Far North District Council

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (Section 127)

Resource Consent Number: 2180139-RMAVAR/A

Pursuant to section 127 of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Kerikeri Heights Limited

The activity to which this decision relates:

To change the conditions of RC 2180139-RMACOM, being a consent for:

- Subdivision to create 17 rural residential lots, balance lot and road to vest, and associated site works and earthworks , in the Rural Living Zone.
- Land use consent for future buildings on proposed lots within the subdivision for breach of Rule 8.7.5.1.2 Stormwater Management, Rule 8.7.5.1.13 Building Coverage , and Rule 8.7.5 .1.6 Setback from Boundaries (from internal and road boundaries from specified lots). A consent period of 10 years is sought for the land use consent.
- Consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) as a restricted discretionary activity;

The variation will enable the subdivision to be undertaken in three (3) stages and delete Lot 1 as shown on the approved scheme plan from RC 2180139-RMACOM.

Subject Site Details

Address:	372 Kerikeri Road, Kerikeri 0230
Legal Description:	Lot 1 DP 353779
Certificate of Title reference:	CT-220680, CT-63496, NA-101B/259, CT-328716, CT-31914

The following changes are made to the consent conditions:

Decision A – Subdivision and associated site works:

Insert new heading:

Stage 1 – Lots 48-51; Lot 58 Road to Vest; Balance Lots 59 & 99

Condition 1 amended as follows:

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Limited, referenced 9132, Stage 1, dated ~~06/07/2017~~ 26/06/2019, and generally in accordance with the set of engineering drawings prepared by Haigh Workman Limited entitled 'Proposed Kerikeri Heights Subdivision' Job No 17 113 dated July 2017 Sheets P1-P17, DE1-DE5, and LS1-LS5 (as provided in the original subdivision application for RC 2180139), attached to this consent with the Council's

d) Any easement required to provide for the new location of the existing water supply line marked as "K" and/or "L" on the Scheme Plan.

e) Lot 99 being excluded as dominant tenement over easements B, C-E, H, I, Q, R & S for the purpose of Right of Way access, as this lot has direct frontage onto Lot 58 Road to Vest for access.

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

a) Deleted.

b) Deleted.

c) Deleted.

d) Provide to the Councils Engineer, the following engineering plans and associated calculations and certification (by way of design certificate as per Schedule 1A of NZS4404:2004) for consideration and certification in accordance with the Councils Engineering Standards and Guidelines 2009, generally in accordance with the detailed engineering drawings and reports prepared by Haigh Workman Limited referred to below:

i. Design details of all works to be undertaken to form the new road access and cul-de-sac head on Lot 58, works on Greenway Drive, as detailed in the Traffic Impact Assessment report prepared by Haigh Workman Limited dated July 2017.

ii. Stormwater management, inclusive of design and calculations, in general accordance with Section 8 contained in the Engineering Report prepared by Haigh Workman Limited dated July 2017, insofar as it is relevant to Road to Vest and lots created in stage 1.

iii. Where connection is approved for lots to connect to the existing reticulated water supply, design details of the reticulation of water to all lots, inclusive of hydrants for fire-fighting purposes.

iv. Design details for all earthworks to be undertaken as part of Stage 1 subdivision works, in general accordance with Section 7 contained in the Engineering Report prepared by Haigh Workman Limited dated July 2017.

e) Provide to the Council suitable road names for consideration and adoption by Council for the cul-de-sac road serving Lots 48-52 and 99.

If the proposed extension of the existing formation of Greenway Drive is to be treated as a separate road (being dependent on engineering design), a road name will be required for that portion of road.

f) Deleted.

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

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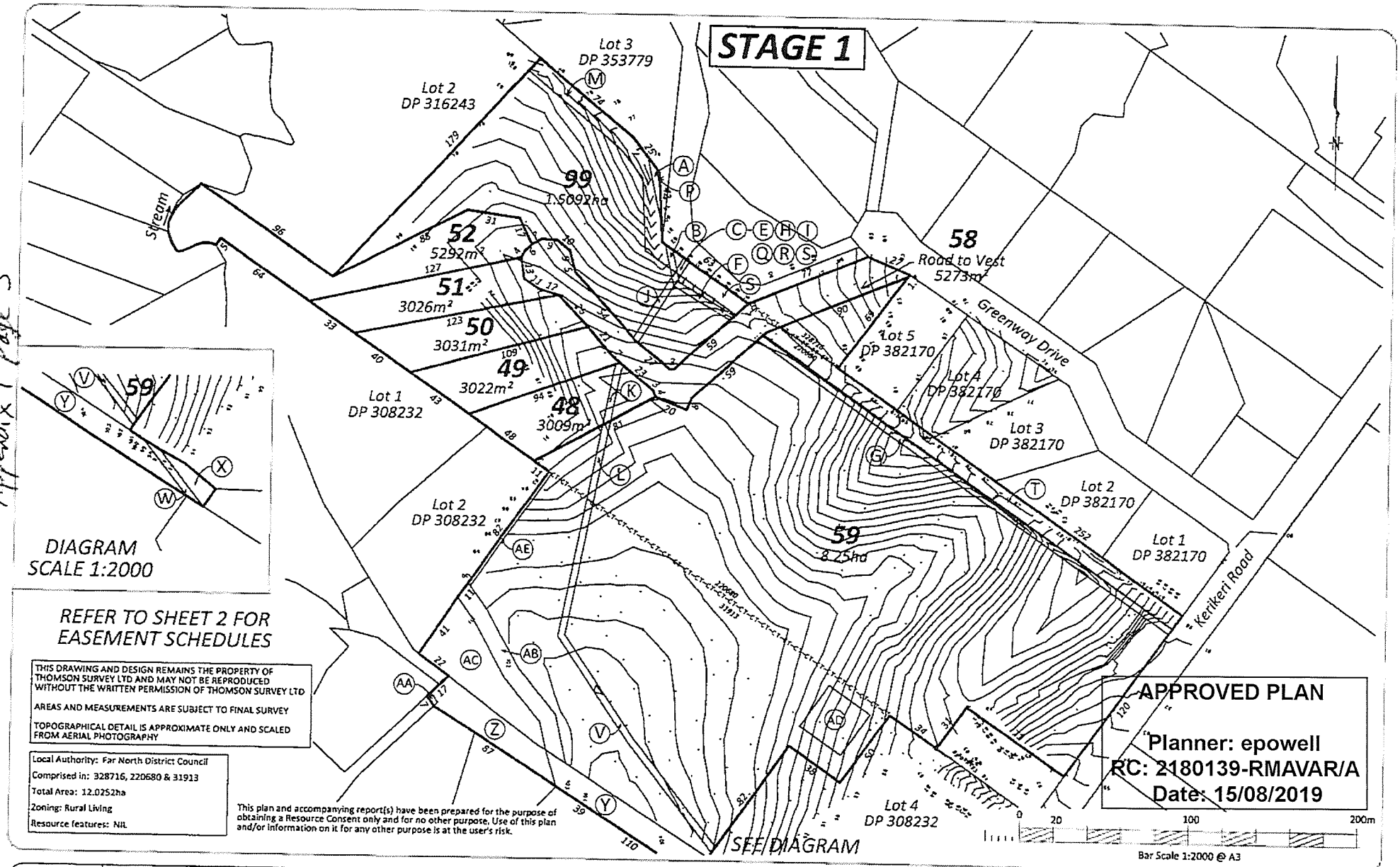

REFER TO SHEET 2 FOR EASEMENT SCHEDULES

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority:	Far North District Council
Comprised in:	328716, 220680 & 31913
Total Area:	12.0252ha
Zoning:	Rural Living
Resource features:	NIL

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

APPROVED PLAN

Planner: epowell
RC: 2180139-RMAVAR/A
Date: 15/08/2019

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

PROPOSED SUBDIVISION OF LOT 1 DP 353779, LOT 6 DP 382170 & LOT 3 DP 308232

372 KERIKERI ROAD & 11 GREENWAY DRIVE, KERIKERI

	Name	Date
Survey		
Design		
Drawn	TS	17.03.13
Approved		
Rev	KY	26.06.19

9132 20190626 Stage 1.fcd

ORIGINAL | SCALE 1:2000 | SHEET SIZE A3

Surveyors Ref. No: 9132

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STAGE 1

EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(A)(B)(C)(D)(E)(F)	LOT 99 HEREON	S70870
	(G)	LOT 59 HEREON	
RIGHT OF WAY RIGHT TO CONVEY WATER, TRANSMIT ELECTRICITY & TELECOM-MUNICATIONS	(A)(B)(H)(M)(P)(Q)(R)(S)	LOT 99 HEREON	D039863.5 D086319.5 6649054.4
	(T)	LOT 59 HEREON	
RIGHT OF WAY RIGHT TO CONVEY WATER	(X)(W)(Y)(Z)(AA)	LOT 59 HEREON	D410151.8
RIGHT TO DRAIN WATER	(AA)	LOT 59 HEREON	D410151.8
RIGHT OF WAY RIGHT TO CONVEY WATER, RIGHT TO TRANSMIT ELECTRICITY, COMPUTER MEDIA & TELECOM-MUNICATIONS	(X)(W)(Y)(AB)	LOT 59 HEREON	E.I. 6069958.7

EXISTING EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
PIPELINE	(H)(I)(J)	LOT 56 HEREON	778344.1
	(K)	LOT 48 HEREON	
	(L)	LOT 59 HEREON	
RIGHT TO DRAIN WATER & RIGHT TO TRANSMIT ELECTRICITY	(V)(W)	LOT 59 HEREON	B051518.3
RIGHT TO TRANSMIT ELECTRICITY	(X)(W)(Y)(Z)(AA)	LOT 59 HEREON	D040737.5
RIGHT TO TRANSMIT TELECOM-MUNICATIONS	(X)(W)(Y)(Z)(AA)	LOT 59 HEREON	D040737.4

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY RIGHT TO CONVEY WATER, TRANSMIT ELECTRICITY, COMPUTER MEDIA & TELECOM-MUNICATIONS	(U)	LOT 54 HEREON	LOT 53 HEREON

AREAS MARKED (AC) (AE) SUBJECT TO LAND COVENANT CREATED BY E.I. 6069958.10

AREA MARKED (AD) SUBJECT TO LAND COVENANT CREATED BY E.I. 6069958.9 AND 9732464.1

APPROVED PLAN

Planner: epowell
RC: 2180139-RMAVAR/A
Date: 15/08/2019

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Local Authority: Far North District Council
Comprised in: 328716, 220680 & 31913
Total Area: 12.0252ha
Zoning: Rural Living
Resource features: NIL

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315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
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PROPOSED SUBDIVISION OF LOT 1 DP 353779, LOT 6 DP 382170 & LOT 3 DP 308232

372 KERIKERI ROAD & 11 GREENWAY DRIVE, KERIKERI

	Name	Date
Survey		
Design		
Drawn	TS	17.03.13
Approved		
Rev	KY	26.06.19

9132 20190626 Stage 1.lcd

ORIGINAL
SCALE: NA
SHEET SIZE: A3

Surveyors Ref. No: 9132

Sheet 2 of 2

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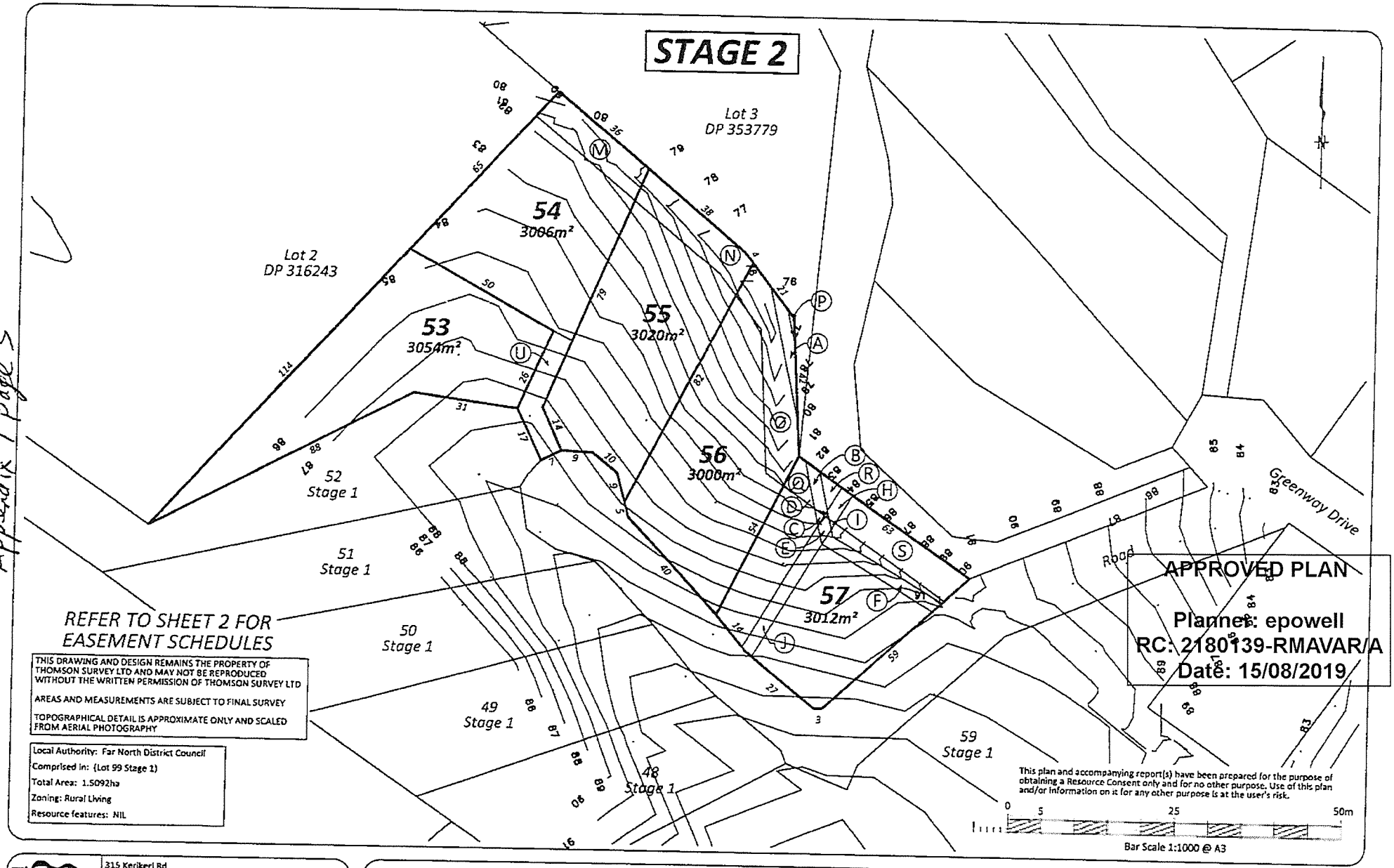

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PROPOSED SUBDIVISION OF LOT 99 STAGE 1

GREENWAY DRIVE, KERIKERI

PREPARED FOR: KERIKERI HEIGHTS LTD

	Name	Date
Survey		
Design		
Drawn	TS	17.03.13
Approved		
Rev 1	KY	15.04.19

9132 20190415 Stage 2.lcd

ORIGINAL
SCALE 1:1000
SHEET SIZE A3

Surveyors Ref. No: 9132

Sheet 1 of 2

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STAGE 2

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	A	LOT 56 HEREON	570870
	B C D E F	LOT 57 HEREON	
RIGHT OF WAY RIGHT TO CONVEY WATER, TRANSMIT ELECTRICITY & TELECOM-MUNICATIONS	M	LOT 54 HEREON	D039863.5 D086319.5 6649054.4
	N	LOT 55 HEREON	
	A O P	LOT 56 HEREON	
	B H Q R S	LOT 57 HEREON	

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
PIPELINE	H I J	LOT 57 HEREON	778344.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY RIGHT TO CONVEY WATER, TRANSMIT ELECTRICITY, COMPUTER MEDIA & TELECOM-MUNICATIONS	U	LOT 54 HEREON	LOT 53 HEREON

APPROVED PLAN

Planner: epowell
RC: 2180139-RMAVAR/A
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Local Authority: Far North District Council
Comprised in: (Lot 99 Stage 1)
Total Area: 1.5092ha
Zoning: Rural Living
Resource features: NIL

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PROPOSED SUBDIVISION OF LOT 99 STAGE 1

GREENWAY DRIVE, KERIKERI

PREPARED FOR: KERIKERI HEIGHTS LTD

	Name	Date
Survey		
Design		
Drawn	TS	17.03.13
Approved		
Rev	KY	15.04.19

9132 20190415 Stage 2.lcd

ORIGINAL
SCALE: NA
SHEET SIZE: A3

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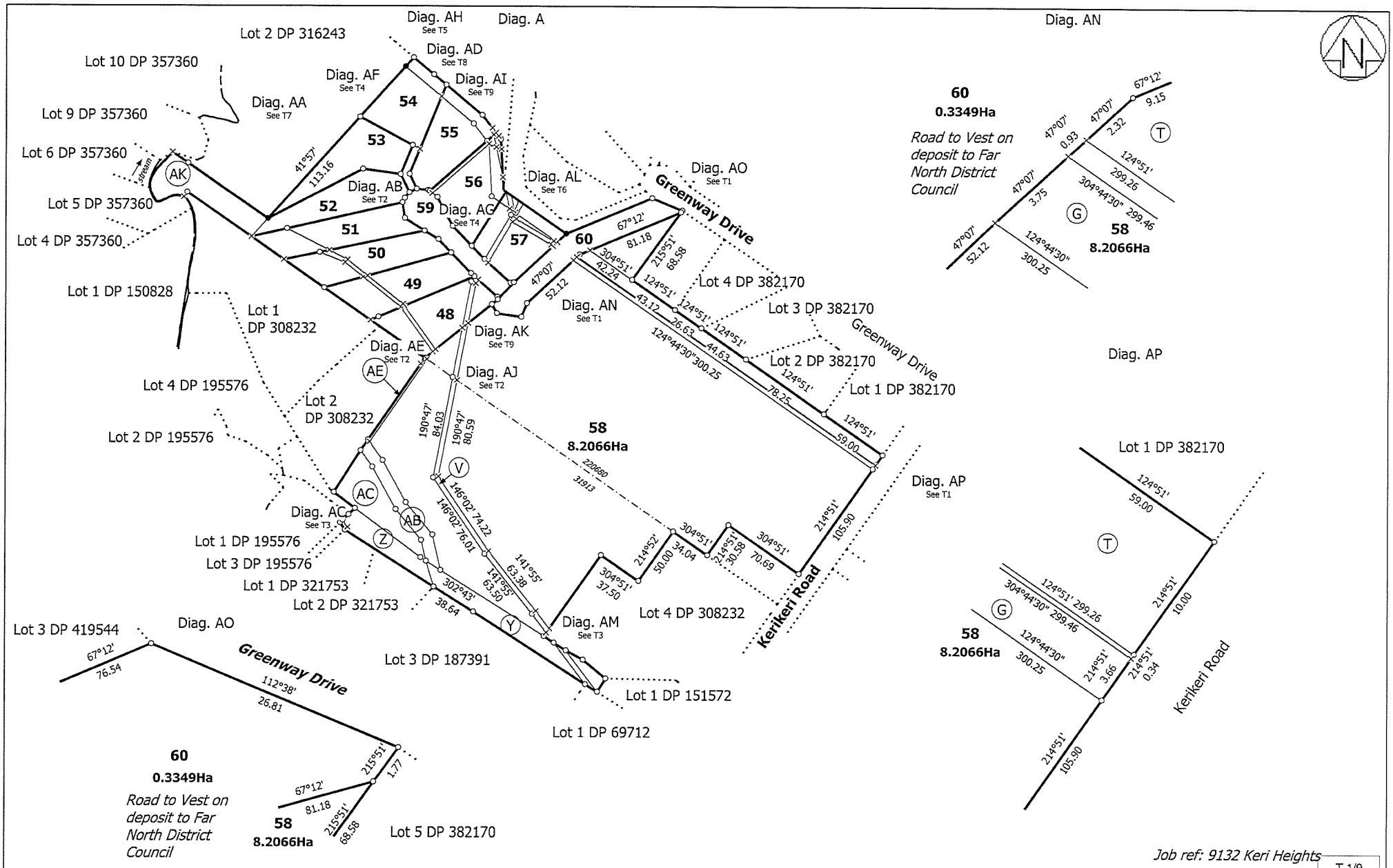

Land District: North Auckland Digitally Generated Plan Generated on: 03/11/2020 1:51pm Page 6 of 14	Lots 48 - 60 Being a Subdivision of Lot 1 DP 353779, Lot 6 DP 382170 and Lot 3 DP 308232	Surveyor: Antony Noel Worrall Firm: Thomson Survey Limited	Title Plan LT 553654 DRAFT