m

CH 0

6.01m

EX JOAL 5 TO REMAIN

6.00m

EX JOAL 5 TO REMAIN

61

CH 20

ROAD1

PR 225mm RCRRJ CULVRT

JOAL 1

CH 40

6.00m

A-A

C321

CH 60

42

CH 80

CH 100

50

CH 120

43

-20.5%

CH 140

-23.0%

40

A-A

C321

JOAL 1

CH 160

41

C-C

C321

44

CH 180

-37.9%

-38.4%

CH 200

-49.9%

-33.7%

35

37

-31.8%

45

-35.1%

ROAD1

CH 220

3.99m

-50.0%

4.00m

JOAL 2

JOAL 2

CH 187

CH 180

CH 160

CH 140

-50.3%

CH 120

CH 100

CH 80

CH 60

CH 40

CH 20

B-B

C321

39

-38.0%

36

E-E

C322

-24.1%

CH 120

CH 240

4.00m

-28.8%

-34.8%

JOAL 6

CH 160

CH 140

-10.9%

38

31

RESOURCE CONSENT

LEGEND

- EX BDY
- PROP BDY
- PR WALKWAY
- 15m OFFSET FROM POND
- 12M OFFSET FROM POND
- INDICATIVE BUILDING PLATFORM
- EX PAVE
- PROPOSED PAVE

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C300.DWG
Drawing no.	C301 Rev D

DATE: @17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG

LEGEND

- EX BDY
- PROP BDY
- PR WALKWAY
- 15m OFFSET FROM POND
- 12M OFFSET FROM POND
- INDICATIVE BUILDING PLATFORM
- EX PAVE
- PROPOSED PAVE

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C300.DWG
Drawing no.	C302 Rev D

RESOURCE CONSENT

DATE - 6/17/26 FILE PATH - F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C3D.DWG



RESOURCE CONSENT

DATE 01/7/25 FILE PATH F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG

LEGEND

- EX BDY
- PROP BDY
- PR WALKWAY
- 15m OFFSET FROM POND
- 12M OFFSET FROM POND
- INDICATIVE BUILDING PLATFORM
- EX PAVE
- PROPOSED PAVE

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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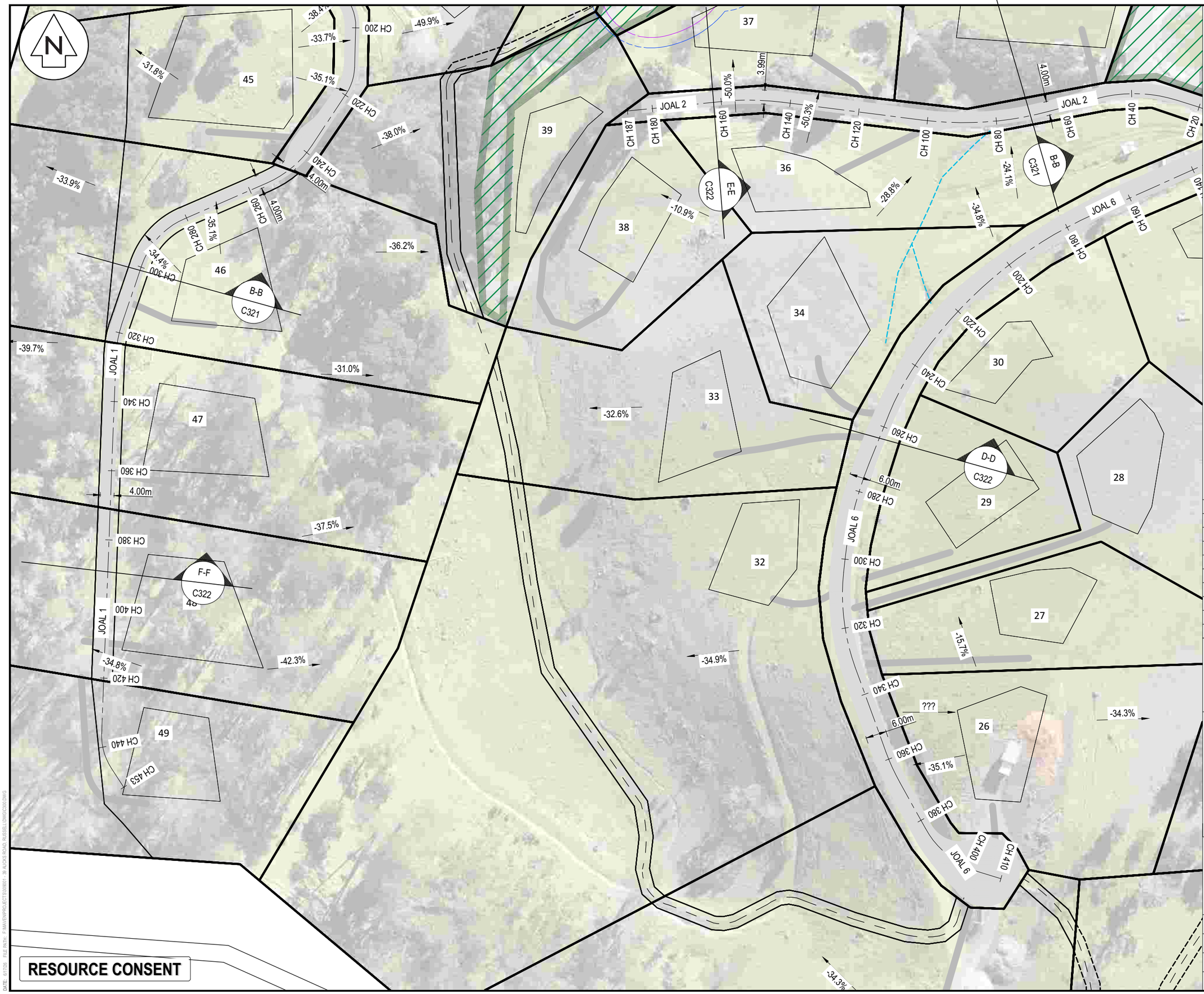
Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C303	Rev	D



LEGEND

- EX BDY
- PROP BDY
- PR WALKWAY
- 15m OFFSET FROM POND
- 12M OFFSET FROM POND
- INDICATIVE BUILDING PLATFORM
- EX PAVE
- PROPOSED PAVE

RESOURCE CONSENT

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C304	Rev	D

DATE: 01/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG

N

LEGEND

- EX BDY
- PROP BDY
- PR WALKWAY
- 15m OFFSET FROM POND
- 12M OFFSET FROM POND
- INDICATIVE BUILDING PLATFORM
- EX PAVE
- PROPOSED PAVE

NOTES

1. DRIVEWAY 2 FROM CH 240 TO END , THE CUT GRADE TO BE 1:2

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C305	Rev	D

RESOURCE CONSENT

DATE: 6/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\C300.DWG

N

DRIVEWAY 1

CH 140

CH 160

CH 180

CH 100

???

CH 120

DRIVEWAY 2

CH 140

CH 155

14

13

15

16

4.00m

B-B
C321

02

4.00m

CH 23
CH 20

DRIVEWAY 4

CH 0

EX VEHICLE CROSSING 4
TO BE REFORMED AS
PER FNDC ENGINEERING
STANDARDS SHEET 21
TYPE 1

65

EX VEHICLE CROSSING 5
TO BE REFORMED AS
PER FNDC ENGINEERING
STANDARDS SHEET 21
TYPE 1

64

CH 20

CH 0

CH 40

DRIVEWAY 6

CH 60

CH 80

CH 100

CH 109

EX VEHICLE CROSSING 6
TO BE REFORMED AS
PER FNDC ENGINEERING
STANDARDS SHEET 21
TYPE 1

37.7%

62

63

LANES ROAD

EX ACCESS TO BE USED
FOR LOT 62

3.00m

EX VEHICLE CROSSING 7
TO BE REFORMED AS
PER FNDC ENGINEERING
STANDARDS SHEET 21
TYPE 1

RESOURCE CONSENT

DATE: @17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG

LEGEND

- EX BDY
- PROP BDY
- PR WALKWAY
- 15m OFFSET FROM POND
- 12M OFFSET FROM POND
- INDICATIVE BUILDING PLATFORM
- EX PAVE
- PROPOSED PAVE

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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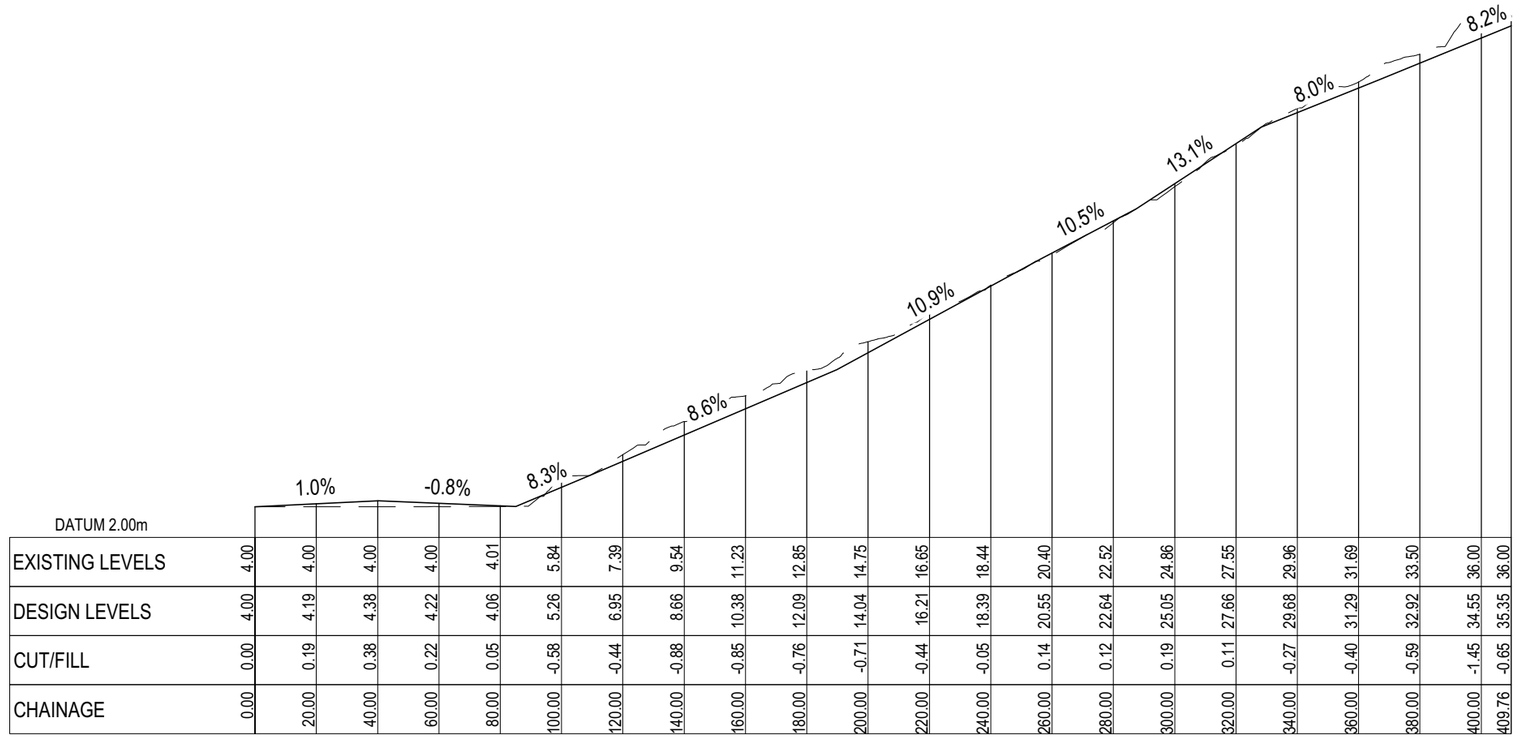
Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PLAN

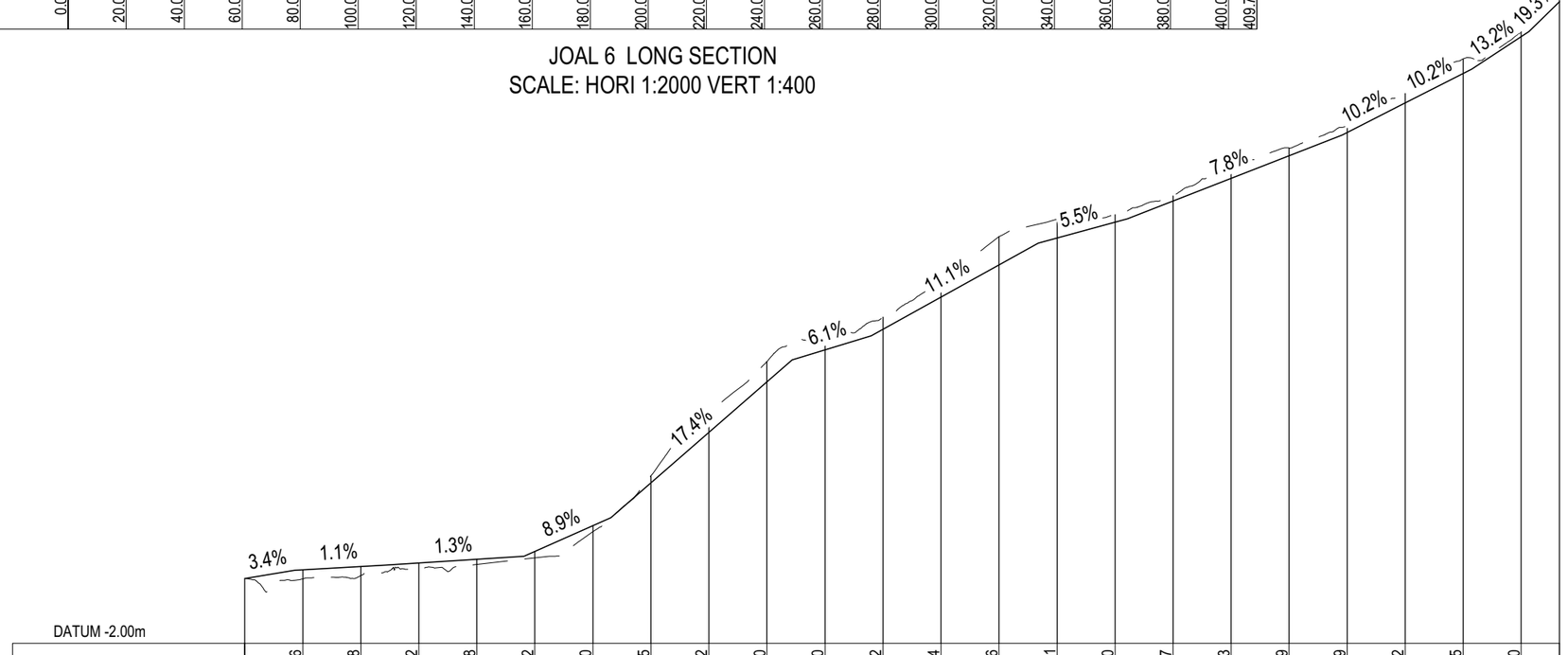
Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C306	Rev	D



DATUM 2.00m

EXISTING LEVELS	4.00	4.00	4.00	4.00	4.01	5.84	7.39	9.54	11.23	12.85	14.75	16.65	18.44	20.40	22.52	24.86	27.55	29.96	31.69	33.50	36.00	36.00
DESIGN LEVELS	4.00	4.19	4.38	4.22	4.06	5.26	6.95	8.66	10.38	12.09	14.04	16.21	18.39	20.55	22.64	25.05	27.66	29.68	31.29	32.92	34.55	35.35
CUT/FILL	0.00	0.19	0.38	0.22	0.05	-0.58	-0.44	-0.88	-0.85	-0.76	-0.71	-0.44	-0.05	0.14	0.12	0.19	0.11	-0.27	-0.40	-0.59	-1.45	-0.65
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	160.00	180.00	200.00	220.00	240.00	260.00	280.00	300.00	320.00	340.00	360.00	380.00	400.00	409.76

JOAL 6 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400



DATUM -2.00m

EXISTING LEVELS		3.06	3.28	3.52	3.78	4.32	6.10	9.05	12.52	16.00	18.20	19.62	21.84	24.06	25.91	27.00	28.47	30.03	31.59	33.19	35.22	37.25	39.80	
DESIGN LEVELS		3.06	3.28	3.52	3.78	4.32	6.10	9.05	12.52	16.00	18.20	19.62	21.84	24.06	25.91	27.00	28.47	30.03	31.59	33.19	35.22	37.25	39.80	
CUT/FILL		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	160.00	180.00	200.00	220.00	240.00	260.00	280.00	300.00	320.00	340.00	360.00	380.00	400.00	420.00	440.00	455.63

JOAL 1 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400

RESOURCE CONSENT

LEGEND

EX GROUND LEVEL
PR GROUND LEVEL

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

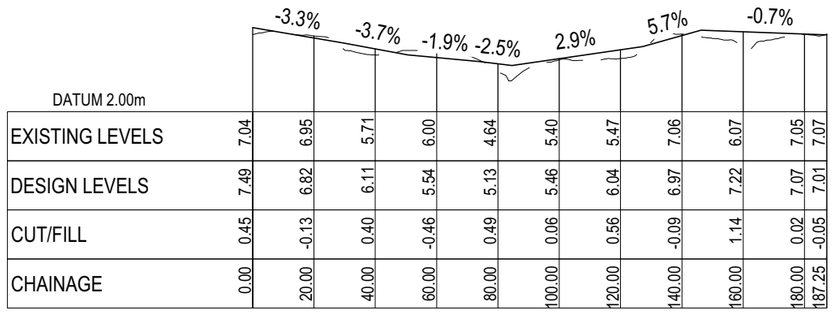
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED ROADING LONG SECTIONS

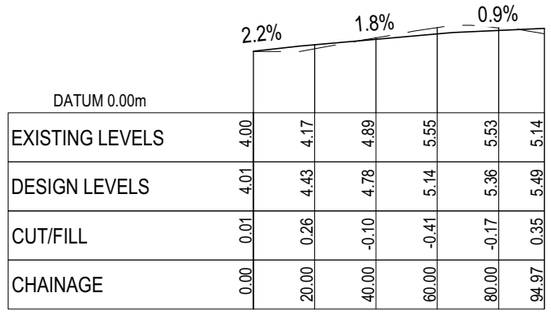
Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C310	Rev	D

DATE: 6/7/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C310.DWG



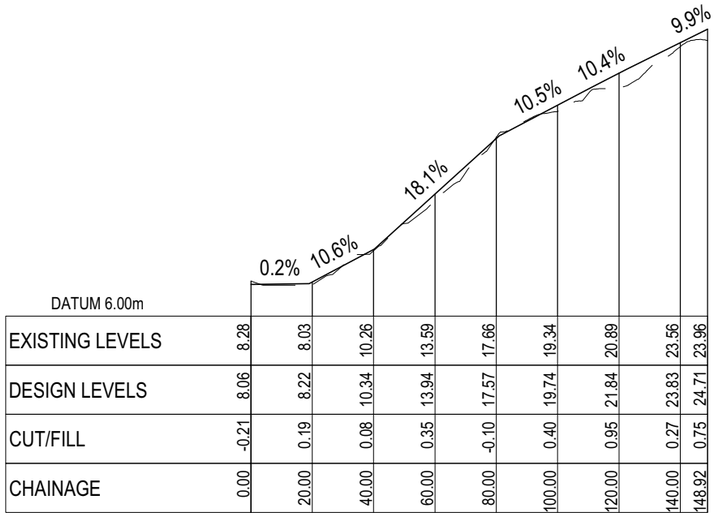
DATUM 2.00m											
EXISTING LEVELS	7.04	6.95	5.71	6.00	4.64	5.40	5.47	7.06	6.07	7.05	7.07
DESIGN LEVELS	7.49	6.82	6.11	5.54	5.13	5.46	6.04	6.97	7.22	7.07	7.01
CUT/FILL	0.45	-0.13	0.40	-0.46	0.49	0.06	0.56	-0.09	1.14	0.02	-0.05
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	160.00	180.00	187.25

JOAL 2 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400



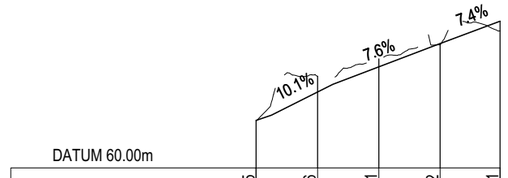
DATUM 0.00m						
EXISTING LEVELS	4.00	4.17	4.89	5.55	5.53	5.14
DESIGN LEVELS	4.01	4.43	4.78	5.14	5.36	5.49
CUT/FILL	0.01	0.26	-0.10	-0.41	-0.17	0.35
CHAINAGE	0.00	20.00	40.00	60.00	80.00	94.97

JOAL 3 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400



DATUM 6.00m										
EXISTING LEVELS	8.28	8.03	10.26	13.59	17.66	19.34	20.89	23.56	23.96	
DESIGN LEVELS	8.06	8.22	10.34	13.94	17.57	19.74	21.84	23.83	24.71	
CUT/FILL	-0.21	0.19	0.08	0.35	-0.10	0.40	0.95	0.27	0.75	
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	148.92	

JOAL4 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400



DATUM 60.00m					
EXISTING LEVELS	63.05	65.96	67.11	68.02	68.91
DESIGN LEVELS	63.09	64.94	66.58	68.11	69.56
CUT/FILL	0.04	-1.03	-0.53	0.09	0.64
CHAINAGE	0.00	20.00	40.00	60.00	79.57

DRIVEWAY 7 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400

RESOURCE CONSENT

LEGEND

EX GROUND LEVEL
PR GROUND LEVEL

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

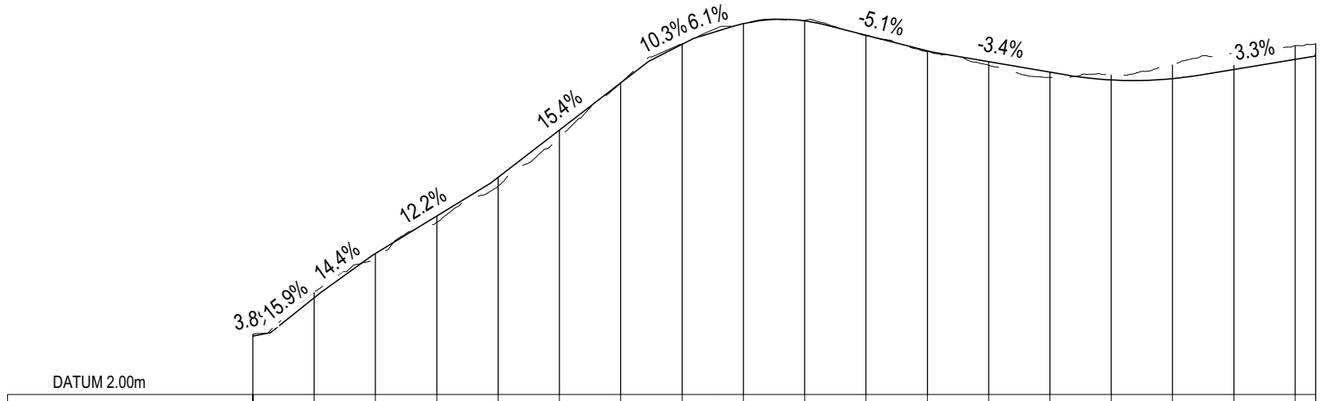
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED ROADING LONG SECTIONS

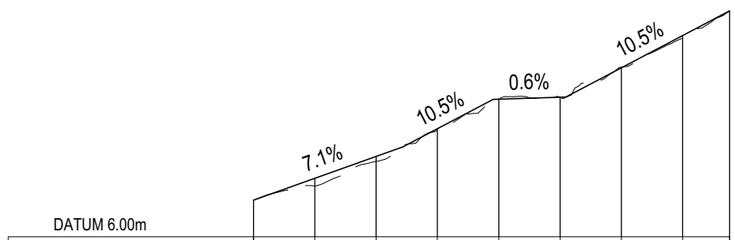
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Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C311	Rev	D

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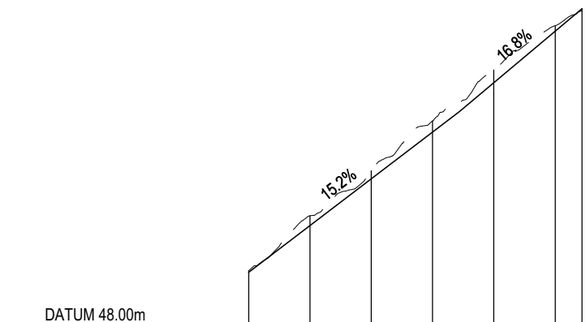
DATUM 2.00m																			
EXISTING LEVELS	5.92	8.67	10.92	13.22	15.59	18.75	22.31	24.88	26.00										
DESIGN LEVELS	5.81	8.30	11.19	13.63	16.15	19.23	22.31	24.83	25.85										
CUT/FILL	-0.11	-0.37	0.28	0.42	0.55	0.48	0.00	-0.05	-0.15										
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	120.00	140.00	154.23										

DRIVEWAY 1 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400



DATUM 6.00m										
EXISTING LEVELS	8.39	9.82	11.24	13.05	14.97	15.09	17.01	19.11	20.72	
DESIGN LEVELS	8.39	9.82	11.24	13.05	14.97	15.09	17.01	19.11	20.72	
CUT/FILL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
CHAINAGE										

DRIVEWAY 2 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400



DATUM 48.00m							
EXISTING LEVELS	51.67	55.26	58.20	61.44	64.76	67.65	68.62
DESIGN LEVELS	51.67	55.26	58.20	61.44	64.76	67.65	68.62
CUT/FILL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CHAINAGE	0.00	20.00	40.00	60.00	80.00	100.00	108.72

DRIVEWAY 6 LONG SECTION
SCALE: HORI 1:2000 VERT 1:400

RESOURCE CONSENT

LEGEND

EX GROUND LEVEL
PR GROUND LEVEL

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

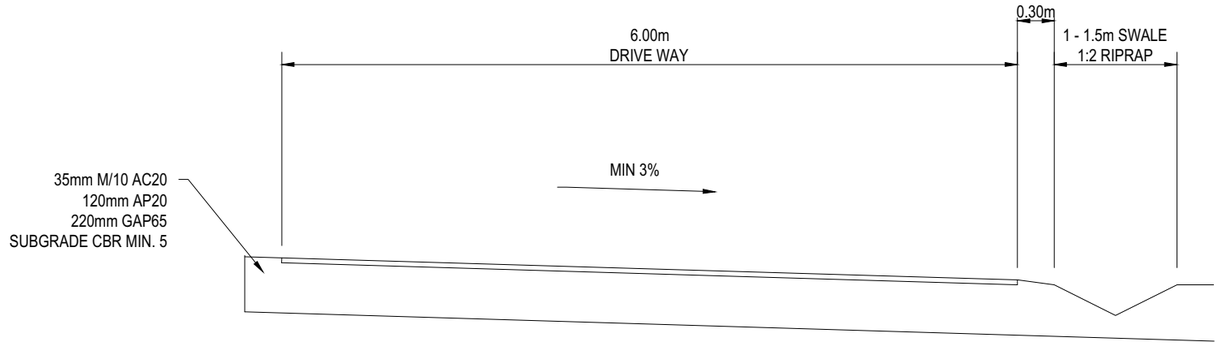
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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED ROADING LONG SECTIONS

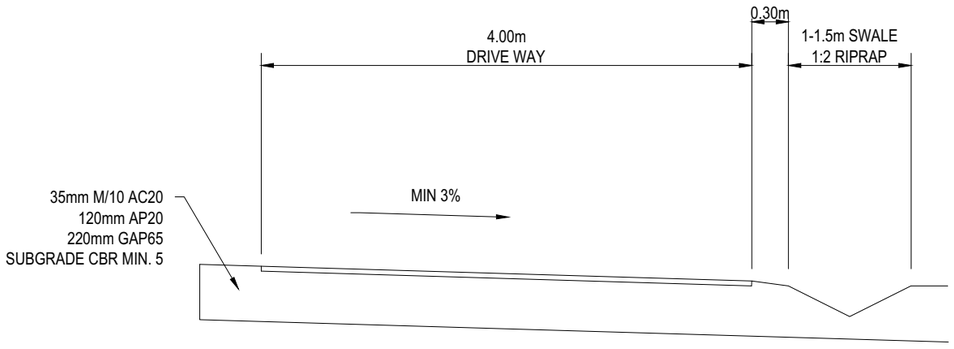
Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C312	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG



TYPICAL 2-WAY DRIVE WAY CROSS SECTION A-A (FOR >= 6 LOTS)

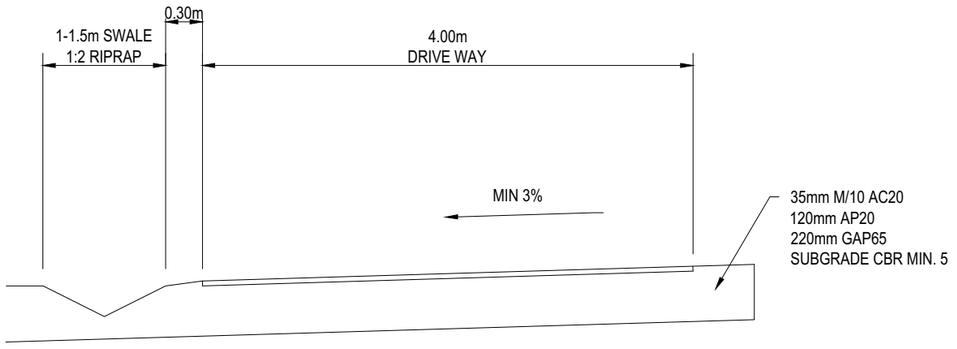
NTS



TYPICAL 1-WAY DRIVE WAY CROSS ECTION B-B (FOR 3 TO 5 LOTS)

NTS

2m WIDTH PASSING BAYS TO BE LOCATED AT
APPROPRIATE LOCATIONS FOR ONE-WAY DRIVE WAYS



TYPICAL 1-WAY DRIVE WAY CROSS ECTION C-C (FOR 3 TO 5 LOTS)

NTS

2m WIDTH PASSING BAYS TO BE LOCATED AT
APPROPRIATE LOCATIONS FOR ONE-WAY DRIVE WAYS

RESOURCE CONSENT

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

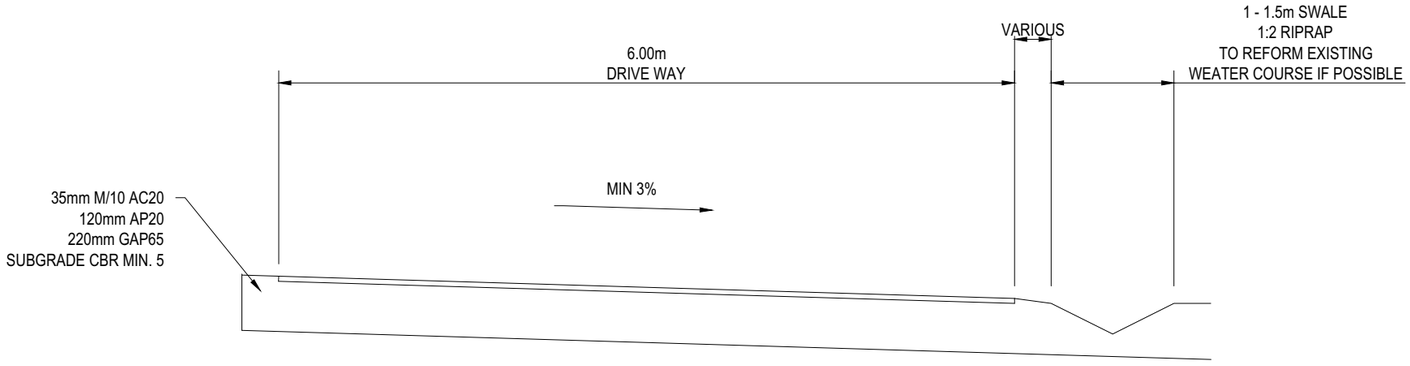
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING CROSS SECTIONS

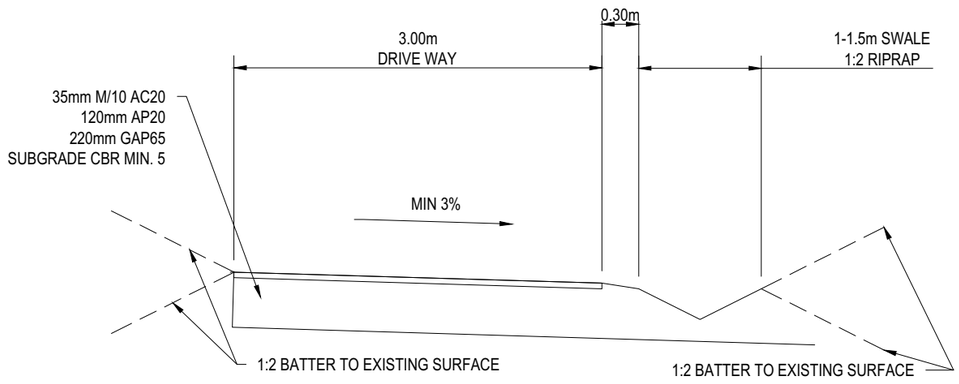
Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C321	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG



TYPICAL 2-WAY DRIVE WAY CROSS SECTION D-D (FOR >= 6 LOTS)

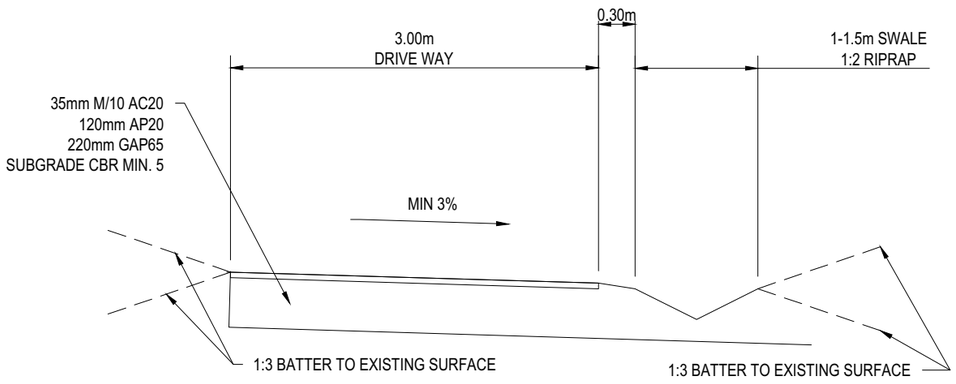
NTS



TYPICAL 1-WAY DRIVE WAY E-E (FOR 1 TO 2 LOTS)

NTS

2m WIDTH PASSING BAYS TO BE LOCATED AT
APPROPRIATE LOCATIONS FOR ONE-WAY DRIVE WAYS



TYPICAL 1-WAY DRIVE WAY F-F (FOR 1 TO 2 LOTS)

NTS

2m WIDTH PASSING BAYS TO BE LOCATED AT
APPROPRIATE LOCATIONS FOR ONE-WAY DRIVE WAYS

RESOURCE CONSENT

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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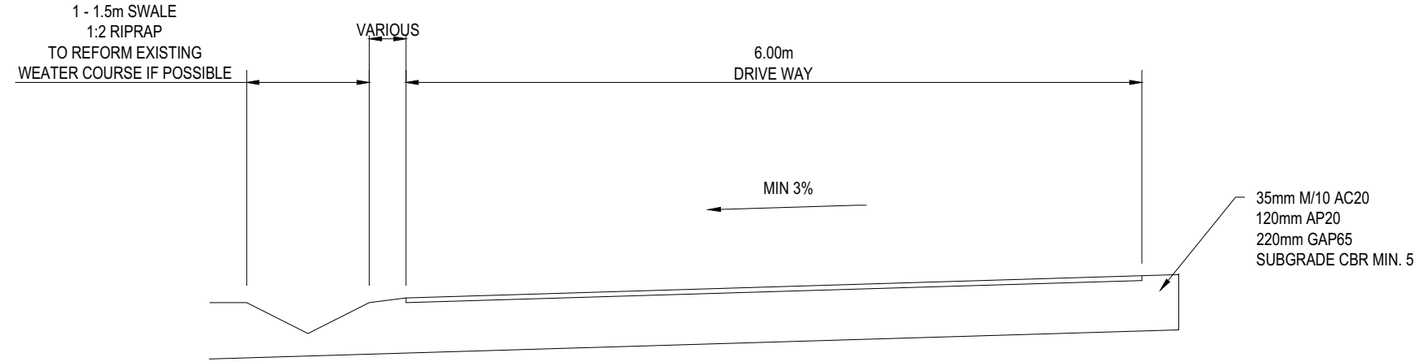
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING CROSS SECTIONS

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C322	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C300.DWG



TYPICAL 2-WAY DRIVE WAY CROSS SECTION G-G (FOR >= 6 LOTS)

NTS

RESOURCE CONSENT

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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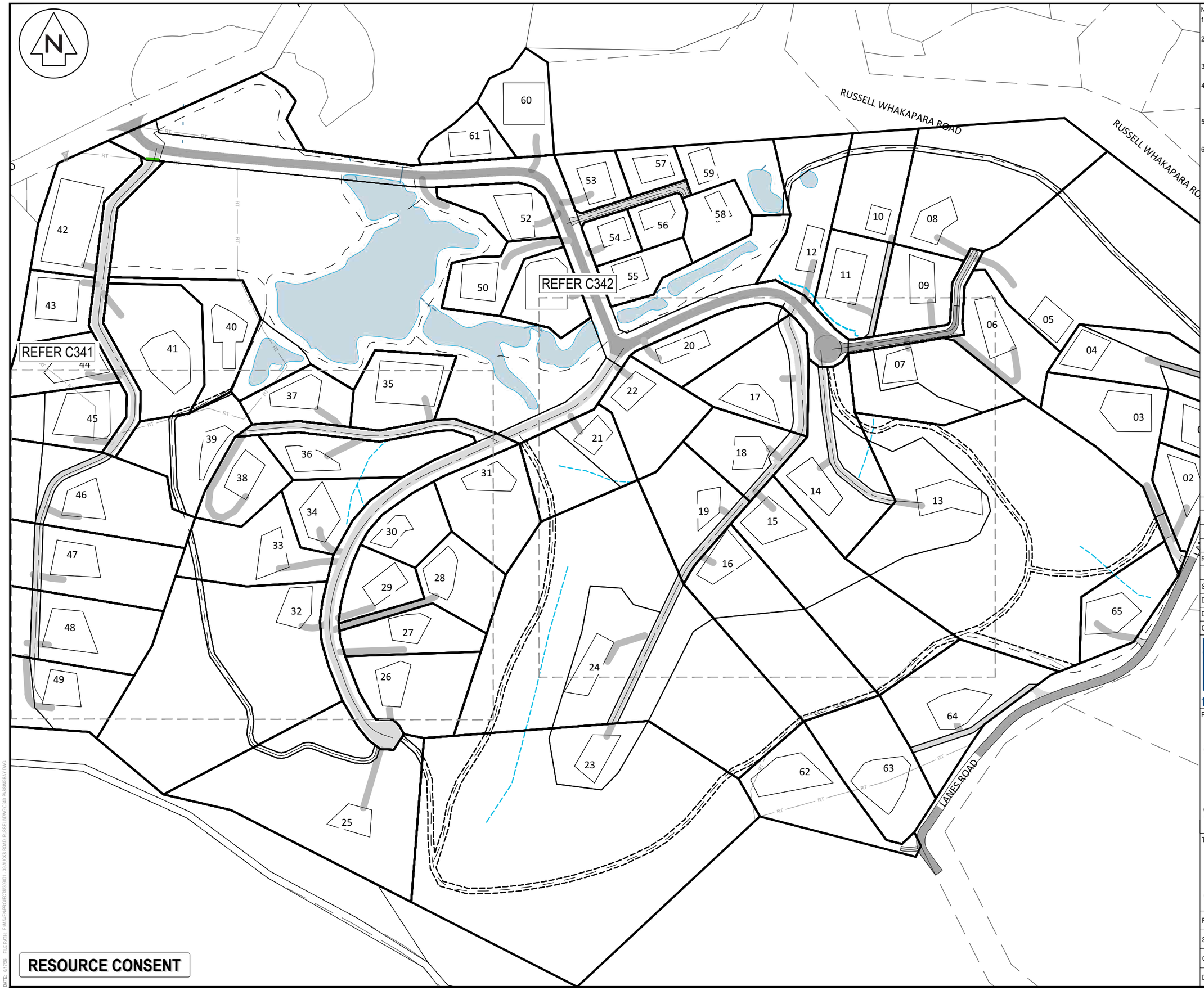
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING CROSS SECTIONS

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C300.DWG		
Drawing no.	C323	Rev	D

DATE: 9/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\C300.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
3. FINAL PAVEMENT DESIGN SUBJECT TO CBR/BEAM TESTS ON SUBGRADE MATERIAL.
4. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
6. STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE NEW ZEALAND STANDARDS INCLUDING BUT NOT RESTRICTED TO THE CURRENT VERSION OF AS/NZS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES SERIES OF STANDARDS.

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PASSINGBAY OVERALL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:2500 @ A3		
Cad file	C340 PASSINGBAY.DWG		
Drawing no.	C340	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C340 PASSINGBAY.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
3. FINAL PAVEMENT DESIGN SUBJECT TO CBR/BEAM TESTS ON SUBGRADE MATERIAL.
4. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
6. STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE NEW ZEALAND STANDARDS INCLUDING BUT NOT RESTRICTED TO THE CURRENT VERSION OF AS/NZS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES SERIES OF STANDARDS.

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

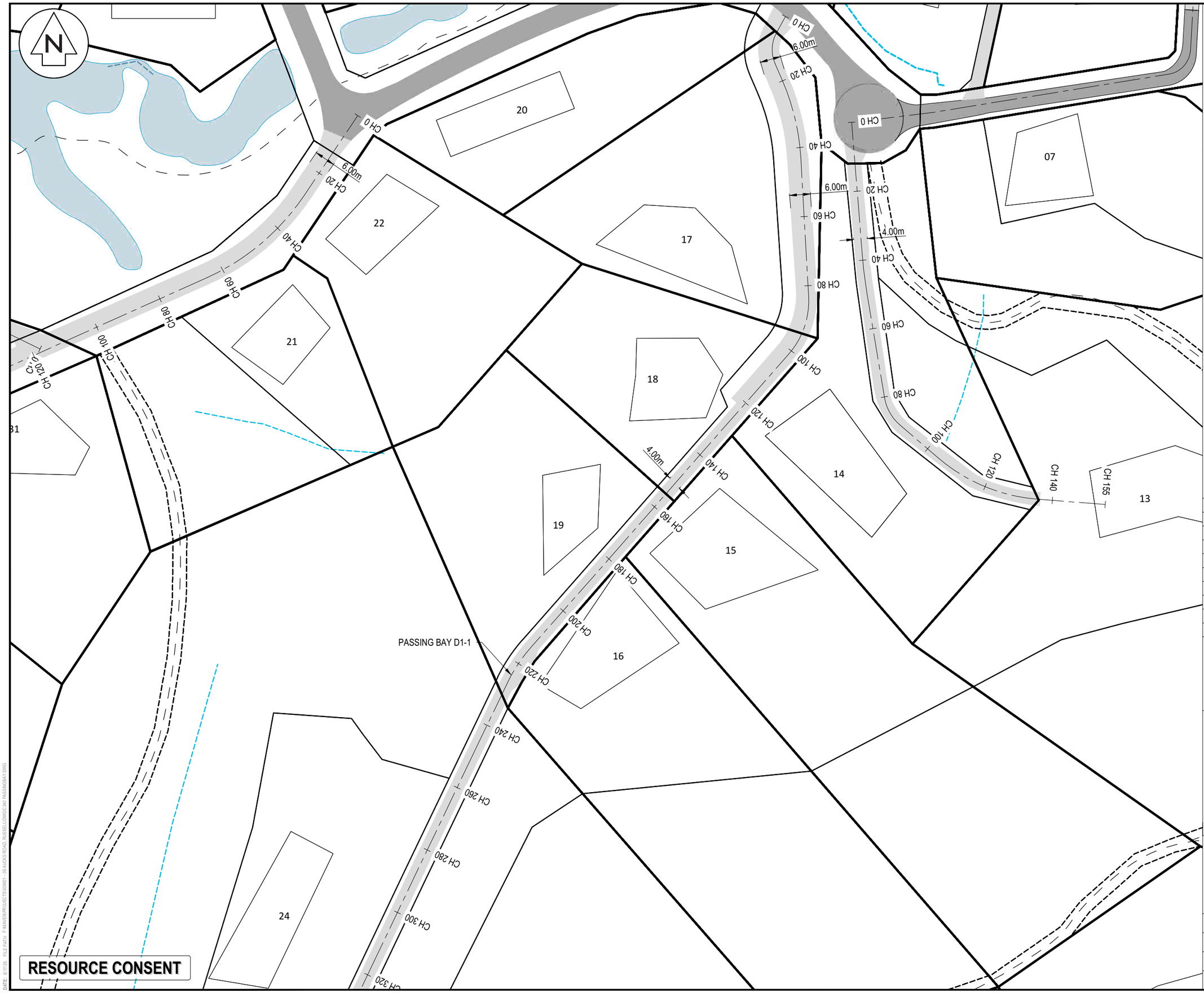
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PASSING BAY PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000@ A3		
Cad file	C340 PASSINGBAY.DWG		
Drawing no.	C341	Rev	D

DATE: 6/17/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\C340 PASSINGBAY.DWG



NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
3. FINAL PAVEMENT DESIGN SUBJECT TO CBR/BEAM TESTS ON SUBGRADE MATERIAL.
4. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
6. STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE NEW ZEALAND STANDARDS INCLUDING BUT NOT RESTRICTED TO THE CURRENT VERSION OF AS/NZS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES SERIES OF STANDARDS.

Rev	Description	By	Date
D	FOR RC AMENDMENT	JAW	06/2026
C	FOR RC S92	JAW	06/2025
B	FOR RC S92	JAW	03/2025
A	FOR RC	JAW	11/2024

	By	Date
Survey	MAVEN	06/2024
Design	JAW	07/2024
Drawn	JAW	07/2024
Checked	TM	07/2024

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Project

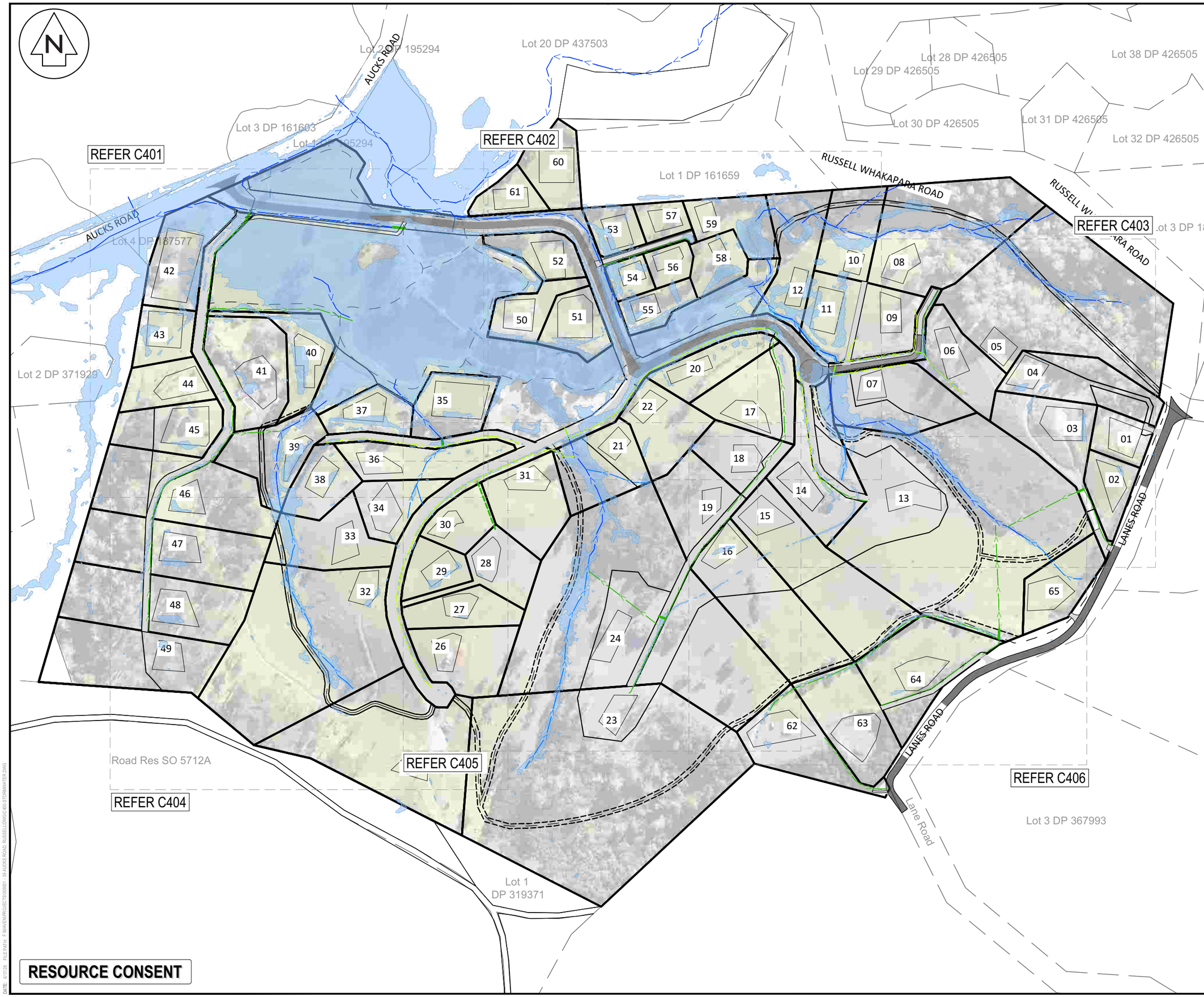
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED ROADING PASSING BAY PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000@ A3		
Cad file	C340 PASSINGBAY.DWG		
Drawing no.	C342	Rev	D

DATE: 01/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C340 PASSINGBAY.DWG



RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE AUCKLAND VERTICAL DATUM 1946.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PIPE BEDDING: 0 - 10% GRANULAR BEDDING,10 - 20% WEAK CONCRETE BEDDING.GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
5. EACH CONNECTION SHALL BE MARKED BY A 50MMX50MM TREATED PINE STAKE EXTENDING 600MM ABOVE GROUND LEVEL WITH THE TOP PAINTED. THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PIPELAYING AND EXTENDING FROM THE CONNECTION TO 150MM BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON "AS BUILT" PLANS.
6. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- 100-YR FLOOD PLAIN

Rev	Description	By	Date
D	RESOURCE CONSENT	JAW	06/2026
C	RESOURCE CONSENT	WY	06/2025
B	RESOURCE CONSENT	WY	02/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:3000 @ A3		
Cad file	C400-STORMWATER.DWG		
Drawing no.	C400	Rev	D

DATE: 6/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\400-STORMWATER.DWG

THE PROPOSED 2 x 25,000L STORMWATER TANK WILL BE USED FOR WATER SUPPLY WITH A SUITABLE PUMP CHAMBER. LOCATION TO CONFIRMED AT BUILDING CONSENT STAGE. STORMWATER AND TANK OVERFLOW WILL BE DIRECTED TO THE EXISTING FLOWPATH(UNLESS OTHERWISE SPECIFIED) VIA AN ADEQUATE DISPERSAL SYSTEM.

300mm RCRRJ @1%

375mm RCRRJ @1%

PR EARTH BUND FOR 100-YR FLOODING DETENTION TOP WIDTH 1m, 1:3 BATTER TO EXISTING GROUND. TOP LEVEL 3.0m

LOT 44-49 STORMWATER DISCHARGE TO THE PROPOSED ROADSIDE DISH DRAIN

Lot 4 DP 187577

42 43 44 45 46 40 41 39 38 37 36 35

7-2 - 7-1 - 6 - 5 - 10 -

SWALE	TOP WIDTH	SWALE DEPTH
number	*m*	*m*
SW1-1	1.200	0.300
SW1-2	1.200	0.300
SW1-3	4.000	0.500
SW2	1.600	0.400
SW3	1.200	0.300
SW4	0.800	0.200
SW5	0.800	0.200
SW6	0.800	0.200
SW7-1	1.200	0.300
SW7-2	1.200	0.300
SW8	1.600	0.400
SW10	1.200	0.300
SW11	1.200	0.400
SW12	1.200	0.400
SW13-1	4.000	0.500
SW13-2	4.000	0.500
SW14	0.800	0.200
SW15	0.800	0.200

1. SWALE 1-3, 13-1 & 13-2 ARE 2M BOTTOM WIDTH WITH 2:1 SIDE SLOPE, ALL OTHER SWALES ARE V-SHAPE WITH SIDE SLOPE 2:1, SUBJECT EPA DETAIL DESIGN.
2. SWALE 2 WILL USE 0.6m HEIGHT CHECK DAM EVERY 6m, SUBJECT EPA DETAIL DESIGN.
3. SWALE1-1, 10, 11, 12 AND 14 WILL BE GRASS OR APPROVED EQUIVALENT, SUBJECT TO DETAIL DESIGN.

RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE AUCKLAND VERTICAL DATUM 1946.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PIPE BEDDING: 0 - 10% GRANULAR BEDDING,10 - 20% WEAK CONCRETE BEDDING.GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
5. EACH CONNECTION SHALL BE MARKED BY A 50MMX50MM TREATED PINE STAKE EXTENDING 600MM ABOVE GROUND LEVEL WITH THE TOP PAINTED. THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PIPELAYING AND EXTENDING FROM THE CONNECTION TO 150MM BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON "AS BUILT" PLANS.
6. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- 100-YR FLOOD PLAIN

Rev	Description	By	Date
D	RESOURCE CONSENT	JAW	06/2026
C	RESOURCE CONSENT	WY	06/2025
B	RESOURCE CONSENT	WY	02/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	07/2024

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www.maven.co.nz
5 Owens Road, Epsom
Auckland 1023

Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C400-STORMWATER.DWG		
Drawing no.	C401	Rev	D

DATE: 9/7/26 FILEPATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\400\STORMWATER.DWG

SWALE	TOP WIDTH	SWALE DEPTH
number	*m*	*m*
SW1-1	1.200	0.300
SW1-2	1.200	0.300
SW1-3	4.000	0.500
SW2	1.600	0.400
SW3	1.200	0.300
SW4	0.800	0.200
SW5	0.800	0.200
SW6	0.800	0.200
SW7-1	1.200	0.300
SW7-2	1.200	0.300
SW8	1.600	0.400
SW10	1.200	0.300
SW11	1.200	0.400
SW12	1.200	0.400
SW13-1	4.000	0.500
SW13-2	4.000	0.500
SW14	0.800	0.200
SW15	0.800	0.200

1. SWALE 1-3, 13-1 & 13-2 ARE 2M BOTTOM WIDTH WITH 2:1 SIDE SLOPE, ALL OTHER SWALES ARE V-SHAPE WITH SIDE SLOPE 2:1, SUBJECT EPA DETAIL DESIGN.
2. SWALE 2 WILL USE 0.6m HEIGHT CHECK DAM EVERY 6m, SUBJECT EPA DETAIL DESIGN.
3. SWALE1-1, 10, 11, 12 AND 14 WILL BE GRASS OR APPROVED EQUIVALENT, SUBJECT TO DETAIL DESIGN.

THE PROPOSED 2 x 25,000L STORMWATER TANK WILL BE USED FOR WATER SUPPLY WITH A SUITABLE PUMP CHAMBER. LOCATION TO CONFIRMED AT BUILDING CONSENT STAGE. STORMWATER AND TANK OVERFLOW WILL BE DIRECTED TO THE EXISTING FLOWPATH(UNLESS OTHERWISE SPECIFIED) VIA AN ADEQUATE DISPERSAL SYSTEM.

PROPOSED RIPRAP SWALE TO EXISTING WATER COURSE

EXISTING CULVERT

RESOURCE CONSENT

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE AUCKLAND VERTICAL DATUM 1946.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PIPE BEDDING: 0 - 10% GRANULAR BEDDING,10 - 20% WEAK CONCRETE BEDDING.GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
5. EACH CONNECTION SHALL BE MARKED BY A 50MMX50MM TREATED PINE STAKE EXTENDING 600MM ABOVE GROUND LEVEL WITH THE TOP PAINTED. THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PIPELAYING AND EXTENDING FROM THE CONNECTION TO 150MM BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON "AS BUILT" PLANS.
6. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND
- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- 100-YR FLOOD PLAIN

Rev	Description	By	Date
D	RESOURCE CONSENT	JAW	06/2026
C	RESOURCE CONSENT	WY	06/2025
B	RESOURCE CONSENT	WY	02/2025
A	RESOURCE CONSENT	AO	09/2024

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Survey	MAVEN	06/2024
Design	AO	07/2024
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Checked	TM	07/2024

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C400-STORMWATER.DWG		
Drawing no.	C402	Rev	D

DATE: 6/7/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\CAD\STORMWATER.DWG

SWALE	TOP WIDTH	SWALE DEPTH
number	*m*	*m*
SW1-1	1.200	0.300
SW1-2	1.200	0.300
SW1-3	4.000	0.500
SW2	1.600	0.400
SW3	1.200	0.300
SW4	0.800	0.200
SW5	0.800	0.200
SW6	0.800	0.200
SW7-1	1.200	0.300
SW7-2	1.200	0.300
SW8	1.600	0.400
SW10	1.200	0.300
SW11	1.200	0.400
SW12	1.200	0.400
SW13-1	4.000	0.500
SW13-2	4.000	0.500
SW14	0.800	0.200
SW15	0.800	0.200

1. SWALE 1-3, 13-1 & 13-2 ARE 2M BOTTOM WIDTH WITH 2:1 SIDE SLOPE, ALL OTHER SWALES ARE V-SHAPE WITH SIDE SLOPE 2:1, SUBJECT EPA DETAIL DESIGN.
2. SWALE 2 WILL USE 0.6m HEIGHT CHECK DAM EVERY 6m, SUBJECT EPA DETAIL DESIGN.
3. SWALE1-1, 10, 11, 12 AND 14 WILL BE GRASS OR APPROVED EQUIVALENT, SUBJECT TO DETAIL DESIGN.

THE PROPOSED 2 x 25,000L STORMWATER TANK WILL BE USED FOR WATER SUPPLY WITH A SUITABLE PUMP CHAMBER. LOCATION TO CONFIRMED AT BUILDING CONSENT STAGE. STORMWATER AND TANK OVERFLOW WILL BE DIRECTED TO THE EXISTING FLOWPATH(UNLESS OTHERWISE SPECIFIED) VIA AN ADEQUATE DISPERSAL SYSTEM.

LOT 4 & 5 STORMWATER DISCHARGE TO THE EXISTING STREAM VIA STROMWATER DISPERSAL SYSTEM

LANES ROAD

RESOURCE CONSENT

NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE AUCKLAND VERTICAL DATUM 1946.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PIPE BEDDING: 0 - 10% GRANULAR BEDDING,10 - 20% WEAK CONCRETE BEDDING.GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
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6. APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND
- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- 100-YR FLOOD PLAIN

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C	RESOURCE CONSENT	WY	06/2025
B	RESOURCE CONSENT	WY	02/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
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Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	07/2024

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title
PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C400-STORMWATER.DWG		
Drawing no.	C403	Rev	D

DATE: 6/17/26 FILEPATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\400-STORMWATER.DWG

THE PROPOSED 2 x 25,000L STORMWATER TANK WILL BE USED FOR WATER SUPPLY WITH A SUITABLE PUMP CHAMBER. LOCATION TO CONFIRMED AT BUILDING CONSENT STAGE. STORMWATER AND TANK OVERFLOW WILL BE DIRECTED TO THE EXISTING FLOWPATH(UNLESS OTHERWISE SPECIFIED) VIA AN ADEQUATE DISPERSAL SYSTEM.

LOT 44-49 STORMWATER DISCHARGE TO THE PROPOSED ROADSIDE DISH DRAIN

PROPOSED PRIVATE DN100 STORMWATER LINE FOR LOT 28 TO ROAD SWALE

Road Res SO 5712A

RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE AUCKLAND VERTICAL DATUM 1946.
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7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- 100-YR FLOOD PLAIN

SWALE number	TOP WIDTH m	SWALE DEPTH m
SW1-1	1.200	0.300
SW1-2	1.200	0.300
SW1-3	4.000	0.500
SW2	1.600	0.400
SW3	1.200	0.300
SW4	0.800	0.200
SW5	0.800	0.200
SW6	0.800	0.200
SW7-1	1.200	0.300
SW7-2	1.200	0.300
SW8	1.600	0.400
SW10	1.200	0.300
SW11	1.200	0.400
SW12	1.200	0.400
SW13-1	4.000	0.500
SW13-2	4.000	0.500
SW14	0.800	0.200
SW15	0.800	0.200

1. SWALE 1-3, 13-1 & 13-2 ARE 2M BOTTOM WIDTH WITH 2:1 SIDE SLOPE, ALL OTHER SWALES ARE V-SHAPE WITH SIDE SLOPE 2:1, SUBJECT EPA DETAIL DESIGN.
2. SWALE 2 WILL USE 0.6m HEIGHT CHECK DAM EVERY 6m, SUBJECT EPA DETAIL DESIGN.
3. SWALE1-1, 10, 11, 12 AND 14 WILL BE GRASS OR APPROVED EQUIVALENT, SUBJECT TO DETAIL DESIGN.

Rev	Description	By	Date
D	RESOURCE CONSENT	JAW	06/2026
C	RESOURCE CONSENT	WY	06/2025
B	RESOURCE CONSENT	WY	02/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C400-STORMWATER.DWG
Drawing no.	C404 Rev D

DATE: 9/7/26 FILEPATH: P:\MAVEN PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\C400-STORMWATER.DWG

THE PROPOSED 2 x 25,000L STORMWATER TANK WILL BE USED FOR WATER SUPPLY WITH A SUITABLE PUMP CHAMBER. LOCATION TO CONFIRMED AT BUILDING CONSENT STAGE. STORMWATER AND TANK OVERFLOW WILL BE DIRECTED TO THE EXISTING FLOWPATH(UNLESS OTHERWISE SPECIFIED) VIA AN ADEQUATE DISPERSAL SYSTEM.

LOT 18 & 19 STORMWATER DISCHARGE TO THE PROPOSED ROADSIDE DISH DRAIN

LOT 28 STORMWATER DISCHARGE TO THE PROPOSED ROADSIDE DISH DRAIN VIA PROPOSED NEW STROMWATER LINE

ROADSIDE SWALE DRAIN DISCHARGE TO EXISTING WATER COURSE

LOT 26 & 27 STORMWATER DISCHARGE TO THE PROPOSED ROADSIDE DISH DRAIN

375mm RCRRJ @ 2%

21 18 31 19 15 30 16 28 29 27 24 26 23

1-3 1-2 1-1 10 8

SWALE	TOP WIDTH	SWALE DEPTH
number	*m*	*m*
SW1-1	1.200	0.300
SW1-2	1.200	0.300
SW1-3	4.000	0.500
SW2	1.600	0.400
SW3	1.200	0.300
SW4	0.800	0.200
SW5	0.800	0.200
SW6	0.800	0.200
SW7-1	1.200	0.300
SW7-2	1.200	0.300
SW8	1.600	0.400
SW10	1.200	0.300
SW11	1.200	0.400
SW12	1.200	0.400
SW13-1	4.000	0.500
SW13-2	4.000	0.500
SW14	0.800	0.200
SW15	0.800	0.200

1. SWALE 1-3, 13-1 & 13-2 ARE 2M BOTTOM WIDTH WITH 2:1 SIDE SLOPE, ALL OTHER SWALES ARE V-SHAPE WITH SIDE SLOPE 2:1, SUBJECT EPA DETAIL DESIGN.
2. SWALE 2 WILL USE 0.6m HEIGHT CHECK DAM EVERY 6m, SUBJECT EPA DETAIL DESIGN.
3. SWALE1-1, 10, 11, 12 AND 14 WILL BE GRASS OR APPROVED EQUIVALENT, SUBJECT TO DETAIL DESIGN.

RESOURCE CONSENT

NOTES

1. ALL WORKS TO BE IN ACCORDANCE WITH FNDC STANDARDS.
2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000. LEVELS IN TERMS OF THE AUCKLAND VERTICAL DATUM 1946.
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LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- 100-YR FLOOD PLAIN

Rev	Description	By	Date
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Project

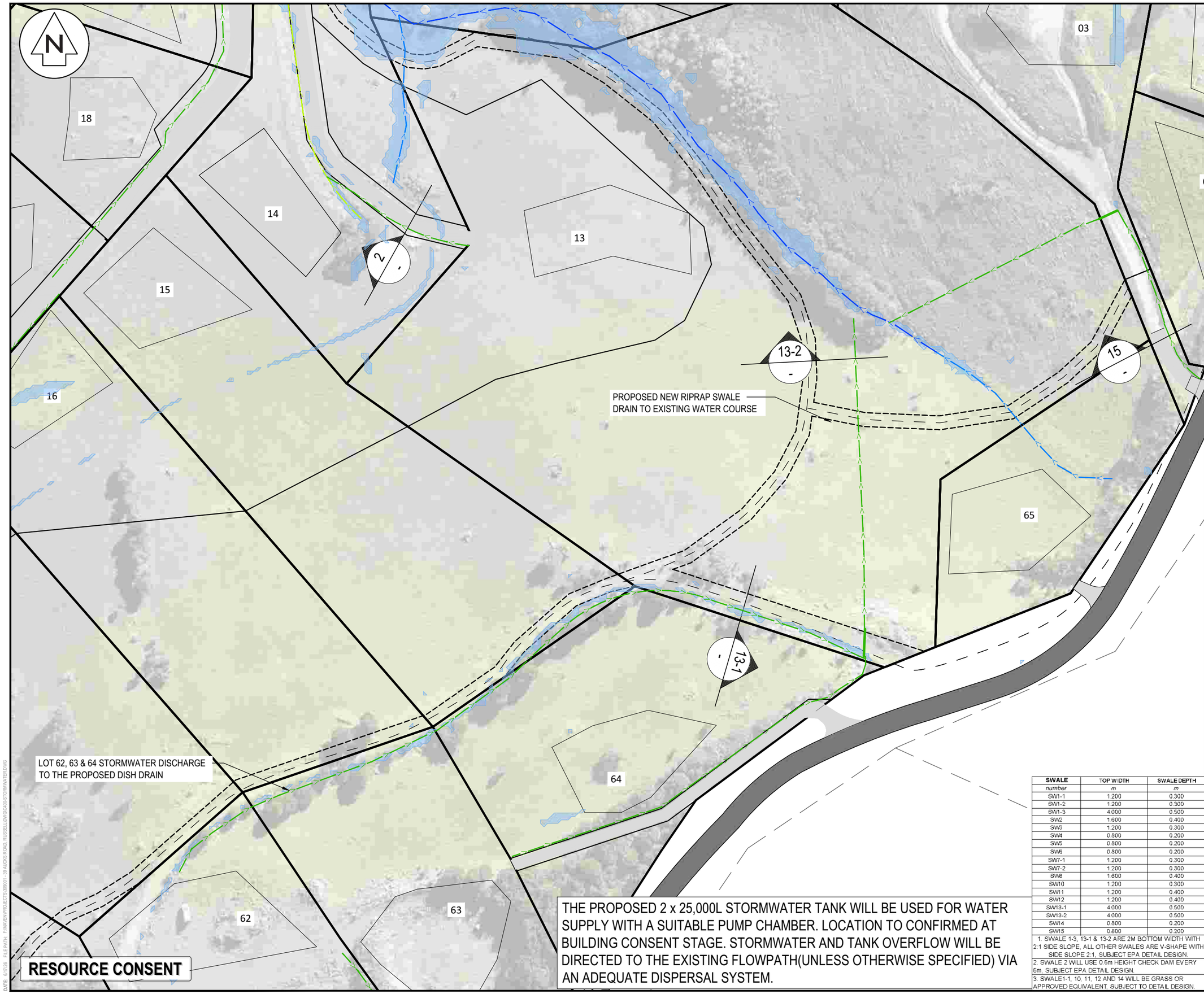
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C400-STORMWATER.DWG
Drawing no.	C405 Rev D

DATE: 6/17/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\CAD\STORMWATER.DWG



THE PROPOSED 2 x 25,000L STORMWATER TANK WILL BE USED FOR WATER SUPPLY WITH A SUITABLE PUMP CHAMBER. LOCATION TO CONFIRMED AT BUILDING CONSENT STAGE. STORMWATER AND TANK OVERFLOW WILL BE DIRECTED TO THE EXISTING FLOWPATH(UNLESS OTHERWISE SPECIFIED) VIA AN ADEQUATE DISPERSAL SYSTEM.

SWALE	TOP WIDTH	SWALE DEPTH
number	*m*	*m*
SW1-1	1.200	0.300
SW1-2	1.200	0.300
SW1-3	4.000	0.500
SW2	1.600	0.400
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SW4	0.800	0.200
SW5	0.800	0.200
SW6	0.800	0.200
SW7-1	1.200	0.300
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NOTES

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LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
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- PR WATERCOURSE
- 100-YR FLOOD PLAIN

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Project

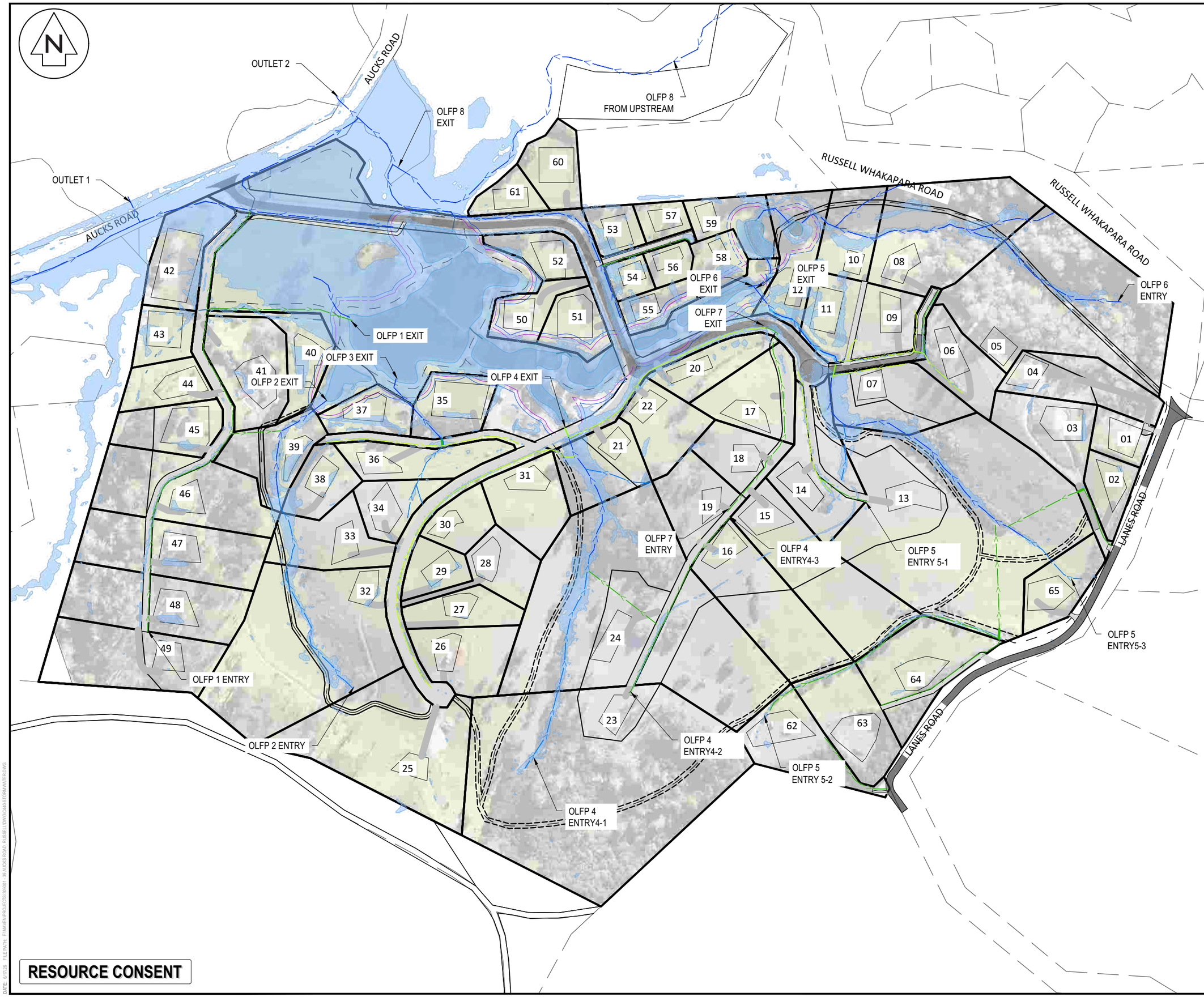
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

PROPOSED STORMWATER PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C400-STORMWATER.DWG
Drawing no.	C406 Rev D

DATE: @17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\CAD\STORMWATER.DWG



NOTES

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7. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICKED AREAS.
8. ALL MANHOLES ARE TO BE 1050MMØ PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
9. ALL CATCHPIT LEADS SHALL HAVE MIN COVER 1.0M.
10. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- POST- DEV WSE

Rev	Description	By	Date
C	RESOURCE CONSENT S92	JAW	06/2025
B	RESOURCE CONSENT S92	JAW	02/2025

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	07/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

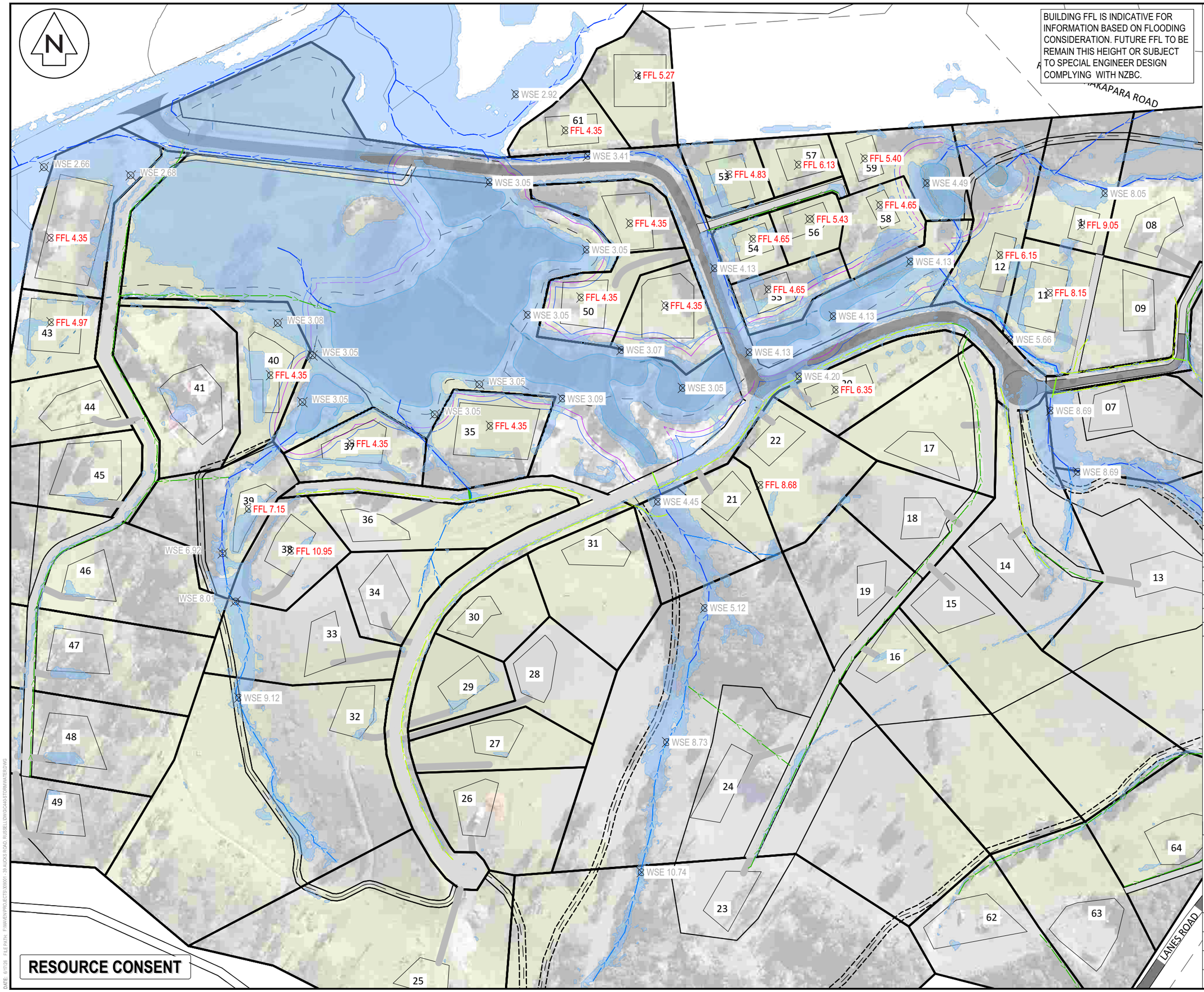
Title

OLFP AND EX STREAM PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:3000 @ A3
Cad file	C440-STORMWATER.DWG
Drawing no.	C440 Rev C

RESOURCE CONSENT

DATE: 6/07/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C440-STORMWATER.DWG



NOTES

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3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PIPE BEDDING: 0 - 10% GRANULAR BEDDING,10 - 20% WEAK CONCRETE BEDDING.GREATER THAN 20% WEAK CONCRETE BEDDING (7MPA PLUS ANTI SCOUR BLOCKS AT 6M CRS).
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11. ALL LOT CONNECTION TO BE MIN 100mm uPVC SN16 UNLESS SHOWN OTHERWISE.

LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- POST- DEV WSE
- WSE 5.66 — POST- DEV WSE LEVEL
- FFL 6.61 — INDICATIVE BUILDING FFL

Rev	Description	By	Date
C	RESOURCE CONSENT S92	JAW	06/2025
B	RESOURCE CONSENT S92	JAW	02/2025

	By	Date
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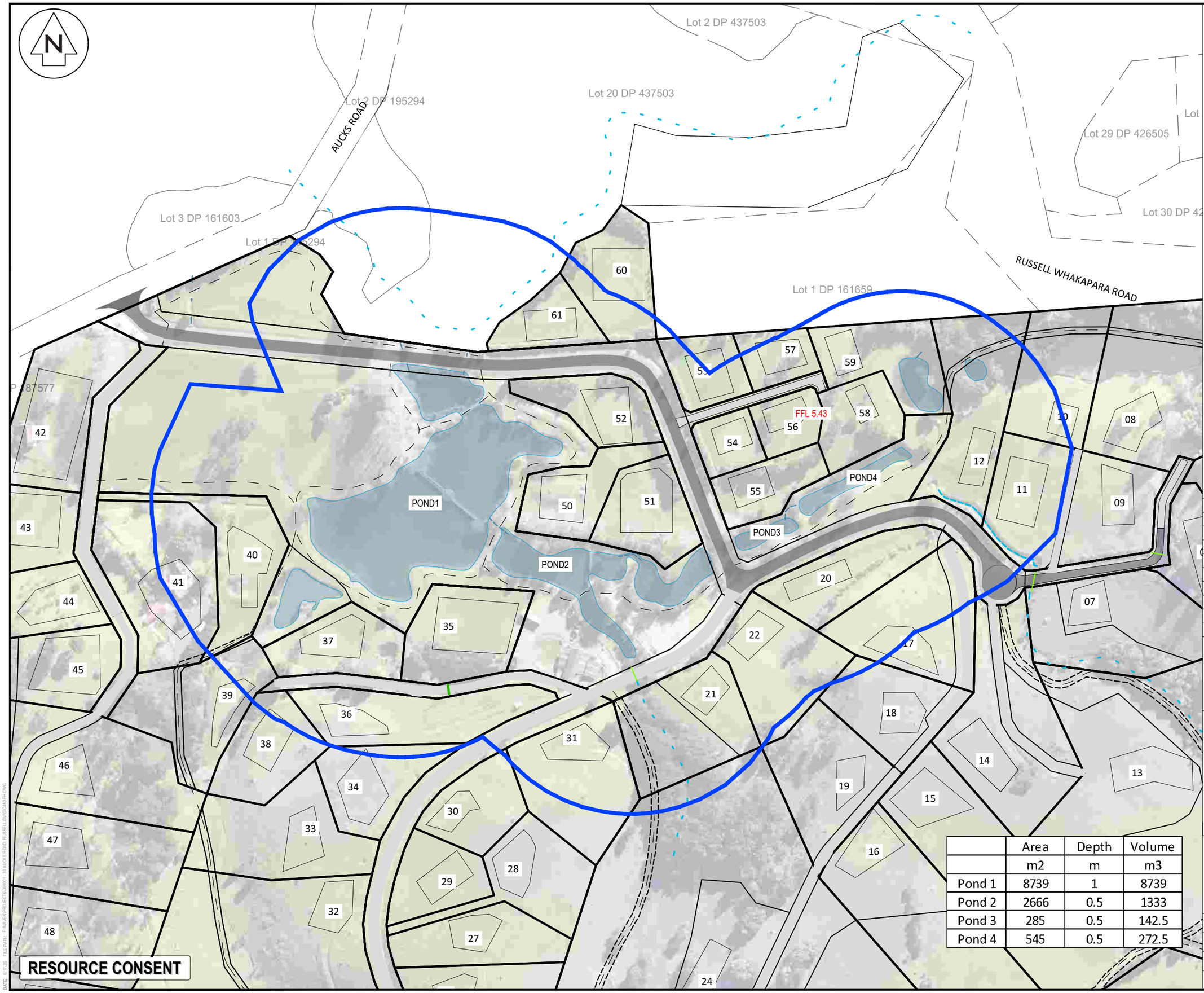
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWERIDGE DEV. LTD.

Title

POST-DEV WSE LEVEL AND BUILDING FFL PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:2000 @ A3		
Cad file	C440-STORMWATER.DWG		
Drawing no.	C441	Rev	C

DATE: 6/7/25 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\440-STORMWATER.DWG



	Area	Depth	Volume
	m2	m	m3
Pond 1	8739	1	8739
Pond 2	2666	0.5	1333
Pond 3	285	0.5	142.5
Pond 4	545	0.5	272.5

NOTES

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LEGEND

- EX BDY
- PROP BDY
- INDICATIVE BUILDING PLATFORM
- 90m OFFSET FROM EXISTING POND

Rev	Description	By	Date
C	RESOURCE CONSENT S92	JAW	06/2025
B	RESOURCE CONSENT S92	JAW	02/2025

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	07/2024

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Title

90M OFFSET FROM PONDS PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:3000 @ A3
Cad file	C450 FH.DWG
Drawing no.	C450 Rev C

DATE: 8/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C450 FH.DWG

THE WASTEWATER ONSITE TREATMENT AREA IS INDICATIVE.SUBJECT TO BUILDING CONSENT. MIN. AREA 720 m² FOR 4 BEDROOM HOUSE
PUMP TO BE INSTALLED FOR DISPOSAL LEVEL ABOVE OUTLET

NOTES
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3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
4. PUMP TO BE INSTALLED WHEN WW DISPOSAL LEVEL IS HIGHER WW DISCHARGE LEVEL

REFER C501
REFER C502
REFER C503
REFER C504
REFER C505
REFER C506

AUCKS ROAD
RUSSELL WHAKAPARA ROAD
LANES ROAD

LEGEND
- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- PR WW DISPOSAL FIELD

Rev	Description	By	Date
D	RC AMENDMENT	JAW	06/2026
C	RC S92	JAW	06/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	09/2024

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Auckland 1023

Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED WASTEWATER PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:3000 @ A3
Cad file	C500- WASTEWATER.DWG
Drawing no.	C500 Rev D

RESOURCE CONSENT

DATE: 9/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C500- WASTEWATER.DWG

THE WASTEWATER ONSITE TREATMENT AREA IS INDICATIVE.SUBJECT TO BUILDING CONSENT. MIN. AREA 720 m² FOR 4 BEDROOM HOUSE
PUMP TO BE INSTALLED FOR DISPOSAL LEVEL ABOVE OUTLET

EX BUILDING, EX DISPOSAL FIELD TO BE LOCATED AND CONFIEMD TO BE WITHIN PROPOSED LOT BOUNDARY

EX BUILDING, EX DISPOSAL FIELD TO BE LOCATED AND CONFIEMD TO BE WITHIN PROPOSED LOT BOUNDARY

TERTIARY WASTEWATER TREATMENT LEVEL OR ABOVE IS REQUIRED FOR LOT 40 TO SATISFY MIN 10m CLEARANCE TO STEAM

POND

POND

POND

10.42m

5.00m

MIN 10.00m CLEARANCE

5.00m

MIN 5.00m CLEARANCE

EXISTING CULVERT

42 43 44 45 46 40 41 39 38 37 36 35

RESOURCE CONSENT

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LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- PR WW DISPOSAL FIELD

Rev	Description	By	Date
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C	RC S92	JAW	06/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
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Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	09/2024

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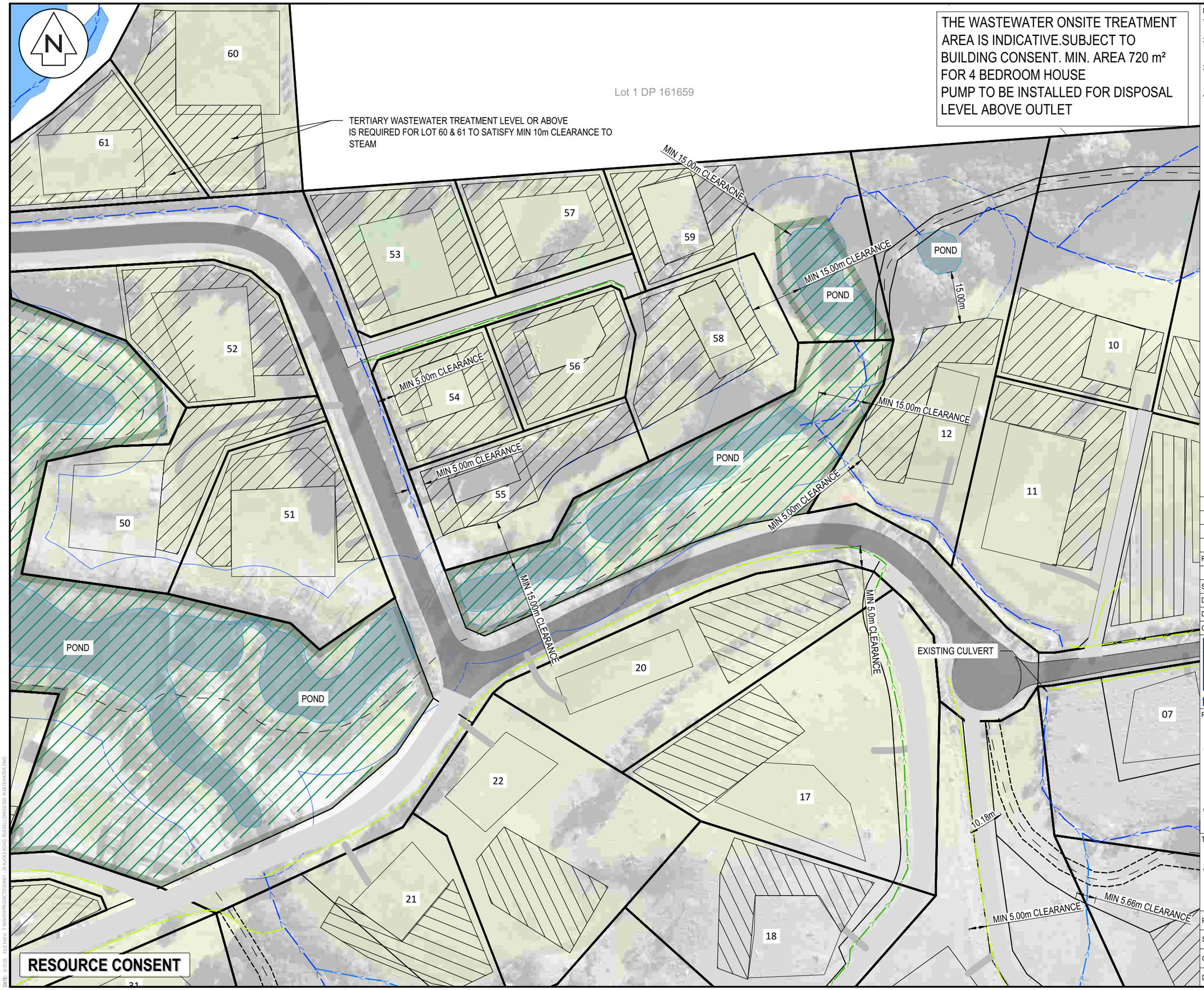
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED WASTEWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C500- WASTEWATER.DWG		
Drawing no.	C501	Rev	D

DATE: 9/17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C500- WASTEWATER.DWG



NOTES

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LEGEND

- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- PR WW DISPOSAL FIELD

Rev	Description	By	Date
D	RC AMENDMENT	JAW	06/2026
C	RC S92	JAW	06/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	09/2024

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Project

PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title

PROPOSED WASTEWATER PLAN

Project no.	309001 - WILLOWRIDGE
Scale	1:1000 @ A3
Cad file	C500- WASTEWATER.DWG
Drawing no.	C502 Rev D

DATE: @17/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C500- WASTEWATER.DWG

THE WASTEWATER ONSITE TREATMENT AREA IS INDICATIVE.SUBJECT TO BUILDING CONSENT. MIN. AREA 720 m² FOR 4 BEDROOM HOUSE
PUMP TO BE INSTALLED FOR DISPOSAL LEVEL ABOVE OUTLET

N

10
08
12
11
09
06
05
04
07
03
01
02
14
13
15

MIN 5.00m CLEARANCE
17.49m

LAINES ROAD

RESOURCE CONSENT

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LEGEND
- EX BDY
- PROP BDY
- EX INTERMITTENT STEAM
- EX OLFP
- EX WATERCOURSE
- PR WATERCOURSE
- PR WW DISPOSAL FIELD

Rev	Description	By	Date
D	RC AMENDMENT	JAW	06/2026
C	RC S92	JAW	06/2025
A	RESOURCE CONSENT	AO	09/2024

	By	Date
Survey	MAVEN	06/2024
Design	AO	07/2024
Drawn	TY	09/2024
Checked	TM	09/2024

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED WASTEWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C500- WASTEWATER.DWG		
Drawing no.	C503	Rev	D

DATE: 6/07/26 FILE PATH: P:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWGS\C500- WASTEWATER.DWG

THE WASTEWATER ONSITE TREATMENT AREA IS INDICATIVE.SUBJECT TO BUILDING CONSENT. MIN. AREA 720 m² FOR 4 BEDROOM HOUSE
PUMP TO BE INSTALLED FOR DISPOSAL LEVEL ABOVE OUTLET

5.87m

MIN 5.00m CLEARANCE

Road Res SO 5712A

RESOURCE CONSENT

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LEGEND
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- EX OLFP
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- PR WW DISPOSAL FIELD

Rev	Description	By	Date
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Title
PROPOSED WASTEWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C500- WASTEWATER.DWG		
Drawing no.	C504	Rev	D

DATE: 6/07/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C500 WASTEWATER.DWG

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LEGEND
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- PR WW DISPOSAL FIELD

Rev	Description	By	Date
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A	RESOURCE CONSENT	AO	09/2024

	By	Date
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Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C500- WASTEWATER.DWG		
Drawing no.	C505	Rev	D

RESOURCE CONSENT

DATE - 9/7/26 FILE PATH - F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD RUSSELL\DWG\C500- WASTEWATER.DWG

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PUMP TO BE INSTALLED FOR DISPOSAL LEVEL ABOVE OUTLET

18
19
14
13
15
16
65
64
62
63
5.56m
MIN 5.0m CLEARANCE
MIN 5.0m CLEARANCE
LANES ROAD

RESOURCE CONSENT

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Project
PROPOSED SUBDIVISION OF 39 AUCKS ROAD RUSSELL FOR WILLOWRIDGE DEV. LTD.

Title
PROPOSED WASTEWATER PLAN

Project no.	309001 - WILLOWRIDGE		
Scale	1:1000 @ A3		
Cad file	C500- WASTEWATER.DWG		
Drawing no.	C506	Rev	D

DATE: 6/7/26 FILE PATH: F:\MAVEN\PROJECTS\309001 - 39 AUCKS ROAD, RUSSELL\DWG\C500- WASTEWATER.DWG

17 June 2026

Job Ref: 23 020

Willowridge Developments Ltd

BY EMAIL: alison@willowridge.co.nz; brendan@willowridge.co.nz; chrisp@maven.co.nz; DavidB@barker.co.nz

LETTER ADDENDUM FOR PROPOSED SUBDIVISION AT 39 AUCKS ROAD, RUSSELL

INTRODUCTION

This letter addendum has been prepared to provide comment on revised building platforms for the proposed subdivision at the above-mentioned address.

This letter report shall be read in conjunction with the Geotechnical Investigation Report prepared by Haigh Workman, Ref. 23 020, Rev. B, dated December 2024[1].

PROPOSED DEVELOPMENT

We have been provided with scheme plans prepared by Maven Associates (Ref. 309001, Rev. I, dated June 2026). Based on a review of the drawings and discussions with the client and design team, the following lots have been revised:

- Lot 15 and Lot 16 – The building platforms have been relocated approximately 12–15 m upslope (to the south-east). Lot boundaries have been reconfigured to incorporate the former Lot 22, now relocated downslope adjacent to Lot 21.
- Lot 18 and Lot 19 – Minor boundary adjustments have been made only. The building platforms remain unchanged, and the setback from the adjacent scarp feature is maintained.
- Lot 21 – The building platform and overall lot area have been reduced to accommodate the relocation of Lot 22 to the adjacent western side.
- Lot 22 – Relocated adjacent to Lot 21.

The previous right-of-way providing access to Lots 23 and 24 was located along the upper (south-eastern) side of Lots 14 and 15. This right-of-way has since been realigned to run between lots 14-16 and lot 17-19.

All other lots and building platforms remain as presented in December 2024 geotechnical report. The lots subject to change are illustrated in Figure 1 below.

[1] *Geotechnical Assessment Report, Haigh Workman Ltd, Ref. 23 020, December 2024, Revision B.*

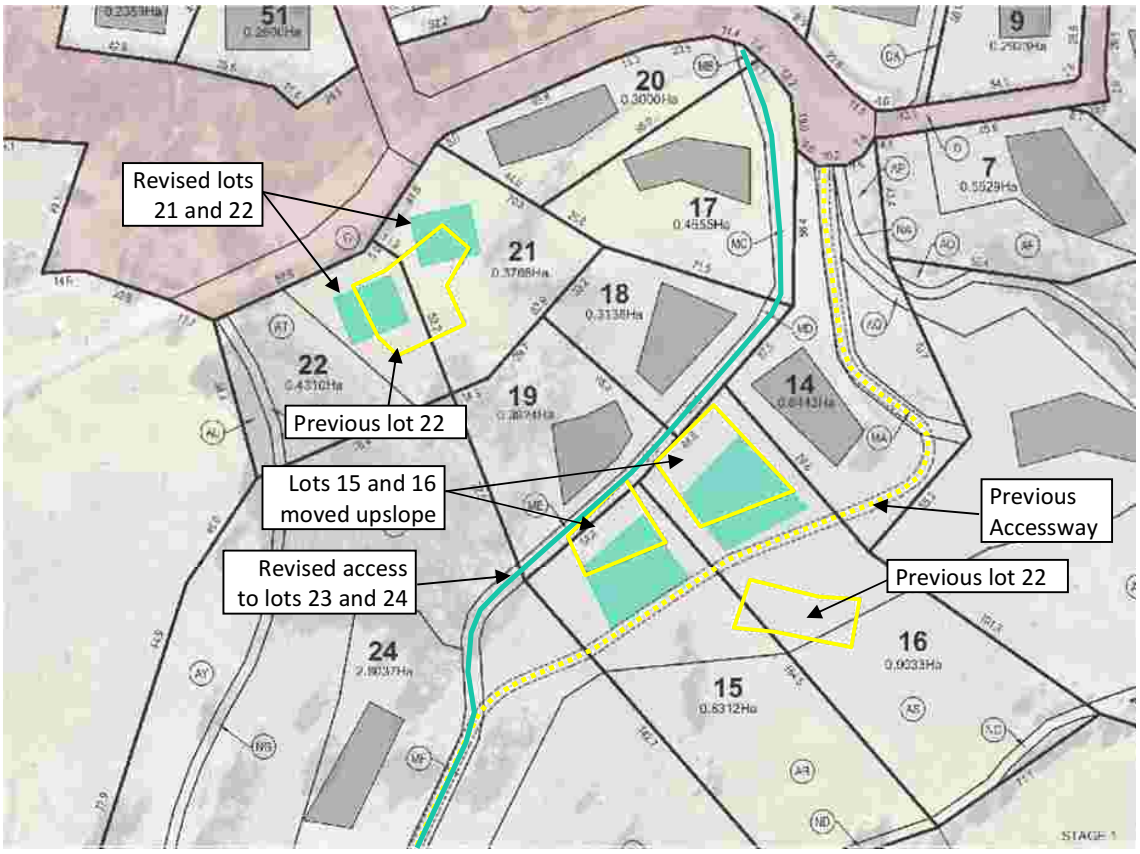


Figure 1: Revised Lots

DISCUSSION

Lot 15 and Lot 16: The revised building platforms for lot 15 and lot 16 have moved approximately 12 to 15 m upslope and gradients across the building platforms are between 10° and 15°. The Lot specific geotechnical recommendations provided for lot 15 and 16 in the Geotechnical Investigation Report prepared by Haigh Workman[2] remain valid.

Lot 18 and Lot 19: No change to building platforms and lot specific recommendations remain the same.

Lot 21 and Lot 22: The revised building platforms have reduced in size and both remain within the area previously investigated/assessed. Accordingly, the lot specific recommendations previously given for lot 21 should also be adopted for lot 22.

[2] *Geotechnical Assessment Report, Haigh Workman Ltd, Ref. 23 020, December 2024, Revision B.*

NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS

Following the issue of Haigh Workman's geotechnical report (December 2024), the Government introduced the National Policy Statement for Natural Hazards 2025 (NPS-NH), which came into force in January 2026. The NPS-NH provides a consistent approach across New Zealand for managing natural hazard risk and requires a practical, risk-based assessment of how hazards may affect subdivision, land use, and development.

The geotechnical assessment prepared by Haigh Workman in December 2024 included a detailed site-wide investigation and a qualitative risk-based evaluation of the natural hazards potentially affecting the site. While prepared prior to the introduction of the NPS-NH, the assessment is considered to be consistent with the intent of the policy framework, in that it identifies the relevant hazards and provides an appraisal of associated risks.

LIMITATIONS

This letter report has been prepared solely for the use of our Client and their Consultants. The information and opinions contained within this letter shall not be used for any other purpose without prior written approval by Haigh Workman Ltd.

Prepared By	Reviewed By
Josh Curreen Senior Geotechnical Engineer MEngNZ	Wayne Thorburn Senior Geotechnical Engineer CPEng, CMEngNZ

127 CIVIL ENGINEERING MEMO

CLIENT: WILLOWRIDGE DEVELOPMENTS LTD

SITE: 39 AUCKS ROAD, RUSSELL

1.1 INTRODUCTION

This memo accompanies the S127 application for 39 Aucks Road, Russell (2250266-RMACOM) and provides a concise overview of the proposed changes to the previously consented scheme, highlighting where changes have occurred and where previous assessments remain valid.

1.2 GENERAL SCHEME OVERVIEW & LOT YIELD

The total number of lots for this 66-lot (65 res lots and 1 jointly owned access lot) residential subdivision remains unchanged from the previously consented scheme.

There has been a redistribution of lot numbers across stages:

- Stage 1A: Amalgamation of Lot 2 DP 542129 and Lot 1 DP 182616 (Lot 1 DP 182616 not part of the original application).
- Stage 1B: Residential lot numbers remain unchanged. Additional area from Stage 1A amalgamation added to Lots 62, 63, and 64. (8 lots).
- Stage 2: Residential lot numbers are increased (20 lots approved vs. 32 lots proposed for S127).
- Stage 3: Remains unchanged. (10 lots).
- Stage 4: Residential lots are increased (11 lots approved vs. 15 lots proposed for S127).
- Stage 5: Removed, lots added to previous stages.
- The overall lot yield across all stages remains consistent with the approved consent.

Minor boundary adjustments have been made to the residential lot area because of staging redistribution. These changes are detailed in the accompanying scheme plans and do not impact the overall consented developable area:

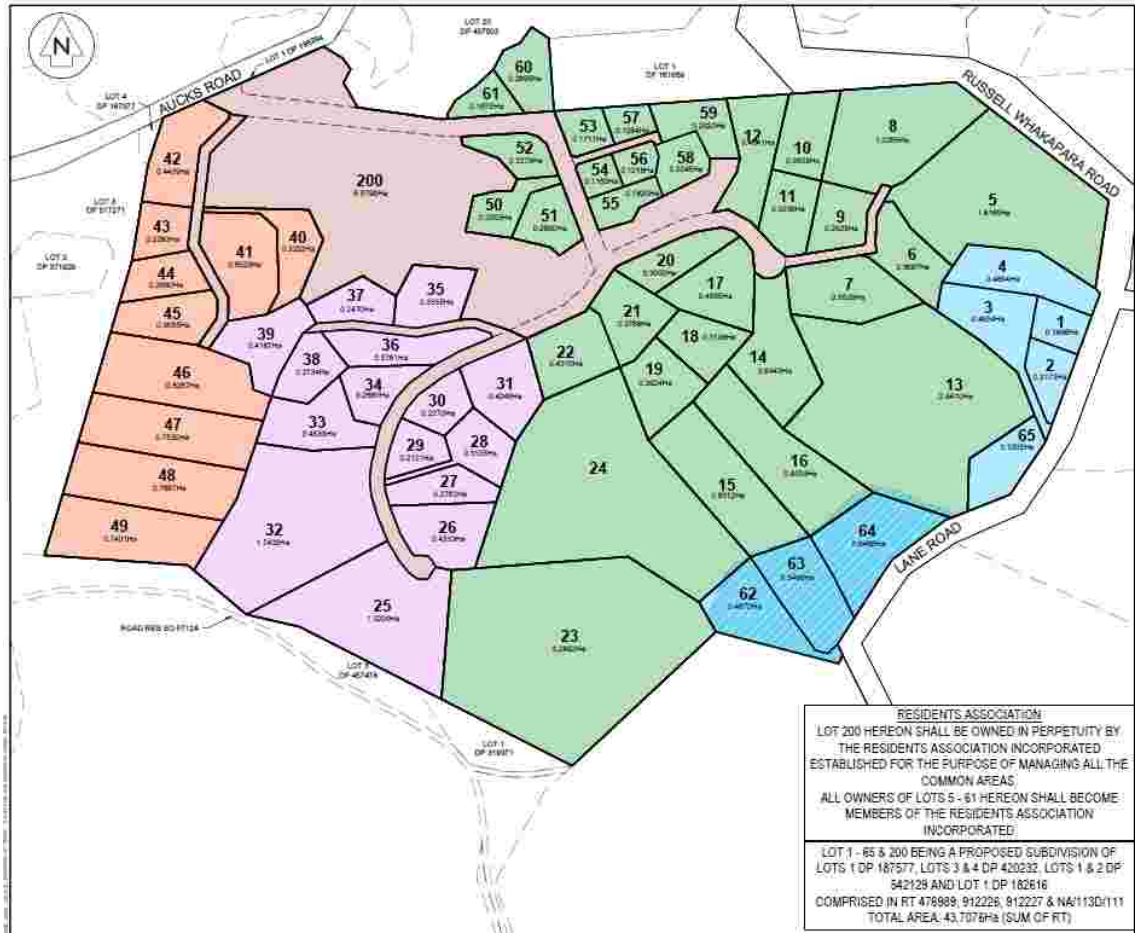


Figure 1: Proposed Scheme Plan Overview

1.3 ROADING

Stage 1B: Lot 63 is proposed to gain access over Lot 64. A right of way easement is proposed over Lot 64 in favour of Lot 63. The previously consented right of way over Lot 62 is removed.

Lot 4 has an existing track that will be utilised to gain site access. This is proposed to be accessed over the northeast corner of Lot 1. A right of way over Lot 1 in favour of Lot 4 is proposed.

Stage 2: Internal alignments have been changed to better suit the site topography. Specifically, previous access Driveway 2 has been reduced from CH 392 to CH 155. Driveway 1 is extended from CH 154 to CH 347. The site topography allows for a more gradually gradient and reduced cut/fill batters of Driveway 1, which are the main driving factors for this change.

1.4 EARTHWORKS

No significant changes to the overall earthworks volumes or methodology are anticipated because of these minor boundary and staging adjustments. Any minor alterations will remain within the scope of the previously consented earthworks plan.

The indicative buildings platforms, of which Lots 15, 16, 21, and 22 have been updated, as in the previous design exercise accommodate the expected disposal fields, yard and road setbacks and have considered geotechnical constraints to ensure that the lots remain suitable for any future residential development.

A geotechnical memo has been provided by Haigh Workman Ltd, addressing the revised changes. As noted in their reporting, the recommendations and suitability of the proposed platform changes are in general accordance with the previous platform locations. The site remains valid because the overall consented developable area is

not changing. Given this, the proposed scheme updates do not necessitate any new geotechnical investigations or alter the previously identified geotechnical constraints or recommendations.

1.5 THREE WATERS

The following provides a summary of the three water engineering considerations.

1.5.1 WASTEWATER

An updated wastewater disposal area plan (Drawing No. C500) is provided as an appendix for the designated wastewater disposal areas of the lots subject to variation. Adequate area is set aside to accommodate the previously recommended disposal area of 720m².

1.5.2 STORMWATER

The overall stormwater management remains unchanged as previously consented.

The previous assessment of stormwater catchment remains valid and have been reviewed against the revised lot configurations. No significant changes to this assessment are anticipated to impact the overall stormwater management design.

The sizing and design of any previously consented ponds or stormwater attenuation features remain consistent with the original consent and have been re-verified against the updated lot layouts to ensure their continued efficacy.

1.5.3 WATER

The overall water supply and firefighting supply management remains similar to previously consented, onsite tanks (25,000l) for private supply being required.

Previously lots were identified as lots requiring underground tanks which shall meet alternative supply requirements of NZS 4910:2008.

1.6 SERVICES

The general approach to the provision of power, and telecommunications services remains consistent with the original consent. Minor adjustments to reticulation layouts within the updated lot boundaries will be undertaken as part of detailed design, while the overall servicing strategy remains unchanged.

Memorandum to:

Far North District Council – Resource Consents Division

39 AUCKS ROAD, RUSSELL – AMMENDMENT TO RESOURCE CONSENT /LANDUSE CONSENT

Landscape, rural character, natural character and visual amenity effects

Introduction

We have been engaged by Willowridge Developments Ltd (the consent holder) to provide input to an application to vary a resource consent / land use consent that applies to a subdivision at 39 Aucks Road, Russell, which was granted consent under 22560266RMACOM in June 2025. Littoralis was involved in formulating the layout of the proposal and assessing relevant effects as part of the applicant's technical team for that original application.

During more detailed design investigations following the granting of consent, it has been established that the earthworks and construction requirements involved in creating some of the intended access road alignments and building platforms may be unnecessarily onerous and costly on the steeper parts of the overall site. After seeking professional advice from its team of technical advisers upon possible alternative scenarios and their potential effects, the consent holder has concluded that adjustment of limited portions of the consented project would be prudent and are consequently seeking a variation to the issued consent. The key components of the sought variation are:

- Repositioning/sizing of 4 building areas/lots;
- realignment or repositioning of two shared access driveways; and
- provision for houses on steeper sites to be constructed to a greater overall height or more fully upon a pole foundation, subject to a range of controlling measures

These elements of variation are addressed in the following segments.

Amendment of building areas/lots

Lot 22

Terrain occupied by the Lot 22 building area – as consented – was the steepest of any of approved building areas and creating a viable vehicular access to that location has emerged as being unduly challenging and potentially leading to heightened effects under the scope of this memorandum. The consent holder has concluded that it would be sensible to reposition the Lot 22 title to being a smaller area at the toe of this broad flank, placing it on low terrain that is associated with the pond complex on the flat part of the overall property. To accommodate the new Lot 22 title and building area, the formerly generous building area on Lot 21 has been considerably reduced, so that it caters for a smaller house.

The Lot 22 building area was the most elevated amongst those accessed from within the main body of the overall site (which excludes those that would be reached from Lanes Road). Whilst provisions under the issued consent provided control that ensured that adverse effects generated by a future building on this lot would be appropriately contained, the relocation of that building to the lower core of the overall site inevitably serves to limit potential effects further still. The adverse landscape,

rural character, natural character and visual amenity effects of relocating this title as now proposed would be positive, to a small measure. The former Lot 22 building area is now intended to be planted as part of the wider flank revegetation pattern.

Lots 15 and 16

It is proposed that the building areas of these lots would be slid a little over 10m to the south of their currently consented position to allow for a revised access corridor to be inserted, as will be described shortly. Whilst this shift will result in the building areas being slightly more elevated (in the order of 1-2m), the effects will be essentially the same as the consented scenario, with no nett change.

Lots 63

At the time of lodging the subdivision resource consent application, the existing, formed building platform on Lot 63 was bisected by a second title to the south. As a result, only the western portion of that established platform was defined in as a building area. The titles are to be amalgamated, allowing the entire existing platform to be developed within Lot 63.

The potential for adverse effects of a building on this title relates solely to that part of a building that faces north and addresses Orongo Bay, as the inland portion of the building area is enclosed to three sides by existing vegetation that completely encloses that southern part of the platform. Accordingly, there is no potential for the expansion of the building area as proposed to generate greater adverse effects than those provided for under the existing consent.

Adjustment of shared accessways

Lots 14-17, 23 and 24

As a result of relocating the title and building area associated with Lot 22 (as discussed in the preceding segment), the former pairs of accessways serving Lots 14-19 and 23-24 can be amalgamated into a single route. This would lie below the consented upper accessway that ran through to Lot 23. The revised arrangement reduces cut and fill faces as well as the extent of sealed surfaces. By being a little lower in the landform, the now singular access would be in a marginally less prominent position, although the difference would be very limited.

Collectively, these outcomes emerging from rationalising this access to one corridor would result in a minor reduction in effects. Planting patterns have been adjusted to ensure that the former vegetative setting of the access is adjusted to its previously indicated state.

Building height controls

Area that general height controls apply to

Conditions of consent/consent notice requirements stipulate that buildings on those lots that lie above the 15m RL contour and, as specified within Consent Notices applying to Stages 1-4 of the development, are to be of no more than 5m above finished ground or natural ground, whichever is the lesser. Following critical review of the potential effects of the overall development, considering the created vegetative patterning and relative external exposure of lower flanks and spurs, it has been established that the elevation triggering greater control should instead be the 30m RL contour. The lower slopes between 15m and 30m elevation retain a measure of sensitivity and so controls over building finishes, window furnishings and linear/geometric vegetation patterns should continue to apply to Lots 6-9, 13-19, 23, 24, 28, 29, 30, 32-34 and 44-46. Building height limits for this band of elevation can be increased to 7m and to allow for stepped or modulated floor formats,

without resulting in an increase in visual amenity effects beyond those established by our reporting that informed the consent application (and subsequent consent conditions).

Buildings on lots below the 15m RL contour can be of a height that complies with the underlying zone requirements without elevating external visual amenity effects. These Lots are 10-12, 20-22,35-42, and 50-61.

5m height control applying to sites above 30m contour

The Proposed Far North District Plan (PFNDP) has settled upon a 5.5m building height limit as being appropriate for new buildings within defined Outstanding Natural Landscapes (ONL). Those ONL almost invariably embody greater landscape and visual amenity sensitivity than the 39 Aucks Road site. A 5.5m building height limit provides for a little more architectural flexibility than the currently established 5m limit but does not involve a significant potential increase in adverse effect, particularly in light of the established or planned vegetative backdrop that exists for those sites most closely related to the skyline. In recognition of this circumstance, and the appropriateness of the adopting a recognised limit that has been established by the PFNDP, a height limit of 5.5m for those lots lying above RL30m is recommended. This limit would apply to Lots 01-04, 25-27, 47-49, and 62-65.

Height controls and development parameters applying to Lots 64 and 65

Whilst well contained by topographic profile and proposed/existing vegetation, the terrain of these two lots is amongst the steepest of the development locations, with a cross grade in the order of 1:4. The currently consented scenario of buildings being no more than 5.0m above the midpoint of the defined building area (now proposed to be 5.5m) implies that buildings would be cut into these steeper slopes so that they are constructed largely on a cut platform.

During more detailed design consideration following the granting of consent, it has been established that the degree of retaining involved in creating a cut platform that largely accommodates a house may be challenging on these steeper parts of the overall site. Attention has been given to possible alternative scenarios, where houses are constructed partially or completely upon a pile foundation. The principle of providing a contiguous foreground that the building would be seen to sit "upon", as distinct from hovering above, means that an effective foreground can still be achieved but that such vegetation would need to be taller than if the building were set upon an entirely cut platform.

We have prepared a separate set of building parameters and an indicative cross section – Scenario A - to apply to Lots 64 and 65 (**attached**) that illustrates the way that a building could be established on a piled platform, with provision for that platform to be 1.5m above natural ground at the centre point of each defined building area. The specific circumstance of the established vegetation that exists downslope of each building area and the way that terrain and vegetation would provide an upslope backdrop to each would provide the level of visual containment anticipated by the originally proposed height controls whilst offering greater construction flexibility and likely cost-effectiveness to someone developing these lots with a home. It is not intended that this documented scenario should prevail over an alternative option of building on a full or partial cut platform is that is an owner's preference.

In my opinion, the alternative scenario offered by the controls and cross section attached would not result in adverse visual amenity or landscape character effects that are heightened above those provided for under the consent as it stands.

Height controls and development parameters applying to Lots 25-28 and 47-49

These lots lie well below the Lanes Road ridge with its heightened prominence but have a measure of elevation and sensitivity regardless. Their natural terrain has a fall in the order of 1:8-1:10 and so they are significantly less challenging to develop that Lots 64 and 65.

In the spirit of providing a measure of construction flexibility and scope for a pile substructure, a second set of building parameters and related indicative cross section – Scenario B – have been developed. Subject to those parameters being achieved, adverse external visual amenity or landscape character effects would not be heightened above those provided for under the consent as it stands. Once again, this alternative approach should not preclude a building outcome that is more fully founded upon a cut platform.

Other minor matters

Walkway connections

The landscape integration concept shows the internal walkway network conceptually. The detailed alignment that the walkway would be constructed to will be determined and pegged onsite, informed by gradients established through the use of a portable level.

Conclusion

The areas of variation addressed by this memorandum are relatively minor. Several would lead to a minor reduction in potential effects, whilst the balance would maintain the constrained level of adverse effect predicted and provided for under the issued consent.

Mike Farrow Principal Landscape Architect

LITTORALIS LANDSCAPE ARCHITECTURE
July 2026

39 AUCKS ROAD, RUSSELL – AMMENDMENT TO RESOURCE CONSENT /LANDUSE CONSENT

ATTACHMENT 1

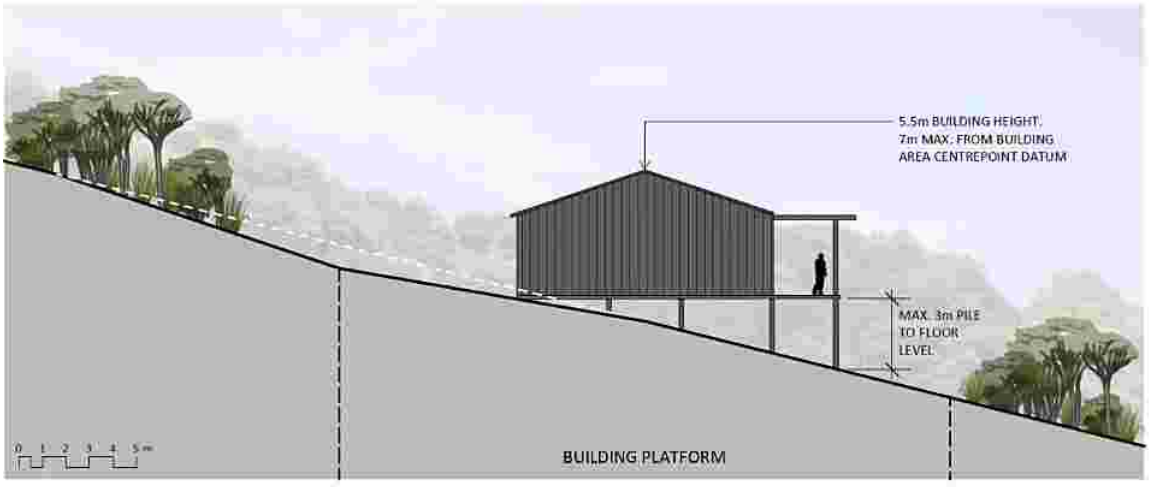
Development parameters proposed to apply to Lots 64 and 65

This document has been prepared as an attachment to a memorandum dated July 2026, which addresses several areas of proposed adjustment to an existing resource/landuse consent applying to 39 Aucks Road.

The revised building parameters that are proposed to apply to Lots 64 and 65 are as follows:

- Buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform.
- A maximum 5.5m building height limit – measured from the finished floor level of the building – shall apply.
- If a building is established partially or fully on a piled platform, the finished floor level of the building may a maximum of 1.5m above the natural ground level of the centre point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area.
- Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.

These parameters are illustrated in the cross section titled Scenario A, below.



Scenario A: Applying to Lots 64 and 65

Mike Farrow Principal Landscape Architect

LITTORALIS LANDSCAPE ARCHITECTURE

July 2026

39 AUCKS ROAD, RUSSELL – AMMENDMENT TO RESOURCE CONSENT /LANDUSE CONSENT

ATTACHMENT 2

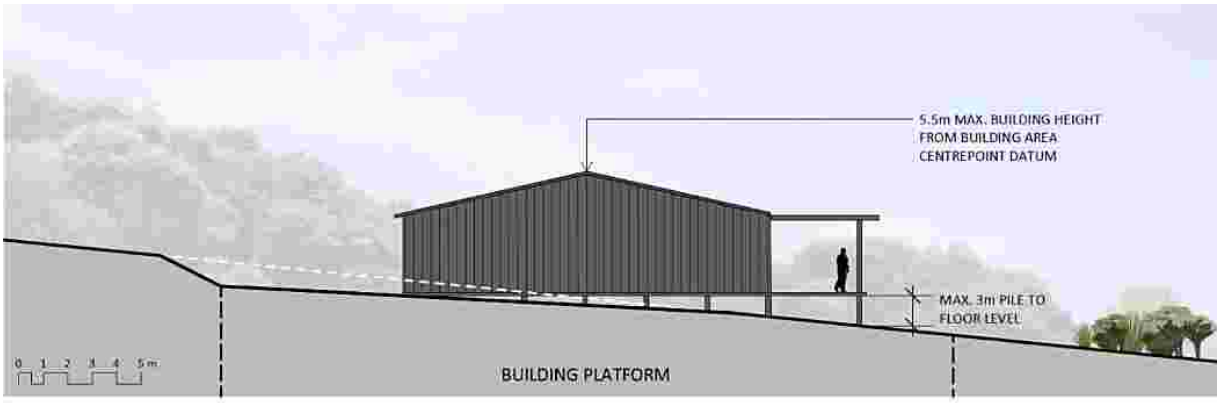
Development parameters proposed to apply to Lots 25-27 and 47-49

This document has been prepared as an attachment to a memorandum dated July 2026, which addresses several areas of proposed adjustment to an existing resource/landuse consent applying to 39 Aucks Road.

The revised building parameters that are proposed to apply to Lots 25-27 and 47-49 are as follows:

- Buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform.
- A maximum 5.5m building height limit relative to the level of natural ground at the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area.
- Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.

These parameters are illustrated in the cross section titled Scenario B, below.



Scenario B: Applying to Lots 25-27 and 47-49

Mike Farrow Principal Landscape Architect

LITTORALIS LANDSCAPE ARCHITECTURE
July 2026

POSSIBLE RIGHT-TURN BAY AND SLIP LANES

EXISTING DRIVEWAY DECOMISSIONED

Aucks Road

Russell

Okiato

Sports field

Russell - Whakapara Rd

Lanes Rd

Legend

- Site boundary
- Lot boundaries
- Building envelopes
- Walking circuit
- Shared driveways
- Private access ways
- Intermittent streams
- Overland flow paths
- Existing indigenous vegetation
- Ecological restoration planting
- Mitigation/amenity planting (native, largely limited height)
- Low riparian mitigation/ amenity planting
- P Existing ponds
- B Existing buildings
- A Boat park

Note

- Consented building envelopes replaced
- Proposed revised building envelopes

Consented lot boundaries revised to reflect new layout

0 50 100 150 200 250 m

Scale as shown

Ref: 1348_LIC_20241202 Rev B: 21/07/2026

LITTORALIS LANDSCAPE ARCHITECTURE

REVISED LANDSCAPE INTEGRATION CONCEPT | JUNE 2026

39 AUCKS ROAD | RUSSELL

PREPARED FOR WILLOWRIDGE DEVELOPMENTS LTD

MEMORANDUM

To	Willowridge Developments Ltd
From	Madara Vilde – Principal Ecologist, Wild Ecology Ltd
Date	23 July 2026
Subject	Ecological review – proposed land covenant areas, revised Scheme Plan (Maven C160, Rev I), 39 Aucks Road, Russell – to accompany the section 127 variation application to the Far North District Council (consent 2250266-RMAOBJA)

1. Purpose

Wild Ecology Ltd has previously prepared ecological mapping and reporting for the proposed subdivision at 39 Aucks Road, Russell ("the site") on behalf of Willowridge Developments Ltd, including the Ecological Assessment (Wild Ecology, 2024). This memorandum has been prepared to accompany the section 127 variation application to the Far North District Council and provides ecological comment on the proposed land covenant areas shown on the revised scheme plan.

The principal matter addressed is the minor reduction in the extent of the bush protection covenant on Lot 4, which arises from a change to the accessway serving that lot. The consequential re-apportionment of covenant areas associated with the revised lot layout in Stage 2 is also addressed. This memorandum should be read in conjunction with the 2024 Ecological Assessment, which contains the full site description, vegetation mapping and methodology.

2. Information relied on

- Proposed Scheme Plan – Overall Staging, Maven Associates drawing C160, Rev I (June 2026);
- the previously approved scheme plan, Maven Associates drawing C160, Rev D (November 2024);
- Wild Ecology (2024) Ecological Assessment and associated vegetation mapping and aerial imagery;

3. Lot 4 – reduction in bush covenant area

Under the approved scheme plan (Rev D), Lot 4 carried a single proposed land covenant of 0.2612 ha (shown as reference 'AA'). On the revised scheme plan (Rev I), the covenant on Lot 4 is shown as two areas – 0.0764 ha ('AB') and 0.1552 ha ('AC') – totalling 0.2316 ha. This represents a net reduction of approximately 0.0296 ha (296 m²), or some 11% of the previously proposed covenant area on that lot. The covenant continues to be proposed pursuant to either section 22 of the Queen Elizabeth the Second National Trust Act 1977 or

section 77 of the Reserves Act 1977, consistent with the approach across the wider subdivision.

I understand the reduction arises from the retention of the existing farm access track as the accessway serving Lot 4, rather than forming a new accessway elsewhere on the lot. Observations on site confirm that a formed farm track is already present in this location.

The area removed from the covenant lies along the margin of the covenant area and is coincident with this existing formed track. It is modified ground of correspondingly low ecological value, and its exclusion does not require the clearance of intact indigenous vegetation. Retaining the existing track in preference to forming a new accessway is, in my view, the better ecological outcome, as it confines vehicle access to an already disturbed corridor.

On this basis, the reduction in the Lot 4 covenant extent is very low and is not considered to result in any material change to the ecological values retained and protected within the covenant, nor to the ecological outcomes anticipated under the consent. The retained covenant area of 0.2316 ha continues to protect the higher value indigenous vegetation on the lot.

4. Covenant provision across the balance of the scheme

Stage 2 has been revised to comprise Lots 5–24 and Lots 50–61, with revised lot areas proposed for Lots 13–22 and Lot 24. Reflecting that revised layout, the proposed land covenants have been re-apportioned across the amended lot boundaries. Comparing the covenant schedules on Rev D and Rev I, proposed land covenants are now shown on Lots 14, 15, 16 and 24 in addition to the lots previously identified, and are no longer shown on Lot 19. Covenant provision in Stage 3 (Lots 45–49) and Stage 4 (Lots 25, 32, 33, 38 and 39) is unchanged.

This reflects the redistribution of covenant areas across redesigned lot boundaries rather than the withdrawal of protection from any mapped ecological feature. The indigenous vegetation identified in the 2024 Ecological Assessment within this part of the site continues to fall within land proposed to be covenanted, the change is to which lot each covenant area sits within, not to the extent of vegetation protected.

5. Other scheme plan changes

The following further changes are shown on Rev I and, in my assessment, have no implications for the covenanted bush areas or for indigenous vegetation, wetlands or watercourses identified in the 2024 Ecological Assessment:

- Lots 62–64 are increased in size (Lot 62 from 0.2939 ha to 0.4670 ha, Lot 63 from 0.3347 ha to 0.5466 ha and Lot 64 from 0.5945 ha to 0.6465 ha). These increases occur within pasture and do not encroach on covenant areas;
- balance Lot 200 is marginally increased from 6.5787 ha to 6.5790 ha;
- the staging is reduced from five stages to four, with Stage 4 now comprising Lots 25–39. This is a sequencing change only and does not alter the extent of any covenant or

planting area, although the staged delivery of ecological works under the Ecological Management Plan should be updated to align with the revised staging.

6. Conclusion

The reduction in the Lot 4 bush covenant of approximately 0.0296 ha is minor, occurs within a modified corridor along an existing farm track, and does not materially alter the ecological values protected by the covenant. Retaining the existing track is the preferable ecological outcome.

The changes to covenant provision elsewhere in Stage 2 represent a re-apportionment of covenant areas across revised lot boundaries rather than a reduction in the extent of vegetation protected.

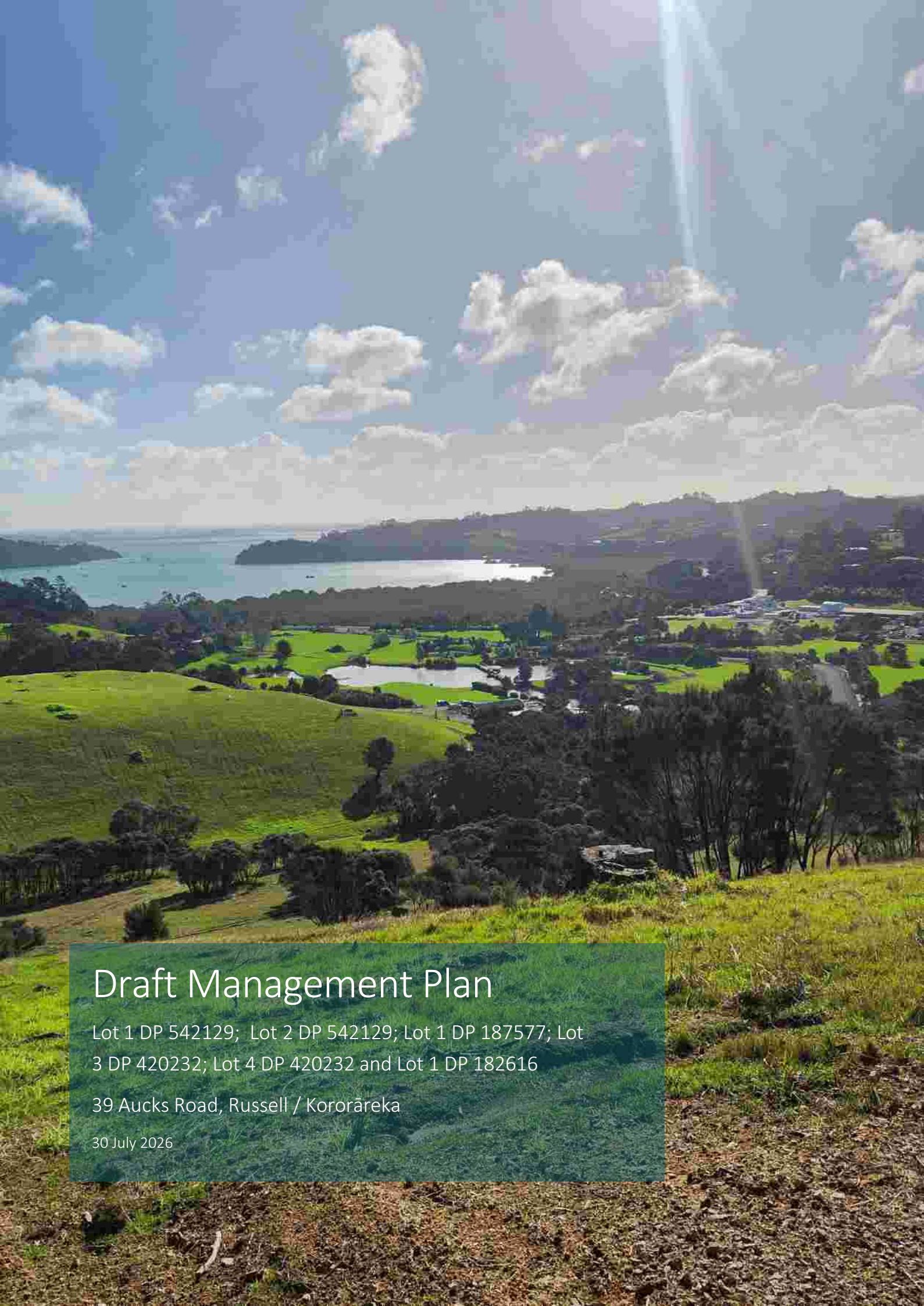
No wetlands, watercourses or other sensitive ecological features are affected by the proposed amendments, and no adverse ecological effects beyond those already assessed in the 2024 Ecological Assessment are anticipated.

Subject to the above, the proposed amendments are supported from an ecological perspective.

Madara Vilde
Principal Ecologist
Wild Ecology Ltd

027 579 0624
maddy@wildecology.co.nz
wildecology.co.nz

23.07.2026



Draft Management Plan

Lot 1 DP 542129; Lot 2 DP 542129; Lot 1 DP 187577; Lot 3 DP 420232; Lot 4 DP 420232 and Lot 1 DP 182616

39 Aucks Road, Russell / Kororāreka

30 July 2026

To:	Far North District Council
Site Address:	39 Aucks Road, Russell / Kororāreka, Far North District
Name:	Willowridge Developments
Address for Service:	Barker & Associates Ltd PO Box 414, Kerikeri 0230 Level 1, 62 Kerikeri Road Kerikeri 0230 Attention: David Badham
Legal Description:	Lot 1 DP 542129; Lot 2 DP 542129; Lot 1 DP 187577; Lot 3 DP 420232; Lot 4 DP 420232; and Lot 1 DP 182616.
Site Owner:	Willowridge Developments Limited
Brief:	This Draft Management Plan is prepared in accordance with Standard 13.9.2.1 of the Far North Operative District Plan. This Management Plan sets out the objectives of the proposal and mechanisms to ensure the Management Plan is binding to future land owners.

Status:

Final Revision

Date:

30 July 2026

Prepared by:



Olivia Stirling

Senior Planner, Barker & Associates Limited

Reviewed by:



David Badham

Partner, Barker & Associates Limited

Appendices

Appendix 1: Approved Subdivision Plan

Appendix 2: Approved Subdivision Decision

Appendix 3: Landscape Assessment

Appendix 4: Ecological Assessment

1.0 Introduction

This is a Draft Management Plan pursuant to Section 13.9.2 of the Far North District Plan ("ODP") for the proposed subdivision at 39 Aucks Road, Russell / Kororāreka. This Draft Management Plan should be read in conjunction with the Assessment of Environmental Effects ("AEE") dated 12 December 2024 and the AEE dated 07 July 2026 accompanying the subsequent subdivision and s127 application. It is anticipated that the details of the Draft Management Plan will be added to during the processing of the resource consent for the proposal and specified and linked to the eventual conditions of resource consent, if granted.

2.0 Objective

This Draft Management Plan establishes measures to ensure that superior outcomes of the management plan subdivision (2250266-RMACOM) are achieved in perpetuity. The objectives of the subdivision are to protect, manage, and enhance:

1. Indigenous vegetation and habitats;
2. Natural features, heritage resources, and riparian margins;
3. Open space to retain coastal character;
4. The life-supporting capacity of soils;
5. Sites of significance to Māori on the property;
6. Stormwater and effluent disposal;
7. Integrated catchment management practices;
8. The placement and visual appearance of buildings to minimise visual impact; and
9. Adverse effects, including reverse sensitivity to surrounding activities.

3.0 Draft Management Plan

3.1 Proposal and Site Description

This Draft Management Plan pertains to the land within Lot 1 DP 542129, Lot 2 DP 542129, Lot 1 DP 187577, Lot 3 DP 420232, Lot 4 DP 420232 and Lot 1 DP 182616, comprising Lots 1–65 and Lot 200 of the approved subdivision, as illustrated in Figure 1 (hereafter referred to as the Management Area).

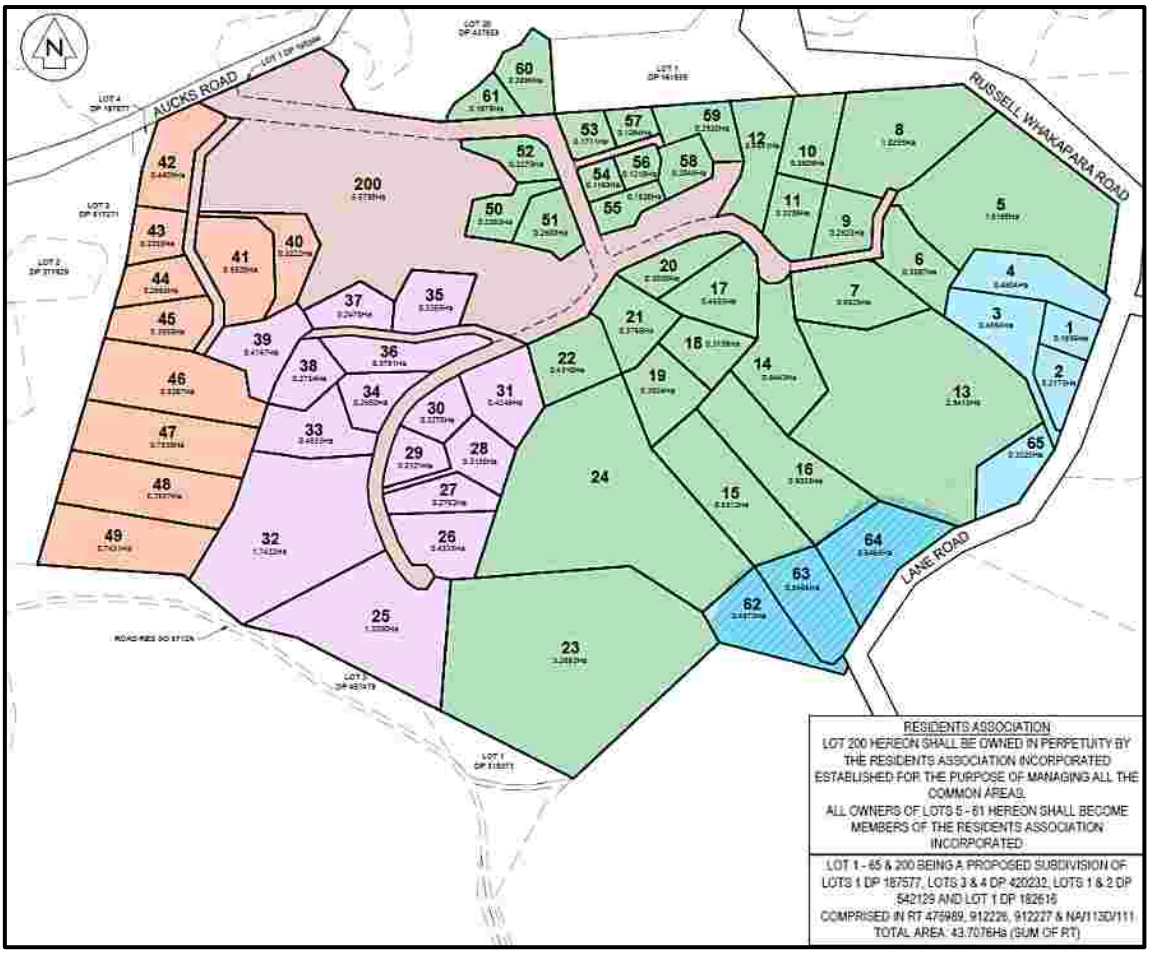


Figure 1: Draft Management Plan Subdivision Plan

Comprehensive descriptions of the proposal and the site and surrounding are included in the AEE

4.0 Methodology

4.1 Residents Association

A Residents' Association will be formally constituted with all property owners of the resulting allotments (excluding those created in Stage 1B being Lots 1-4 and 62-65) becoming members. Membership fees will fund the implementation of management measures. A binding legal covenant will be placed on the resulting records of titles to ensure compliance by future landowners.

The responsibilities of the Residents' Association will include (but are not limited to at this stage):

- Overseeing the necessary works identified in the Ecological Management Plan (EMP) for the site, in accordance with the Ecological Report attached at Appendix 4 and as described in Section 5 of this document;
- Conduct regular inspections to ensure compliance with Measures for Environmental Protection listed in Section 6 of this document; and
- Facilitate communication with iwi/hapū (as it relates to Accidental Discovery Protocols, FNDC and NRC, and other regulatory authorities as necessary.

4.2 Covenants

Covenants will be imposed following the subdivision of this site, to ensure ongoing implementation of enhancement measures for all property owners. These covenants include (but are not limited to at this stage):

1. Stock-proof fencing must be established along the external boundaries of each development site where such fencing does not already exist;
2. Internal boundaries of the ecological management areas shall be physically demarcated using wooden posts (minimum diameter of No. 3 posts), installed with a height of at least 800mm above the ground and spaced no more than 10 meters apart, including at all directional changes.

An existing conservation covenant (D574444.3) applies to 'Area C' which is within Lot 200 of the subdivision. This covenant is between Department of Conservation and the landowner. The covenant requires the land to be managed to preserve its natural environment, landscape, amenity, wildlife and freshwater and to protect wildlife and their habitats.

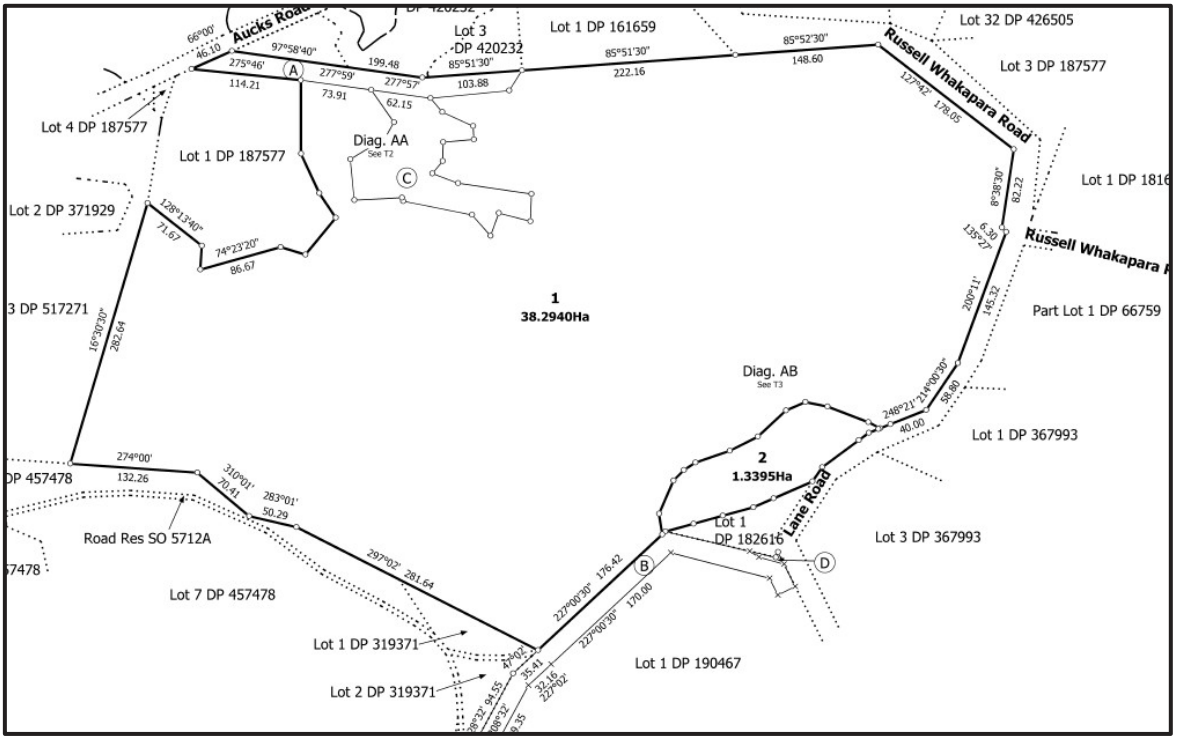


Figure 2: Conservation Covenant D574444.3 shown as (c).

5.0 Measures for Environmental Protection

The following requirements are required to be complied with in perpetuity and are to be managed by the Residents' Association:

5.1 Indigenous Vegetation and Habitat Protection

1. The keeping of pet animals, including cats, mustelids, exotic fish, birds, rodents, and turtles, is prohibited on the site to avoid adverse effects on indigenous fauna such as North Island brown kiwi, fernbird, North Island weka, banded rail, and Australasian bittern, as well as lizard species;

2. Any dog kept on the site must be secured or contained to prevent roaming within the wider area. Secured containment may include a dog run, or an electronic pet containment fence. Additionally, all pet dogs must undergo avian awareness training, with a completion certificate provided to the Council prior to their presence on-site;
3. New lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas will be strictly prohibited;
4. Manage pest plants in accordance with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA);
5. Enhance riparian margins with indigenous planting and ensure regular maintenance of these areas; and
6. Any revegetation planting within 20m setback of all dwellings is proposed to be native low-flammability species only.

5.2 Ecological Management Plan

The ongoing management of the indigenous bush and wetland features on site will be undertaken through a site-specific Ecological Management Plan ("EMP"). This EMP is a practical management document which can be utilised by the landowner or their contractor to carry out the recommended ecological management actions. The EMP includes:

- Details on revegetation planting, including species selection, size, number of plants required, and planting methodology;
- Measures for biosecurity and plant disease management;
- A schedule for ongoing maintenance and monitoring of ecological management areas;
- Pest weed and pest animal control plans for a minimum of five years following the implementation of ecological works;
- Provisions for covenant demarcation and stock exclusion;
- Pedestrian walkway location.

The EMP applies to the areas identified as 'proposed ecological enhancement areas' as shown in Figure 3 below. The total area proposed for ecological management is approximately 16.93 ha. This includes extensive revegetation planting throughout the site connecting and expanding upon existing features to create a protected corridor network throughout the site while also retiring steeper, erodible areas, thereby facilitating potential fauna movement throughout the site and its wider surroundings.

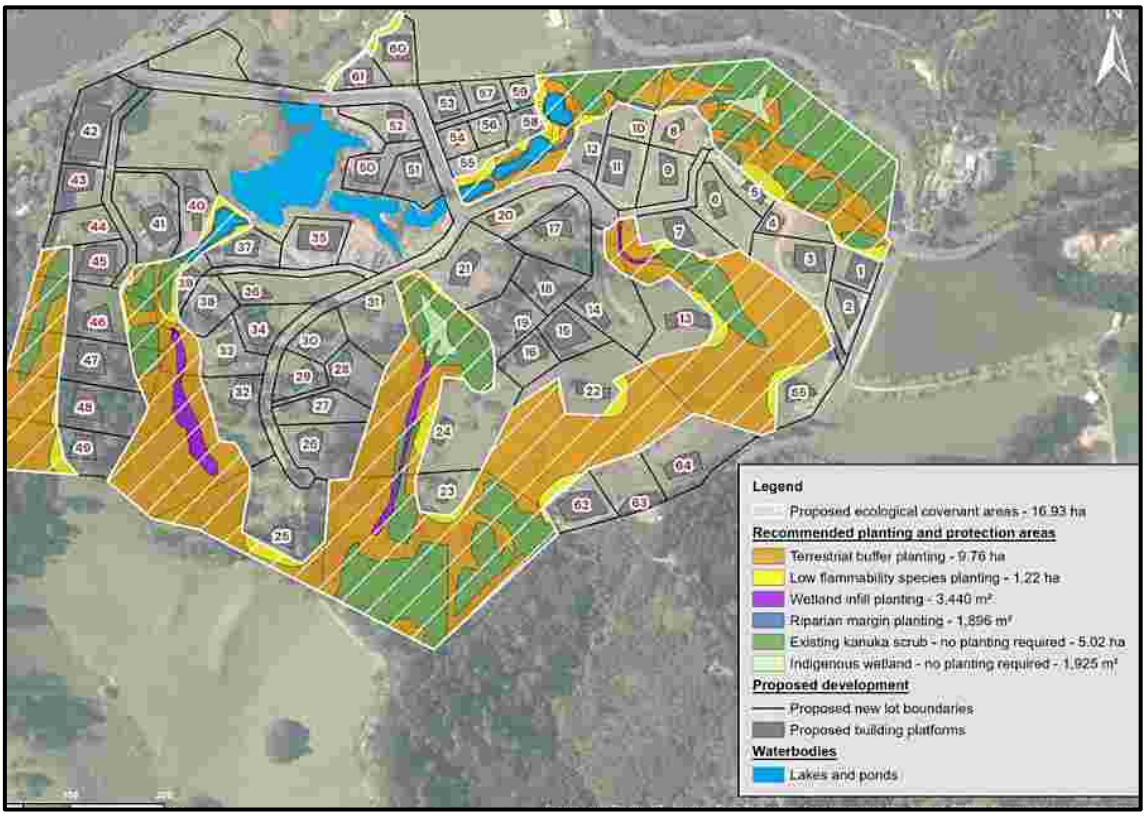


Figure 3: Ecological Management Areas. Source: Ecological Assessment attached at Appendix 8.

5.3 Soil Protection

1. A comprehensive Erosion and Sediment Control Plan has been proposed as outlined in the AEE;
2. Monitor activities to prevent erosion, compaction, or contamination of soils; and
3. Restrict activities that may adversely impact the soil's life-supporting capacity, such as heavy machinery use in sensitive areas.

5.4 Sites of Significance to Māori

1. The archaeological site identified on the site – see Figure X below, has been demarcated on site with future built development in that area avoided;
2. Work in collaboration with iwi and hapū to ensure the protection and ongoing recognition of identified culturally significant sites; and
3. Conduct cultural induction programs for new residents to foster awareness and respect for these areas.

5.5 Archaeological Sites

1. Ensure the ongoing protection of the archaeological site Q05/1269 as noted above; and
2. If the site cannot be avoided for any reason as part of the subdivision proposal, then an application for an Authority under Section 47 of the HNZPT Act would be required to modify or damage the site in any way.

5.6 Stormwater and Effluent Management

1. Maintain stormwater systems to prevent flooding, erosion, and contamination;
2. With exception to the reduced setbacks approved by the subdivision consent, ensure that effluent disposal systems comply with regional council standards and do not adversely affect water quality;

5.7 Open Space and Visual Amenity

1. Specific building platforms have been identified on lots in more prominent locations as per the Landscape Assessment; and
2. Design Guidelines are proposed to ensure buildings are visually integrated with the natural landscape, including limitations on height, colour, and materials used, in accordance with the Landscape Assessment attached at Appendix 3.;

5.8 Monitoring and Compliance

Regular maintenance and monitoring of the ecological management areas must be carried out annually for a period of five years following the Council's approval of the Ecological Works Completion Report. Monitoring shall be conducted by a suitably qualified ecologist or Council's appointed representative. Monitoring reports must address:

1. Canopy closure of revegetation plantings;
2. Presence, location, and density of weedy species;
3. Pest animal presence and the condition of the pest animal trap network; and
4. Observations of breaches, such as green waste dumping or non-compliance with domestic pet restrictions.

5.9 Enforcement

Implement penalties for non-compliance, including potential penalties or legal action as outlined in the Residents' Association constitution which will be formed during the completion of the subdivision.

5.10 Review and Updates

1. Regularly review this Draft Management Plan to incorporate changes in regulatory requirements, or feedback from iwi/hapū and residents; and
2. Provide an opportunity for Residents' Association members to contribute to the review process.

6.0 Conclusion

This Draft Management Plan establishes a framework to ensure the subdivision's long-term environmental, cultural, and visual integrity, through the use of a Residents' Association, covenants and consent notice conditions.

The formal establishment of a Residents' Association ensures consistent implementation, monitoring, and enforcement of the outlined measures, while fostering collaboration among stakeholders, including iwi/hapū, local authorities, and property owners. This collective approach will assist in achieving the objectives of sustainable land use, biodiversity enhancement, and the preservation of the site's unique natural values.

Rules Assessment

Proposal: Subdivision and s127 change to conditions of 2250266-RMACOM to enable change to approved Management Plan Subdivision

Address: 39 Aucks Road

District Plan: Operative and Proposed Far North District Plan

1.0 Operative Far North District Plan

Site Zoning	
Zone	Coastal Living and General Coastal
Overlays/Controls	NRC Flood Susceptible Land

Rule	Compliance	Non-Compliance
Subdivision		
Rule 13.6.5 LEGAL ROAD FRONTAGE	Complies Legal access will be provided to each lot by ROW's or direct access.	
Rule 13.7.2.1 (viii) General Coastal Zone	N/A Consent is sought as a non-complying activity for a management plan subdivision as per Rule 13.9.2.	
Rule 13.7.2.1 (ix) Coastal Living Zone	N/A Consent is sought as a non-complying activity for a management plan subdivision as per Rule 13.9.2.	
Rule 13.7.2.2 ALLOTMENT DIMENSIONS	The approved subdivision 2250266-RMACOM has approval for under this rule for allotments in the management plan subdivision to not comply with the 30x30m platform.	
13.9.2 Management Plan Subdivision		
13.9.2.2 MANAGEMENT PLAN STANDARDS Management plan subdivision is a discretionary activity in the Rural Production and Coastal Living Zones where it complies with the set standards.	Discretionary Activity (c) N/A There is no part of the site is outside of the management plan subdivision area. (d) N/A (f) The application includes an updated draft	Does not Comply (a) Average lot size in the proposed management plan subdivision must meet 6ha in the General Coastal Zone and 5000m2 in the Coastal Living Zone. The proposal is not able to achieve the

Rule	Compliance	Non-Compliance
	management plan as described in Rule 13.9.2.1(d).	minimum allotment 2ha allotment size. (b) Part of a site (Lot 2 DP 542129) has been subject to a management plan subdivision. (e) Proposed seeks a further subdivision a lot contained within a subdivision management plan so requires a non-complying activity consent. Non Complying Activity
Transportation		
15.1.6a.5.1 Traffic Intensity	N/A The approved subdivision 2250266-RMACOM has obtained consent for proposed traffic intensity. This proposal does not seek increase the subdivision yield so no change to consented traffic volumes.	
15.1.6B.1.1 On-Site Car Parking Spaces	Complies There is ample space onsite for onsite carparks.	
15.1.6B.1.5 CAR PARKING SPACE STANDARDS	Complies There is ample parking onsite, and within each resulting allotment to provide for sufficient parking in accordance with this rule.	
15.1.6C.1.1 PRIVATE ACCESSWAY IN ALL ZONES	Complies The approved subdivision 2250266-RMACOM has obtained consent for private access to exceed 8 household equivalents and not meeting legal width of the private accessways within the internal roading system. The proposed changes access arrangements will not increase the existing approved non compliances. All proposed ROW in Stage 1 will serve no more than 2 Lots.	
15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	The approved subdivision 2250266-RMACOM includes the vehicle crossings on Lane Road. No changes to the approved vehicle crossing are being proposed.	

Rule	Compliance	Non-Compliance
15.1.6C.1.7 GENERAL ACCESS STANDARDS	**Complies** The proposal seeks the reconfiguration of the access arrangements to Stage 1 and 2. Proposed new configurations will continue to comply with these rules.	
Coastal Environment Chapter		
General Coastal Zone		
10.6.5.1.1 VISUAL AMENITY	**N/A** no new buildings or extensions to buildings are proposed under this application.	
10.6.5.1.2 RESIDENTIAL INTENSITY	**N/A** In this instance this application does not propose any residential activity. Noting that any future development on the resulting allotments would fall under the exception, as a subdivision approved pursuant to Rule 13.7.2.1 (Table 13.7.2.1)	
10.6.5.1.3 SCALE OF ACTIVITIES	**N/A** proposal create vacant allotments intended for residential use.	
10.6.5.1.4 BUILDING HEIGHT	**N/A** no buildings are proposed under this application.	
10.6.5.1.5 SUNLIGHT	**N/A** no buildings are proposed under this application but there is ample space for future development to be able to comply with this rule.	
10.6.5.1.6 STORMWATER MANAGEMENT	Engineering Memo (Appendix 5) provides the overall stormwater management remains unchanged as previously consented under 2250266-RMACOM.	
10.6.5.1.7 SETBACK FROM BOUNDARIES	**N/A** no buildings are proposed under this application but there is ample space for future development to be able to comply with this rule and proposed building platforms comply with setbacks.	
10.6.5.1.8 TRANSPORTATION	See rules assessment above.	
10.6.5.1.9 KEEPING OF ANIMALS	**N/A** the proposal does not include the keeping of animals	
10.6.5.1.10 NOISE	Noise levels will comply	

Rule	Compliance	Non-Compliance
10.6.5.1.11 HELICOPTER LANDING AREA	N/A the proposal does not include helicopter landing areas.	
10.6.5.2.1 PAPAKAINGA HOUSING	N/A the proposal does not include papakainga.	
Coastal Living Zone		
10.7.5.1.1 VISUAL AMENITY	N/A no new buildings or extensions to buildings are proposed under this application.	
10.7.5.1.2 RESIDENTIAL INTENSITY	N/A In this instance this application does not propose any residential activity. Noting that any future development on the resulting allotments would fall under the exception, as a subdivision approved pursuant to Rule 13.7.2.1 (Table 13.7.2.1)	
10.7.5.1.3 SCALE OF ACTIVITIES	N/A proposal create vacant allotments intended for residential use.	
10.7.5.1.4 BUILDING HEIGHT	N/A no buildings are proposed under this application.	
10.7.5.1.5 SUNLIGHT	N/A no buildings are proposed under this application but there is ample space for future development to be able to comply with this rule.	
10.7.5.1.6 STORMWATER MANAGEMENT	Engineering Memo (Appendix 5) provides the overall stormwater management remains unchanged as previously consented under 2250266-RMACOM	
10.7.5.1.7 SETBACK FROM BOUNDARIES	N/A no buildings are proposed under this application but there is ample space for future development to be able to comply with this rule.	
10.7.5.1.8 SCREENING FOR NEIGHBOURS NON-RESIDENTIAL ACTIVITIES	N/A no non-residential activities are proposed under the application.	
10.7.5.1.9 TRANSPORTATION	See rules assessment above.	
10.7.5.1.10 HOURS OF OPERATION NON-RESIDENTIAL ACTIVITIES	N/A no non-residential activities are proposed under the application.	
10.7.5.1.11 KEEPING OF ANIMALS	N/A the proposal does not include the keeping of animals	

Rule	Compliance	Non-Compliance
10.7.5.1.12 NOISE	**Complies** It is proposed that construction works will comply with this noise standard.	
10.7.5.1.13 HELICOPTER LANDING AREA	**N/A** the proposal does not include helicopter landing areas.	
10.7.5.2.1 PAPAKAINGA HOUSING	**N/A** the proposal does not include papakainga.	
Natural and Physical Resources		
12.1 LANDSCAPES AND NATURAL FEATURES – N/A		
12.2 INDIGENOUS FLORA AND FAUNA		
12.2.6.1.1 INDIGENOUS VEGETATION CLEARANCE PERMITTED THROUGHOUT THE DISTRICT	**N/A** No vegetation clearance is proposed under the proposal.	
12.2.6.1.3 INDIGENOUS VEGETATION CLEARANCE IN THE GENERAL COASTAL ZONE	**N/A** No vegetation clearance is proposed under the proposal.	
12.2.6.1.4 INDIGENOUS VEGETATION CLEARANCE IN OTHER ZONES	**N/A** No vegetation clearance is proposed under the proposal.	
12.3 SOILS AND MINERALS		
12.3.6.1.2 EXCAVATION AND/OR FILLING IN THE COASTAL LIVING, AND GENERAL COASTAL ZONES	The approved subdivision 2250266-RMACOM has already obtained consent for the earthworks required to facilitate the development under this rule. Engineering Memo (Appendix 5) provides that no significant changes to the overall earthworks volumes or methodology are anticipated because of these minor boundary and staging adjustments. Any minor alterations will remain within the scope of the previously consented earthworks plan.	
12.3.6.1.4 NATURE OF FILLING MATERIAL IN ALL ZONES	The proposal does not seek to breach this rule, as fill will meet these standards.	
12.4 NATURAL HAZARDS		
12.4.6.1.1 COASTAL HAZARD 2 AREAS	The approved subdivision 2250266-RMACOM has already obtained consent under this rule for the immediate area near	

Rule	Compliance	Non-Compliance
	Aucks Road. No changes to the approved subdivision within this area are proposed. The proposal does not propose changes in any Coastal Hazard Area.	
12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS	The approved subdivision 2250266-RMACOM has already obtained consent for under this rule for building platforms that can not achieve this setback due to the existing and proposed vegetation on the site. The proposal does not create further non compliances.	
12.5 HERITAGE N/A		
12.6 AIR N/A		
12.7 LAKES, RIVERS, WETLANDS AND THE COASTLINE		
12.7.6.1.1 SETBACK FROM LAKES, RIVERS AND THE COASTAL MARINE AREA	The ponds onsite are within the exemption to the rule as they are man-made private water bodies.	
12.7.6.1.2 12.7.6.1.3 SETBACK FROM SMALLER LAKES, RIVERS AND WETLANDS	There are no wetlands on site of 1ha or more in area and the ponds onsite are within the exemption to the rule as they are man-made private water bodies.	
12.7.6.1.4 LAND USE ACTIVITIES INVOLVING DISCHARGES OF HUMAN SEWAGE EFFLUENT	The approved subdivision 2250266-RMACOM has already obtained consent for under this rule for The disposal fields on Lots 55, 58 and 59 which will not comply with the 30 metre setback. No change to these allotments is made under the proposal and no additional infringements of this rule are created under the proposal.	
12.8 HAZARDOUS SUBSTANCES N/A		
12.9 RENEWABLE ENERGY AND ENERGY EFFICIENCY N/A		
12.6 HAZARDOUS SUBSTANCES N/A		
16. Signs and lighting N/A		
17. Designations and utility services N/A		
18. Special areas N/A		
19. Genetically modified organisms N/A		

2.0 Proposed Far North District Plan

Proposed Far North District Plan	
Zone	Rural Lifestyle and Rural Production
Overlays/Controls	Coastal Environment, Coastal Flood zone 1 -3

Rule	Compliance	Non-Compliance
Subdivision		
SUB-R3 Subdivision of land to create a new allotment	N/A no new allotment being proposed as all allotments already approved under 2250266-RMACOM. Proposal reconfigures the boundaries of approved Lots 62-64 to incorporate the additional area subsequent to the proposed amalgamation (increasing the lot sizes of these 3 lots) and some internal reconfiguration to allotments in stage 2.	
SUB-R4 Subdivision that creates a private accessway	N/A private accessways were created under the approved management plan subdivision.	
SUB-R7 Management plan subdivision	Discretionary 3. N/A There is no part of the site is outside of the management plan subdivision area. 4. Application contains the information listed in APP3-Subdivision management plan criteria.	Does not Comply 1. Average lot size in the proposed management plan subdivision must meet 2ha in the Rural Production Zone and 5000m2 in the Rural Lifestyle Zone. The proposal is not able to achieve the minimum allotment 2ha allotment size. 2. Part of a site (Lot 2 DP 542129) has been subject to a management plan subdivision. Non Complying Activity
Transport		
TRAN-R1 Parking	Complies There is ample parking onsite, and within each resulting allotment to provide for sufficient parking in accordance with this rule.	

Rule	Compliance	Non-Compliance
TRAN-R2 New or altered vehicle crossings and access, including private accessways	**Complies** The proposal seeks changes to approved access arrangements access for Lots 1-4 and 62-64: PER-1: Proposed ROW's in Stage 1 will serve a max of 2 allotments. PER-2: N/A PER-3: N/A Vehicle crossings are not off an Arterial Road PER-4: N/A no unutilised vehicle crossings to be reinstated PER-5: Proposed accessways will be designed and constructed in accordance with TRAN-Table 10 formation standards PER-6: Proposed accessways will be designed and constructed in accordance with TRAN-Table 11 Sealing standards PER-7: Proposed accessways utilise previously consented vehicle crossings. Note: The approved subdivision 2250266-RMACOM has approval for private access to exceed 8 household equivalents and not meeting legal width of the private accessways within the internal roading system. The proposed internal changes to accessway are to better align with topography and achieve better gradients.	
TRAN-R3 - TRAN-R8	**N/A** these rules are not applicable to the proposal.	
TRAN-R9 Trip generation	**N/A** proposal does not seek increase the subdivision yield so no change to approved traffic volumes under existing consent 2250266-RMACOM.	
TRAN-R10 - TRAN-R14	**N/A** these rules are not applicable to the proposal.	
Rural Production Zone		
RPROZ-R1 New buildings or structures and relocated buildings or extensions or	**N/A** no new buildings or structures sought under the proposal. Future development will be required to comply with	

Rule	Compliance	Non-Compliance
alterations to existing buildings or structures	these standards or seek consent at the time of future development.	
RPROZ-R2 Impermeable surface coverage	**N/A** the proposal does not seek to increase the impermeable surface coverage created by the internal roading infrastructure approved under existing consent 2250266-RMACOM.	
RPROZ-R3 Residential activity	**Complies** While no residential activity is proposed under the proposal – future residential development will be permitted under the exclusion for single residential units of sites of less than 40ha.	
RPROZ-R4 - RPROZ-R41	**N/A** none of these activities are sought under the proposal.	
Rural Lifestyle Zone		
RLZ-R1 New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures	**N/A** no new buildings or structures sought under the proposal. Future development will be required to comply with these standards.	
RLZ-R2 Impermeable surface coverage	**N/A** the proposal does not seek to increase the impermeable surface coverage created by the internal roading infrastructure approved under existing consent 2250266-RMACOM.	
RLZ-R3 Residential activity	**Complies** While no residential activity is proposed under the proposal – future residential development will be permitted under the exclusion for single residential units of sites of less than 40ha.	
RLZ-R4 - RLZ-R29	**N/A** none of these activities are sought under the proposal.	
Natural Hazards		
NH-R1 - NH-R4 and NH-R7 - NH-R11 apply to River Flood Hazard Area	**N/A** application site not identified as subject to river flood hazard areas.	
NH-R5 Wild fire - Buildings used for a vulnerable activity (excluding accessory buildings)	**Complies** While no buildings are proposed under the application, the approved subdivision under 2250266-RMACOM includes consent notice conditions for	

Rule	Compliance	Non-Compliance
	future development to have water supply for firefighting purposes for each approved allotment. Future development will comply. Note: 2250266-RMACOM has existing approval for a number of building platforms that cannot achieve dripline setback given the existing and proposed vegetation on the site.	
NH-R6 Wild fire - extensions and alterations to buildings used for a vulnerable activity that increase the GFA	N/A the proposal does not include extensions and alterations to buildings used for a vulnerable activity that increase the GFA.	
Ecosystems and indigenous biodiversity		
IB-R1 Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities.	N/A No vegetation clearance is proposed under the proposal.	
IB-R2 Indigenous vegetation clearance and any associated land disturbance for papakāinga	N/A No vegetation clearance is proposed under the proposal.	
IB-R3 Indigenous vegetation clearance and any associated land disturbance	N/A No vegetation clearance is proposed under the proposal.	
Natural character		
NATC-R1 - NATC-R2	N/A no development or works proposed under this application on wetland, lake and river margins.	
Coastal Environment		
CE-R1 New buildings or structures and relocated buildings and extensions or alterations to existing buildings or structures	The proposal does not include the development of new buildings. Noting that 2250266-RMACOM has conditioned design controls which will control future development and future development will need to comply with these rules.	
CE-R2 Earthworks or indigenous vegetation clearance	No vegetation clearance is proposed under the proposal. The approved subdivision 2250266-RMACOM has already consent for the earthworks	

Rule	Compliance	Non-Compliance
	required to facilitate the development. Engineering Memo (Appendix 5) states that no significant changes to the overall earthworks volumes or methodology are anticipated because of these minor boundary and staging adjustments. Any minor alterations will remain within the scope of the previously consented earthworks plan. As such no additional earthworks beyond what is already approved is being sought under this application.	
CE-R3 - CE-R7	N/A none of these activities are sought under the proposal.	
CE-R8 Extensions and alterations to existing buildings and structures (excluding infrastructure)	N/A The proposal does not seek approval for extensions and alterations to existing buildings and structures.	
CE-R9 Maintenance, repair or upgrading of infrastructure, including structural mitigation assets	N/A The proposal does not seek approval for Maintenance, repair or upgrading of infrastructure, including structural mitigation assets.	
CE-R10 New buildings or structures and relocated buildings	Complies While no new buildings are sought under the proposal - the relocated building platforms sought under this proposal are all located outside of the mapped coastal hazard areas on the site. All building platforms within coastal hazard areas have existing approval under 2250266-RMACOM and no changes are sought for these.	
CE-R11 - CE-R11	N/A none of these activities are sought under the proposal.	
Earthworks		
EW-R1 Earthworks	The approved subdivision 2250266-RMACOM has already consent for the earthworks required to facilitate the development. Engineering Memo (Appendix 5) states that	

Rule	Compliance	Non-Compliance
	no significant changes to the overall earthworks volumes or methodology are anticipated because of these minor boundary and staging adjustments. Any minor alterations will remain within the scope of the previously consented earthworks plan. As such no additional earthworks beyond what is already approved is being sought under this application.	

DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Discretionary activity, subject to the Conditions listed below to:

Applicant:	Willowridge Developments Limited
Council Reference:	2250266-RMACOM
Property Address:	39 Aucks Road, Russell
Legal Description:	Lot 1 DP 187577 Lots 3-4 DP 420232

The activities to which this decision relates are listed below:

Activity A: Subdivision

The proposal involves a subdivision to create 66 allotments on a 43.28 hectares site; 65 residential lot and one allotment for Jointly Owned Access Lot (Lot 200) which contains the accessways, parking areas, common area, and reserve area.

The subdivision is proposed as a management plan breaching minimum area for vacant new lots (iv), Allotment Dimensions and Management Plan Standard in the Coastal Living zone as a Discretionary activity.

Activity B: Landuse

Land use consent breaching Excavation and/or filling on any site within the Coastal Living Zone, Fire Risk to Residential Units, Land use activities which produce human sewage effluent, Coastal Hazard 2 Area, Private Accessway in all Zones, Vehicle Crossing Standards in Coastal Zone, Frontage to Existing Road, Stormwater Management and Visual Amenity in the Coastal Living zone as a Discretionary activity.

Note: No new buildings proposed by way of this application, it is proposed to enable the establishment of a residential dwelling on each allotment as a result of this development in accordance with the design controls.

Activity C: Cancellation of Consent Notice – Section 221

Pursuant to Section 221 of the RMA, it is proposed to cancel Consent Notice 8300644.4 and 11735593.2 as they relate to servicing requirements, cat and dog restrictions, and the approval from Council to establish a residential dwelling Lot 3-4 Deposited Plan 420232.

Activity D: Cancellation of Amalgamation Condition – Section 241

Pursuant to Section 241 of the RMA, the amalgamation Condition on Lot 1 Deposited Plan 187577 and Lot 3-4 Deposited Plan 420232 held within Record of Title 476989 pursuant to Section 241 of the RMA will be required to be cancelled pursuant to 241(3) of the RMA.

Subdivision Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision resource consent is granted subject to the following Conditions:

1. **The activity shall be carried out in general accordance with the approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to it:**

Plan title and reference	***Author***	***Rev***	***Dated***
Proposed Scheme Plan Overall Staging	*Maven Associates*	*E*	*March 2025*
Landscape Integration Concept. Ref: 1348_LIC_20241202	*Lttoralis Landscape Architecture*	*N/A*	*02/12/2024*
Proposed Earthworks Overall Plan	*Maven Associates*	*B*	*February 2025*
Proposed Earthworks Plan	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan	*Maven Associates*	*B*	*February 2025*
Proposed Erosion and Sediment Control Overall Plan	*Maven Associates*	*B*	*February 2025*
Erosion and Sediment Control Standard Details	*Maven Associates*	*A*	*July 2024*
Proposed Cut and Fill Plan Part 1	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan Part 2	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan Part 3	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan Part 4	*Maven Associates*	*B*	*February 2025*
Proposed Roading Plan	*Maven Associates*	*B*	*February 2025*
Proposed Stormwater Plan	*Maven Associates*	*B*	*February 2025*
Proposed Wastewater Plan	*Maven Associates*	*A*	*September 2024*
Report title and reference	***Author***	***Rev***	***Dated***

Civil Engineering Report	*Maven Associates*	*N/A*	*29/11/2024*
Geotechnical Assessment Report Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd	*Haigh Workman*	*N/A*	*December 2024*
Traffic Report – 39 Aucks Road, Russell	*Commute Transportation Consultants*	*N/A*	*22/11/2024*
Assessment of Landscape, Natural Character and Visual Effects	*Littotalis Landscape Architecture*	*N/A*	*December 2024*
Ecological Report	*Wild Ecology*	*N/A*	*December 2024*

Stage 1: Lot 1 – 4 and Lot 62 - 65

2. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AA within Lot 4;

iii. Any encroachment of the road onto private property to be surveyed off and vested in Council, such that the legal road boundary along the road frontage is at least 6m from the centreline of the carriageway or 2m from the edge of the carriageway whichever is the greater.

iv. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

vi. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference 1944181;

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 1-4 and 62-65 hereon shall become members of the

Residents Association incorporated.

vii. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during

construction or earthworks:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.

- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.

- The Restoration Planting plan/s must be supported by a schedule detailing the following:
  - Any pre-planting land preparation including removal/management of weeds.
  - Proposed plant species and intended locations for planting.
  - Details regarding plant sourcing.
  - Plant sizes at time of planting.
  - Density of planting and timing of planting.
  - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
  - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;

- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

d) The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed and constructed with culvert details, Streetscaping, road markings, signage, road pavement design and investigation report and marking to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;

- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation.

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.
- Description of Pond (wet or dry) design and internal details dimensions, cross-sectional details of the pond, including all input and output connections for all stormwater events. Details of the outlet structure at the discharge point. Minimum pipe gradients, alignments, and material specifications.

  Advise Note:

  - *The design and construction of the wetland pond should have consideration to Auckland Council GD01 Standard in relation to safety. The following may be required to be considered in accordance with the standard:*
  - *Dense, low planting along path edges above slopes to deeper sections;*
  - *If required high permanent 'pool style' fencing is around the wetland main body including all pools, inlets, outlets and pre-treatment areas;*
  - *Detailed design Safety components of the wetland pond including a barrier or system to prevent children accessing the pond and the limiting depth for children height and Safety Signage for everyone;*
  - *The wetland outlet to the river is to be specifically designed to limit stream erosion*.

- The drawings are to include details of all new connection and discharge points to the existing stormwater network.
- Mitigation measures for 20%, 50 % as per the requirement and 1% AEP + CC events for stormwater control for flow rate to 80% of the pre-development flows.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

e) The consent holder must provide the final certified **CMP, CTMP, APP, APMP, EMP, EPA and Management Plan** to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.

3. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 2(d)(iv) and 2(d)(v) above.

c) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 2(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 2(e) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

d) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 2(e) and with FNDC Engineering Standards.

e) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 2(e), from the Contractor.

f) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

- Compaction tests on fill under the road formation;
- Subgrade depth, aggregate Type and source;
- Base course depth, aggregate type and source;
- Lime or cement stabilisation details;
- Seal coat details including binder type/grade and residual application rate; and
- Details of asphaltic concrete (where used).

g) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the **CTMP** to the satisfaction and approval of Council.

h) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

i) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 2(d)(vi). As a minimum, the entity managing these communal areas shall:

i. Be registered under the Incorporated Societies Act 1908;

ii. Require all lot owners within the subdivision to be a member and/or shareholder;

iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;

iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 2(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

j) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 2(d)(v) above.

4. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

d) For all lots, future owners are advised that no physical copper telecommunication connection exists, and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.

Advise note: If the proposed area of impermeable surfaces exceeds 700m2, a resource consent may be required. All lots.

f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

h) On Lots 1-4 and 62-65, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

k) For Lot 4, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AA shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

l) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

m) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the **APMP** and **EMP** approved under Condition 2(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

    i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

    ii. All buildings must be single storey;

    iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

    iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

    v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

n) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

o) For all lots, the owner of each allotment within the subdivision shall be required to be a member of the resident's association the owner of each shall adhere to the Conditions of the approved management plan and subdivision of all lots within the management plan is prohibited.

Stage 2: Lot 5 - 12, Lot 50 - 61

5. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AB, AC, BC, CC, AD, BD, CD, AE, BE,CE, AF, BF, CF, AG, BG, AH, AI, AM, AJ, AK, AL For Lots 5, 7, 8, 10, 12, 55, 58, 59, 60, 61 and 200;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181:

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 5 - 12, Lot 50 - 61 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide confirmation that a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in respect of Lots 10, 12, 53, 57, 59 and 60 in favour of the adjoining recreation reserve (Lot 1 DP 161659), has been prepared and will be registered on the title of each lot. The covenant shall protect the Far North District Council from any liability to contribute toward any work on a fence between the reserve and the said adjoining Lot. The covenant is to be prepared and registered by Council's solicitor at the applicant's expense.

d) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

e) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;

- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:
    - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
    - The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
    - The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.

- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;

- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ‘‘Mitigation Amenity Planting’ and the ‘Low Riparian Mitigation/Amenity Planting’ illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:
  - Any pre-planting land preparation including removal/management of weeds.
  - Proposed plant species and intended locations for planting.
  - Details regarding plant sourcing.
  - Plant sizes at time of planting.
  - Density of planting and timing of planting.
  - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
  - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

f) The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled ‘Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd’ prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.

- Shall reference the recommendations made within “the Wastewater Feasibility Report ‘prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.

- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council “Quality Assurance/Quality Control Manual – Vested Assets”. This will include nomination of a site Engineer and an “Inspection and Test Plan” for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;

- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation.

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;

- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

g) The consent holder must provide the final certified **CMP, CTMP, APP, APMP, EMP, EPA and Management Plan** to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.

6. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 4(e)(iv) and 4(e)(v) above.

c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 4(f) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 4(f) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 4(f) and with FNDC Engineering Standards.

f) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 4(f), from the Contractor.

g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

- Compaction tests on fill under the road formation;
- Subgrade depth, aggregate Type and source;
- Base course depth, aggregate type and source;
- Lime or cement stabilisation details;
- Seal coat details including binder type/grade and residual application rate; and

h) Details of asphaltic concrete (where used). Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 4(e)(vi). As a minimum, the entity managing these communal areas shall:

i. Be registered under the Incorporated Societies Act 1908;

ii. Require all lot owners within the subdivision to be a member and/or shareholder;

iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;

iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 5(j) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 4(e)(v) above.

7. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.

f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

h) On Lots 5-6 and Lot 8-9, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

k) For Lots 5, 7, 8, 10, 12, 55, 58, 59, 60, 61 and 200, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AB, AC, BC, CC, AD, BD, CD, AE, BE,CE, AF, BF, CF, AG, BG, AH, AI, AM, AJ, AK, AL shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

l) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

m) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 4(e) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment

prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

n) On Lots 5-6 and Lot 8-9, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 4(e)(iv) of RC2250266 which includes, without limitation the following:

   i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

   ii. All buildings must be single storey;

   iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

   iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

   v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

   vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

   vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

   Advise note: All buildings must be single storey. Note: this does not preclude split level buildings.

o) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

   If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

   - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
   - The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
   - The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
   - If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist

(representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.

- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Stage 3: Lot 39-49

8. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AR, AQ, AS, AP, AT, AO, AU, BO, NB and AV within Lot 45, 46, 47, 48 and 49;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v.

vi. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181):

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 39-49 hereon shall become members of the Residents Association incorporated.

vii. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

   i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

      - Details of the site manager including full contact details;
      - Details of the supervising engineer;
      - Details of the successful contractor;
      - The timing of construction works, including hours of work, key project and site management personnel;
      - A traffic management plans, specifically in relation to any Council roads affected by works;
      - A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
      - Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
      - Proposed procedures for controlling sediment runoff and dust generation;
      - Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
      - All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
      - Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
      - Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
      - Programme of works;
      - Proposed hours of work on the site;
      - The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological

site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
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- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;

- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental

benefit covenant areas shown on the approved subdivision scheme plan.

- The Restoration Planting plan/s must be supported by a schedule detailing the following:
  - Any pre-planting land preparation including removal/management of weeds.
  - Proposed plant species and intended locations for planting.
  - Details regarding plant sourcing.
  - Plant sizes at time of planting.
  - Density of planting and timing of planting.
  - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
  - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (OEMP) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;

- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

ix. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays,

dimensions, formation, material, culvert;

- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

9. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 6(d)(iv) and 6(d)(v) above.

c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 6(e) to the approval of the Resource Consent Engineer. Compliance

with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 6(e) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 6(e) and with FNDC Engineering Standards.

f) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 6(e), from the Contractor.

g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

- Compaction tests on fill under the road formation;
- Subgrade depth, aggregate Type and source;
- Base course depth, aggregate type and source;
- Lime or cement stabilisation details;
- Seal coat details including binder type/grade and residual application rate; and
- Details of asphaltic concrete (where used).

h) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 6(d)(vi). As a minimum, the entity managing these communal areas shall:

i. Be registered under the Incorporated Societies Act 1908;
ii. Require all lot owners within the subdivision to be a member and/or shareholder;
iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;
iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;
v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 7(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;
vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 6(d)(v) above.

10. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a

wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.

f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

h) On Lots 44-49, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

k) For Lot 45, 46, 47, 48 and 49, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AR, AQ, AS, AP, AT, AO, AU, BO, NB and AV within shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which

the owner is responsible.

l) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

m) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 6(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

n) On Lots 44-49, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 6(d)(iv) of RC2250266 which includes, without limitation the following:

    i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

    ii. All buildings must be single storey;

    iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

    iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

    v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

    vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

    vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

    Advise note: All buildings must be single storey. Note: this does not preclude split level buildings.

o) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

    If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Stage 4: Lot 13-20 and 22-24

11. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall* prepared by Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AY, BY, NI, CW. AX, NH, GA, GB, GC, NG, AW, BW and NA within Lot 13,19, 22, 23 and 45;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181):

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lot 13-20 and 22-24 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;

- Proposed hours of work on the site;
- The CMP shall include a section relating to an “Accidental Discovery Protocol” to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:
    - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
    - The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
    - The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
    - If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
    - Works in the area shall not commence until all cultural and statutory requirements have been met.
    - If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
    - All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and
- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council’s Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in

support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:
  - Any pre-planting land preparation including removal/management of weeds.
  - Proposed plant species and intended locations for planting.
  - Details regarding plant sourcing.
  - Plant sizes at time of planting.
  - Density of planting and timing of planting.
  - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
  - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (OEMP) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document

shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

ix. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required

by Council “Quality Assurance/Quality Control Manual – Vested Assets”. This will include nomination of a site Engineer and an “Inspection and Test Plan” for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

12. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor’s undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve 5855 Russell Whakapara Road, Russell.

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 8(d)(iv) and 8(d)(v) above.

c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 8(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 8(e) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 8(e) and with FNDC Engineering Standards.

f) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 8(e), from the Contractor.

g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

- Compaction tests on fill under the road formation;
- Subgrade depth, aggregate Type and source;
- Base course depth, aggregate type and source;
- Lime or cement stabilisation details;
- Seal coat details including binder type/grade and residual application rate; and

- Details of asphaltic concrete (where used).

h) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 8(d)(vi). As a minimum, the entity managing these communal areas shall:'

   i. Be registered under the Incorporated Societies Act 1908;

   ii. Require all lot owners within the subdivision to be a member and/or shareholder;

   iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;

   iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

   v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 8(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

   vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 8(d)(v) above.

13. **Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**

    a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

    b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

    c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

    d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

    e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered ‘pre-development’ in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council’s Resource Consent’s Engineer or delegated representative.

    f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council’s Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

    g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

    h) On Lots 13–19, Lots 22–23, any future residential dwellings are to be constructed within the identified building platforms.

    i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum

of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

k) For Lots Lot 13,19, 22, 23 and 45, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AY, BY, NI, CW. AX, NH, GA, GB, GC, NG, AW, BW and NA within shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

l) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

m) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 8(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

n) On Lots 13–19, Lots 22–23, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 8(d)(iv) of RC2250266 which includes, without limitation the following:

   i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

   ii. All buildings must be single storey;

   iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

   iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

   v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

   vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

   vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

Advise note: If the proposed area of impermeable surfaces exceeds 700m2, a resource consent may be required. All lots.

o) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Stage 5: Lot 21, and 25-38

14. The Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area GH, GG, NG, GI, GJ, NK, GK, GL, NN, GM, GN, GO, NC, NF within Lot 25,32,33,38 and 39;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's

Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181:

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 21 and 25-38 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

ix. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on

surrounding roads from vehicles and remedial actions should it occur.

- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:
    - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
    - The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
    - The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
    - If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
    - Works in the area shall not commence until all cultural and statutory requirements have been met.
    - If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
    - All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring

that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

x. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

xi. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

xii. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the

‘‘Mitigation Amenity Planting’ and the ‘Low Riparian Mitigation/Amenity Planting’ illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

xiii. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:
  - Any pre-planting land preparation including removal/management of weeds.
  - Proposed plant species and intended locations for planting.
  - Details regarding plant sourcing.
  - Plant sizes at time of planting.
  - Density of planting and timing of planting.
  - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
  - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

xiv. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

xv. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not

limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.

- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

xvi. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

x. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the

Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.

- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided

with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

15. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 10(d)(iv) and 10(d)(v) above.

b) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

c) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 10(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

iii. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 10(e) of this consent.

iv. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

d) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 10(e) and with FNDC Engineering Standards.

e) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 10(e), from the Contractor.

f) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

- Compaction tests on fill under the road formation;

- Subgrade depth, aggregate Type and source;
- Base course depth, aggregate type and source;
- Lime or cement stabilisation details;
- Seal coat details including binder type/grade and residual application rate; and
- Details of asphaltic concrete (where used).

g) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

h) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

i) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 10(d)(vi). As a minimum, the entity managing these communal areas shall:

i. Be registered under the Incorporated Societies Act 1908;
ii. Require all lot owners within the subdivision to be a member and/or shareholder;
iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;
iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

i. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 11(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

ii. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

j) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 10(d)(v) above.

16. **Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**

    a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

    b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

    c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

    d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

    e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered ‘pre-development’ in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council’s Resource Consent’s Engineer or delegated representative.

    f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council’s Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

    g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

    h) On Lots 25-34, any future residential dwellings are to be constructed within the identified building platforms.

    i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply

to the future dwelling.

j) The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

k) For Lot 25,32,33,38 and 39, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area GH, GG, NG, GI, GJ, NK, GK, GL, NN, GM, GN, GO, NC, NF shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

l) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

m) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 10(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

n) On Lots 25-34, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 10(d)(iv) of RC2250266 which includes, without limitation the following:

    i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

    ii. All buildings must be single storey;

    iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

    iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

    v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

    vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

    vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

o) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or

destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Subdivision Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Section 224 Certification

2. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General

3. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

4. *The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the Conditions of this resource consent. The applicant will be advised of the charges as they fall.*

5. *The consent holder is advised to engage with a suitably qualified experienced person to ensure pedestrian walkways through the proposed ecological covenant areas comply with the National Environmental Standards for Freshwater (2020).*

6. *The consent holder is advised that earthworks is assessed under NRC Consent AUT.046280.01.01, AUT.046280.02.01, AUT.046280.03.01 and FNDC has not assessed or imposed earthworks Conditions.*

Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following Conditions:

1. **The activity shall be carried out in accordance with the application formally received by Far North District Council ("Council") on X December 2025, and the plan(s) and documents as follows:**

Plan title and reference	***Author***	***Rev***	***Dated***
Landscape Integration Concept. Ref: 1348_LIC_20241202	*Lttoralis Landscape Architecture*	*N/A*	*02/12/2024*
Proposed Roading Plan	*Maven Associates*	*B*	*February 2025*
Proposed Stormwater Plan	*Maven Associates*	*B*	*February 2025*
Proposed Wastewater Plan	*Maven Associates*	*A*	*September 2024*
Report title and reference	***Author***	***Rev***	***Dated***
Civil Engineering Report	*Maven Associates*	*N/A*	*29/11/2024*
Geotechnical Assessment Report Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd	*Haigh Workman*	*N/A*	*December 2024*
Traffic Report – 39 Aucks Road, Russell	*Commute Transportation Consultants*	*N/A*	*22/11/2024*
Assessment of Landscape, Natural Character and Visual Effects	*Littotalis Landscape Architecture*	*N/A*	*December 2024*

Ecological Report	*Wild Ecology*	*N/A*	*December 2024*

Land Use Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *The consent is given effect to; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

General Advice Notes

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

General Advice Notes

3. *During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*

4. *The site is in close proximity to an unsealed road (Lane Road). Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that the dwelling is either located as far as possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively the applicant may consider sealing their road frontage to remove the issue.*

5. *The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the Conditions of this resource consent. The applicant will be advised of the charges as they fall.*

6. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*

   A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.

   A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable Conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

7. *Permits are required for drilling any bores in Northland. Therefore, resource consent will need to be gained from the Northland Regional Council if water is obtained in this way. If a bore is to be constructed, all areas used for sewage effluent disposal and reserve effluent disposal areas must be at least 20 metres away from any groundwater bore.*

8. *All earthworks are required to comply with the Northland Regional Council Regional Water and Soil Plan for Northland noting Erosion & sediment control and dust suppression requirements.*

9. *Erosion and Sedimentation Control shall be designed and carried out in accordance with GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region"/*

10. *Land use Conditions are covered by the subdivision Conditions and as a part of 223 Condition the consent holder must provide the final certified CMP, CTMP, APP, APMP, EMP, EPA and Management Plan to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.*

11. *Earthworks on site must be in accordance with and must adhere to all consent Conditions approved under AUT.046280.01.01, AUT.046280.02.01 and AUT.046280.03.01.*

Activity C: Cancellation of Consent Notice – Section 221

1. **Pursuant to Section 221(3), Consent Notice 8300644.4 shall be cancelled;**

   That no dwelling or habitable building shall be erected or brought onto Lots 3&4 without the prior consent of the Council. Lots 3, 4, & 1 DP 187577 are held together in a single Certificate of Title and shall be regarded as a single site for the purpose of the District Plan residential intensity provisions.

Activity D: Cancellation of Amalgamation Condition – Section 241

1. **Pursuant to s234e of the Resource Management Act 1991, the Far North District Council hereby cancels the following existing amalgamation Condition:**

   Lot 1 Deposited Plan 187577 and Lot 3-4 Deposited Plan 420232 are all held within Record of Title 476989 and are subject to an amalgamation Condition pursuant to Section 241 of the Act.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Discretionary activity resource consent as such under section 104 the Council can consider all relevant matters. In particular the matters listed in 10.7.5.1.1 Visual Amenity, 10.7.5.3.8 Stormwater Management, 12.3.6.1.2 Excavation and/or filling on any site within the Coastal Living Zone, 12.4.6.1.2 Fire Risk to Residential Units, 12.7.6.1.4 Land use activities which produce human sewage effluent, 12.4.6.1.1 Coastal Hazard 2 Area, 15.1.6C.1.1 Private Accessway in all zones, 15.1.6C.1.5 Vehicle Crossing Standards in Coastal Zone, 13.7.2.1 Minimum area for vacant new lots (iv), 13.7.2.2 Allotment Dimensions, 13.9.2.2 (a) Management Plan Standard are of particular relevance.

2. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

   a. The proposal will ensure the significant ecological environmental benefit that will be generated by the restoration and enhancement of approximately 16.93ha of land comprising freshwater and terrestrial environmental features. Further, No indigenous vegetation removal is proposed.

   b. The proposal will also have significant economic and social benefits through the provision of different allotment sizes to a constrained market in the wider Russell / Kororāreka catchment.

   c. Provision of adequate on-site parking and manoeuvring which contributes to the amenity of the development is considered.

   d. The proposed lots do not contain any areas of cultural significance to Māori or other heritage resources, outstanding landscapes, outstanding natural features or landscape features.

   e. There will be no reverse sensitivity effects as the activity is consistent with the current use of the existing activities in the wider environment.

   f. The proposal will also result in positive effects, including enabling the lots to be independently disposed for residential use,

3. In regard to section 104(1)(ab) of the Act the proposal includes offsetting or environmental compensation measures proposed and agreed to by the applicant for the activity.

   The proposal is a Management Plan subdivision and the purpose of management plan subdivision or development is to facilitate the sustainable management of natural and physical resources in an integrated way. Management plans allow subdivision and development where the location, form and scale of the proposal complements sustainable environmental management consistent with the protection of natural character, landscape, amenity, heritage, and cultural values.

   The Ecological Assessment prepared by Wild Ecology notes the following offsetting or environmental compensation measures:

   - *The development is anticipated to yield positive biodiversity outcomes that serves multiple functions, including ecological enhancement, open space, and recreational opportunities.*
   - *The total area proposed for ecological management is approximately 16.90 ha.*
   - *This includes extensive revegetation planting throughout the site connecting and expanding upon existing features to create a protected corridor network throughout the site while also retiring steeper, erodible areas, thereby facilitating potential fauna movement throughout the site and its wider surroundings.*

- *Extensive buffer areas will be established to enhance habitat connectivity, protect sensitive ecological features, and support biodiversity by providing refuge and movement pathways for various fauna species.*
- *For any revegetation planting within the 20-meter setback from the proposed building platforms, only indigenous species with low flammability have been selected. This choice is intended to reduce fire risk while maintaining ecological integrity. Integral components of this will include pest animal and plant control, biosecurity and disease management, and maintenance.*

- Appropriate Conditions of consent will be imposed to ensure the ongoing management of the existing indigenous terrestrial and wetland vegetation on-site, along with the proposed revegetation planting areas.

4. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
   a. New Zealand Coastal Policy Statement 2011,
   b. National Policy Statement – Indigenous Biodiversity
   c. Northland Regional Policy Statement 2016,
   d. Operative Far North District Plan 2009,
   e. Proposed Far North District Plan 2022

New Zealand Coastal Policy Statement 2011

The New Zealand Coastal Policy Statement ("NZCPS") is a national policy statement with the purpose of ensuring that the requirements of the Resource Management Act in so far as it relates to the coastal environment of New Zealand are achieved. More specifically the NZCPS sets policies to protect the characteristics and qualities of the coastal environment from the issues it faces.

The proposal is consistent with the relevant objectives and policies under CPS because:

- The proposal to preserve the natural character of the coastal environment and protect landscape values by recognising the contributing factors and protecting them from inappropriate development.

- It enables use and development of the costal environment where appropriate whilst recognising the need to protect the values identified in the ecological assessment.

- The proposal provides further direction in regard to what activities (including development) are appropriate in the coastal environment recognising that appropriate siting and design is vital to avoid compromising the values if the environment.

- The proposal seeks to preserve natural character by avoiding significant adverse effects of development and directs the use of assessment of natural character as a means to do this.

It is noted that the proposed development is generally sympathetic to the natural character of the coastal environment. The location of the proposed building platforms are on higher elevations to ensure that future built form is appropriately contained. Design controls proposed in relation to the bulk and form of future structures are expected to minimise visual effects, with any resulting impacts on the natural and coastal character largely confined within the boundaries of the site.

Notably, the subdivision will not require the removal of any existing mature native vegetation. Furthermore, the proposal includes additional native planting and the establishment of an ecological management area of approximately 16.93 hectares. As a result, the natural character of the site is anticipated to be maintained and enhanced over time.

Overall, it is considered that the proposal accords with the relevant provisions of the Coastal Policy Statement.

National Policy Statement – Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity ("NPS-IB") was published by the Minister of the Environment on 7 July 2023 and came into force on 4 August 2023, 28 days after notification in the New Zealand Gazette.

It is noted that the the application site does contain indigenous vegetation and an Ecological Assessment by Wild Ecology was provided with the application.

It is noted that identification, protection and restoration of identified ecological features on the subject site is a key feature of the proposal and the ecological assessment confirm the proposal provides for significant ecological benefit via the proposed 16.93ha environmental benefit area of historically degraded by traditional farming practices and land development. Within the 16.93ha areas, existing indigenous biodiversity is protected, and over time will be restored and enhanced.
The ecological assessment concludes any adverse ecological effects will be less than minor and acceptable, and the proposal gives effect to the objective and policies of the NPS-IB.

Overall, it is considered that the proposal accords with the relevant provisions of the NPS-IB.

Northland Regional Policy Statement 2016
The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.
The proposal is not contrary to the relevant objectives and policies under Northland Regional Policy Statement 2016 because:

- The design of the subdivision has been developed around maintaining the ecological and landscape vales of the site where possible and limiting clearance. The proposed development aims to legally protect 16.93-hectare of the high ecological values of the site. This approach offers an opportunity to

safeguard and enhance the site's ecological features, resulting in a positive ecological impact.

- Silt and sediment controls are proposed to be implemented for the duration of earthworks on site.
- The site is not near any significant mineral resources.
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- The site does not contain highly versatile soils. The development is not proposed on soils that are classified as LUC 1 – 3.
- The proposal has no implications on matters such as renewable energy, sustainable design technologies.
- The proposal can be adequately serviced in terms of transportation, water, wastewater, and stormwater by existing and proposed infrastructure as highlighted within the Infrastructure Report and Wastewater Feasibility Assessment.
- Adverse effects associated with natural hazards and downstream flooding are mitigates.
- The proposal will result in residential development being located within the Coastal Living Zone characterised by a range of residential uses in close proximity to an established settlement and associated services
- Subdivision, use and development of land will be managed to minimise risks of natural hazards by way of comprehensive design of onsite stormwater management and avoidance of areas high instability
- The Applicant has engaged with iwi and hapū and taken any feedback into account through the design phase of this development.
- Overall, the proposed development is consistent with the NRPS.

Operative Far North District Plan

Redistribution and increase of population in the District is causing a demand for the expansion of some settlements. This has the potential to cause significant effects on the environment. In particular, urban expansion requires the provision of infrastructure.

The Far North District has a long and varied coastline, containing eight major harbour systems. Because of its long coastline the District has a large amount of land in the coastal environment. The coastal environment of the Far North is one of the more valuable resources of the District. Tangata whenua have a close relationship with the coastal environment. Coastal landscapes encompass a range of values including ecological, natural, cultural, spiritual, amenity, heritage, recreational, social and economic values.

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan because it:

- The subdivision design has been developed to avoid, remedy or mitigate potential adverse effects arising from activities on the sensitive receiving environment.
- Cultural values of the site have been considered through the design phase of this development, with consultation with iwi and hapū. Concerns raised during the community hui in relation to wastewater and stormwater disposal, traffic movement, and landscape impacts, have been addressed within this report and through expert assessment.
- As per the extensive ecological mitigation measures proposed, there is no loss of wetland extent, no earthworks within proximity to wetlands and the effects on wetlands are appropriately managed. It is important to note that a comprehensive protection and enhancement approach is proposed that will ensure the restoration of these wetlands over time as a result of the proposed subdivision.
- The proposal includes extensive areas of enhancement planting which will ensure future development is integrated into the landscape while also providing ecological connections and corridors, to the existing conservation areas on surrounding sites. The proposed ecological benefit area will be enhanced and protected while the existing areas of amenity planting will provide effective mitigation for the effects of residential development on the resulting allotments.
- No clearance of native vegetation is required to facilitate works for the subdivision and the Management Plan will enable the active management of the proposed enhancement area.
- The Wastewater Feasibility Report and the Infrastructure Report notes the disposal of stormwater and wastewater can be adequately provided for, as can an adequate supply/storage of water. The proposal would therefore avoid adverse effects on sensitive receiving environments.

Overall, the proposed development is consistent with the Operative District Plan.

Proposed Far North District Plan

The Rural Lifestyle Zone recognises and provides for rural living maintains the character and amenity of the zone.

In assessing the proposal against the objectives and policies of the Proposed District Plan, particular regard has been given to those provisions that are directive on their face and do not rely on rules or methods still subject to submissions and appeals for their interpretation and application.

The activity is consistent with the relevant objectives, policies and assessment criteria because:

- The proposal is considered to be in-keeping with the density of the surrounding environment, while also providing for superior environmental outcomes.
- The proposal is well separated well from any other horticultural and agricultural activities. It is not considered, therefore, that any reverse sensitivity effects will result from the proposal.
- Disposal of stormwater and wastewater can be adequately provided for.

- While the site is subject to coastal flood hazards, there is no residential development proposed within these areas. The Infrastructure Report concludes that effects as a result of the coastal flooding are negligible as the resulting lots will not be accessible from the public road.

However, it is acknowledged the PDP hearings are still in progress. There is substantial scope for provisions to evolve through the submission and appeal process. Therefore, at this early stage of the PDP process, limited weighting has been placed on these PDP provisions relative to the Operative Plan. The Operative Plan remains the primary planning instrument for determining this application.

5. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.

6. In terms of s106 of the RMA the proposal is subject to coastal flood hazards. The flooding is an existing Condition, and there is no ability to remove the future flooding from Aucks Road as part of this development. However:
    - The Infrastructure Report notes all Individual building platform are located away from the coastal flood zone 3. Specific platform design has been provided as to ensure suitable building platforms are provided above the 100-yr levels. All dwellings will be elevated above adjacent JOAL corridors to ensure sufficient freeboard is provided from any future coastal flood hazard water level and watercourse during a storm event
    - The Infrastructure Report notes that effects as a result of the coastal flooding are negligible as the resulting lots will not be accessible from the public road.
    - The internal roads are for the most part elevated above the future 100-yr flood level, however a section of the existing JOAL would also be subject to future flooding and the below Conditions are proposed to ensure appropriate measures are in place.

        Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter.

        Flood control assessment model, detention requirement, details of earth bund formation.

7. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed Conditions.

Approval

This resource consent has been prepared by Swetha Maharaj, Senior Planner. I have reviewed this and the associated information (including the application and electronic file

material) and for the reasons and subject to the Conditions above, and under delegated authority, grant this resource consent.



Name: Pat Killalea Date: 17th June 2025

Title: Independent Commissioner

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (Section 357A)

Resource Consent Number: 2250266-RMAOBJ/A

Pursuant to section 357D of the Resource Management Act 1991 (the Act), the Far North District Council hereby upholds the objection:

The activity to which this decision relates:

An objection in relation to conditions of consent contained in 2250266-RMAOBJ/A, a consent granted to Willowridge Developments Limited for Objection related to RC 2250266 RMACOM. The condition(s) objected to are Conditions 4(j), 7(j), 10(j), 13(j) and 16(j).

Subject Site Details

Address:	39 Aucks Road, Russell 0272
Legal Description:	Lot 1 DP 187577 Lots 3-4 DP 420232
Certificate of Title reference:	3355355

As a result of upholding the objection, the following changes are made to the consent conditions:

4(j), 7(j), 10(j), 13(j) and 16(j)

Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

The site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

For the purpose of clarity, the complete amended conditions of consent are as follows:

Stage 1: Lot 1 – 4 and Lot 62 - 65

Condition 4
Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

j. For lots 1-3, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lots is prohibited.

k. For lots 4 and 62-65, the site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l. A maximum of two (2) dogs may be kept per lot on Lots 1–3, subject to the following requirements:

i. Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [4(l)(ii)] below, supported by suitable photographic evidence.

ii. The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;
- An electronic pet containment fence or an equivalent wireless system.

iii. Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 4(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv. Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v. All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m. The following ongoing conditions shall apply to Lot 200:

i) No external dogs unless otherwise provided for under Condition 4(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 4(l) and conditions 4m(i) and 4m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

Schedule 1

1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

2. The enclosure design may include but is not limited to:

   a. A minimum height of 800mm.
   b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.

   c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

      i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
      ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
      iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
      iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
      v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

Stage 2: Lot 5 - 12, Lot 50 - 61

Condition 7

Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

j. For lots 6, 7, 9, 11 and 50-61, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k. For lots 5, 8, 10, and 12 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l. A maximum of two (2) dogs may be kept per lot on Lots 6,7,9,11 and 50–61, subject to the following requirements:

   i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

      - The dog's registration details, including its registration number; and
      - Confirmation of the containment measures implemented in accordance with Condition [7(l)(ii)] below, supported by suitable photographic evidence.

   ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

      - Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1**; or;
      - An electronic pet containment fence or an equivalent wireless system.

   iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 4(l)(ii) to the Residents' Association, or upon

request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m. The following ongoing conditions shall apply to Lot 200:

i) No external dogs unless otherwise provided for under Condition 7(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 7(l) and conditions 7m(i) and 7m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

Schedule 1

1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

2. The enclosure design may include but is not limited to:

a. A minimum height of 800mm.
b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.

iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

Stage 3: Lot 39-49

Condition 10

Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

j. For lots 39-45, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k. For lots 46-49 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l. A maximum of two (2) dogs may be kept per lot on Lots 39-45, subject to the following requirements:

i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [10(l)(ii)] below, supported by suitable photographic evidence.

ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;
- An electronic pet containment fence or an equivalent wireless system.

iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 10(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m. The following ongoing conditions shall apply to Lot 200:

i) No external dogs unless otherwise provided for under Condition 10(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 10(l) and conditions 10m(i) and 10m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

Schedule 1

1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

2. The enclosure design may include but is not limited to:

   a. A minimum height of 800mm.
   b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
   c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

      i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
      ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
      iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
      iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
      v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

Stage 4: Lot 13-20 and 22-24

Condition 13

Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

L. For lots 13-20, 22 and 24, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

M. For lot 23 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

N. A maximum of two (2) dogs may be kept per lot on Lots 13-20, 22 and 24, subject

to the following requirements:

i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [13(l)(ii)] below, supported by suitable photographic evidence.

ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;
- An electronic pet containment fence or an equivalent wireless system.

iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 13(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request..

O. The following ongoing conditions shall apply to Lot 200:

i) No external dogs unless otherwise provided for under Condition 13(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 13(l) and conditions 13m(i) and 13m(ii) above. An annual report must be provided to

the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

Schedule 1

1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

2. The enclosure design may include but is not limited to:

    a. A minimum height of 800mm.
    b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
    c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

        i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
        ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
        iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
        iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
        v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

Stage 5: Lot 21, and 25-38

Condition 16

Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

j. For lots 21 and 26-38, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k. For lot 25 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l. A maximum of two (2) dogs may be kept per lot on Lots 21 and 26-38 subject to the following requirements:

vi) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:
- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [16(l)(ii)] below, supported by suitable photographic evidence.

vii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;

- An electronic pet containment fence or an equivalent wireless system.

viii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 16(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

ix) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

x) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m. The following ongoing conditions shall apply to Lot 200:

i) No external dogs unless otherwise provided for under Condition 16(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:
- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area.

iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 16(l) and conditions 16m(i) and 16m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

Schedule 1

1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

2. The enclosure design may include but is not limited to:

a. A minimum height of 800mm.
b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or

ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

Advice Notes

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates maybe subject to development contributions.

   You will be advised of the assessment of the development contributions payable under separate cover in the near future.

   It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of subdivision, prior to the issue of a Section 224(c) Certificate.

   Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision to uphold the Objection (pursuant to Section 357D(2):

1. The site lies in a kiwi high-density zone, however, Wild Ecology's memo concludes that dog-related risk can be reduced to an acceptable level through enforceable management: *certified kiwi-aversion training, secure containment, leash-only rules outside containment, council registration/monitoring, and resident education.* This addresses a specific pathway of effects and is likely to achieve a positive ecological outcome as a total ban with higher compliance.

2. Following the pre-hearing meeting, the applicant strengthened its proposed conditions by *limiting dog numbers (max two per lot), requiring dog-proof fencing/enclosures to technical standards, mandating on-lead control on communal land, prohibiting visiting (external) dogs, assigning a Residents' Association compliance role with annual reporting to Council, and installing kiwi-protection signage*. These additions materially improve practicality, enforceability, and compliance oversight.

3. The development embeds long-term ecological enhancement via a ~16.9 ha protected/enhanced area with extensive revegetation, pest plant/animal control, stock

exclusion, and monitoring under an Ecological Management Plan (EMP). The Ecological Report and memo outline planting buffers, wetland enhancement, and corridor creation that reduce edge effects and support biodiversity, including kiwi movement. This further supports a managed-dogs approach rather than a blanket prohibition.

4. The consent includes a comprehensive management-plan framework and a Residents' Association with ongoing compliance duties, which is not typical of other subdivisions. These bespoke elements (plus the technical fencing standard, annual training, annual reporting and monitoring fees) distinguish this case and limits any precedent effect.

Approval
This decision has been prepared by Swetha Maharaj Senior Planner, and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by RMA independent commission as set out below;

I have reviewed the above conditions of consent, amended as a result of an objection pursuant to ss357 and 357A of the Resource Management Act 1991 (RMA), and the associated documents, and pursuant to s357D of the RMA uphold the objection noting there is agreement between the objector, Willowridge Developments Limited, and the Far North District Council, that agreement being reflected in the above amended conditions to the consent as it relates to 39 Aucks Road, Russell.



AR Watson
RMA Independent Commissioner

19 November 2025

Right of Appeal
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 358 of the Resource Management Act 1991) to appeal the decision. The notice of appeal must be in the prescribed form, stating reasons for the appeal and shall be lodged with the Environment Court within 15 working days of the receipt of this decision. Any person lodging an appeal shall ensure that a copy of the notice of appeal is served on Council at the same time as the notice is lodged with the Environment Court.

Lapsing Of Consent
Pursuant to section 125 of the Resource Management Act 1991, this resource consent, as amended as a result of this decision on an objection, will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Schedule 1
Complete set of Consent Conditions for 2250266-RMACOM as Amended by 2250266-RMAOBJ/A

Subdivision Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision resource consent is granted subject to the following Conditions:

1. **The activity shall be carried out in general accordance with the approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to it:**

Plan title and reference	***Author***	***Rev***	***Dated***
Proposed Scheme Plan Overall Staging	*Maven Associates*	*E*	*March 2025*
Landscape Integration Concept. Ref: 1348_LIC_20241202	*Lttoralis Landscape Architecture*	*N/A*	*02/12/2024*
Proposed Earthworks Overall Plan	*Maven Associates*	*B*	*February 2025*
Proposed Earthworks Plan	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan	*Maven Associates*	*B*	*February 2025*
Proposed Erosion and Sediment Control Overall Plan	*Maven Associates*	*B*	*February 2025*
Erosion and Sediment Control Standard Details	*Maven Associates*	*A*	*July 2024*
Proposed Cut and Fill Plan Part 1	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan Part 2	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan Part 3	*Maven Associates*	*B*	*February 2025*
Proposed Cut and Fill Plan Part 4	*Maven Associates*	*B*	*February 2025*
Proposed Roading Plan	*Maven Associates*	*B*	*February 2025*
Proposed Stormwater Plan	*Maven Associates*	*B*	*February 2025*
Proposed Wastewater Plan	*Maven Associates*	*A*	*September 2024*

Report title and reference	***Author***	***Rev***	***Dated***
Civil Engineering Report	*Maven Associates*	*N/A*	*29/11/2024*
Geotechnical Assessment Report Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd	*Haigh Workman*	*N/A*	*December 2024*
Traffic Report – 39 Aucks Road, Russell	*Commute Transportation Consultants*	*N/A*	*22/11/2024*
Assessment of Landscape, Natural Character and Visual Effects	*Littotalis Landscape Architecture*	*N/A*	*December 2024*
Ecological Report	*Wild Ecology*	*N/A*	*December 2024*

Stage 1: Lot 1 – 4 and Lot 62 - 65

2. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

i. The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

ii. The survey plan shall show:

   i. All easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

   ii. The Land Covenant Area AA within Lot 4;

   iii. Any encroachment of the road onto private property to be surveyed off and vested in Council, such that the legal road boundary along the road frontage is at least 6m from the centreline of the carriageway or 2m from the edge of the carriageway whichever is the greater.

   iv. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

   v. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

   vi. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference 1944181;

   Lot 200 hereon shall be owned in perpetuity by the Residents

Association incorporated established for the purpose of managing all the common areas.
All owners of lots 1-4 and 62-65 hereon shall become members of the Residents Association incorporated.

vii. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

iii. The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site

is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy

vehicles throughout the day

- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be

protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:
  - Any pre-planting land preparation including removal/management of weeds.
  - Proposed plant species and intended locations for planting.
  - Details regarding plant sourcing.
  - Plant sizes at time of planting.
  - Density of planting and timing of planting.
  - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
  - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of

this consent;

- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

iv. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as

required by Council “Quality Assurance/Quality Control Manual – Vested Assets”. This will include nomination of a site Engineer and an “Inspection and Test Plan” for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed and constructed with culvert details, Streetscaping, road markings, signage, road pavement design and investigation report and marking to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation.

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.
- Description of Pond (wet or dry) design and internal details dimensions, cross-sectional details of the pond, including all input and output connections for all stormwater events. Details of the outlet structure at the discharge point. Minimum pipe gradients, alignments, and material specifications.

Advise Note:

- *The design and construction of the wetland pond should have consideration to Auckland Council GD01 Standard in relation to safety. The following may be required to be considered in accordance with the standard:*
- *Dense, low planting along path edges above slopes to deeper sections;*
- *If required high permanent 'pool style' fencing is around the wetland main body including all pools, inlets, outlets and pre-treatment areas;*
- *Detailed design Safety components of the wetland pond including a barrier or system to prevent children accessing the pond and the limiting depth for children height and Safety Signage for everyone;*
- *The wetland outlet to the river is to be specifically designed to limit stream erosion*.

- The drawings are to include details of all new connection and discharge points to the existing stormwater network.
- Mitigation measures for 20%, 50 % as per the requirement and 1% AEP + CC events for stormwater control for flow rate to 80% of the pre-development flows.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

v. The consent holder must provide the final certified **CMP, CTMP, APP, APMP, EMP, EPA and Management Plan** to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.

3. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 2(d)(iv) and 2(d)(v) above.

c) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 2(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 2(e) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

d) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 2(e) and with FNDC Engineering Standards.

e) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 2(e), from the Contractor.

f) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

   i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

   ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

   iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

   iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

   v. Details of meters including Model ID, zero reading, and the meter locations.

   vi. Information for RAMM database:

      - Compaction tests on fill under the road formation;
      - Subgrade depth, aggregate Type and source;
      - Base course depth, aggregate type and source;
      - Lime or cement stabilisation details;
      - Seal coat details including binder type/grade and residual application rate; and
      - Details of asphaltic concrete (where used).

g) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the **CTMP** to the satisfaction and approval of Council.

h) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

i) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and

pest control in accordance with the requirements of the Management Plan in Condition 2(d)(vi). As a minimum, the entity managing these communal areas shall:

i. Be registered under the Incorporated Societies Act 1908;

ii. Require all lot owners within the subdivision to be a member and/or shareholder;

iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;

iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 2(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

j) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 2(d)(v) above.

4. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

b) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

c) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

d) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m2 gross floor area,

and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

e) For all lots, future owners are advised that no physical copper telecommunication connection exists, and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

f) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.

Advise note: If the proposed area of impermeable surfaces exceeds 700m2, a resource consent may be required. All lots.

g) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

h) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

i) On Lots 1-4 and 62-65, any future residential dwellings are to be constructed within the identified building platforms.

j) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

k) For lots 1-3, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lots is prohibited.

l) For lots 4 and 62-65, the site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

m) A maximum of two (2) dogs may be kept per lot on Lots 1–3, subject to the following requirements:

vi. Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [4(l)(ii)] below, supported by suitable photographic evidence.

vii. The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;
- An electronic pet containment fence or an equivalent wireless system.

viii. Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 4(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

ix. Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

x. All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

n) The following ongoing conditions shall apply to Lot 200:

iv) No external dogs unless otherwise provided for under Condition 4(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

v) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

vi) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 4(l) and conditions 4m(i) and 4m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

o) For Lot 4, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AA shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

p) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

q) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the **APMP** and **EMP** approved under Condition 2(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

ii. All buildings must be single storey;

iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o

Hau.

- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Schedule 1

3. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

4. The enclosure design may include but is not limited to:

   d. A minimum height of 800mm.
   e. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.

   f. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

      i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
      ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
      iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
      iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
      v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

Stage 2: Lot 5 - 12, Lot 50 - 61

5. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

i)The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

ii)The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AB, AC, BC, CC, AD, BD, CD, AE, BE,CE, AF, BF, CF, AG, BG, AH, AI, AM, AJ, AK, AL For Lots 5, 7, 8, 10, 12, 55, 58, 59, 60, 61 and 200;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181:

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 5 - 12, Lot 50 - 61 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

iii)Provide confirmation that a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in respect of Lots 10, 12, 53, 57, 59 and 60 in favour of the adjoining recreation reserve (Lot 1 DP 161659), has been prepared and will be registered on the title of each lot. The covenant shall protect the Far North District Council from any liability to contribute toward any work on a fence between the reserve and the said adjoining Lot. The covenant is to be prepared and registered by Council's solicitor at the applicant's expense.

iv)Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

v) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance

with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.

- The Restoration Planting plan/s must be supported by a schedule detailing the following:
    - Any pre-planting land preparation including removal/management of weeds.
    - Proposed plant species and intended locations for planting.
    - Details regarding plant sourcing.
    - Plant sizes at time of planting.
    - Density of planting and timing of planting.
    - Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
    - Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture,

dated December 2024;

- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

vi) The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;

- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;

- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation.

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

vii) The consent holder must provide the final certified **CMP, CTMP, APP, APMP, EMP, EPA and Management Plan** to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.

6. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 4(e)(iv) and 4(e)(v) above.

c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

   Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 4(f) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

   i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 4(f) of this consent.

   ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 4(f) and with FNDC Engineering Standards.

f) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 4(f), from the Contractor.

g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

   i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

   ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

   iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

   iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

   v. Details of meters including Model ID, zero reading, and the meter locations.

   vi. Information for RAMM database:

      - Compaction tests on fill under the road formation;
      - Subgrade depth, aggregate Type and source;
      - Base course depth, aggregate type and source;
      - Lime or cement stabilisation details;
      - Seal coat details including binder type/grade and residual application rate; and

h) Details of asphaltic concrete (where used). Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 4(e)(vi). As a minimum, the entity managing these communal areas shall:

   i. Be registered under the Incorporated Societies Act 1908;

   ii. Require all lot owners within the subdivision to be a member and/or shareholder;

   iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;

   iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

   v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 5(j) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

   vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 4(e)(v) above.

7. **Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**

   a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

   b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

   c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

   d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

   e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered ‘pre-development’ in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council’s Resource Consent’s Engineer or delegated representative.

   f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council’s Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

   g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

   h) On Lots 5-6 and Lot 8-9, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) For lots 6, 7, 9, 11 and 50-61, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k) For lots 5, 8, 10, and 12 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l) A maximum of two (2) dogs may be kept per lot on Lots 6,7,9,11 and 50–61, subject to the following requirements:

ii) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [7(l)(ii)] below, supported by suitable photographic evidence.

ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1**; or;
- An electronic pet containment fence or an equivalent wireless system.

iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 4(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m) The following ongoing conditions shall apply to Lot 200:

iv) No external dogs unless otherwise provided for under Condition 7(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

v) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

vi) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 7(l) and conditions 7m(i) and 7m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

n) For Lots 5, 7, 8, 10, 12, 55, 58, 59, 60, 61 and 200, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AB, AC, BC, CC, AD, BD, CD, AE, BE,CE, AF, BF, CF, AG, BG, AH, AI, AM, AJ, AK, AL shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 4(e) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

q) On Lots 5-6 and Lot 8-9, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 4(e)(iv) of RC2250266 which includes, without limitation the following:

i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

ii. All buildings must be single storey;

iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building

is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

Advise note: All buildings must be single storey. Note: this does not preclude split level buildings.

r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Schedule 1

3. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

4. The enclosure design may include but is not limited to:

    d. A minimum height of 800mm.
    e. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
    f. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

        vi. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
        vii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
        viii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
        ix. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
        x. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

xi.

Stage 3: Lot 39-49

8. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AR, AQ, AS, AP, AT, AO, AU, BO, NB and AV within Lot 45, 46, 47, 48 and 49;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181):

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 39-49 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to

Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:
    - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
    - The Contractors/ Works Supervisor/Consent Holder shall

notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).

- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:

- Any pre-planting land preparation including removal/management of weeds.
- Proposed plant species and intended locations for planting.
- Details regarding plant sourcing.
- Plant sizes at time of planting.
- Density of planting and timing of planting.
- Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
- Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (OEMP) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;

- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

ix. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards

- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

9. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 6(d)(iv) and 6(d)(v) above.

c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

d) The Chartered Professional Engineer certifying the PS4 on design and/or

construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 6(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 6(e) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 6(e) and with FNDC Engineering Standards.

f) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 6(e), from the Contractor.

g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

- Compaction tests on fill under the road formation;
- Subgrade depth, aggregate Type and source;
- Base course depth, aggregate type and source;
- Lime or cement stabilisation details;
- Seal coat details including binder type/grade and residual application rate; and
- Details of asphaltic concrete (where used).

h) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction

vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 6(d)(vi). As a minimum, the entity managing these communal areas shall:

   i. Be registered under the Incorporated Societies Act 1908;
   ii. Require all lot owners within the subdivision to be a member and/or shareholder;
   iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;
   iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;
   v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 7(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;
   vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 6(d)(v) above.

10. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for

foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered ‘pre-development’ in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council’s Resource Consent’s Engineer or delegated representative.

f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council’s Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

h) On Lots 44-49, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) For lots 39-45, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k) For lots 46-49 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids)

which have the potential to be kiwi predators.

l) A maximum of two (2) dogs may be kept per lot on Lots 39-45, subject to the following requirements:

vi) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [10(l)(ii)] below, supported by suitable photographic evidence.

vii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;
- An electronic pet containment fence or an equivalent wireless system.

viii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 10(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

ix) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

x) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m) The following ongoing conditions shall apply to Lot 200:

iv) No external dogs unless otherwise provided for under Condition 10(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

v) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

vi) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 10(l) and conditions 10m(i) and 10m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated

monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

n) For Lot 45, 46, 47, 48 and 49, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AR, AQ, AS, AP, AT, AO, AU, BO, NB and AV within shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 6(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

q) On Lots 44-49, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 6(d)(iv) of RC2250266 which includes, without limitation the following:

    ii. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

    iii. All buildings must be single storey;

    iv. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

    v. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

    vi. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

    vii. Any planting within 20 meters of a building or accessway must consist of low flammability species;

    viii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

    Advise note: All buildings must be single storey. Note: this does not preclude split level buildings.

r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Schedule 1

3. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

4. The enclosure design may include but is not limited to:

    d. A minimum height of 800mm.
    e. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
    f. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

    l. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
    li. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
    lii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
    liii. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
    liv. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

lv.

Stage 4: Lot 13-20 and 22-24

11. Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall* prepared by Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area AY, BY, NI, CW. AX, NH, GA, GB, GC, NG, AW, BW and NA within Lot 13,19, 22, 23 and 45;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181):

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lot 13-20 and 22-24 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;

- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:
    - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
    - The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).
    - The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are

undisturbed, and the site is safe. Work may continue outside the buffer area.

- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

ii. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ‘‘Mitigation Amenity Planting’ and the ‘Low Riparian Mitigation/Amenity Planting’ illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:
    - Any pre-planting land preparation including removal/management of weeds.
    - Proposed plant species and intended locations for planting.
    - Details regarding plant sourcing.
    - Plant sizes at time of planting.
    - Density of planting and timing of planting.

- Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
- Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

vii. An Ongoing Environmental Management Programme (OEMP) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

viii. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;
- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

ix. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;
- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC

Engineering Standards;

- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

12. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve 5855 Russell Whakapara Road, Russell.

b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 8(d)(iv) and 8(d)(v) above.

c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 8(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 8(e) of this consent.

ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 8(e) and with FNDC Engineering Standards.

f) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 8(e), from the Contractor.

g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

   i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

   ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

   iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

   iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

   v. Details of meters including Model ID, zero reading, and the meter locations.

   vi. Information for RAMM database:

s) Compaction tests on fill under the road formation;

t) Subgrade depth, aggregate Type and source;

u) Base course depth, aggregate type and source;

v) Lime or cement stabilisation details;

w) Seal coat details including binder type/grade and residual application rate; and

x) Details of asphaltic concrete (where used).

h) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 8(d)(vi).

As a minimum, the entity managing these communal areas shall:'

i. Be registered under the Incorporated Societies Act 1908;

ii. Require all lot owners within the subdivision to be a member and/or shareholder;

iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;

iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 8(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 8(d)(v) above.

13. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross

floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.

f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

h) On Lots 13–19, Lots 22–23, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) For lots 13-20, 22 and 24, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k) For lot 23 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l) A maximum of two (2) dogs may be kept per lot on Lots 13-20, 22 and 24, subject to the following requirements:

   i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:

      - The dog's registration details, including its registration number; and
      - Confirmation of the containment measures implemented in accordance with Condition [13(l)(ii)] below, supported by suitable photographic evidence.

   ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's

Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;
- An electronic pet containment fence or an equivalent wireless system.

iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 13(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request..

m) The following ongoing conditions shall apply to Lot 200:

iv) No external dogs unless otherwise provided for under Condition 13(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

v) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:

- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area

vi) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 13(l) and conditions 13m(i) and 13m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

n) For Lots Lot 13,19, 22, 23 and 45, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area AY, BY, NI, CW. AX, NH, GA, GB, GC, NG, AW, BW and NA within shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 8(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

q) On Lots 13–19, Lots 22–23, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 8(d)(iv) of RC2250266 which includes, without limitation the following:

i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

ii. All buildings must be single storey;

iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

Advise note: If the proposed area of impermeable surfaces exceeds 700m2, a resource consent may be required. All lots.

r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

- All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
- The Contractors/ Works Supervisor/Consent Holder shall notify

local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).

- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.
- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Schedule 1

3. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

4. The enclosure design may include but is not limited to:

    n. A minimum height of 800mm.
    o. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
    p. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

        vi. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
        vii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
        viii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
        ix. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
        x. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

xi.

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Stage 5: Lot 21, and 25-38

14. The Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:

a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.

b) The survey plan shall show:

i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;

ii. The Land Covenant Area GH, GG, NG, GI, GJ, NK, GK, GL, NN, GM, GN, GO, NC, NF within Lot 25,32,33,38 and 39;

iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;

v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181:

Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.

All owners of lots 21 and 25-38 hereon shall become members of the Residents Association incorporated.

vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.

c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.

Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.

d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:

ix. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:

- Details of the site manager including full contact details;
- Details of the supervising engineer;
- Details of the successful contractor;
- The timing of construction works, including hours of work, key project and site management personnel;
- A traffic management plans, specifically in relation to any Council roads affected by works;
- A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;
- Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded;
- Proposed procedures for controlling sediment runoff and dust generation;
- Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
- All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.
- Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;
- Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;
- Programme of works;
- Proposed hours of work on the site;
- The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:
    - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
    - The Contractors/ Works Supervisor/Consent Holder shall

notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).

- The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
- If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and

- The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.

x. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.

The CTMP shall contain information about and site management procedures for:

- establishing a parking management plan for construction traffic
- measures to address the transportation and parking of oversize vehicles (if any)
- identifying the proposed number and timing of heavy vehicles throughout the day
- identifying the location of heavy vehicle and construction machinery access to the site;
- requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.
- All physical works on site shall be undertaken in accordance with the approved CTMP.

xi. An Amenity Planting Plan (**APP**) prepared by a suitably qualified

and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:

- A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;
- Identification of the ecological covenant areas;
- A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);
- Details of weed management; and
- Details of the final location of the off-road pedestrian walkways through the site.

xii. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ''Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):

- A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.

xiii. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:

- A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.
- The Restoration Planting plan/s must be supported by a schedule detailing the following:

- Any pre-planting land preparation including removal/management of weeds.
- Proposed plant species and intended locations for planting.
- Details regarding plant sourcing.
- Plant sizes at time of planting.
- Density of planting and timing of planting.
- Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.
- Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.

xiv. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.

xv. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:

- Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.
- Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.

xvi. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:

- Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;
- Details on the ongoing protection and management of archaeological site Q05/1269;
- Methods to facilitate pedestrian access within the subdivision;
- Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;
- Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;

- Details in relation to the management of the balance allotment;
- Regular maintenance and monitoring of the ecological management areas;
- Details of pest and weed control management measures and ongoing management; and
- Any other matters relevant for the management of the allotments.

x. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.

The engineering plans, calculations and specifications shall include, but may not be limited to the following:

- Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering

  Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.
- All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.
- The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.

Roading

- Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;
- The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards
- Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;

- Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;
- Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation

Stormwater

- A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;
- Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;
- The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;
- Provision for pre and post overland flow paths;
- Internal road drainage and discharge to CMA;
- Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);
- Pond capacity, swale capacity and culvert capacity;
- Flood control assessment model, detention requirement, details of earth bund formation; and
- A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.

Earthworks

- The quantity and height of earthworks, including retaining structures; and
- Details on the temporary battering of excavations and fill.

15. Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:

a) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 10(d)(iv) and 10(d)(v) above.

b) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:

Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.

c) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 10(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:

iii. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 10(e) of this consent.

iv. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.

d) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 10(e) and with FNDC Engineering Standards.

e) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 10(e), from the Contractor.

f) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:

i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.

ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.

iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.

iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).

v. Details of meters including Model ID, zero reading, and the meter locations.

vi. Information for RAMM database:

y) Compaction tests on fill under the road formation;

z) Subgrade depth, aggregate Type and source;

aa) Base course depth, aggregate type and source;

bb) Lime or cement stabilisation details;

cc) Seal coat details including binder type/grade and residual application rate; and

dd) Details of asphaltic concrete (where used).

g) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.

h) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.

i) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and

enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 10(d)(vi). As a minimum, the entity managing these communal areas shall:

i. Be registered under the Incorporated Societies Act 1908;
ii. Require all lot owners within the subdivision to be a member and/or shareholder;
iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;
iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;

i. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 11(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;

ii. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.

j) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 10(d)(v) above.

16. Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:

a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.

b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.

c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is

required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).

d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.

e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.

f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.

g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.

h) On Lots 25-34, any future residential dwellings are to be constructed within the identified building platforms.

i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.

j) For lots 21 and 26-38, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.

k) For lot 25 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.

l) A maximum of two (2) dogs may be kept per lot on Lots 21 and 26-38 subject to the following requirements:

i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:
- The dog's registration details, including its registration number; and
- Confirmation of the containment measures implemented in accordance with Condition [16(l)(ii)] below, supported by suitable photographic evidence.

ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include:

- Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1;** or;

- An electronic pet containment fence or an equivalent wireless system.

iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 16(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.

iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.

v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.

m) The following ongoing conditions shall apply to Lot 200:

iv) No external dogs unless otherwise provided for under Condition 16(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.

v) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:
- Lead Control Areas,
- The kiwi high-density area designation, and
- The requirement for dogs to be on a lead at all times when outside their secure containment area.

vi) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 16(l) and conditions 16m(i) and 16m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.

n) For Lot 25,32,33,38 and 39, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area GH, GG, NG, GI, GJ, NK, GK, GL, NN, GM, GN, GO, NC, NF shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.

p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following

the Council's approval of the works under the APMP and EMP approved under Condition 10(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.

q) On Lots 25-34, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 10(d)(iv) of RC2250266 which includes, without limitation the following:

   i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;

   ii. All buildings must be single storey;

   iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;

   iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;

   v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.

   vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;

   vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.

r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.

   If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:

   - All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.
   - The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).
   - The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.
   - If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist

(representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.

- If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.
- Works in the area shall not commence until all cultural and statutory requirements have been met.
- All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.

Schedule 1

1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.

2. The enclosure design may include but is not limited to:

    a. A minimum height of 800mm.
    b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.
    c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:

        i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or
        ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or
        iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.
        iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door.
        v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.

vi.

Subdivision Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Section 224 Certification

2. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General Advise Notes

3. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

4. *The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the Conditions of this resource consent. The applicant will be advised of the charges as they fall.*

5. *The consent holder is advised to engage with a suitably qualified experienced person to ensure pedestrian walkways through the proposed ecological covenant areas comply with the National Environmental Standards for Freshwater (2020).*

6. *The consent holder is advised that earthworks is assessed under NRC Consent AUT.046280.01.01, AUT.046280.02.01, AUT.046280.03.01 and FNDC has not assessed or imposed earthworks Conditions.*

Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following Conditions:

1. **The activity shall be carried out in accordance with the application formally received by Far North District Council ("Council") on X December 2025, and the plan(s) and documents as follows:**

Plan title and reference	***Author***	***Rev***	***Dated***
Landscape Integration Concept. Ref: 1348_LIC_20241202	*Lttoralis Landscape Architecture*	*N/A*	*02/12/2024*
Proposed Roading Plan	*Maven Associates*	*B*	*February 2025*

Proposed Stormwater Plan	*Maven Associates*	*B*	*February 2025*
Proposed Wastewater Plan	*Maven Associates*	*A*	*September 2024*
Report title and reference	***Author***	***Rev***	***Dated***
Civil Engineering Report	*Maven Associates*	*N/A*	*29/11/2024*
Geotechnical Assessment Report Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd	*Haigh Workman*	*N/A*	*December 2024*
Traffic Report – 39 Aucks Road, Russell	*Commute Transportation Consultants*	*N/A*	*22/11/2024*
Assessment of Landscape, Natural Character and Visual Effects	*Littotalis Landscape Architecture*	*N/A*	*December 2024*
Ecological Report	*Wild Ecology*	*N/A*	*December 2024*

Land Use Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *The consent is given effect to; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

General Advice Notes

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

3. *During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*

4. *The site is in close proximity to an unsealed road (Lane Road). Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that the dwelling is either located as far as possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively the applicant may consider sealing their road frontage to remove the issue.*

5. *The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the Conditions of this resource consent. The applicant will be advised of the charges as they fall.*

6. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*

   A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.

   A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable Conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

7. *Permits are required for drilling any bores in Northland. Therefore, resource consent will need to be gained from the Northland Regional Council if water is obtained in this way. If a bore is to be constructed, all areas used for sewage effluent disposal and reserve effluent disposal areas must be at least 20 metres away from any groundwater bore.*

8. *All earthworks are required to comply with the Northland Regional Council Regional Water and Soil Plan for Northland noting Erosion & sediment control and dust suppression requirements.*

9. *Erosion and Sedimentation Control shall be designed and carried out in accordance with GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region"/*

10. *Land use Conditions are covered by the subdivision Conditions and as a part of 223 Condition the consent holder must provide the final certified CMP, CTMP, APP, APMP, EMP, EPA and Management Plan to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.*

11. *Earthworks on site must be in accordance with and must adhere to all consent Conditions approved under AUT.046280.01.01, AUT.046280.02.01 and AUT.046280.03.01.*

Activity C: Cancellation of Consent Notice – Section 221

1. **Pursuant to Section 221(3), Consent Notice 8300644.4 shall be cancelled;**

   That no dwelling or habitable building shall be erected or brought onto Lots 3&4 without the prior consent of the Council. Lots 3, 4, & 1 DP 187577 are held together in a single Certificate of Title and shall be regarded as a single site for the purpose of the District Plan residential intensity provisions.

Activity D: Cancellation of Amalgamation Condition – Section 241

1. **Pursuant to s234e of the Resource Management Act 1991, the Far North District Council hereby cancels the following existing amalgamation Condition:**

   Lot 1 Deposited Plan 187577 and Lot 3-4 Deposited Plan 420232 are all held within Record of Title 476989 and are subject to an amalgamation Condition pursuant to Section 241 of the Act.

Approval

I have reviewed the above conditions of consent, amended as a result of an objection pursuant to ss357 and 357A of the Resource Management Act 1991 (RMA), and the associated documents, and pursuant to s357D of the RMA **uphold the objection** noting there is agreement between the objector, Willowridge Developments Limited, and the Far North District Council, that agreement being reflected in the above amended conditions to the consent as it relates to 39 Aucks Road, Russell.



AR Watson
RMA Independent Commissioner

19 November 2025

Proposed Change to Conditions

Proposed Change to Conditions **2250266-RMACOM** as Amended by 2250266-RMAOBJ/A

The table below contains Proposed Change to Conditions 2250266-RMACOM (as Amended by 2250266-RMAOBJ/A). Please note that deletions are marked as ~~red cross through~~ and additions are marked as **blue underline**.

Condition Number	Condition Wording - Track Changes	Comment
	Subdivision Conditions	
	Pursuant to sections 108 and 220 of the Act, this subdivision resource consent is granted subject to the following Conditions:	
1.	**The activity shall be carried out in general accordance with the approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to it:**	Proposed changes updating the plans and technical reporting to enable the proposed change to staging and subdivision layout. Suggested grammatical corrections

Plan title and reference	***Author***	***Rev***	***Dated***
Proposed Scheme Plan Overall Staging	*Maven Associates*	~~*E*~~ ***J***	~~*March 2025*~~ ***July 2026***
Landscape Integration Concept. Ref: 1348_LIC_20241202	*Littoralis Landscape Architecture*	~~*N/A*~~ ***B***	~~*02/12/2024*~~ ***21 July 2026***
Proposed Earthworks Overall Plan	*Maven Associates*	~~*B*~~ ***D***	~~*February 2025*~~ ***June 2026***
Proposed Earthworks Plan	*Maven Associates*	~~*B*~~ ***D***	~~*February 2025*~~ ***June 2026***

Condition Number	Condition Wording - Track Changes				Comment
	Proposed Cut and Fill Plan	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Erosion and Sediment Control Overall Plan	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Erosion and Sediment Control Standard Details	*Maven Associates*	~~*A*~~ *D*	~~*July 2024*~~ ***June 2026***	
	Proposed Cut and Fill Plan Part 1	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Cut and Fill Plan Part 2	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Cut and Fill Plan Part 3	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Cut and Fill Plan Part 4	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Roading Plan	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Stormwater Plan	*Maven Associates*	~~*B*~~ *D*	~~*February 2025*~~ ***June 2026***	
	Proposed Wastewater Plan	*Maven Associates*	~~*A*~~ *D*	~~*September 2024*~~ ***June 2026***	

Report title and reference	***Author***	***Rev***	***Dated***

Condition Number	Condition Wording - Track Changes				Comment
	Civil Engineering Report	*Maven Associates*	*N/A*	*29/11/2024*	
	127 Civil Engineering Memo	***Maven Associates***	***N/A***	***July 2026***	
	Geotechnical Assessment Report Proposed Subdivision 39 Aucks Road, Russell for Willi~~i~~owridge Developments Ltd	*Haigh Workman*	*N/A*	*December 2024*	
	Letter Addendum for Proposed Subdivision at 39 Aucks Road, Russell	***Haigh Workman***	***N/A***	***17 June 2026***	
	Traffic Report – 39 Aucks Road, Russell	*Commute Transportation Consultants*	*N/A*	*22/11/2024*	
	Assessment of Landscape, Natural Character and Visual Effects	*Litto~~t~~ralis Landscape Architecture*	*N/A*	*December 2024*	
	Landscape Assessment Memorandum	***Littoralis Landscape Architecture***	***N/A***	***July 2026***	
	Ecological Report	*Wild Ecology*	*N/A*	*December 2024*	

Condition Number	Condition Wording - Track Changes				Comment
	Ecological Memorandum	***Wild Ecology***	***N/A***	***July 2026***	
	Stage 1A: Amalgamation				
					Place holder for any conditions council seek to impose in relation to the subdivision consent sought under this application should the approval be granted.
	Stage 1B: Lot 1 – 4 and Lot 62 - 65				
2	**Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:**				
	a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision ~~E~~ **J** and dated ~~March 2025~~ **July 2026** as attached to this decision.				Proposed change to update the Scheme Plan reference to enable the proposed change to subdivision staging and layout sought under s127 application. Proposed update to condition numbering (to utilise 'a), b) …') for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 2.
	b) The survey plan shall show:				
	i. All easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;				
	ii. The Land Covenant Area ~~AA~~ **AB and AC** within Lot 4;				Proposed change to reflect changes to covenant areas on Lot

Condition Number	Condition Wording - Track Changes	Comment
		4 to enable the proposed change to access arrangement.
	iii. Any encroachment of the road onto private property to be surveyed off and vested in Council, such that the legal road boundary along the road frontage is at least 6m from the centreline of the carriageway or 2m from the edge of the carriageway whichever is the greater.	
	iv. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;	
	~~v. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;~~	Proposed deletion of this condition as stage 1 does not include the creation of any easements for off-road formed tracks. Condition is not relevant to Stage 1.
	~~vi. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference 1944181;~~ ~~*Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.*~~ ~~*All owners of lots 1-4 and 62-65 hereon shall become members of the Residents Association incorporated.*~~	Proposed deletion of this condition as Lot 200 is not created as a part of Stage 1. Additionally, per s127 application, Lots 1-4 and 62-65 are no longer proposed to be required to be members of the Residents Association. Condition is no longer relevant to Stage 1.
	vii. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.	
	c) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:	

Condition Number	Condition Wording - Track Changes	Comment
	i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include: • Details of the site manager including full contact details; • Details of the supervising engineer; • Details of the successful contractor; • The timing of construction works, including hours of work, key project and site management personnel; • A traffic management plan~~s~~, specifically in relation to any Council roads affected by works; • A copy of the Corridor Access Request (**CAR**) and road opening notice issued for Council owned and maintained roads; • Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded; • Proposed procedures for controlling sediment runoff and dust generation; • Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur. • All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing. • Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks; • Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood; • Programme of works; • Proposed hours of work on the site;	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	• The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks: o All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities. o The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains). o The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. o If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū. o Works in the area shall not commence until all cultural and statutory requirements have been met. o If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply. o All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and • The consent holder shall adhere to the terms of the certified Construction Management	

Condition Number	Condition Wording - Track Changes	Comment
	Plan at all times during the construction of the development.	
	ii. The consent holder shall obtain and implement a **Construction** Traffic Management Plan **(CTMP)** approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing. The CTMP shall contain information about and site management procedures for: • establishing a parking management plan for construction traffic**;** • measures to address the transportation and parking of oversize vehicles (if any)**;** • identifying the proposed number and timing of heavy vehicles throughout the day**;** • identifying the location of heavy vehicle and construction machinery access to the site; **and** • requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site. • All physical works on site shall be undertaken in accordance with the approved CTMP.	Recommended grammatical corrections. Recommended inclusion of acronym CTMP as it is used throughout conditions without initial reference point.
	iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **21/07/2026** which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following: • A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity; • Identification of the ecological covenant areas; • A programme of establishment and post establishment protection and maintenance (e.g.,	Proposed amendment to update the plan reference to the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme); • Details of weed management; and • Details of the final location of the off-road pedestrian walkways through the site.	
	iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ‘‘Mitigation Amenity Planting’ and the ‘Low Riparian Mitigation/Amenity Planting’ illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202, REV B dated ~~02/12/2024~~ 21/07/2026 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to): • A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.	Recommended grammatical correction. Proposed amendment to update the plan reference to reference the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under s127 application.
	v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 and July 2026 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202, REV B dated ~~02/12/2024~~ 21/07/2026. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following: • A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan. • The Restoration Planting plan/s must be supported by a schedule detailing the following: o Any pre-planting land preparation including removal/management of weeds. o Proposed plant species and intended locations for planting.	Proposed amendment to update the plan referencing to enable the proposed change to subdivision staging and layout sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	○ Details regarding plant sourcing. ○ Plant sizes at time of planting. ○ Density of planting and timing of planting. ○ Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips. ○ Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.	
	vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.	
	vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology **dated December 2024 and July 2026** in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following: • Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised. • Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.	Proposed amendment to update the plan reference to include updated Ecology Information to enable the proposed change to subdivision staging and layout sought under s127 application.
	viii. A finalised Management Plan **shall be provided** to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This ~~document~~ **Management Plan** must be in general accordance with the draft ~~document~~ **Management Plan**, dated ~~12 December 2024~~ **30 July 2026**, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft ~~m~~**M**anagement ~~p~~**P**lan these Conditions shall prevail. The ~~Document~~ **Management Plan** shall	Recommended grammatical amendments to add clarity to condition drafting. Proposed amendment to update the plan reference to reflect the

Condition Number	Condition Wording - Track Changes	Comment
	include: • Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent; • Details on the ongoing protection and management of archaeological site Q05/1269; • Methods to facilitate pedestrian access within the subdivision; • Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Litto~~t~~ralis Landscape Architecture, dated December 2024 **and the Landscape Assessment Memorandum prepared by Littoralis Landscape Architecture dated July 2026**; • Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure; • Details in relation to the management of the balance allotment; • Regular maintenance and monitoring of the ecological management areas; • Details of pest and weed control management measures and ongoing management; and • Any other matters relevant for the management of the allotments.	updated Draft Management Plan to reflect the proposed change to subdivision staging and layout sought under s127 application. Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Proposed amendment to update the plan reference to include updated Landscape Assessment to enable the proposed change to subdivision staging, layout and building heights sought under s127 application.
	d) The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's ~~Engineering Standards~~ Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval. The engineering plans, calculations and specifications shall include, but may not be limited to the following: • Plans must be prepared in general accordance **with** recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Will~~i~~owridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council. • ~~Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.~~	Recommended grammatical amendments throughout condition. Proposed deletion of second bullet point to add clarity to condition drafting. There is no Site Suitability Report referenced in the condition. Compliance with the Geotechnical

Condition Number	Condition Wording - Track Changes	Comment
	• Shall reference the recommendations made within ~~"~~the Wastewater Feasibility Report ~~'~~prepared by GWE Consulting Ltd (GWE), Ref: J5962, date~~d~~ 29 November 2024, Civil ~~e~~**E**ngineering ~~r~~Report **prepared by Maven Associates**, date~~d~~ 29/11/2024, rev A and Stormwater Modelling ~~r~~Report **prepared by Maven Associates**, date~~d~~ ~~29/11/2024~~ **03 2025**, rev A, Project 309001, ~~Maven engineering~~ *Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.* • All work needing design/certification by a CPEng will require completion of a producer statement (design) ~~(~~EES-PS1 or similar. • The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence. **Roading** • Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure; • The new and/or amended vehicle crossings from Lane Road for all lots shall be designed and constructed with culvert details, ~~S~~**s**treetscaping, road markings, signage, road pavement design and investigation report and marking to FNDC Engineering Standards • Details of ~~JOAL 1 to 6 and~~ ROW (including passing bays, dimensions, formation, material, culvert; • Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway; • Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation. **Stormwater**	Report is achieved via the bullet point above. Recommended grammatical corrections for consistent referencing to add clarity to condition drafting. Proposed deletion of requirements relating JOALs as there are no JOAL are formed at Stage 1b.

Condition Number	Condition Wording - Track Changes	Comment
	• A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards; • Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023; • The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located; • Provision for pre and post overland flow paths; • Internal road drainage and discharge to CMA; • Rainfall information (provide the snip of the ~~niwa~~ **NIWA** value used for calculation. Also use the current value as describe in the table 4.1); • Pond capacity, swale capacity and culvert capacity; • Flood control assessment model, detention requirement, details of earth bund formation; ~~and~~ • A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024. • Description of Pond (wet or dry) design and internal details dimensions, cross-sectional details of the pond, including all input and output connections for all stormwater events. Details of the outlet structure at the discharge point. Minimum pipe gradients, alignments, and material specifications. *Advise Note:* ○ *The design and construction of the wetland pond should have consideration to Auckland Council GD01 Standard in relation to safety. The following may be required to be considered in accordance with the standard:* ○ *Dense, low planting along path edges above slopes to deeper sections;* ○ *If required high permanent 'pool style' fencing is around the wetland main body*	

Condition Number	Condition Wording - Track Changes	Comment
	including all pools, inlets, outlets and pre-treatment areas; ○ *Detailed design Safety components of the wetland pond including a barrier or system to prevent children accessing the pond and the limiting depth for children height and Safety Signage for everyone;* ○ *The wetland outlet to the river is to be specifically designed to limit stream erosion*. • The drawings are to include details of all new connection and discharge points to the existing stormwater network. • Mitigation measures for 20%, 50% as per the requirement and 1% AEP + CC events for stormwater control for flow rate to 80% of the pre-development flows. **Earthworks** • The quantity and height of earthworks, including retaining structures; and • Details on the temporary battering of excavations and fill.	
	e) The consent holder must provide the final certified **CMP, CTMP, APP, APMP, EMP, Engineering Plan Approval (EPA) and Management Plan** to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.	Recommended grammatical correction to include Engineering Plan approval as EPA is used throughout report with not initial reference point.
3	**Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:**	
	a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).	
	b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 2(d)(iv) and 2(d)(v) above.	Highlighted condition referencing to indicate where this will need to

Condition Number	Condition Wording - Track Changes	Comment
	c) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 2(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:	be amended to reflect final condition numbering.
	i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 2(e) of this consent.	
	ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.	
	d) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans ~~Condition~~ in ~~223~~ Condition 2(e) and with FNDC Engineering Standards.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Recommended grammatical corrections to add clarity.
	e) **Provide a** Certificate of Completion of Resource Consent Works~~"~~ describing all the works mentioned in ~~Condition in 223~~ Condition 2(e), from the Contractor.	
	f) As-built information, Road Assessment and Maintenance Management (**RAMM**) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. ~~Provide a~~**A**s-built plans ~~which~~ are to include the following information:	Recommended grammatical amendment
	i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to ~~Department of Survey and~~ Land Information **New Zealand** (~~DOSD~~LI**NZ**) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.	Recommended correction to update reference to LINZ.
	ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AE~~R~~**P**.	Recommended grammatical correction
	iii. As-built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.	
	iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components	

Condition Number	Condition Wording - Track Changes	Comment
	(this information is required for valuation purposes).	
	v. Details of meters including Model ID, zero reading, and the meter locations.	
	vi. Information for RAMM database: • Compaction tests on fill under the road formation; • Subgrade depth, aggregate Type and source; • Base course depth, aggregate type and source; • Lime or cement stabilisation details; • Seal coat details including binder type/grade and residual application rate; and • Details of asphaltic concrete (where used).	
	g) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.	
	h) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.	
	~~i) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 2(d)(vi). As a minimum, the entity managing these communal areas shall:~~	Proposed deletion of requirement to form a legal entity to be responsible for managing and maintaining the common areas at Stage 1B. No common areas created at Stage 1B and per the s127 application, Lots 1-4 and 62-65 are no longer proposed to be
	~~i. Be registered under the Incorporated Societies Act 1908;~~	
	~~ii. Require all lot owners within the subdivision to be a member and/or shareholder;~~	

Condition Number	Condition Wording - Track Changes	Comment
	~~iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;~~	required to form a part of the Residents Association as they do not utilise the internal roading for access. Requirement to form the legal entity is proposed to form a part of the Stage 2 conditions when the communal areas/ roading are created.
	~~iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;~~	
	~~v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 2(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;~~	
	~~vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.~~	
	j) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 2(d)(v) above	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
4	**Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**	
	a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. The site-specific assessment shall take	Proposed update to condition numbering (to utilise 'a), b) …') for clarity as formatting has dropped off after 2250266-RMAOBJ/A

Condition Number		Condition Wording - Track Changes	Comment
		into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.	amendments. Applies to whole of condition 4.
	b)	For all lots, at the time of lodging a building consent for a habitable building on the lot, the lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.	
	c)	For all lots, in addition to potable water supply a suitable dedicated firefighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).	
	d)	For all lots, future owners are advised that no physical copper telecommunication connection exists, and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.	
	e)	For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative. *Advi~~s~~ce note: If the proposed area of impermeable surfaces exceeds 700m^2, a resource consent may be required. All lots.*	Recommended grammatical correction.
	f)	For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.	
	g)	For all lots, without the prior approval of the Council, no building shall be erected, nor any works	

Condition Number	Condition Wording - Track Changes	Comment
	which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.	
	h) On Lots 1-4 and 62-65, any future residential dwellings are to be constructed within the identified building platforms.	
	i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.	
	j) For lots 1-3, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lots is prohibited.	
	k) For lots 4 and 62-65, the site is identified as being within a kiwi high density zone. On all lots no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.	
	l) A maximum of two (2) dogs may be kept per lot on Lots 1–3, subject to the following requirements: i. Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the ~~Residents' Association~~ **Council's Team Leader for Monitoring and Compliance satisfaction**: • The dog's registration details, including its registration number; and • Confirmation of the containment measures implemented in accordance with Condition ~~4~~(l)(ii)~~)~~ below, supported by suitable photographic evidence.	Proposed update to condition numbering for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 4. Proposed amendments to remove requirements relating to Residents Association as, per s127 application, Lots 1-3 are no longer proposed to be required to be a part of the Residents Association. Amend to require information to be presented to Council to ensure compliance with registrations and containment measures are still applicable for dogs on the listed lots.
	ii. The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include: • Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in **Schedule 1**; or; • An electronic pet containment fence or an equivalent wireless system.	
	iii. Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 4(l)(ii) ~~to the Residents' Association, or~~ upon request from ~~either the Residents' Association or~~ Council's Team Leader for Monitoring and Compliance.	

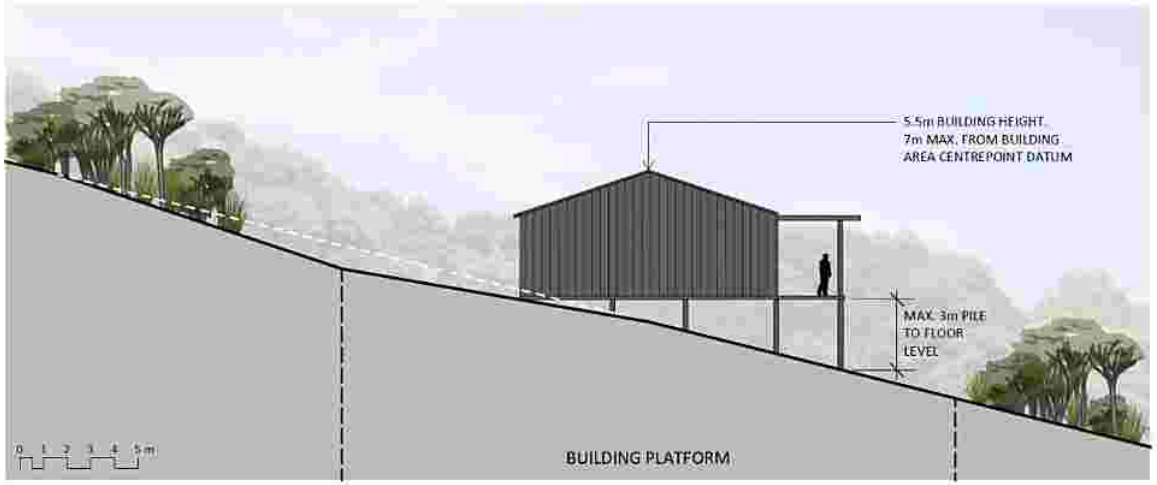
Condition Number	Condition Wording - Track Changes	Comment
	iv. Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	v. All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided ~~to the Resident's Association, who will provide an annual report~~ to the Council's Team Leader for Monitoring and Compliance, or upon request.	
	~~**m)** The following ongoing conditions shall apply to Lot 200:~~	Proposed deletion of this condition as Lot 200 is not formed as a part of Stage 1B. No common areas created at Stage 1B. Additionally, per the s127 application, Lots 1-4 and 62-65 are no longer proposed to be required to form a part of the Residents Association as they do not utilise the internal roading for access. Consent notices for Lot 200 to be a part of Stage 2 conditions when the communal areas/ roading are created.
	~~iv. No external dogs unless otherwise provided for under Condition 4(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.~~	
	~~v. The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of:~~ ~~• Lead Control Areas,~~ ~~• The kiwi high-density area designation, and~~ ~~• The requirement for dogs to be on a lead at all times when outside their secure containment area~~	
	~~vi. The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 4(l) and conditions 4m(i) and 4m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.~~	
	n) For Lot 4, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area ~~AA~~ **AB and AC and** shall**,** not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on	Proposed amendments to reflect changes to covenant areas on Lot 4 to enable the proposed change to access arrangement in Stage 1B per s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	behalf of the owner or for which the owner is responsible.	
	o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.	
	p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the **APMP** and **EMP** approved under Condition 2(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	q) **On Lots 1-4 and 62-65, the owner of each lot shall be required at all times to comply with all aspects of the final Management Plan approved under Condition 2(d)(viii) which includes, without limitation the following**: i. All buildings, and structures **(except those on Lots 64 and 65 per Condition 4(r) below)** shall be limited to a maximum height of 5.**5** meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area; ii. All buildings must be single storey; iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials; iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%; v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted**;** vi. Any planting within 20 meters of a building or accessway must consist of low flammability species; **and** vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits	Proposed amendment to condition to add the initial reference to Management Plan for clarity. Proposed wording is based on wording from the equivalent conditions in the following stages as a reference. As currently worded subclauses i. – vii. are attached to the condition above for the maintenance and monitoring of the ecological management on site. Further proposed changes seeks to enable the change to maximum height restrictions for lots 1-4 and 62-63 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations. *Note: exclusion for Lots 64/65 intended to apply to the height*

Condition Number	Condition Wording - Track Changes	Comment
	instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.	*restriction only – they are required to meet the remainder of the design controls. A separate consent notice condition is proposed to set out specific design/ height conditions (below)* Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	r) On Lots 64 – 65, buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform in accordance with Schedule 2 subject to the following requirements: i. **A maximum 5.5m building height limit (measured from the finished floor level of the building) shall apply.** ii. **If a building is established partially or fully on a piled platform, the finished floor level of the building may a maximum of 1.5m above the natural ground level of the centre point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area.** iii. **Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.**	Proposed new consent notice condition to enable the change to maximum height restrictions for Lots 64 and 65 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations.
	s) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction: • All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.	

Condition Number	Condition Wording - Track Changes	Comment
	• The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains). • The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. • If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau. • If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply. • Works in the area shall not commence until all cultural and statutory requirements have been met. • All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.	
	Schedule 1 1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure. 2. The enclosure design may include but is not limited to: a. A minimum height of 800mm. b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return. c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:	Proposed update to Schedule numbering for clarity as formatting is out of sync.

Condition Number	Condition Wording - Track Changes	Comment
	i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure. iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door. v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.	
	Schedule 2 **Development parameters proposed to apply to Lots 64 and 65** **This document has been prepared as an attachment to a memorandum dated July 2026, which addresses several areas of proposed adjustment to an existing resource/land use consent applying to 39 Aucks Road.** **The revised building parameters that are proposed to apply to Lots 64 and 65 are as follows:** • **Buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform.** • **A maximum 5.5m building height limit – measured from the finished floor level of the building – shall apply.** • **If a building is established partially or fully on a piled platform, the finished floor level of the building may a maximum of 1.5m above the natural ground level of the centre point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area.** • **Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.**	Proposed addition of Schedule 2, based on Landscape Assessment/ recommendations, to support proposed consent condition notice for design controls on Lots 64 and 65 and add clarity to understanding the requirement.

Condition Number	Condition Wording - Track Changes	Comment
	These parameters are illustrated in the cross section titled Scenario A, below.  Scenario A: Applying to Lots 64 and 65	
	Stage 2: Lot 5 – ~~12~~ 24, Lot 50 - 61	Proposed amendment to reflect the sought changes to subdivision staging as sought under s127 application.
5	**Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:**	
	a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision ~~E~~ J and dated ~~March 2025~~ July 2026 as attached to this decision.	Proposed amendment sought to update the Scheme Plan reference to enable the proposed change to subdivision staging and layout sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
		Proposed update to condition numbering (to utilise 'a), b) …') for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 5.
	b) The survey plan shall show:	
	i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;	
	ii. The Land Covenant Area ~~AB, AC, BC, CC, AD, BD, CD, AE, BE, CE, AF, BF, CF, AG, BG, AH, AI, AM, AJ, AK, AL~~ **AD, AB, AF, AH, AG, AI, AJ, AK, AL, AM, AN, AO, C, AQ, AP, AR, AS, AT, AU, AV, AW, AXX, AX, AY, AZ, CZ, CA, CB, CC, CD, CE, CF and CG** For Lots 5, 7, 8, 10, 12, **13, 14, 15, 16, 22, 23, 24,** 55, 58, 59, 60, 61 and 200;	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application.
	iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;	
	iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev ~~E~~ **J**, dated ~~03/2025~~ **July 2026** shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;	Proposed amendment sought to update the Scheme Plan reference to enable the proposed change to subdivision layout sought under s127 application.
	v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181**)**: *Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.*	Proposed amendment to update the amalgamation condition wording to reflect the changes to the staging sought under the s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	All owners of lots 5 – ~~12~~ 24, Lot 50 - 61 hereon shall become members of the Residents Association incorporated.	
	vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.	
	c) Provide confirmation that a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in respect of Lots 10, 12, 53, 57, 59 and 60 in favour of the adjoining recreation reserve (Lot 1 DP 161659), has been prepared and will be registered on the title of each lot. The covenant shall protect the Far North District Council from any liability to contribute toward any work on a fence between the reserve and the said adjoining Lot. The covenant is to be prepared and registered by Council's solicitor at the applicant's expense.	
	d) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval. *Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.*	
	e) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:	
	i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include: • Details of the site manager including full contact details; • Details of the supervising engineer; • Details of the successful contractor; • The timing of construction works, including hours of work, key project and site	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	management personnel; • A traffic management plan~~s~~, specifically in relation to any Council roads affected by works; • A copy of the Corridor Access Request (**CAR**) and road opening notice issued for Council owned and maintained roads; • Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded; • Proposed procedures for controlling sediment runoff and dust generation; • Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur. • All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing. • Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks; • Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood; • Programme of works; • Proposed hours of work on the site; • The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:	

Condition Number	Condition Wording - Track Changes	Comment
	○ All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities. ○ The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains). ○ The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. ○ If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū. ○ Works in the area shall not commence until all cultural and statutory requirements have been met. ○ If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply. ○ All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and • The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.	
	ii. The consent holder shall obtain and implement a **Construction** Traffic Management Plan **(CTMP)** approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.	Recommended grammatical corrections. Recommended clarification and inclusion of acronym CTMP as it is used throughout conditions in

Condition Number	Condition Wording - Track Changes	Comment
	The CTMP shall contain information about and site management procedures for: • establishing a parking management plan for construction traffic**;** • measures to address the transportation and parking of oversize vehicles (if any)**;** • identifying the proposed number and timing of heavy vehicles throughout the day**;** • identifying the location of heavy vehicle and construction machinery access to the site; • requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site~~.~~**; and** • All physical works on site shall be undertaken in accordance with the approved CTMP.	stage 2 without initial reference point.
	iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **27/07/2026** which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following: • A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity; • Identification of the ecological covenant areas; • A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme); • Details of weed management; and • Details of the final location of the off-road pedestrian walkways through the site.	Proposed amendment to update the plan reference to the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout as sought under the s127 application.
	iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience**d** landscape architect. The purpose of the APMP is to provide clear direction to	Recommended grammatical corrections.

Condition Number	Condition Wording - Track Changes	Comment
	the consent holder, Council and future lot owners as to how to maintain and manage the "'Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **27/07/2026** on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to): • A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.	Proposed amendment to update the plan reference to reference the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout as sought under the s127 application.
	v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 **and July 2026** in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_2024120**, REV B** dated ~~02/12/2024~~ **27/07/2026**. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following: • A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan. • The Restoration Planting plan/s must be supported by a schedule detailing the following: ○ Any pre-planting land preparation including removal/management of weeds. ○ Proposed plant species and intended locations for planting. ○ Details regarding plant sourcing. ○ Plant sizes at time of planting. ○ Density of planting and timing of planting. ○ Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.	Proposed amendment to update the plan reference to include the undated Ecology Memorandum and the Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout as sought under the s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	○ Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.	
	vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.	
	vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology **dated December 2024 and July 2026** in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following: • Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised. • Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.	Proposed amendment to reference the updated Ecological Assessment to enable the proposed change to subdivision staging and layout as sought under the s127 application.
	viii. A finalised Management Plan **shall be provided** to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This ~~document~~ **Management Plan** must be in general accordance with the draft ~~document~~ **Management Plan**, dated ~~12 December 2024~~ **30 July 2026**, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved ~~d~~**D**raft ~~m~~**M**anagement plan these Conditions shall prevail. The ~~Document~~ **Management Plan** shall include: • Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent; • Details on the ongoing protection and management of archaeological site Q05/1269; • Methods to facilitate pedestrian access within the subdivision;	Recommended grammatical amendments to add clarity to condition drafting. Proposed amendment to update the plan reference to reflect the updated Draft Management Plan to reflect the proposed change to subdivision staging and layout sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	• Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Litto~~t~~ralis Landscape Architecture, dated December 2024 **and the Landscape Assessment Memorandum prepared by Littoralis Landscape Architecture dated July 2026**; • Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure; • Details in relation to the management of the balance allotment; • Regular maintenance and monitoring of the ecological management areas; • Details of pest and weed control management measures and ongoing management; and • Any other matters relevant for the management of the allotments.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Proposed amendment to update the plan reference to include updated Landscape Assessment to enable the proposed change to subdivision staging, layout and building heights sought under s127 application.
	f) The consent holder shall submit a detailed set of **engineering plans**, spe**c**ifications and calculations, prepared in accordance with Council's ~~Engineering Standards~~ Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval. The engineering plans, calculations and specifications shall include, but may not be limited to the following: • Plans must be prepared in general accordance **with** recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Will~~i~~owridge Developments Ltd' prepared by Haigh Workman and dated December 2024 **and 'Letter Addendum for Proposed Subdivision at 39 Aucks Road, Russell prepared by Haigh Workman dated 17 June 2026** unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council. • ~~Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably~~	Recommended grammatical amendments throughout condition. Proposed amendment to update the reference to the updated Geotechnical Report to reflect changes to subdivision layout/ building site location as this report includes recommendations for the amended building platforms in stage 2. Proposed deletion of second bullet point to add clarity to condition drafting. There is no Site Suitability Report referenced in the condition.

Condition Number	Condition Wording - Track Changes	Comment
	~~experienced Chartered Professional Engineer is approved in writing by Council.~~ • Shall reference the recommendations made within ~~"~~the Wastewater Feasibility Report ~~'~~prepared by GWE Consulting Ltd (GWE), Ref: J5962, date**d** 29 November 2024, Civil ~~e~~**E**ngineering ~~r~~**R**eport, date**d** 29/11/2024 **prepared by Maven Associates**, rev A and Stormwater Modelling ~~r~~**R**eport **prepared by Maven Associates**, date**d** ~~29/11/2024~~ **03 2025**, rev A, Project 309001, ~~Maven engineering~~ *Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.* • All work needing design/certification by a CPEng will require completion of a producer statement (design) ~~(~~EES-PS1 or similar. • The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence. **Roading** • Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure; • The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards • Details of **the sections of** JOAL 1 to 6 and ROW **that are part of Stage 2** (including passing bays, dimensions, formation, material, culvert); • Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway; • Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation. **Stormwater**	Compliance with the Geotechnical Report is achieved via the bullet point above. Recommended grammatical corrections for consistent referencing. Proposed amendment to clarify that only the sections of JOALs that are a part of Stage 2 are required to be part of the engineering plans at this stage.

Condition Number	Condition Wording - Track Changes	Comment
	• A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards; • Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023; • The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located; • Provision for pre and post overland flow paths; • Internal road drainage and discharge to CMA; • Rainfall information (provide the snip of the ~~niwa~~ **NIWA** value used for calculation. Also use the current value as describe in the table 4.1); • Pond capacity, swale capacity and culvert capacity; • Flood control assessment model, detention requirement, details of earth bund formation; and • A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024. **Earthworks** • The quantity and height of earthworks, including retaining structures; and • Details on the temporary battering of excavations and fill.	
	g) The consent holder must provide the final certified **CMP, CTMP, APP, APMP, EMP, EPA** and Management Plan to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site.	
6.	**Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:**	
	a) Provide a solicitor's undertaking to register the approved legal document against the appropriate	

Condition Number	Condition Wording - Track Changes	Comment
	titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).	
	b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 4(e)(iv) and 4(e)(v) above.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors: Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.	
	d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 4(f) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 4(f) of this consent.	
	ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.	
	e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans ~~Condition~~ in ~~223~~ Condition 4(f) and with FNDC Engineering Standards.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Recommended grammatical corrections to add clarity.
	f) **Provide a** Certificate of Completion of Resource Consent Works~~"~~ describing all the works mentioned in ~~Condition in 223~~ Condition 4(f), from the Contractor.	
	g) As-built information, Road Assessment and Maintenance Management (**RAMM**) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. ~~Provide a~~**A**s-built plans ~~which~~ are to include the following information:	Recommended grammatical amendment.

Condition Number	Condition Wording - Track Changes	Comment
	i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to ~~Department of Survey and~~ Land Information **New Zealand** (~~DOSD~~LI**NZ**) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.	Recommended grammatical correction to update reference to LINZ.
	ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AE~~R~~**P**.	Recommended grammatical correction.
	iii. As-built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.	
	iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).	
	v. Details of meters including Model ID, zero reading, and the meter locations.	
	vi. Information for RAMM database: • Compaction tests on fill under the road formation; • Subgrade depth, aggregate Type and source; • Base course depth, aggregate type and source; • Lime or cement stabilisation details; • Seal coat details including binder type/grade and residual application rate; and • **Details of asphaltic concrete (where used).**	Recommended formatting correction.
	h) ~~Details of asphaltic concrete (where used).~~ Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.	
	i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling	

Condition Number	Condition Wording - Track Changes	Comment
	shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.	
	j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 4(e)(vi). As a minimum the entity managing these communal areas shall:	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	i. Be registered under the Incorporated Societies Act ~~1908~~ **2022**;	Proposed amendment to current legislation reference.
	ii. Require all lot owners within the subdivision **(excluding Lots 1-4 and 62-65)** to be a member and/or shareholder;	Proposed amendment to condition to require that when Legal Entity is set up that Lots 1-4 and 62-65 are not included as parties/ shares in the Residents Association. Per the s127 application, Lots 1-4 and 62-65 are no longer proposed to be required to form a part of the Residents Association as they do not utilise the internal roading for access.
	iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;	
	iv. Manage**e**~~ing~~ and monitor~~ing~~ the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024 **and July 2026**;	Recommended grammatical corrections. Proposed amendment to reference the updated Ecological Assessment to enable the proposed change to subdivision

Condition Number	Condition Wording - Track Changes	Comment
		staging and layout as sought under the s127 application.
	v. Ensure~~ing~~ that funding mechanisms are in place and operational for the purpose of achieving Condition 5(j) above, including ensuring **that** it is mandatory for all owners within the development **(excluding owners of Lots 1 – 4 and 62 - 65)** to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;	Recommended grammatical corrections. Proposed amendment to condition to require that when Legal Entity is set up that Lots 1-4 and 62-65 are not included as parties/ shares in the Residents Association. Per the s127 application, Lots 1-4 and 62-65 are no longer proposed to be required to form a part of the Residents Association as they do not utilise the internal roading for access. Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering
	vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.	
	k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.

Condition Number	Condition Wording - Track Changes	Comment
	The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 4(e)(v) above.	
7	**Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**	
	a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020 **and 'Letter Addendum for Proposed Subdivision at 39 Aucks Road, Russell' prepared by Haigh Workman dated 17 June 2026**.	Proposed amendment to update the reference to the updated Geotechnical Report to reflect changes to subdivision layout/ building site location as this report includes recommendations for the amended building platforms in stage 2.
	b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.	
	c) For all lots, in addition to potable water supply a suitable dedicated firefighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).	
	d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.	
	e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way	

Condition Number	Condition Wording - Track Changes	Comment
	carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.	
	f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.	
	g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.	
	h) On Lots 5, 6, ~~and Lot~~ 8, 9, **13-19, 23 and 24** any future residential dwellings are to be constructed within the identified building platforms.	Proposed amendment to reflect the changes to subdivision staging and lot allocation in stage 2 sought under the s127 application.
	i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.	
	j) For lots 6, 7, 9, 11, **13-22, 24** and 50-61, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 2 sought under the s127 application.
	k) For lots 5, 8, 10, ~~and~~ 12 **and 23** no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.	
	l) A maximum of two (2) dogs may be kept per lot on Lots 6,7,9,11, **13-22, 24** and 50– 61, subject to the following requirements:	
	i. Prior to keeping any dog(s) on the lot, the lot owner must provide the following information	Proposed update to condition numbering for clarity as formatting

Condition Number	Condition Wording - Track Changes	Comment
	to the Residents' Association: • The dog's registration details, including its registration number; and • Confirmation of the containment measures implemented in accordance with Condition ~~7~~(l)(ii)~~]~~ below, supported by suitable photographic evidence.	has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 7.l). Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii. The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include: • Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in Schedule 1; or~~;~~ • An electronic pet containment fence or an equivalent wireless system.	
	iii. Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 4(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	iv. Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.	
	v. All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident~~'~~s Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.	
	m) The following ongoing conditions shall apply to Lot 200:	

Condition Number	Condition Wording - Track Changes	Comment
	i. No external dogs unless otherwise provided for under Condition 7(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.	Proposed update to condition numbering for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 7.m). Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii. The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of: • Lead Control Areas, • The kiwi high-density area designation, and • The requirement for dogs to be on a lead at all times when outside their secure containment area	
	iii. The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 7(l) and conditions 7m(i) and 7m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	n) For Lots 5, 7, 8, 10, 12, 13, 14, 15, 16, 22, 23, 24, 55, 58, 59, 60, 61 and 200, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area ~~AB, AC, BC, CC, AD, BD, CD, AE, BE,CE, AF, BF, CF, AG, BG, AH, AI, AM, AJ, AK, AL~~ AD, AB, AF, AH, AG, AI, AJ, AK, AL, AM, AN, AO, C, AQ, AP, AR, AS, AT, AU, AV, AW, AXX, AX, AY, AZ, CZ, CA, CB, CC, CD, CE, CF and CG and shall not, without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (**NPPMS**) and the National Pest Plant Accord (**NPPA**). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited	
	p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 4(e) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	q) On Lots 5, -6, ~~and Lot~~ 8, -9, **13-19, 23 and 24**, the owner of each lot shall be required at all times to comply with all aspects of the final ~~m~~**M**anagement ~~p~~**P**lan approved under Condition 4(e)(iv) of RC2250266 which includes, without limitation the following:	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 2 sought under the s127 application. Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	i. All buildings and structures shall be limited to a maximum height of ~~5~~ **7** meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;	Proposed changes sought to enable the change to maximum height restrictions for Lots 5, 6, 8, 9, 13-19, 23 and 24 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations.
	ii. All buildings must be single storey;	
	iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;	

Condition Number	Condition Wording - Track Changes	Comment
	iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;	
	v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.	
	vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;	
	vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited. *Advi~~s~~ce note: All buildings must be single storey. Note: this does not preclude split level buildings.*	Recommended grammatical correction.
	r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction: • All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities. • The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains). • The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. • If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and	

Condition Number	Condition Wording - Track Changes	Comment
	Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau. • If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply. • Works in the area shall not commence until all cultural and statutory requirements have been met. • All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.	
	Schedule 1 1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure. 2. The enclosure design may include but is not limited to: a. A minimum height of 800mm. b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return. c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of: i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure. iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door. v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.	Proposed update to Schedule 1 numbering for clarity as formatting is out of sync.

Condition Number	Condition Wording - Track Changes	Comment
	Stage 3: Lot ~~39~~ 40-49	Proposed amendment to reflect the sought changes to subdivision staging as sought under s127 application.
8	**Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:**	
	a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision ~~E~~ J and dated ~~March 2025~~ July 2026 as attached to this decision.	Proposed amendment sought to update the Scheme Plan reference to enable the proposed change to subdivision staging and layout sought under s127 application. Proposed update to condition numbering (to utilise 'a), b) …') for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 8.
	b) The survey plan shall show:	
	i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;	
	ii. The Land Covenant Area ~~AR, AQ, AS, AP, AT, AO, AU, BO, NB and AV~~ CH, CI, CJ, CK, CL, CM, CN, CO and CP within Lot 45, 46, 47, 48 and 49;	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application.
	iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's	

Condition Number	Condition Wording - Track Changes	Comment
	Resource Consent Engineer;	
	iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced ~~E~~ J and dated ~~March 2025~~ July 2026 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;	Proposed amendment sought to update the Scheme Plan reference to enable the proposed change to subdivision staging and layout sought under s127 application.
	v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference 1944181): Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas. All owners of lots ~~39~~ 40-49 hereon shall become members of the Residents Association incorporated. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.	Proposed amendment to update the amalgamation condition wording to reflect the changes to the staging sought under the s127 application.
	c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval. *Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.*	
	d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:	
	i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include: • Details of the site manager including full contact details;	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	• Details of the supervising engineer; • Details of the successful contractor; • The timing of construction works, including hours of work, key project and site management personnel; • A traffic management plan~~s~~, specifically in relation to any Council roads affected by works; • A copy of the Corridor Access Request (**CAR**) and road opening notice issued for Council owned and maintained roads; • Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded; • Proposed procedures for controlling sediment runoff and dust generation; • Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur. • All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing. • Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks; • Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood; • Programme of works; • Proposed hours of work on the site; • The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application	

Condition Number	Condition Wording - Track Changes	Comment
	must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks: ○ All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities. ○ The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains). ○ The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. ○ If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū. ○ Works in the area shall not commence until all cultural and statutory requirements have been met. ○ If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply. ○ All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and • The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.	
	ii. The consent holder shall obtain and implement a **Construction** Traffic Management Plan **(CTMP)** approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary	Recommended grammatical corrections.

Condition Number	Condition Wording - Track Changes	Comment
	Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing. The CTMP shall contain information about and site management procedures for: • establishing a parking management plan for construction traffic**;** • measures to address the transportation and parking of oversize vehicles (if any)**;** • identifying the proposed number and timing of heavy vehicles throughout the day**;** • identifying the location of heavy vehicle and construction machinery access to the site; • requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site**; and** • All physical works on site shall be undertaken in accordance with the approved CTMP.	Recommended inclusion of acronym CTMP as it is used throughout conditions without initial reference point.
	iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **21/07/2026** which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following: • A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity; • Identification of the ecological covenant areas; • A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme); • Details of weed management; and • Details of the final location of the off-road pedestrian walkways through the site.	Proposed amendment to update the plan reference to the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under the s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the ‘‘Mitigation Amenity Planting’ and the ‘Low Riparian Mitigation/Amenity Planting’ illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202, REV B dated ~~02/12/2024~~ 21/07/2026 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to): • A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.	Recommended grammatical correction. Proposed amendment to update the plan reference to reference the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under the s127 application.
	v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 and July 2026 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202, REV B dated ~~02/12/2024~~ 21/07/2026. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following: • A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan. • The Restoration Planting plan/s must be supported by a schedule detailing the following: o Any pre-planting land preparation including removal/management of weeds. o Proposed plant species and intended locations for planting. o Details regarding plant sourcing. o Plant sizes at time of planting. o Density of planting and timing of planting. o Height and density upon maturity. Planting shall be provided within the areas	Proposed amendment to update the plan reference to reference the undated Ecology Memorandum and the Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under the s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	identified as being subject to esplanade strips. ○ Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.	
	vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.	
	vii. An Ongoing Environmental Management Programme (**OEMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology **dated December 2024 and July 2026** in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following: • Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised. • Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.	Proposed amendment to reference the updated Ecological Assessment to enable the proposed change to subdivision staging and layout sought under the s127 application.
	viii. A finalised Management Plan **shall be provided** to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This ~~document~~ **Management Plan** must be in general accordance with the draft ~~document~~ **Management Plan**, dated ~~12 December 2024~~ **30 July 2026**, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft ~~m~~**M**anagement ~~p~~**P**lan these Conditions shall prevail. The ~~Document~~ **Management Plan** shall include: • Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent; • Details on the ongoing protection and management of archaeological site Q05/1269; • Methods to facilitate pedestrian access within the subdivision;	Recommended grammatical amendments to add clarity to condition drafting. Proposed amendment to update the plan reference to reflect the updated Draft Management Plan to reflect the proposed change to subdivision staging and layout sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	• Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotralis Landscape Architecture, dated December 2024 **and the Landscape Assessment Memorandum prepared by Littoralis Landscape Architecture dated July 2026**; • Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure; • Details in relation to the management of the balance allotment; • Regular maintenance and monitoring of the ecological management areas; • Details of pest and weed control management measures and ongoing management; and • Any other matters relevant for the management of the allotments.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Proposed amendment to update the plan reference to include updated Landscape Assessment to enable the proposed change to subdivision staging, layout and building heights sought under s127 application.
	e) The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's ~~Engineering Standards~~ Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval. The engineering plans, calculations and specifications shall include, but may not be limited to the following: • Plans must be prepared in general accordance **with** recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Willowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council. • ~~Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.~~ • Shall reference the recommendations made within ~~"~~the Wastewater Feasibility Report ~~'~~prepared by GWE Consulting Ltd (GWE), Ref: J5962, date**d** 29 November 2024, Civil ~~e~~**E**ngineering ~~r~~**R**eport **prepared by Maven Associates**, date**d** 29/11/2024, rev A and Stormwater Modelling ~~r~~**R**eport **prepared by Maven Associates**, date**d** ~~29/11/2024~~ **03 2025**, rev A, Project 309001, ~~Maven engineering~~	Recommended grammatical amendments throughout condition. Proposed deletion of second bullet point to add clarity to condition drafting. There is no Site Suitability Report referenced in the condition. Compliance with the Geotechnical Report is achieved via the bullet point above.

Condition Number	Condition Wording - Track Changes	Comment
	Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services. • All work needing design/certification by a CPEng will require completion of a producer statement (design) ~~(~~EES-PS1 or similar. • The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence. **Roading** • Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure; • The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards • Details of **the sections of** JOAL 1 to 6 and ROW **that are part of Stage 3** (including passing bays, dimensions, formation, material, culvert; • Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway; • Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation. **Stormwater** • A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards; • Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023; • The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge	Recommended grammatical corrections for consistent referencing. Proposed amendment to clarify that only the sections of JOALs and ROW that are a part of Stage 3 are required to be part of the engineering plans at this stage.

Condition Number	Condition Wording - Track Changes	Comment
	point located; • Provision for pre and post overland flow paths; • Internal road drainage and discharge to CMA; • Rainfall information (provide the snip of the ~~niwa~~ **NIWA** value used for calculation. Also use the current value as describe in the table 4.1); • Pond capacity, swale capacity and culvert capacity; • Flood control assessment model, detention requirement, details of earth bund formation; and • A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024. **Earthworks** • The quantity and height of earthworks, including retaining structures; and • Details on the temporary battering of excavations and fill.	
9	**Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:**	
	a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve (Lot 1 DP 161659).	
	b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 6(d)(iv) and 6(d)(v) above.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:	

Condition Number	Condition Wording - Track Changes	Comment
	Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.	
	d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 6(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 6(e) of this consent.	
	ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.	
	e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans ~~Condition~~ in ~~223~~ Condition 6(e) and with FNDC Engineering Standards.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Recommended grammatical corrections to add clarity.
	f) **Provide a** Certificate of Completion of Resource Consent Works~~"~~ describing all the works mentioned in ~~Condition in 223~~ Condition 6(e), from the Contractor.	
	g) As-built information, Road Assessment and Maintenance Management (RAMM) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. ~~Provide a~~**A**s-built plans ~~which~~ are to include the following information:	Recommended grammatical corrections to add clarity.
	i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to ~~Department of Survey and~~ Land Information **New Zealand** (~~DOSD~~LI**NZ**) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.	Recommended grammatical correction to update reference to LINZ.
	ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AE~~R~~**P**.	Recommended grammatical correction.
	iii. As-built drawings and asset data sheets for stormwater private assets are to be submitted in	

Condition Number	Condition Wording - Track Changes	Comment
	separate sets of documents.	
	iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).	
	v. Details of meters including Model ID, zero reading, and the meter locations.	
	vi. Information for RAMM database: • Compaction tests on fill under the road formation; • Subgrade depth, aggregate Type and source; • Base course depth, aggregate type and source; • Lime or cement stabilisation details; • Seal coat details including binder type/grade and residual application rate; and • Details of asphaltic concrete (where used).	
	h) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.	
	i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.	
	~~j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 6(d)(vi). As a minimum, the entity managing these communal areas shall:~~	Proposed deletion of this condition as the Residents' Association will already be set up to manage the communal areas the subdivision (excluding Lots in Stage 1B) under Stage 2 conditions.
	~~i. Be registered under the Incorporated Societies Act 1908;~~	

Condition Number	Condition Wording - Track Changes	Comment
	~~ii. Require all lot owners within the subdivision to be a member and/or shareholder;~~	
	~~iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;~~	
	~~iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;~~	
	~~v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 7(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;~~	
	~~vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.~~	
	k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 6(d)(v) above.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
10	**Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**	
	a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and	

Condition Number	Condition Wording - Track Changes	Comment
	a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.	
	b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.	
	c) For all lots, in addition to potable water supply a suitable dedicated firefighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).	
	d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.	
	e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.	
	f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.	
	g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works	

Condition Number	Condition Wording - Track Changes	Comment
	which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.	
	h) On Lots 44-49, any future residential dwellings are to be constructed within the identified building platforms.	
	i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.	
	j) For lots ~~39~~ **40**-45, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 3 sought under the s127 application.
	k) For lots 46-49 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.	
	l) A maximum of two (2) dogs may be kept per lot on Lots ~~39~~ **40**-45, subject to the following requirements:	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 2 sought under the s127 application.
	i. Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association: • The dog's registration details, including its registration number; and • Confirmation of the containment measures implemented in accordance with Condition ~~(~~10(l)(ii)~~)~~ below, supported by suitable photographic evidence.	Proposed update to condition numbering for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 10.l). Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii. The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	Monitoring and Compliance satisfaction, and may include: • Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in Schedule 1; or~~;~~ • An electronic pet containment fence or an equivalent wireless system.	
	iii. Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 10(I)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	iv. Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.	
	v. All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident~~'~~s Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.	
	m) The following ongoing conditions shall apply to Lot 200: ***Advice note: as consent notice conditions on Lot 200 will already be registered against the Title under condition 7(m), and are considered to run with the land, provision of evidence that these consent notice conditions are already registered to the Title for Lot 200 is sufficient to show compliance with this condition.***	Proposed advice note to be added to this consent notice condition for clarity to identify that the listed conditions should already be registered to the Record of Title for Lot 200 as a part of the Stage 2 conditions. Therefore, if they are already in existence on the Title, identify that these do not need to be re-registered on Lot 200 provided evidence can be provided to confirm these are in place. Highlighted condition referencing to indicate where this will need to

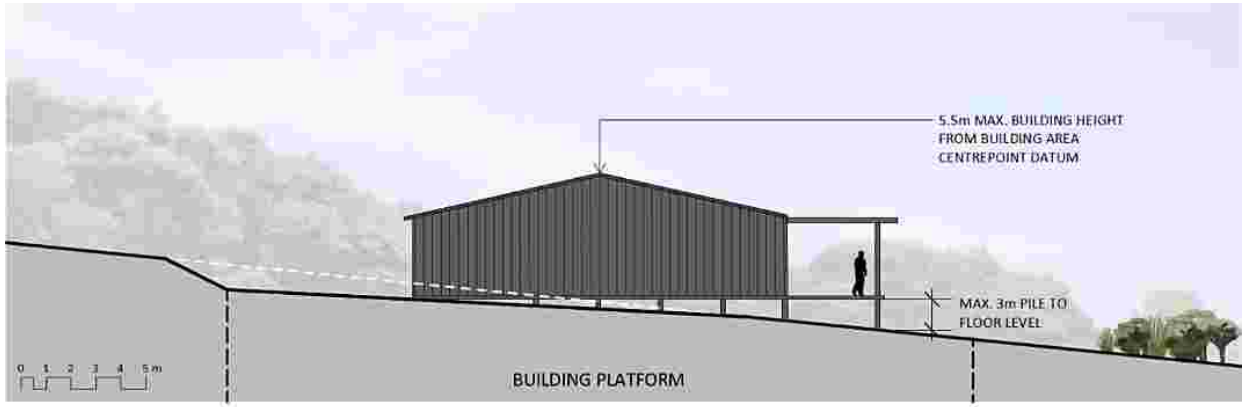
Condition Number	Condition Wording - Track Changes	Comment
		be amended to reflect final condition numbering.
	i. No external dogs unless otherwise provided for under Condition 10(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.	Proposed update to condition numbering for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 10.m). Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii. The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of: • Lead Control Areas, • The kiwi high-density area designation, and • The requirement for dogs to be on a lead at all times when outside their secure containment area	
	iii. The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 10(l) and conditions 10m(i) and 10m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	n) For Lot 45, 46, 47, 48 and 49, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area ~~AR, AQ, AS, AP, AT, AO, AU, BO, NB and AV~~ **CH, CI, CJ, CK, CL, CM, CN, CO and CP** ~~within~~ **and** shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (**NPPMS**) and the National Pest Plant Accord (**NPPA**). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.	
	p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 6(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	q) On Lots 44-49, the owner of each lot shall be required at all times to comply with all aspects of the final ~~m~~Management ~~p~~Plan approved under Condition 6(d)(iv) of RC2250266 which includes, without limitation the following:	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Recommended grammatical correction for consistency.
	i. All buildings and structures (except those on Lots 47- 49 per condition 10(r) below) shall be limited to a maximum height of 5.5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;	Proposed amendment sought to enable the change to maximum height restrictions for lots 44-46 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations. *Note: exclusion for Lots 47-49 intended to apply to the height restriction only – they are required to meet the remainder of the design controls. A separate consent notice condition is proposed to set out specific design/ height conditions (below)*

Condition Number	Condition Wording - Track Changes	Comment
		Proposed update to condition numbering for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 10.q). Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii. All buildings must be single storey;	
	iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;	
	iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;	
	v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.	
	vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;	
	vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited. *Advi~~s~~ce note: All buildings must be single storey. Note: this does not preclude split level buildings.*	Recommended grammatical correction.
	r) **On Lots 47 – 49, buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform, in accordance with Schedule 2, provided that:**	Proposed new consent notice condition to enable the change to maximum height restrictions for

Condition Number	Condition Wording - Track Changes	Comment
	i. **A maximum 5.5m building height limit, relative to the level of natural ground at the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area, shall apply.** ii. **Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.**	Lots 47-49 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations.
	s) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction: • All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities. • The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains). • The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. • If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau. • If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply. • Works in the area shall not commence until all cultural and statutory requirements have been met. • All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.	

Condition Number	Condition Wording - Track Changes	Comment
	Schedule 1 1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure. 2. The enclosure design may include but is not limited to: a. A minimum height of 800mm. b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return. c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of: i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure. iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door. v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.	Proposed update to Schedule numbering for clarity as formatting is out of sync.
	Schedule 2 **Development parameters proposed to apply to Lots 47-49**	Proposed addition of Schedule 2, based on Landscape Assessment/ recommendations, to support proposed consent condition notice for design controls on Lots 47-49

Condition Number	Condition Wording - Track Changes	Comment
	This document has been prepared as an attachment to a memorandum dated July 2026, which addresses several areas of proposed adjustment to an existing resource/landuse consent applying to 39 Aucks Road. **The revised building parameters that are proposed to apply to Lots 47-49 are as follows:** • **Buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform.** • **A maximum 5.5m building height limit relative to the level of natural ground at the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area.** • **Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.** **These parameters are illustrated in the cross section titled Scenario B, below.**  Scenario B: Applying to Lots 25-27 and 47-49	and add clarity to understanding the requirement.
	Stage 4: Lot ~~13-20 and 22-24~~ 25-39	Proposed amendment to reflect the sought changes to subdivision

Condition Number	Condition Wording - Track Changes	Comment
		staging as sought under s127 application.
11	**Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:**	
	a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall* prepared by Maven Associates, Revision ~~E~~ J and dated ~~March 2025~~ July 2026 as attached to this decision.	Proposed amendment sought to update the Scheme Plan reference to enable the proposed change to subdivision staging and layout sought under s127 application.
	b) The survey plan shall show:	
	i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;	
	ii. The Land Covenant Area ~~AY, BY, NI, CW. AX, NH, GA, GB, GC, NG, AW, BW and NA~~ CQ, CR, CS, CT, CU, CV, CW, CX and CY within Lot ~~13,19, 22, 23 and 45~~ 25, 32, 33, 38 and 39;	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application.
	iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;	
	iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev ~~E~~ J and dated ~~March 2025~~ July 2026 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;	Proposed amendment sought to update the Scheme Plan reference to enable the proposed change to subdivision staging and layout sought under s127 application.
	v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181-):	Proposed amendment to update the amalgamation condition wording to reflect the changes to

Condition Number	Condition Wording - Track Changes	Comment
	Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas. *All owners of lot ~~13-20 and 22-24~~ **25-39** hereon shall become members of the Residents Association incorporated.*	the staging sought under the s127 application.
	vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.	
	c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval. *Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.*	
	d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:	
	i. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include: • Details of the site manager including full contact details; • Details of the supervising engineer; • Details of the successful contractor; • The timing of construction works, including hours of work, key project and site management personnel;	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	• A traffic management plan~~s~~, specifically in relation to any Council roads affected by works; • A copy of the Corridor Access Request (**CAR**) and road opening notice issued for Council owned and maintained roads; • Details of how construction materials will be moved to and from the site, including vehicle access through marked entry and exit points, and how materials will be loaded and unloaded; • Proposed procedures for controlling sediment runoff and dust generation; • Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur. • All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing. • Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks; • Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood; • Programme of works; • Proposed hours of work on the site; • The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks: o All work in the site will cease immediately. The Contractors/ Works	

Condition Number	Condition Wording - Track Changes	Comment
	Supervisor/Consent Holder shall shut down all equipment and activities. ○ The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains). ○ The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. ○ If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū. ○ Works in the area shall not commence until all cultural and statutory requirements have been met. ○ If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply. ○ All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and • The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.	
	ii. The consent holder shall obtain and implement a **Construction** Traffic Management Plan **(CTMP)** approved by Council prior to undertaking any works within or adjacent to Council's Road reserve The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.	Recommended grammatical corrections. Recommended inclusion of acronym CTMP as it is used throughout conditions without initial reference point.

Condition Number	Condition Wording - Track Changes	Comment
	The CTMP shall contain information about and site management procedures for: • establishing a parking management plan for construction traffic**;** • measures to address the transportation and parking of oversize vehicles (if any)**;** • identifying the proposed number and timing of heavy vehicles throughout the day**;** • identifying the location of heavy vehicle and construction machinery access to the site; • requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site**; and** • All physical works on site shall be undertaken in accordance with the approved CTMP.	
	iii. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **21/07/2026** which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following: • A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity; • Identification of the ecological covenant areas; • A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme); • Details of weed management; and • Details of the final location of the off-road pedestrian walkways through the site.	Proposed amendment to update the plan reference to the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under the s127 application.
	iv. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience**d** landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	‘‘Mitigation Amenity Planting’ and the ‘Low Riparian Mitigation/Amenity Planting’ illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **21/07/2026** on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to): • A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.	Proposed amendment to update the plan reference to reference the undated Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under the s127 application.
	v. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 **and July 2026** in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202**, REV B** dated ~~02/12/2024~~ **21/07/2026**. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following: • A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan. • The Restoration Planting plan/s must be supported by a schedule detailing the following: ○ Any pre-planting land preparation including removal/management of weeds. ○ Proposed plant species and intended locations for planting. ○ Details regarding plant sourcing. ○ Plant sizes at time of planting. ○ Density of planting and timing of planting. ○ Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips. ○ Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of	Proposed amendment to update the plan reference to reference the undated Ecology Memorandum and the Landscape Integration Concept Plan to enable the proposed change to subdivision staging and layout sought under the s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	local habitat.	
	vi. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.	
	vii. An Ongoing Environmental Management Programme (OEMP) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology **dated December 2024 and July 2026** in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following: • Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised. • Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.	Proposed amendment to reference the updated Ecological Assessment to enable the proposed change to subdivision staging and layout sought under the s127 application.
	viii. A finalised **shall be provided** to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This ~~document~~ **Management Plan** must be in general accordance with the draft ~~document~~ **Management Plan**, dated ~~12 December 2024~~ **30 July 2026**, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved ~~d~~**D**raft ~~m~~**M**anagement plan these Conditions shall prevail. The ~~Document~~ **Management Plan** shall include: • Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent; • Details on the ongoing protection and management of archaeological site Q05/1269; • Methods to facilitate pedestrian access within the subdivision; • Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Litto~~t~~**r**alis Landscape	Recommended grammatical amendments to add clarity to condition drafting. Proposed amendment to update the plan reference to reflect the updated Draft Management Plan to reflect the proposed change to subdivision staging and layout sought under s127 application. Highlighted condition referencing to indicate where this will need to

Condition Number	Condition Wording - Track Changes	Comment
	Architecture, dated December 2024 **and the Landscape Assessment Memorandum prepared by Littoralis Landscape Architecture dated July 2026**; • Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure; • Details in relation to the management of the balance allotment; • Regular maintenance and monitoring of the ecological management areas; • Details of pest and weed control management measures and ongoing management; and • Any other matters relevant for the management of the allotments.	be amended to reflect final condition numbering. Proposed amendment to update the plan reference to include updated Landscape Assessment to enable the proposed change to subdivision staging, layout and building heights sought under s127 application.
	e) The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's ~~Engineering Standards~~ Engineering Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval. The engineering plans, calculations and specifications shall include, but may not be limited to the following: • Plans must be prepared in general accordance **with** recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Will~~i~~owridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council. • ~~Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.~~ • Shall reference the recommendations made within "~~t~~he Wastewater Feasibility Report ~~'~~prepared by GWE Consulting Ltd (GWE), Ref: J5962, date**d** 29 November 2024, Civil ~~e~~**E**ngineering ~~r~~**R**eport **prepared by Maven Associates**, date**d** 29/11/2024, rev A and Stormwater Modelling ~~r~~**R**eport **prepared by Maven Associates**, date**d** ~~29/11/2024~~ **03 2025**, rev A, Project 309001, ~~Maven engineering.~~ *Note: All plans shall clearly indicate assets that are to be vested in Council and assets*	Recommended grammatical amendments throughout condition. Proposed deletion of second bullet point to add clarity to condition drafting. There is no Site Suitability Report referenced in the condition. Compliance with the Geotechnical Report is achieved via the bullet point above.

Condition Number	Condition Wording - Track Changes	Comment
	that are to remain in private ownership including road footpath trail and all services. • All work needing design/certification by a CPEng will require completion of a producer statement (design) ~~(~~EES-PS1 or similar. • The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence. **Roading** • Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure; • The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards. • Details of **the sections of** JOAL 1 to 6 and ROW **that are part of Stage 4** (including passing bays, dimensions, formation, material, culvert); • Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway; • Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation **Stormwater** • A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards; • Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023; • The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;	Recommended grammatical corrections for consistent referencing. Proposed amendment to clarify that only the sections of JOALs and ROW that are a part of Stage 4 are required to be part of the engineering plans at this stage.

Condition Number	Condition Wording - Track Changes	Comment
	• Provision for pre and post overland flow paths; • Internal road drainage and discharge to CMA; • Rainfall information (provide the snip of the ~~niwa~~ **NIWA** value used for calculation. Also use the current value as describe in the table 4.1); • Pond capacity, swale capacity and culvert capacity; • Flood control assessment model, detention requirement, details of earth bund formation; and • A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024. **Earthworks** • The quantity and height of earthworks, including retaining structures; and • Details on the temporary battering of excavations and fill.	
12	**Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:**	
	a) Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for a fencing covenant pursuant to Section 5 of the Fencing Act 1978 in favour of the adjoining recreation reserve 5855 Russell Whakapara Road, Russell.	
	b) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 8(d)(iv) and 8(d)(v) above.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	c) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors: Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.	

Condition Number	Condition Wording - Track Changes	Comment
	d) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 8(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	i. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 8(e) of this consent.	
	ii. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.	
	e) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans ~~Condition~~ in ~~223~~ Condition 8(e) and with FNDC Engineering Standards.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Recommended grammatical corrections to add clarity.
	f) Certificate of Completion of Resource Consent Works~~"~~ describing all the works mentioned in ~~Condition in 223~~ Condition 8(e), **is provided** from the Contractor.	
	g) As-built information, Road Assessment and Maintenance Management (**RAMM**) data and test results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. ~~Provide a~~**A**s-built plans ~~which~~ are to include the following information:	Recommended grammatical corrections to add clarity.
	i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to ~~Department of Survey and~~ Land Information **New Zealand** (~~DOSD~~LI**NZ**) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.	Recommended grammatical correction to update reference to LINZ.
	ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AE~~R~~**P**.	Recommended grammatical correction.
	iii. As-built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.	

Condition Number	Condition Wording - Track Changes	Comment
	iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).	
	v. Details of meters including Model ID, zero reading, and the meter locations.	
	vi. Information for RAMM database: • Compaction tests on fill under the road formation; • Subgrade depth, aggregate Type and source; • Base course depth, aggregate type and source; • Lime or cement stabilisation details; • Seal coat details including binder type/grade and residual application rate; and • Details of asphaltic concrete (where used).	Proposed update to condition numbering (change to bullet points) for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments.
	h) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction and approval of Council.	
	i) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.	
	~~j) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 8(d)(vi).~~ ~~As a minimum, the entity managing these communal areas shall:'~~	Proposed deletion of this condition as the Residents' Association will already be set up to manage the communal areas the subdivision (excluding Lots in Stage 1B) under Stage 2 conditions.

Condition Number	Condition Wording - Track Changes	Comment
	~~i. Be registered under the Incorporated Societies Act 1908 **2022**;~~	
	~~ii. Require all lot owners within the subdivision to be a member and/or shareholder;~~	
	~~iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;~~	
	~~iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;~~	
	~~v. Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 8(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;~~	
	~~vi. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.~~	
	k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 8(d)(v) above.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
13	**Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:**	

Condition Number	Condition Wording - Track Changes	Comment
	a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23 020.	
	b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.	
	c) For all lots, in addition to potable water supply a suitable dedicated firefighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m^2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m^2 gross floor area. For avoidance of doubt, the water supply is required to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).	
	d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.	
	e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered ‘pre-development’ in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m^2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council’s Resource Consent’s Engineer or delegated representative.	
	f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council’s Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream	

Condition Number	Condition Wording - Track Changes	Comment
	properties	
	g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.	
	h) On Lots ~~13 -19, Lots 22 -23~~ **25 – 30 and 32 - 34**, any future residential dwellings are to be constructed within the identified building platforms.	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 4 sought under the s127 application.
	i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.	
	j) For lots ~~13-20, 22 and 24~~ **26-39**, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 4 sought under the s127 application.
	k) For lot ~~23~~ **25** no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 4 sought under the s127 application.
	l) A maximum of two (2) dogs may be kept per lot on Lots ~~13-20, 22 and 24~~ **26-39**, subject to the following requirements:	Proposed amendment to reflect the changes to subdivision staging and lot allocation in Stage 4 sought under the s127 application.
	i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association: • The dog's registration details, including its registration number; and • Confirmation of the containment measures implemented in accordance with Condition ~~[~~13(l)(ii)~~]~~ below, supported by suitable photographic evidence.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent	

Condition Number	Condition Wording - Track Changes	Comment
	roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include: • Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in Schedule 1; or~~;~~ • An electronic pet containment fence or an equivalent wireless system.	
	iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 13(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.	
	v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident~~'~~s Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.	
	m) The following ongoing conditions shall apply to Lot 200: ***Advice note: as consent notice conditions on Lot 200 will already be registered against the Title under Condition 13(m), and are considered to run with the land, provision of evidence that these consent notice conditions are already registered to the Title for Lot 200 is sufficient to show compliance with this condition.***	Proposed advice note to be added to this consent notice condition for clarity to identify that the listed conditions should already be registered to the Record of Title for Lot 200 as a part of the Stage 2 conditions. Therefore, if they are already in existence on the Title, identify that these do not need to be re-registered on Lot 200 provided evidence can be provided to confirm these are in place.

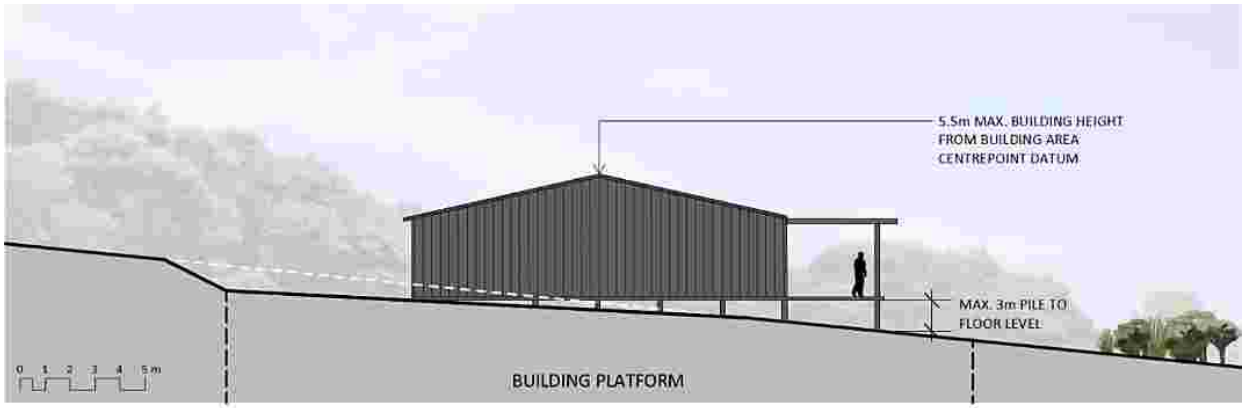
Condition Number	Condition Wording - Track Changes	Comment
		Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	i) No external dogs unless otherwise provided for under Condition 13(l) are permitted to visit or be contained on the site. The Resident~~'~~s Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.	Proposed update to condition numbering for clarity as formatting has dropped off after 2250266-RMAOBJ/A amendments. Applies to whole of condition 13.m). Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of: • Lead Control Areas, • The kiwi high-density area designation, and • The requirement for dogs to be on a lead at all times when outside their secure containment area	
	iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 13(l) and conditions 13m(i) and 13m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	n) For Lots ~~Lot 13,19, 22, 23 and 45~~ **25, 32, 33, 38 and 39**, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area ~~AY, BY, NI, CW. AX, NH, GA, GB, GC, NG, AW, BW and NA~~ **CQ, CR, CS, CT, CU, CV, CW, CX and CY and** ~~within~~ shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application.

Condition Number	Condition Wording - Track Changes	Comment
	responsible.	
	o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on-site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.	
	p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 8(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.	Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering.
	q) On Lots ~~13–19, Lots 22–23~~ **25 – 30 and 32 - 34**, the owner of each lot shall be required at all times to comply with all aspects of the final ~~m~~**M**anagement ~~p~~**P**lan approved under Condition 8(d)(iv) of RC2250266 which includes, without limitation the following:	Proposed amendment sought to reflect the renaming of covenant areas in updated Scheme Plan, to enable the proposed change to subdivision layout and design sought under s127 application. Highlighted condition referencing to indicate where this will need to be amended to reflect final condition numbering. Recommended grammatical correction for consistency.
	i. All buildings and structures **(excluding those on Lots 25-27 in accordance with condition 13(r) below)** on shall be limited to a maximum height of ~~5~~ **7** meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;	Proposed amendment sought to enable the change to maximum height restrictions for Lots 28-30 and 32-34 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations.

Condition Number	Condition Wording - Track Changes	Comment
		Note: exclusion for Lots 27-27 intended to apply to the height restriction only – they are required to meet the remainder of the design controls. A separate consent notice condition is proposed to set out specific design/ height conditions (below).
	ii. All buildings must be single storey;	
	iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;	
	iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;	
	v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.	
	vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;	
	vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited. *Advi~~s~~ce note: If the proposed area of impermeable surfaces exceeds 700m2, a resource consent may be required. All lots.*	Recommended grammatical correction.
	r) **On Lots 25-27, buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform, in accordance with Schedule 2, and shall have:** i) **A maximum 5.5m building height limit, relative to the level of natural ground at the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area, shall apply.**	Proposed new consent notice condition to enable the change to maximum height restrictions for Lots 25-27 as sought under the s127 application and supported by the updated Landscape Assessment/ recommendations.

Condition Number	Condition Wording - Track Changes	Comment
	ii) **Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.**	
	s) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction: • All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities. • The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains). • •The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area. • If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau. • If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply. • Works in the area shall not commence until all cultural and statutory requirements have been met. • All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with.	

Condition Number	Condition Wording - Track Changes	Comment
	Schedule 1 1. The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure. 2. The enclosure design may include but is not limited to: a. A minimum height of 800mm. b. A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return. c. An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of: i. A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or ii. A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or iii. Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure. iv. The enclosure must be lockable in a manner that prevents any dog or small child from activating or opening the gate or door. v. The enclosure must be constructed of durable materials and be easily accessible for maintenance.	Proposed update to Schedule numbering for clarity as formatting is out of sync.
	Schedule 2	Proposed addition of Schedule 2, based on Landscape Assessment/

Condition Number	Condition Wording - Track Changes	Comment
	Development parameters proposed to apply to Lots 25-27 **This document has been prepared as an attachment to a memorandum dated July 2026, which addresses several areas of proposed adjustment to an existing resource/landuse consent applying to 39 Aucks Road.** **The revised building parameters that are proposed to apply to Lots 25-27 are as follows:** • **Buildings on these lots may be established partially or fully on a retained bench set into the landform or on a piled platform.** • **A maximum 5.5m building height limit relative to the level of natural ground at the common junction point achieved by projecting a symmetrical inward line from each of the corners of defined building area.** • **Supporting piles are to be no more than 3.0m in height from natural ground level to finished floor level.** **These parameters are illustrated in the cross section titled Scenario B, below.**  Scenario B: Applying to Lots 25-27 and 47-49	recommendations, to support proposed consent condition notice for design controls on Lots 47-49 and add clarity to understanding the requirement.
	~~**Stage 5: Lot 21, and 25-38**~~	

Condition Number	Condition Wording - Track Changes	Comment
~~14~~	~~**The Prior to the sealing of the Survey Plan pursuant to Section 223 the following Conditions shall be complied with:**~~	Proposed Deletion of Condition 14 as all allotments originally proposed in stage 5 have been incorporated into stages 2-4 under s127 application proposal. Condition 14 no longer required.
	~~a) The survey plan shall be generally in accordance with the plan of subdivision titled *Proposed Scheme Plan Overall prepared by* Maven Associates, Revision E and dated March 2025 as attached to this decision.~~	
	~~b) The survey plan shall show:~~	
	~~i. All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved;~~	
	~~ii. The Land Covenant Area GH, GG, NG, GI, GJ, NK, GK, GL, NN, GM, GN, GO, NC, NF within Lot 25,32,33,38 and 39;~~	
	~~iii. Easements over services and overland stormwater flow paths where such infrastructure is located on private property shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;~~	
	~~iv. Easements over off-road formed tracks in general accordance with 'Proposed Scheme Plan Overall Staging' prepared by Maven Associates, referenced Rev E, dated 03/2025 shall be shown in the Memorandum of Easements attached to the Survey Plan and shall be duly granted or reserved to the approval of Council's Resource Consent Engineer;~~	
	~~v. The following amalgamation Conditions shall be endorsed on the survey plan (LINZ request reference1944181:~~ ~~*Lot 200 hereon shall be owned in perpetuity by the Residents Association incorporated established for the purpose of managing all the common areas.*~~ ~~*All owners of lots 21 and 25-38 hereon shall become members of the Residents Association incorporated.*~~	

Condition Number	Condition Wording - Track Changes	Comment
	~~vi. The survey plan shall show all necessary easements for the provision of access, drainage and utility services to all lots.~~	
	~~c) Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Far North District Council Administration Officer, Infrastructure & Asset Management Department for approval.~~ ~~*Advice Note: The consent holder is advised that in accordance with Community Board policy, road names should reflect the history of the Area. Information and advice on applying for road naming can be sought from the FNDC website, https://www.fndc.govt.nz/Services/Transport/roads/road-naming-and-renaming. The road naming application should use the form on the FNDC website and be submitted to roadingalliance@fndc.govt.nz.*~~	
	~~d) The consent holder shall provide the following documents to the Council for review and certification by Council's Resource Consent Engineer or delegated representative before works commence on the site:~~	
	~~ix. A Construction Management Plan (**CMP**) shall be provided to Council's Development Engineer, or their delegated representative for certification, and shall include:~~ ~~• Details of the site manager including full contact details;~~ ~~• Details of the supervising engineer;~~ ~~• Details of the successful contractor;~~ ~~• The timing of construction works, including hours of work, key project and site management personnel;~~ ~~• A traffic management plans, specifically in relation to any Council roads affected by works;~~ ~~• A copy of the Corridor Access Request (CAR) and road opening notice issued for Council owned and maintained roads;~~ ~~• Details of how construction materials will be moved to and from the site, including vehicle~~	

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	~~access through marked entry and exit points, and how materials will be loaded and unloaded;~~ • ~~Proposed procedures for controlling sediment runoff and dust generation;~~ • ~~Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.~~ • ~~All buried services within the road boundary shall be located, marked and adequately protected prior to any works commencing.~~ • ~~Proposed restabilising process to ensure re-grass of any exposed areas that aren't covered by aggregate that are exposed as a result of earthworks within six weeks;~~ • ~~Measures to ensure no land will deteriorate or will remain in such a Condition that it would, in the opinion of the Council, visually detract from the amenities of the property, or adjoining properties, or the neighbourhood;~~ • ~~Programme of works;~~ • ~~Proposed hours of work on the site;~~ • ~~The CMP shall include a section relating to an "Accidental Discovery Protocol" to be applied during earthworks and construction works for the proposed subdivision. This shall acknowledge that all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced. If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction or earthworks:~~ ○ ~~All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.~~ ○ ~~The Contractors/ Works Supervisor/Consent Holder shall notify the Area Archaeologist of Heritage NZ (HNZ) – Pouhere Taonga (Northland Office), relevant local iwi and hapū Far North District Council and any required statutory agencies (e.g., NZ Police for human skeletal remains).~~	

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	~~○ The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.~~ ~~○ If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional engagement local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga to local iwi / hapū.~~ ~~○ Works in the area shall not commence until all cultural and statutory requirements have been met.~~ ~~○ If burials, human remains/koiwi tangata are uncovered, the bullet points above shall apply.~~ ~~○ All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with; and~~ ~~• The consent holder shall adhere to the terms of the certified Construction Management Plan at all times during the construction of the development.~~	
	~~x. The consent holder shall obtain and implement a Traffic Management Plan approved by Council prior to undertaking any works within or adjacent to Council's Road reserve. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (**TTMP**) as validated on their Code of Practice for Temporary Traffic Management (**CoPTTM**) ID certification. A copy of the approved plan shall be submitted to the Manager of Engineering at Council or other duly delegated officer prior to works commencing.~~ ~~The CTMP shall contain information about and site management procedures for:~~ ~~• establishing a parking management plan for construction traffic~~ ~~• measures to address the transportation and parking of oversize vehicles (if any)~~ ~~• identifying the proposed number and timing of heavy vehicles throughout the day~~ ~~• identifying the location of heavy vehicle and construction machinery access to the site;~~	

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	• ~~requiring and ensuring heavy traffic to avoid using Lanes Road access and depart the site.~~ • ~~All physical works on site shall be undertaken in accordance with the approved CTMP.~~	
	~~xi. An Amenity Planting Plan (**APP**) prepared by a suitably qualified and experienced landscape architect. The purpose of the APP is to provide detail of 'Mitigation Amenity Planting' and 'Low Riparian Mitigation/Amenity Planting' as illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 which is to be carried out by the consent holder prior to certification pursuant to s224 of the RMA. The APP shall as a minimum include the following:~~ • ~~A plan of the planted areas detailing proposed plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting and timing of planting, height and density upon maturity;~~ • ~~Identification of the ecological covenant areas;~~ • ~~A programme of establishment and post establishment protection and maintenance (e.g., planting method, fertilising, weed removal / spraying, replacement of dead or poorly performing plants, watering, length of maintenance programme);~~ • ~~Details of weed management; and~~ • ~~Details of the final location of the off-road pedestrian walkways through the site.~~	
	~~xii. An Amenity Planting Maintenance Plan (**APMP**) prepared by a suitably qualified and experience landscape architect. The purpose of the APMP is to provide clear direction to the consent holder, Council and future lot owners as to how to maintain and manage the "Mitigation Amenity Planting' and the 'Low Riparian Mitigation/Amenity Planting' illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024 on an ongoing basis so as to ensure the mitigation the planting is retained. The plan shall provide details of ongoing maintenance and monitoring requirements including (but not limited to):~~ • ~~A plan of the planted areas detailing plant species and process for replacement of dead or poorly performing plants, noting that any replacements must be eco-sourced.~~	

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	~~xiii. An Ecological Management Plan (**EMP**) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology dated December 2024 in support of the application. The purpose of the EMP is to provide clear direction to the consent holder and Council of the restoration planting to be carried out prior to certification pursuant to s224 of the RMA within areas illustrated on the Landscape Integration Concept provided by Littoralis Landscape Architecture referenced as 1348_LIC_20241202 dated 02/12/2024. These areas are to be protected and managed by way of covenant and consent notice Condition. To ensure the long-term environmental benefit objectives are achieved, the EMP shall as a minimum include the following:~~ ~~• A Restoration Planting plan or plans detailing the restoration planting to be undertaken in the ecological environmental benefit covenant areas shown on the approved subdivision scheme plan.~~ ~~• The Restoration Planting plan/s must be supported by a schedule detailing the following:~~ ~~○ Any pre-planting land preparation including removal/management of weeds.~~ ~~○ Proposed plant species and intended locations for planting.~~ ~~○ Details regarding plant sourcing.~~ ~~○ Plant sizes at time of planting.~~ ~~○ Density of planting and timing of planting.~~ ~~○ Height and density upon maturity. Planting shall be provided within the areas identified as being subject to esplanade strips.~~ ~~○ Details regarding the removal or management of all invasive weed species and their replacement with native, eco-sourced species that will enhance ecological values of local habitat.~~	
	~~xiv. A fencing plan showing stock-proof fencing along the external boundaries of the development site where such fencing does not already exist.~~	
	~~xv. An Ongoing Environmental Management Programme (OEMP) prepared by a suitably qualified and experienced ecologist in accordance with the information provided by Wild Ecology in support of the application. The purpose of the OEMP is to provide clear direction to the consent holder, Council and future owners of allotments how to manage the covenanted~~	

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	~~ecological covenant areas, so as to ensure that the long-term environmental benefit is achieved. Where possible, the covenanted areas should be managed collectively as one ecological benefit area. As a minimum the OEMP shall include the following:~~	
	~~• Details of proposed measures to control pests including, but not limited to, rats, mustelids, opossums and freshwater pests. The purpose of the pest control is to ensure, as far as practicable, that the ecological gains of the ecological covenant area are not compromised.~~ ~~• Safe control trapping measures are to be implemented such as the use of live capture cages to minimise risk to domestic pets.~~	
	~~xvi. A finalised Management Plan to Council's Resource Consent Principal Planner or other duly delegated officer for certification. This document must be in general accordance with the draft document, dated 12 December 2024, prepared by Barker & Associates Ltd and attached to this consent. In the event of a conflict between these Conditions and the approved draft management plan these Conditions shall prevail. The Document shall include:~~ ~~• Reference to the documents in Condition 2(d)(i)- 2(d)(iv) of this consent;~~ ~~• Details on the ongoing protection and management of archaeological site Q05/1269;~~ ~~• Methods to facilitate pedestrian access within the subdivision;~~ ~~• Building height and material controls in general accordance with the Assessment of Landscape, Natural Character and Visual Effects' prepared by Littotalis Landscape Architecture, dated December 2024;~~ ~~• Requirements for the ongoing maintenance of roads, accessways, and other shared infrastructure;~~ ~~• Details in relation to the management of the balance allotment;~~ ~~• Regular maintenance and monitoring of the ecological management areas;~~ ~~• Details of pest and weed control management measures and ongoing management; and~~ ~~• Any other matters relevant for the management of the allotments.~~	
	~~xvii. The consent holder shall submit a detailed set of **engineering plans**, specifications and calculations, prepared in accordance with Council's Engineering Standards Engineering~~	

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	~~Standards & Guidelines, Version 0.6 May 2023 to the Council's Development Engineer, or their delegated representative for approval.~~ ~~The engineering plans, calculations and specifications shall include, but may not be limited to the following:~~ • ~~Plans must be prepared in general accordance recommendations of the Geotechnical Assessment Report, titled 'Proposed Subdivision 39 Aucks Road, Russell for Williowridge Developments Ltd' prepared by Haigh Workman and dated December 2024 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.~~ • ~~Plans need to be prepared noting recommendations of insert Site Suitability report reference if required unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.~~ • ~~Shall reference the recommendations made within "the Wastewater Feasibility Report 'prepared by GWE Consulting Ltd (GWE), Ref: J5962, date: 29 November 2024, Civil engineering report, date 29/11/2024, rev A and Stormwater Modelling report, date 29/11/2024, rev A, Project 309001, Maven engineering~~ • ~~Note: All plans shall clearly indicate assets that are to be vested in Council and assets that are to remain in private ownership including road footpath trail and all services.~~ • ~~All work needing design/certification by a CPEng will require completion of a producer statement (design) (EES-PS1 or similar.~~ • ~~The Consent holder is to submit all documentation as required by Council "Quality Assurance/Quality Control Manual – Vested Assets". This will include nomination of a site Engineer and an "Inspection and Test Plan" for approval by the Resource Consent Engineer before any works commence.~~ ~~Roading~~ • ~~Detailed engineering designs (including structural designs), plans and drawings of all new road infrastructure;~~ • ~~The new and/or amended vehicle crossings from Lane Road for all lots shall be designed to FNDC Engineering Standards~~	

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	~~• Details of JOAL 1 to 6 and ROW (including passing bays, dimensions, formation, material, culvert;~~ ~~• Turning head details, material specification, and a minimum thickness, culvert details, location of services within carriageway;~~ ~~• Details of trail (offroad footpath inside the subdivision) material specification, width, slopes and formation~~ ~~Stormwater~~ ~~• A Chartered Professional Engineer certifying the PS1 on design and construction work are in accordance with FNDC Engineering Standards;~~ ~~• Stormwater and Flood Risk Management infrastructure, attenuation designs, plans and drawings of all stormwater infrastructure as per chapter 4 of engineering standard 2023;~~ ~~• The proposed private stormwater discharge and details of impermeable surface from the whole development, the proposed road, access lots and private property to the discharge point located;~~ ~~• Provision for pre and post overland flow paths;~~ ~~• Internal road drainage and discharge to CMA;~~ ~~• Rainfall information (provide the snip of the niwa value used for calculation. Also use the current value as describe in the table 4.1);~~ ~~• Pond capacity, swale capacity and culvert capacity;~~ ~~• Flood control assessment model, detention requirement, details of earth bund formation; and~~ ~~• A Streamworks Management Plan and a Fish Management Plan in accordance with the Ecological Assessment provided with the application by Wild Ecology and dated December 2024.~~ ~~Earthworks~~ ~~• The quantity and height of earthworks, including retaining structures; and~~	

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	• ~~Details on the temporary battering of excavations and fill.~~	
~~15~~	~~**Before a Certification is issued pursuant to section 224(c) of the Act, the following Conditions are to be complied with:**~~	Proposed Deletion of Condition 15 as all allotments originally proposed in stage 5 have been incorporated into stages 2-4 under s127 application proposal. Condition 14 no longer required.
	~~a) Provide confirmation from a suitably qualified experienced professional that all planting and landscaping works on site are completed in accordance with the APMP and EMP approved under Conditions 10(d)(iv) and 10(d)(v) above.~~	
	~~b) Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:~~ ~~Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 4077851.~~	
	~~c) The Chartered Professional Engineer certifying the PS4 on design and/or construction works shall ensure that the design and construction work are in undertaken in accordance with the above approved plans as outlined in Condition 10(e) to the approval of the Resource Consent Engineer. Compliance with this Condition shall be determined by:~~ ~~iii. Site inspections undertaken as agreed in Council's engineering plan approval letter for the engineering plans as required by Condition 10(e) of this consent.~~ ~~iv. A PS4 Certificate of Completion and approval of supporting documentation provided by the developer's representative/s including evidence of inspections by those persons, and all other test certificates and statements required to confirm compliance of the works as required by Council's QA/QC Manual and the Council's Engineering Standards.~~	
	~~d) The contractor providing the (PS3) certificate of completion of the work shall ensure and provide evidence that all construction works on the site are to be undertaken in accordance with the approved plans Condition in 223 Condition 10(e) and with FNDC Engineering Standards.~~	
	~~e) Certificate of Completion of Resource Consent Works" describing all the works mentioned in Condition in 223 Condition 10(e), from the Contractor.~~	
	~~f) As -built information, Road Assessment and Maintenance Management (RAMM) data and test~~	

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	~~results in accordance with the requirements of the latest FNDC Engineering Standards are to be submitted to Council on completion of the works. Provide as-built plans which are to include the following information:~~	
	~~i. Drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to Department of Survey and Land Information (DOSDLI) datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.~~	
	~~ii. Stormwater overland flow paths including the extent and level of floodwater for a storm event with a 1% AER.~~	
	~~iii. As built drawings and asset data sheets for stormwater private assets are to be submitted in separate sets of documents.~~	
	~~iv. A schedule of assets, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes).~~	
	~~v. Details of meters including Model ID, zero reading, and the meter locations.~~	
	~~vi. Information for RAMM database:~~ ~~y. Compaction tests on fill under the road formation;~~ ~~z. Subgrade depth, aggregate Type and source;~~ ~~aa. Base course depth, aggregate type and source;~~ ~~bb. Lime or cement stabilisation details;~~ ~~cc. Seal coat details including binder type/grade and residual application rate; and~~ ~~dd. Details of asphaltic concrete (where used).~~	
	~~g) Provide evidence from a SQEP that the construction work is completed without any dirt or debris tracked on to public roads, any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site. No parking of construction vehicles on Council roads shall be permitted. The consent holder shall be responsible for the dirt or debris tracked on to public roads shall be cleaned up or repairs to any damage to road carriageways, berms, footpath and kerb and channel caused during earthworks or construction activities on the site, within stipulated timeframes in the CTMP to the satisfaction~~	

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	~~and approval of Council.~~	
	~~h) Electricity connections shall be provided to the boundary of the net site area of all lots. All cabling shall be underground. The consent holder shall provide confirmation from the network utility supply authority/authorities of compliance with this Condition.~~	
	~~i) The consent holder shall provide suitable documentation to confirm that a suitable legal entity will be responsible for managing and maintaining the common areas, including the roading and, where relevant, the stormwater systems and enhancement planting and bush protection areas and weed and pest control in accordance with the requirements of the Management Plan in Condition 10(d)(vi). As a minimum, the entity managing these communal areas shall:~~	
	~~i. Be registered under the Incorporated Societies Act 1908;~~	
	~~ii. Require all lot owners within the subdivision to be a member and/or shareholder;~~	
	~~iii. Set out that the purpose of the entity is to manage, complete ongoing maintenance and all repairs of the internal roading and access network, including all mitigation plantings and stormwater management measures, and communal facilities;~~	
	~~iv. Managing and monitoring the 5-years maintenance and monitoring of the ecological management areas in accordance with the Ecological Assessment prepared by Wild Ecology dated December 2024;~~	
	~~j) Ensuring that funding mechanisms are in place and operational for the purpose of achieving Condition 11(i) above, including ensuring it is mandatory for all owners within the development to join the Incorporated Society (or equivalent), and that a sinking fund is available to adequately fund these responsibilities;~~	
	~~i. Provide a solicitor's undertaking to register the approved legal document against the appropriate titles for Roading, Stormwater Management Operator to apportion future maintenance and upgrading costs of the commonly owned stormwater system amongst the owners and communal area of the site. The document shall also include the details of periodically undertaken Operation and Maintenance Audits of the stormwater management devices.~~	
	~~k) The consent holder shall prepare and register a suitable covenant, which may be a Conservation covenant(s) in accordance with section 77 of the Reserves Act 1977, an open space covenant under the Queen Elizabeth the Second National Trust Act 1977, or a private bush protection~~	

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	~~covenant, against the titles of the land depicted on the Survey Plan as being subject to a covenant. The terms of any such covenant shall provide for on-going protection of the environment benefit provided within the development and shall specifically provide for ongoing weed and pest control, replacement and enhancement planting in accordance with documentation provided under Condition 10(d)(v) above.~~	
~~16~~	**~~Consent Notices pursuant to section 221 of the RMA shall be prepared for registration against the affected lots identified below. The consent notices shall draw attention to and require compliance with respect to the following matters:~~**	Proposed Deletion of Condition 16 as all allotments originally proposed in stage 5 have been incorporated into stages 2-4 under s127 application proposal. Condition 14 no longer required.
	~~a) For all lots, at the time of building consent for any structure, a site-specific geotechnical investigation shall be undertaken by a Chartered Professional engineer (CPEng Geotechnical) and a suitable report provided to the Far North District Council. That report shall have regard to any stability risk and provide site-specific geotechnical assessment for foundation design within each lot. The site-specific assessment shall take into account the Conclusions and Recommendations of the Geotechnical Assessment Report produced by Haigh Workman Limited, dated December 2024, project reference 23-020.~~	
	~~b) For all lots, at the time of lodging a building consent for a habitable building on the lot, the Lot owner shall obtain a Building Consent and install a wastewater treatment and effluent disposal system on the Lot. The system shall be designed by a Chartered Professional Engineer or registered drainlayer in accordance with ARC TP 58 or latest standard requirements.~~	
	~~c) For all lots, in addition to potable water supply a suitable dedicated fire fighting water supply is to be confirmed as part of any building consent for a habitable building on any lot. A minimum of 10,000 litres is to be dedicated for firefighting where any new dwelling is less than 200m2 gross floor area, and minimum of 20,000 litres is to be dedicated for any dwelling exceeding 200m2 gross floor area. For avoidance of doubt, the water supply isrequired to meet the criteria of the Code of Practice for firefighting water supplies (SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice).~~	
	~~d) For all lots, future owners are advised that no physical copper telecommunication connection exists and only wireless telecommunications is available. Far North District Council will not be responsible for ensuring nor providing telecommunication connections to these lots.~~	

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	~~e) For all lots, the subdivision provides attenuation for any impermeable areas from right of way carriageway within the lot. The right of way carriageway shall be considered 'pre-development' in stormwater attenuation calculations. The subdivision provides a resource consent for up to a maximum of 700m2 impermeable surfaces coverage on each Lot in addition to any right of way carriageway. This maximum can be exceeded, provided that suitable further attenuation is provided as confirmed by a design and statement from a Chartered Professional Engineer, to the certification of Council's Resource Consent's Engineer or delegated representative.~~	
	~~f) For all lots, overland/secondary flowpaths capable of accommodating the 1% AEP storm event (including existing downstream flowpaths of the proposed development) are to be submitted to Council's Resource Consents Engineer or delegated representative for certification. Diversion or filling in of existing overland flow paths shall not cause or worsen flooding effects on downstream properties.~~	
	~~g) For all lots, without the prior approval of the Council, no building shall be erected, nor any works which increase impermeable surfaces be undertaken, nor any planting or structure placed which may create a flow obstruction, on any area of the site which has been proposed as a secondary / overland (Q100) flow path.~~	
	~~h) On Lots 25-34, any future residential dwellings are to be constructed within the identified building platforms.~~	
	~~i) For all lots, at the time of lodging a building consent for a residential dwelling, the lot owner shall provide evidence to illustrate that a minimum of two 22,500 litre tanks will be available on site for potable and non-potable supply to the future dwelling.~~	
	~~j) For lots 21 and 26-38, the keeping of pet cats, mustelids, exotic fish, birds, rodents, and turtles on the lot is prohibited.~~	
	~~k) For lot 25 no occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids) which have the potential to be kiwi predators.~~	
	~~l) A maximum of two (2) dogs may be kept per lot on Lots 21 and 26-38 subject to the following requirements:~~ ~~i) Prior to keeping any dog(s) on the lot, the lot owner must provide the following information to the Residents' Association:~~	

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	• The dog's registration details, including its registration number; and • Confirmation of the containment measures implemented in accordance with Condition [16(l)(ii)] below, supported by suitable photographic evidence.	
	ii) The lot owner must ensure any dog on the lot is securely contained at all times to prevent roaming. Containment measures must be demonstrated to the Council's Team Leader for Monitoring and Compliance satisfaction, and may include: • Full dog proof fencing of the allotment or suitably sized area within the curtilage of the residential unit on the allotment in accordance with the requirements outlined in Schedule 1; or; • An electronic pet containment fence or an equivalent wireless system.	
	iii) Lot owners must provide annual proof of compliance with secure containment measures outlined in Condition 16(l)(ii) to the Residents' Association, or upon request from either the Residents' Association or Council's Team Leader for Monitoring and Compliance.	
	iv) Any dog outside of its approved secure containment area must be kept on a lead and under the direct control of its owner at all times, including on footpaths, roadways, and communal areas administered by the Residents' Association.	
	v) All dogs kept on the lots must undergo certified kiwi aversion training. This training must be refreshed at regular intervals, at a minimum of once every 12 months, or as otherwise directed by the Council's Team Leader for Monitoring and Compliance. Proof of initial and ongoing refresher training must be provided to the Resident's Association, who will provide an annual report to the Council's Team Leader for Monitoring and Compliance, or upon request.	
	m) The following ongoing conditions shall apply to Lot 200:	
	i) No external dogs unless otherwise provided for under Condition 16(l) are permitted to visit or be contained on the site. The Resident's Association and owner of each lot must ensure that any visitor(s) to the lot or communally owned land are advised of this restriction and that such visitors comply with this restriction.	
	ii) The Residents' Association must install and maintain permanent signage at key entry points and communal areas within the development advising residents of: • Lead Control Areas, • The kiwi high-density area designation, and	

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	• The requirement for dogs to be on a lead at all times when outside their secure containment area.	
	iii) The Residents' Association must undertake ongoing monitoring to ensure compliance with secure containment requirements under Condition 16(l) and conditions 16m(i) and 16m(ii) above. An annual report must be provided to the Council's Team Leader – Monitoring and Compliance, with any associated monitoring fees pursuant to Section 36 of the Resource Management Act 1991 payable by the lot owners.	
	n) For Lot 25,32,33,38 and 39, the owner shall preserve the indigenous trees and bush as indicated on the survey plan, as area GH, GG, NG, GI, GJ, NK, GK, GL, NN, GM, GN, GO, NC, NF shall not without the prior written consent of the Council and then only in strict compliance with any Conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.	
	o) For all lots, lot owners shall comply with the Northland Plant Pest Management Strategy (NPPMS) and the National Pest Plant Accord (NPPA). All known pest plant species on site must be excluded or controlled as necessary. No pest species shall be planted as part of landscaping. The dumping of green or garden waste into the ecological management areas is prohibited.	
	p) For all lots, all future lot owners must ensure regular maintenance and monitoring of the ecological management for a period of five years following the Council's approval of the works under the APMP and EMP approved under Condition 10(d) of RC2250266. The maintenance and monitoring must be undertaken in accordance with Ecological Assessment prepared by Wild Ecology dated December 2024 by a suitably qualified experienced person.	
	q) On Lots 25-34, the owner of each lot shall be required at all times to comply with all aspects of the final management plan approved under Condition 10(d)(iv) of RC2250266 which includes, without limitation the following:	
	i. All buildings and structures shall be limited to a maximum height of 5 meters above finished ground level or natural ground level (whichever is the lesser) based upon the centre-point of the building area, established by the common junction point achieved by projecting a symmetrical inward line from each of the corners of the defined building area;	
	ii. All buildings must be single storey;	

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	~~iii. Applied finishes of buildings must have a maximum Light Reflectance Value ("LRV") of 30%, or utilise dark, recessive natural materials with a comparable ("LRV"). Mirrored glazing is prohibited. This provision does not apply to minor architectural elements such as flues and aerials;~~	
	~~iv. Blinds, curtains and other window coverings must be moderately dark with an LRV of no more that 40%;~~	
	~~v. Hedges, shelterbelts, and other linear or geometric planting patterns are not permitted.~~	
	~~vi. Any planting within 20 meters of a building or accessway must consist of low flammability species;~~	
	~~vii. Exterior lighting must be subdued, with fittings designed to prevent the light source from being visible beyond the allotment on which the building is located (e.g., using downlights in soffits instead of wall-mounted lighting and avoiding landscape lighting). Floodlighting and spotlights are prohibited.~~	
	~~r) For all lots, the future lot owners are advised all archaeological sites are protected under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the Heritage New Zealand for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effects cannot be practiced.~~ ~~• If subsurface archaeological evidence or cultural materials (shell, midden, hangi, storage pits, etc.) should be unearthed during construction:~~ ~~• All work in the site will cease immediately. The Contractors/ Works Supervisor/Consent Holder shall shut down all equipment and activities.~~ ~~• The Contractors/ Works Supervisor/Consent Holder shall notify local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) and any required statutory agencies (e.g., NZ Police for human skeletal remains).~~ ~~• The Contractors/ Works Supervisor/Consent Holder shall ensure a buffer zone of 10 metres is roped or marked around the archaeological remains and that the remains are undisturbed, and the site is safe. Work may continue outside the buffer area.~~ ~~• If the material or materials are confirmed to be Taonga tūturu of Māori origin, additional~~	

Condition Number	Condition Wording - Track Changes	Comment
	~~engagement between local iwi / hapū, Far North District Council, and the commissioned Archaeologist (representing HNZ) to discuss Manatū Taonga - Ministry for Culture and Heritage Taonga Tūturu protocols and the expenditure process for the return of Taonga Tūturu to Te Uri o Hau.~~ • ~~If burials, human remains/koiwi tangata are uncovered, the above bullet points shall apply.~~ • ~~Works in the area shall not commence until all cultural and statutory requirements have been met.~~ • ~~All parties will work together towards the recommencement of site works in the shortest possible timeframe while ensuring that archaeological and cultural requirements have been complied with~~	
	~~Schedule 1~~ 1. ~~The secure dog containment enclosure ("the enclosure") must be of a height and design, including specification of vertical and horizontal gaps, to prevent escape by dogs through, under or over the enclosure.~~ 2. ~~The enclosure design may include but is not limited to:~~ a. ~~A minimum height of 800mm.~~ b. ~~A return back, lean-in or L-header at the upper section of the structure that is placed at an angle and protrudes inwards from the structure that deters climbing and prevents dogs from landing on or holding onto the return.~~ c. ~~An L-footer, vertical footer or obstruction below ground level, sufficient to prevent undermining of the structure. This might be comprised of:~~ i. ~~A concrete, metal rod system or suitably treated timber nib to penetrate vertically downwards a minimum 400mm below ground level directly beneath the bottom edge of the structure; and/or~~ ii. ~~A concrete buttress or suitably treated timber nib dug down into the ground and returning horizontally inwards from the bottom edge of the structure a minimum of 400mm; and/or~~ iii. ~~Burying chicken wire or equivalent in a flat shallow trench under the structure, with a minimum 500mm of mesh on the inside of the structure.~~ iv. ~~The enclosure must be lockable in a manner that prevents any dog or small child from~~	

Condition Number	Condition Wording - Track Changes	Comment
	~~activating or opening the gate or door.~~ ~~v. The enclosure must be constructed of durable materials and be easily accessible for maintenance~~	
	Subdivision Advice Notes **Lapsing of Consent** *1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;* *a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or* *b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.* **Section 224 Certification** *2. A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.* **General Advi~~s~~ce Notes** *3. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).* *4. The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the Conditions of this resource consent. The applicant will be advised of the charges as they fall.* *5. The consent holder is advised to engage with a suitably qualified experienced person to ensure*	Recommended grammatical correction.

Condition Number	Condition Wording - Track Changes	Comment
	pedestrian walkways through the proposed ecological covenant areas comply with the National Environmental Standards for Freshwater (2020). 6. *The consent holder is advised that earthworks is assessed under NRC Consent AUT.046280.01.01, AUT.046280.02.01, AUT.046280.03.01 and FNDC has not assessed or imposed earthworks Conditions.*	

Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following Conditions:

1	**The activity shall be carried out in accordance with the application formally received by Far North District Council ("Council") on X December 2025, and the plan(s) and documents as follows:**	

Plan title and reference	***Author***	***Rev***	***Dated***
Landscape Integration Concept. Ref: 1348_LIC_20241202	*Littoralis Landscape Architecture*	~~*N/A*~~ ***B***	~~*02/12/2024*~~ ***21 July 2026***
Proposed Roading Plan	*Maven Associates*	~~*B*~~ ***D***	~~*February 2025*~~ ***June 2026***
Proposed Stormwater Plan	*Maven Associates*	~~*B*~~ ***D***	~~*February 2025*~~ ***June 2026***
Proposed Wastewater Plan	*Maven Associates*	~~*A*~~ ***D***	~~*September 2024*~~ ***June 2026***

Proposed changes updating the plans and technical reporting to enable the proposed change to staging and subdivision layout.

Recommended grammatical corrections.

Condition Number	Condition Wording - Track Changes	Comment

Report title and reference	***Author***	***Rev***	***Dated***
Civil Engineering Report	*Maven Associates*	*N/A*	*29/11/2024*
127 Civil Engineering Memo	***Maven Associates***	***N/A***	***July 2026***
Geotechnical Assessment Report Proposed Subdivision 39 Aucks Road, Russell for Willowridge Developments Ltd	*Haigh Workman*	*N/A*	*December 2024*
Letter Addendum for Proposed Subdivision at 39 Aucks Road, Russell	***Haigh Workman***	***N/A***	***17 June 2026***
Traffic Report – 39 Aucks Road, Russell	*Commute Transportation Consultants*	*N/A*	*22/11/2024*
Assessment of Landscape, Natural Character and Visual Effects	*Littoralis Landscape Architecture*	*N/A*	*December 2024*
Landscape Assessment Memorandum	***Littoralis Landscape Architecture***	***N/A***	***July 2026***

Condition Number	Condition Wording - Track Changes	Comment

Ecological Report	*Wild Ecology*	*N/A*	*December 2024*
Ecological Memorandum	***Wild Ecology***	***N/A***	***July 2026***

Land Use Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *The consent is given effect to; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

General Advice Notes

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

3. *During the assessment of your application it was noted that a private Land Covenant exists on your property. Council does not enforce private land covenants, and this does not affect Council approving your plans. However, you may wish to get independent legal advice, as despite having a resource consent from Council, the private land covenant can be enforced by those parties specified in the covenant.*

4. *The site is in close proximity to an unsealed road (Lane Road). Unsealed roads have been shown to create a dust nuisance from vehicle usage. It is advised that the dwelling is either located as far as*

Condition Number	Condition Wording - Track Changes	Comment
	possible or at least 80m from the road, and/or boundary planting within the site is utilised to assist with this nuisance. Alternatively the applicant may consider sealing their road frontage to remove the issue. 5. *The Consent Holder shall pay all charges set by Council under Section 36 of the Resource Management Act 1991, including any administration, monitoring, inspection and supervision charges relating to the Conditions of this resource consent. The applicant will be advised of the charges as they fall.* 6. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.* *A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.* *A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable Conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.* 7. *Permits are required for drilling any bores in Northland. Therefore, resource consent will need to be gained from the Northland Regional Council if water is obtained in this way. If a bore is to be constructed, all areas used for sewage effluent disposal and reserve effluent disposal areas must be at least 20 metres away from any groundwater bore.* 8. *All earthworks are required to comply with the Northland Regional Council Regional Water and Soil Plan for Northland noting Erosion & sediment control and dust suppression requirements.* 9. *Erosion and Sedimentation Control shall be designed and carried out in accordance with GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region"/* 10. *Land use Conditions are covered by the subdivision Conditions and as a part of 223 Condition the*	

Condition Number	Condition Wording - Track Changes	Comment
	consent holder must provide the final certified CMP, CTMP, APP, APMP, EMP, EPA and Management Plan to councils Resource Consents Monitoring Officer prior to commencement of any physical works on site. *11. Earthworks on site must be in accordance with and must adhere to all consent Conditions approved under AUT.046280.01.01, AUT.046280.02.01 and AUT.046280.03.01.*	
Activity C: Cancellation of Consent Notice – Section 221		
1	**Pursuant to Section 221(3), Consent Notice 8300644.4 shall be cancelled;** *That no dwelling or habitable building shall be erected or brought onto Lots 3&4 without the prior consent of the Council. Lots 3, 4, & 1 DP 187577 are held together in a single Certificate of Title and shall be regarded as a single site for the purpose of the District Plan residential intensity provisions.*	
Activity D: Cancellation of Amalgamation Condition - Section 241		
1	**Pursuant to s234e of the Resource Management Act 1991, the Far North District Council hereby cancels the following existing amalgamation Condition:** *Lot 1 Deposited Plan 187577 and Lot 3-4 Deposited Plan 420232 are all held within Record of Title 476989 and are subject to an amalgamation Condition pursuant to Section 241 of the Act.*	