

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

*For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council, [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)*

## 5. Applicant details

Name/s:	Murray Hilder
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	
	Postcode 0472

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:	Williams & King, Attention: Natalie Watson
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	
	Postcode 0245

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

--

## 7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:	Murray Hilder, Shane Reihana and Dominique Langman
Property address/ location:	5587 & 5593 State Highway 12 Kaikohe
	Postcode 0472

## 8. Application site details

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

**Name/s:**

**Site address/  
location:**

State Highway 12

Kaikohe

Postcode 0472

**Legal description:**

Pt Lot 1 DP 45344

**Val Number:**

00529-25200

**Certificate of title:**

NA1547/83

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.

Please contact Murray Hilder or \_\_\_\_\_ to arrange a site visit if necessary.

## 9. Description of the proposal

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

Proposed boundary adjustment resulting in one less Record of Title in the Rural Production Zone.

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

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

Yes  No

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

*(more than one circle can be ticked):*

Building Consent Enter BC ref # here (if known)

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

National Environmental Standard Consent Consent here (if known)

Other (please specify) Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

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

## 15. 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)

Murray hilder

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

## 15. Billing details continued...

### 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)

Murray hilder

**Signature:**

(signature of bill payer)

**Date** 28/12/2025

**MANDATORY**

## 16. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 17. Declaration

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

**Name** (please write in full)

Murray hilder

**Signature**

**Date** 28/12/2025

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

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

## Checklist

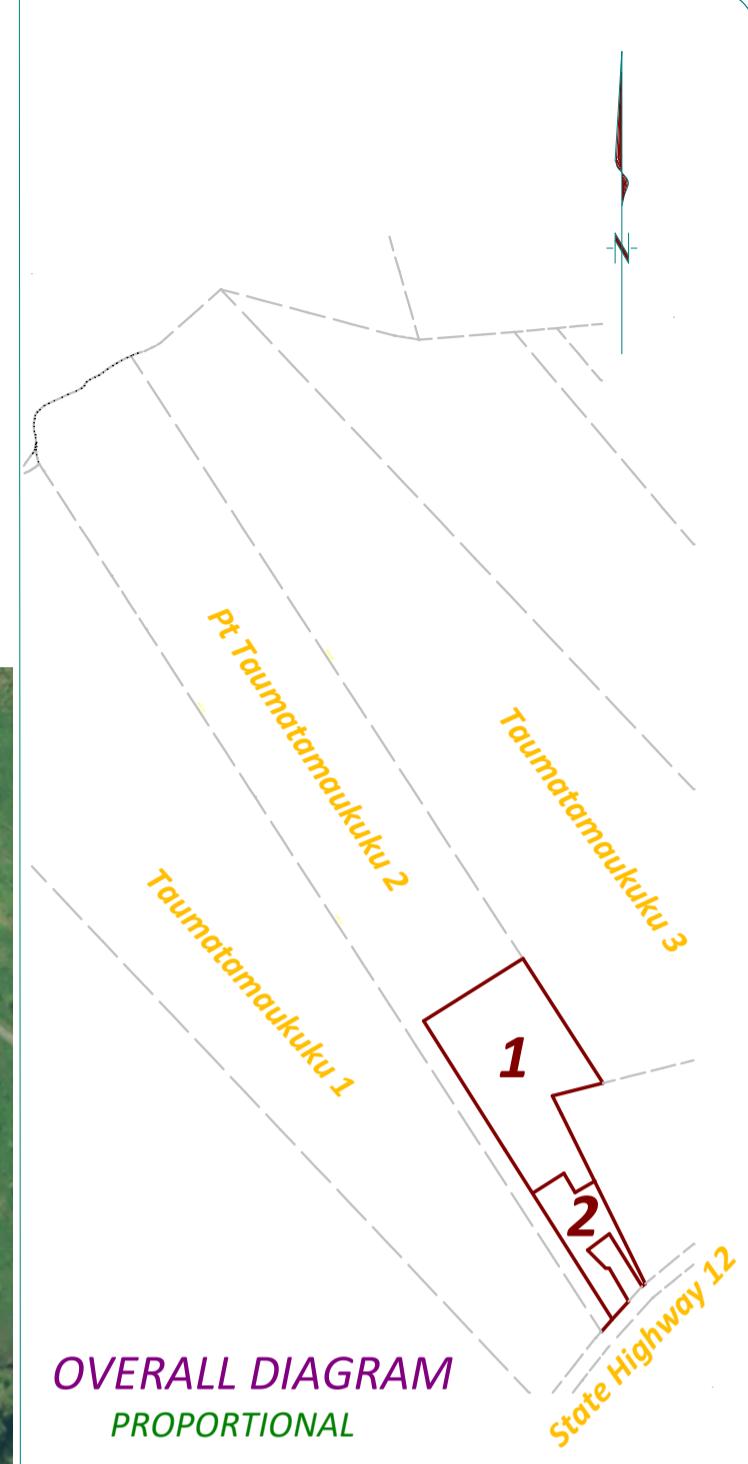
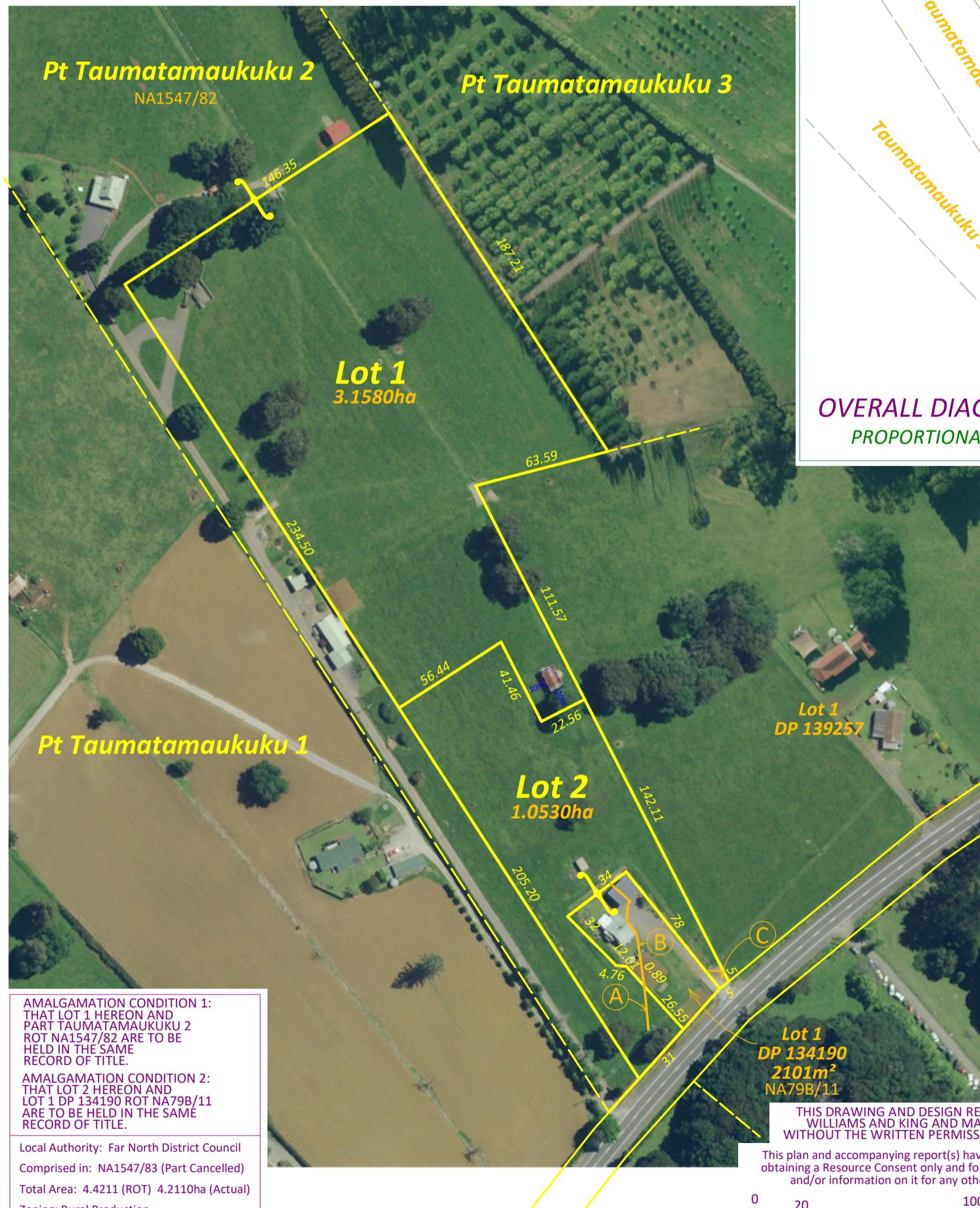
*Please tick if information is provided*

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

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

**EXISTING EASEMENTS  
TO BE SURRENDERED**

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
CONVEY ELECTRICITY	(A)	LOT 2 HEREON	C231219.4
CONVEY ELECTRICITY	(B)	LOT 1 DP 134190	
RIGHT OF WAY	(C)	LOT 2 HEREON	





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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1547/83**

**Part-Cancelled**

**Land Registration District** **North Auckland**

**Date Issued** **27 March 1958**

**Prior References**

NA243/199

---

**Estate** Fee Simple

**Area** 4.4211 hectares more or less

**Legal Description** Lot 1 Deposited Plan 45344

**Registered Owners**

Murray Raymond Hilder as to a 3/4 share

Shane Thomas Reihana and Dominique Josephine Langman as to a 1/4 share

---

**Interests**

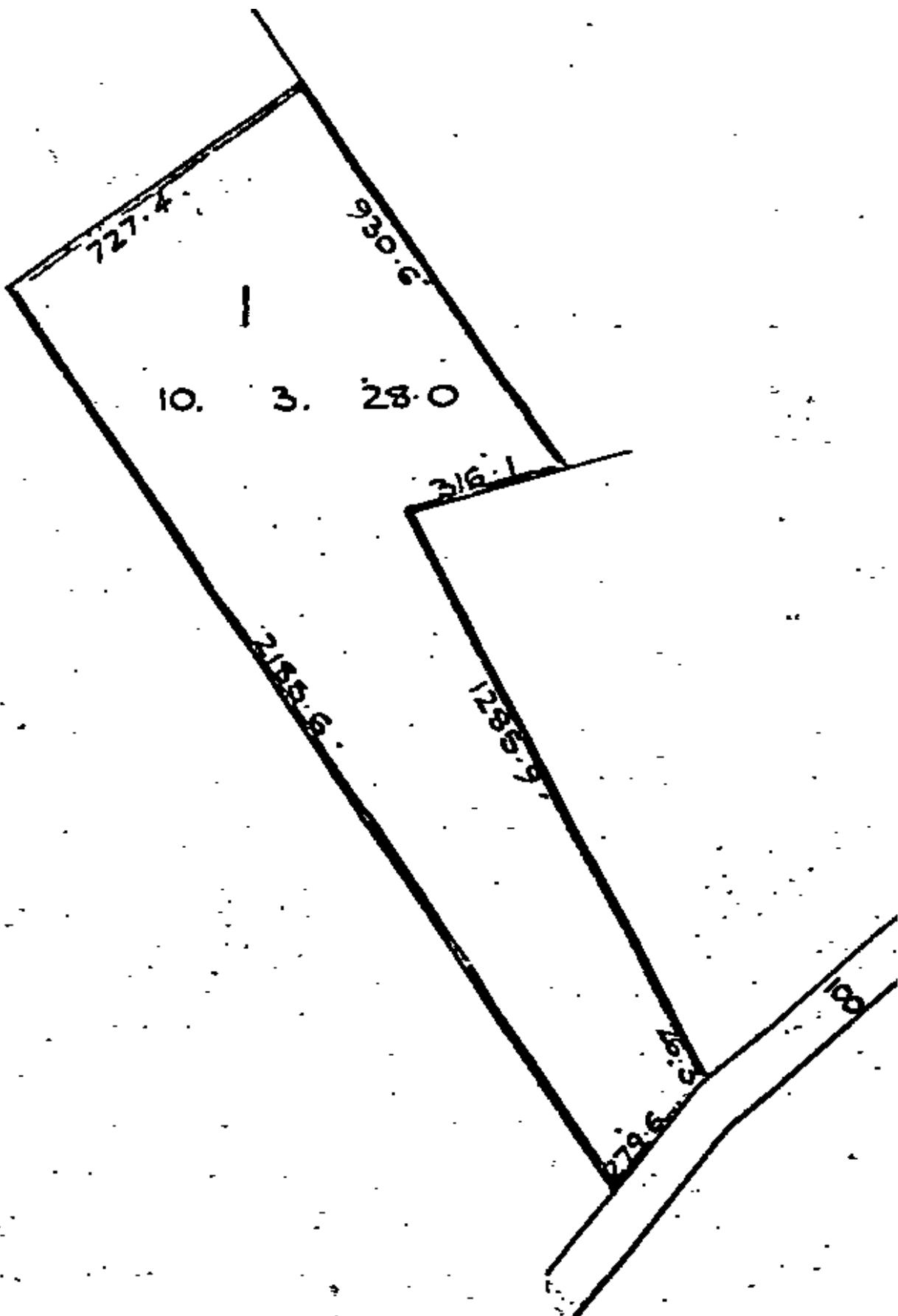
809495.1 Gazette Notice (NZ Gazette 28.6.1979 p.1980) declaring and adjoining road to be a limited access road - 28.8.1979 at 10.26 am

C231219.3 CT NA79B/11 issued for Lot 1 DP 134190- 22.1.1991 at 9:00 am

Subject to a right to convey power over part marked A and a right of way over part marked C on DP 134190 created by Transfer C231219.4 - 22.1.1991 at 2.06 pm

Appurtenant hereto is a right to convey power created by Transfer C231219.4 - 22.1.1991 at 2.06 pm

The easements created by Transfer C231219.4 are subject to Section 309 (1) (a) Local Government Act 1974





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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1547/82**

**Land Registration District** **North Auckland**

**Date Issued** 27 March 1958

**Prior References**

NA243/199

---

**Estate** Fee Simple

**Area** 16.1874 hectares more or less

**Legal Description** Part Taumatamakuku 2 Block

**Registered Owners**

Murray Raymond Hilder

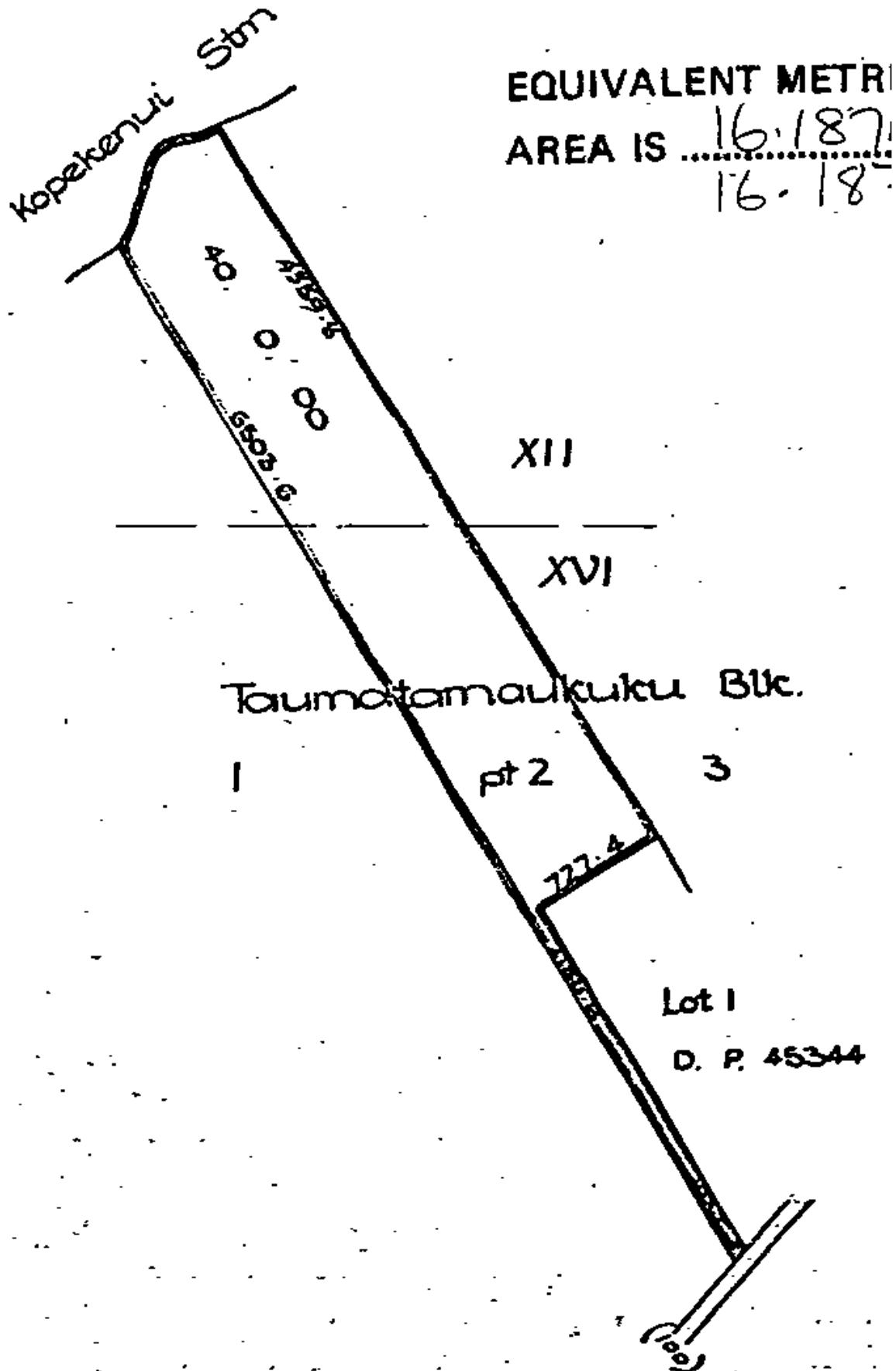
---

**Interests**

Fencing Agreement in Transfer 601939 - 27.3.1958

809495.1 Gazette Notice (NZ Gazette 28.6.1979 p.1980) declaring the adjoining State Highway to be a limited access road  
- 28.8.1979 at 10.26 am

D513821.2 Mortgage to ASB Bank Limited - 12.6.2000 at 2.54 pm





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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA79B/11**

**Land Registration District** **North Auckland**

**Date Issued** 22 January 1991

**Prior References**

NA1547/83

---

**Estate** Fee Simple

**Area** 2101 square metres more or less

**Legal Description** Lot 1 Deposited Plan 134190

**Registered Owners**

Shane Thomas Reihana and Dominique Josephine Langman

---

**Interests**

Subject to a right to convey power over part marked B on DP 134190 created by Transfer C231219.4 - 22.1.1991 at 2.06 pm

Appurtenant hereto is a right of way and a power cable right created by Transfer C231219.4 - 22.1.1991 at 2.06 pm

The easements created by Transfer C231219.4 are subject to Section 309 (1) (a) Local Government Act 1974



# Murray Hilder, Shane Reihana & Dominique Langman

## Proposed Boundary Adjustment & s243(e) Revocation of Conditional Easements 5587 & 5593 State Highway 12, Kaikohe

Williams & King, Kerikeri<sup>1</sup>  
5 January 2026

---

### 1.0 Overview

Murray Hilder, Shane Reihana & Dominique Langman own Partt Lot 1 DP 45344 in shares. They each own a Record of Title adjoining Part Lot 1 DP 45344. They propose to separate their shares by subdividing Part Lot 1 DP 45344 to create two lots, each of which will be amalgamated with the respective adjoining Records of Title. As such, the proposal will result in one less Record of Title overall.

Vehicle access to each adjusted Record of Title from State Highway 12 will use the existing crossing places CP 151 and 152, with no increase in traffic resulting from the proposed activity. No new easements are required. Existing redundant easements will be revoked, with approval for this required pursuant to section 243(e) of the RMA 1991.

The subject land is zoned Rural Production in the Far North Operative District Plan and the proposal has been assessed as being a controlled activity.

The subject land is zoned Rural Production in the Far North Proposed District Plan, and there are no relevant rules that have legal effect at this time.

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

---

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

## 2.0 Description of Proposal

Murray Raymond Hilder, Shane Thomas Reihana and Dominique Josephine Langman own Pt Lot 1 DP 45344 in shares. Specifically, Murray Raymond Hilder owns a  $\frac{3}{4}$  share, while Shane Thomas Reihana and Dominique Josephine Langman own the remaining  $\frac{1}{4}$  share. Each party owns a Record of Title adjoining Pt Lot 1 DP 45344 – Hilder owns Pt Taumatamaukuku 2 (Record of Title NA1547/82) and Reihana & Langman own Lot 1 DP 134190 (Record of Title NA79B/11).

The two parties propose to separate their shares by subdividing Pt Lot 1 DP 45344 to create Lots 1 and 2, with areas of 3.1580ha and 1.0530ha respectively. Lot 1 will be held together in the same Record of Title as Pt Taumatamaukuku 2, while Lot 2 will be held together in the same Record of Title as Lot 1 DP 134190

As such, the proposal will result in one less Record of Title overall.

The Scheme Plan is attached in **Appendix 1**. All areas and dimensions are subject to survey. Proposed amalgamation conditions are shown on the Scheme Plan.

Existing easements 'A', 'B' and 'C' created by C231219.4 will become redundant and be revoked – approval for this is sought pursuant to Section 243(e) of the RMA 1991.

Property access to each adjusted Record of Title from State Highway 12 (limited access road) will remain unchanged, with each having an existing crossing place recorded as NZTA CP 151 and CP 152.

## 3.0 Application Site Details and Description

### 3.1 Legal Details

Details of the underlying Records of Title involved in the proposed boundary adjustment are provided in Table 1, below. Records of Title are attached in **Appendix 2**.

*Table 1: Legal Details of Subject Records of Title (Underlying)*

RECORD OF TITLE	APPELLATION	TITLE AREA	INTERESTS
<b>PROPERTY TO BE SUBDIVIDED</b>			
NA1547/83	Lot 1 DP 45344 (Part Cancelled)	4.4211ha more or less (note – part cancelled)	<ul style="list-style-type: none"><li>809495.1 Gazette Notice (NZ Gazette 28.6.1979 p.1980) declaring and adjoining road to be a limited access road.</li><li>C231219.3 CT NA79B/11 issued for Lot 1 DP 134190.</li><li>Subject to a right to convey power over part marked A and a right of way over part marked C on DP 134190 created by Transfer C231219.4.</li><li>Appurtenant hereto is a right to convey power created by Transfer C231219.4.</li><li>The easements created by Transfer C231219.4 are subject to Section 309(1)(a) Local Government Act 1974.</li></ul>

PROPERTIES WITH WHICH LOTS 1 AND 2 WILL BE AMALGAMATED			
NA1547/82 (5587 SH12)	Part Taumatamakuku 2 Block	16.1874ha more or less	<ul style="list-style-type: none"> <li>• Fencing Agreement in Transfer 601939.</li> <li>• 809495.1 Gazette Notice (NZ Gazette 28.6.1979 p.1980) declaring and adjoining road to be a limited access road.</li> </ul>
NA79B/11 (5593 SH 12)	Lot 1 DP 134190	2101m <sup>2</sup> more or less.	<ul style="list-style-type: none"> <li>• Subject to a right to convey power over part marked B on DP 134190 created by Transfer C231219.4.</li> <li>• Appurtenant hereto is a right of way and a power cable right created by Transfer C231219.4/</li> <li>• The easements created by Transfer C231219.4 are subject to Section 309(1)(a) Local Government Act 1974</li> </ul>

### 3.2 Location

The subject land is located to the north of State Highway 12, between Ngawha and Kaikohe. Refer to the Location and Cadastral Maps in **Figures 1 and 2**.

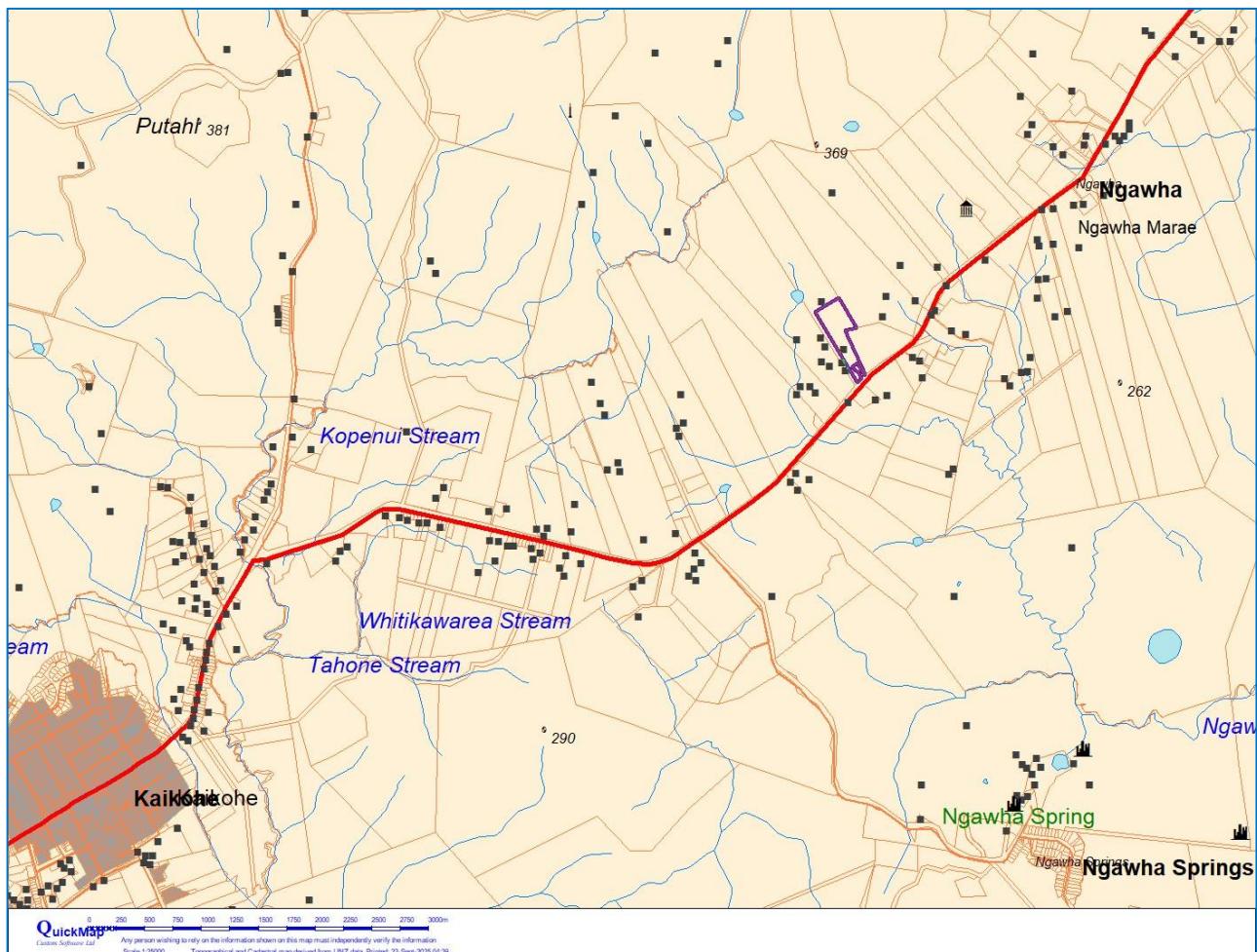
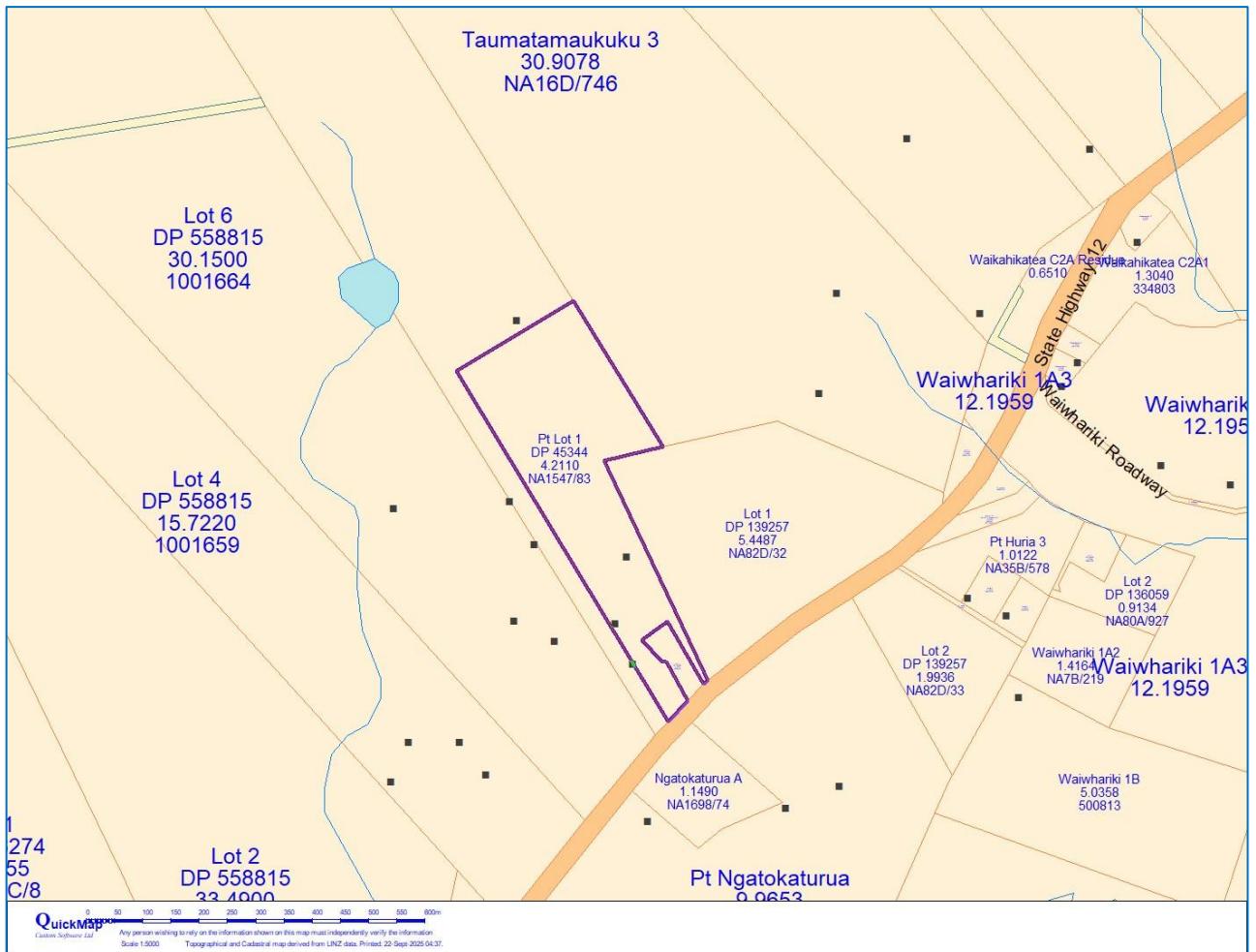


Figure 1: Quickmap Location Map Highlighting Pt Lot 1 DP 45344



### 3.3 Site Conditions

The subject land (Pt Lot 1 DP 45344) is in pasture, with fencing, implement buildings and stock yards and scattered mature trees. The site topography can be described as flat to undulating, with young basalt volcanic soils, of type Whakapai clay loam and Whakapai friable clay loam.

### 3.4 Recorded Natural and Cultural Features

The Operative District Plan does not record any Outstanding Natural Features, Outstanding Landscape Features, areas of High or Outstanding Natural Character, Notable Trees, Historic Sites, Buildings and Objects, Sites of Cultural Significance to Maori or Scheduled Registered Archaeological Sites. There is an area of Outstanding Natural Feature ("ONF") on Pt Taumatamaukuku 2 (Waimitimiti scoria mounds).

The subject site is not part of the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement. Pt Taumatamaukuku 2 includes the area of ONF described above.

The subdivision site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area ("PNA") mapping, however Pt Taumatamaukuku 2 includes a small area of the Ngawha Bush Ecological Unit. This mapping is a non-statutory document.

# 4.0 District Plan Assessment

## 4.1 Operative Far North District Plan

The subject land is within the Rural Production Zone as recorded by the Operative North District Plan. The proposal is assessed against the relevant rules of the District Plan as follows.

### 4.1.1 Rural Production Zone

The proposal has no implications in terms of the Rural Production Zone rules.

### 4.1.2 Subdivision

The 'Context' section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

#### **Rule 13.7.1 Boundary Adjustments: All Zones Except the Recreational Activities and Conservation Zones**

Rule 13.7.1 (Boundary Adjustments: All Zones ....) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

***(a) there is no change in the number and location of any access to the lots involved***

There is no change to existing access to the adjusted Records of Title off State Highway 12.

***(b) there is no increase in the number of certificates of title***

One less Record of Title will be created.

***(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment***

The area of the adjusted Records of Title will both increase in area, meaning that there can be no increased degree of non-compliance, and this clause is met.

***(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots***

The area of the boundary adjustment is contiguous with the area of the original Records of Title.

***(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal)***

The shed will have 10m setbacks from the proposed boundaries. The adjusted Records of Title will increase in area and dimension; therefore, no land use infringements will arise from the proposal.

***(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites***

Not applicable.

***Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.***

Notification is not required, as the relevant conditions are met.

## 4.1.3 Summary of Activity Status

Overall, the proposal has been assessed as a controlled activity under the Operative District Plan.

## 4.2 Proposed Far North District Plan

### 4.2.1 Subdivision

The site is zoned Rural Production under the Proposed District Plan. There is an area of Outstanding Natural Feature on Pt Taumatamauku 2 (Waimitimiti scoria mounds).

There are no applicable rules with immediate legal effect under the Proposed District Plan.

Under the Proposed District Plan, the proposed boundary adjustment is a controlled activity under Rule SUB-R1, as the following conditions are met.

#### CON-1

1. ***The boundary adjustment complies with standards:***

***SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased.***

***SUB-S2 Requirements for building platforms on each allotment***

***SUB-S3 Water Supply***

***SUB-S4 Water supply***

***SUB-S5 Wastewater disposal***

***SUB-S6 Telecommunications and power supply***

***SUB-S7 Easements for any purpose***

The proposal complies with the above standards.

#### CON-2

1. ***The boundary adjustment does not alter:***

- i. The ability of existing activities to continue to be permitted under the rules and standards in this District Plan;***
- ii. The degree of non compliance with zone or district wide standards;***
- iii. The number and location of any access.***
- iv. The number of certificates of title.***

The boundary adjustment complies with the above conditions.

#### CON-3

1. ***The boundary adjustment complies with Standard: SUB-S8 Esplanades.***

Not applicable.

## 5.0 Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment takes into account the controlled (subdivision) activity matters listed under Rule 13.7.3 of the District Plan.

### 5.1 Property Access

The proposal reduces the number of Records of Title, and will not generate any additional traffic. Each adjusted Record of Title retains its existing access from State Highway 12, via NZTA Crossing Places 151 and 152. No new vehicle crossing points are proposed.

The proposal therefore avoids adverse effects associated with traffic and vehicle access.

## **5.2 Natural and Other Hazards**

No new buildings are proposed, and the proposed boundary adjustment does not generate or increase any risks associated with natural and other hazards.

The proposal results in no adverse effects in terms of fire hazard.

The adverse effect of the proposal with respect to natural and other hazards is therefore considered to be nil.

## **5.3 Water Supply**

The proposal has no adverse effects in terms of water supply.

## **5.4 Stormwater Disposal**

The proposal creates no additional impermeable surfaces, stormwater runoff or discharge, and has no impact on drainage to or from adjoining properties. As such, nil adverse environmental effects related to stormwater disposal are anticipated as a result of the proposal.

## **5.5 Sanitary Sewage**

There are no existing onsite wastewater treatment or disposal areas within Pt Lot 1 DP 45344 and the proposal does not result in any adverse effects in terms of the treatment or disposal of wastewater.

## **5.6 Energy Supply & Telecommunications**

There is no requirement for new energy or telecommunications supply as part of this proposal.

Existing easements 'A' and 'B' created by C231219.4 will be surrendered, as they are no longer necessary with the adjusted title arrangements.

The proposal does not result in any adverse effects in terms of the supply of power or telecommunication services.

## **5.7 Easements for any Purpose**

The adjusted Records of Title have individual access and services. No new easements are required. As noted, easements shown as 'A', 'B' and 'C' on the Scheme Plan, created by C231219.4, are to be revoked.

## **5.8 Heritage Resources**

The property does not contain any archaeological sites that are listed in Appendix 1G of the Operative District Plan and no sites of cultural significance listed in Appendix 1F of the Operative District Plan. No physical work is required to implement the proposed boundary adjustment, and no adverse effects on archaeological or cultural sites will arise.

## **5.9 Flora & Fauna**

The proposal does not generate any adverse ecological effects.

## 5.10 Landscape & Visual Values

The application site does not include any outstanding landscapes or areas of high or outstanding natural character and is not within the coastal environment. The proposal will not cause any alteration to the existing natural and physical resources or characteristics of the subject land. It has no adverse effects in terms of natural character and visual and landscape values.

## 5.11 Access to Reserves and Waterways

No access to reserves or waterways is proposed, or necessary, as part of this boundary adjustment.

## 5.12 Land Use Compatibility

No new lots or building sites will result from the proposal, and the adjusted Records of Title will continue to support their existing land use activities. The proposal has no adverse effect in terms of land use incompatibility.

# 6.0 Statutory Assessment

## 6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL").<sup>2</sup>

The Far North Maps Land cover and land use map confirms the land use as being 'high producing exotic grassland' in 1996, 2001, 2008, 2012, and 2018.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land', and the above regulations do not apply to the proposed activity.

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

The boundary adjustment activity does not involve any earthworks, vegetation removal, or diversion or discharge of stormwater, and is not considered to have any implications in terms of the above Regulations.

---

<sup>2</sup> Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 22 September 2025 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

## 6.2 National Policy Statements

### 6.2.1 National Policy Statement for Highly Productive Land

The subject sites contain LUC 2 land, as mapped by the New Zealand Land Resource Inventory. This is indicated by the darker green coloured area in the maps in **Figure 3** below.



Figure 3: Far North Maps Land cover and land use Map (Part Lot 1 DP 45344)

Relevant parts of policies 3.8 and 3.10 are transcribed and commented on below.

#### 3.8 Avoiding subdivision of highly productive land

(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:

(2) Territorial authorities must take measures to ensure that any subdivision of highly productive land:

(a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

#### 3.10 Exemption for highly productive land subject to permanent or long-term restraints

(1) Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:

(a) there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and

(b) the subdivision, use, or development:

(i) avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and

(ii) avoids the fragmentation of large and geographically cohesive areas of highly productive land; and

(iii) avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and

(c) the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

(2) In order to satisfy a territorial authority as required by subclause (1)(a), an applicant must demonstrate that the permanent or long-term constraints on economic viability cannot be addressed through any reasonably practicable options that would retain the productive capacity of the highly productive land, by evaluating options such as (without limitation):

- (a) alternate forms of land-based primary production;
- (b) improved land-management strategies;
- (c) alternative production strategies;
- (d) water efficiency or storage methods;
- (e) reallocation or transfer of water and nutrient allocations;
- (f) boundary adjustments (including amalgamations);
- (g) lease arrangements.

(3) Any evaluation under subclause (2) of reasonably practicable options:

- (a) must not take into account the potential economic benefit of using the highly productive land for purposes other than land-based primary production; and
- (b) must consider the impact that the loss of the highly productive land would have on the landholding in which the highly productive land occurs; and
- (c) must consider the future productive potential of land-based primary production on the highly productive land, not limited by its past or present uses.

(4) The size of a landholding in which the highly productive land occurs is not of itself a determinant of a permanent or long-term constraint.

Clause 3.8(1)(a) is met, as the boundary adjustment does not create any additional titles (it creates one less), does not change the established use of the adjusted sites, and does not have any impact on the overall productive capacity of the land. No reverse sensitivity issues will arise in terms of 3.8(2)(b), meaning that these effects are avoided.

As the proposal is considered to satisfy policy 3.8(1)(a), it is considered that the exemption does not need to be applied.

## 6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed. The RPS Maps do not record any special features on the site to be subdivided and amalgamated with the two adjoining titles, but Pt Taumatamaukuku 2 includes the area of ONF described as Waimitimiti Scoria Mounds. The relevant policy is commented on below.

### 5.1.1 Policy – Planned and coordinated development

The proposal increases Record of Title sizes, does not create any additional Records of Title, does not require any new infrastructure, and has no implications in terms of this policy. No change of land use on the adjusted Records of Title will result from the proposal and adverse effects on soils are avoided. The proposal is considered to be compatible with the above policy.

## 6.4 District Plan Objectives and Policies

### 6.4.1 Far North Operative District Plan

The boundary adjustment activity has been assessed as a controlled activity under the Operative District Plan, and the objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the District Plan are all considered to be met.

### 6.4.2 Far North Proposed District Plan

As a controlled activity under the Proposed District Plan, it can also be assumed that the proposal is in accordance with the objectives and policies of the Proposed District Plan.

## 6.2 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to Part 2 of the Act is given below.

### **PART 2 PURPOSE AND PRINCIPLES**

#### **5 Purpose**

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
  - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
  - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
  - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

#### **7 Other matters**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-*

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

#### **8 Treaty of Waitangi**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

The proposed boundary adjustment is a controlled activity, which is deemed to be consistent with the purpose and principles of the RMA.

## 6.4 Regional Plans

The boundary adjustment activity does not require consent under the Proposed Regional Plan.

## 7.0 Notification Assessment

### 7.1 Consultation

New Zealand Transport Agency has been contacted for their requirements. Refer to **Appendix 3**.

No other written approvals have been sought as part of the proposal.

### 7.2 Public Notification Assessment

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

**Step 2:** Public notification is precluded via Rule 13.7.1.

**Step 3:** Not applicable, as public notification is precluded.

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

## 7.3 Limited Notification Assessment

**Step 1:** The proposal will not result in any adverse effects on the marine and coastal area, and there are no affected protected customary rights groups in terms of Section 95B(2)(a). The proposal is not an accommodated activity in terms of Section 95B(2)(b). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

**Step 2:** Limited notification is precluded.

**Step 3:** Not applicable, as limited notification is precluded.

**Step 4:** No special circumstances are considered to exist that warrant notification of the application to any other persons in terms of Section 95B(10).

## 7.4 Notification Assessment Summary

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

## 8.0 Conclusion

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

- The application is for a controlled activity, conditions relating to compulsory amalgamation can be included in the decision.

We also note that:

- The proposal satisfies the statutory requirements to proceed as non-notified.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed



Date: 5 January 2026

Natalie Watson,  
Resource Planner

WILLIAMS & KING  
Kerikeri

## 9.0 Appendices

<b>Appendix 1:</b>	<b>Scheme Plan</b>
<b>Appendix 2:</b>	<b>Records of Title</b>
<b>Appendix 3:</b>	<b>NZTA Correspondence</b>

## Natalie Watson

---

**From:** Natalie Watson  
**Sent:** Wednesday, 17 December 2025 8:48 am  
**To:** Shaun Baker  
**Subject:** RE: Application-2025-1305 (Hilder & Reihana)

Thanks Shaun,

Condition 1 is ok, but condition 2 not necessary as each of the adjusted titles has an existing dwelling. Could this be removed? We are not expecting any consent notices from the FNDC decision at this stage based on the nature of the proposal, so the requirement to add a new consent notice as per 2 will add unnecessary costs in terms of fees for the applicants in completing their proposal.

Kind regards,  
Natalie

---

**From:** Shaun Baker <Shaun.Baker@nzta.govt.nz>  
**Sent:** Tuesday, 16 December 2025 2:10 pm  
**To:** Natalie Watson <nat@saps.co.nz>  
**Subject:** RE: Application-2025-1305 (Hilder & Reihana)

Kia ora Natalie,

Thank you for consulting the NZ Transport Agency Waka Kotahi (NZTA) seeking approval pursuant to s95E of the Resource Management Act 1991 for the 2-lot subdivision at 5593 State Highway 12, Kaikohe. NZTA has reviewed the proposal and determined that a condition would mitigate potential effects on State Highway 12. These conditions will need to be volunteered in writing to Council, so it becomes a substantive part of the resource consent application prior to written approval being provided by NZTA.  
*Please note: The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the requested conditions.*

Conditions:

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the Consent Holder shall provide to Council confirmation that NZ Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan, ML plan (for Māori Land) or SO (Survey Office) plan) to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.
2. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of Proposed Lot 2 of the subdivision of land shown on Scheme Plan dated 11 September 2025 that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 12. This consent notice shall read as follows:

*Any dwelling or other building used for a noise sensitive activity on the site located in or partly within 100m of the edge of the State Highway 12 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB L<sub>Aeq(24hr)</sub> inside all habitable spaces.*

Advice Note:

As the properties have access to a limited access road, a crossing place notice/s per Section 91 of the Government Roading Powers Act 1989 will be registered on the titles confirming the legal establishment of the crossing place.

**Reasoning:**

- To manage reserve sensitivity effects from the operation of State Highway 12. This condition is proposed to apply to Proposed Lot 2 only, as its location is immediately adjacent to the State Highway makes it possible for noise sensitive activities to occur within 100m from the State Highway.

Please consider the above and, if your client agrees, please amend your resource consent application to include the above conditions and provide a copy of this revised consent application to NZTA; or volunteer this conditions to council requesting that the condition is included in the application as an addendum to the application and provide a copy of this request to NZTA.

Upon receiving your revised application or email confirming that you have volunteered the above condition to council; NZTA will continue to process the application with a view to providing S95E approval (subject to delegated authority).

If you have any queries regarding the above, please feel free to contact me via the details below.

Ngā mihi

Shaun

**Shaun Baker (he/him)**

**Planner, Poutiaki Taiao/Environmental Planning**

Te Toki Tārai - System Design

Te Toki – Transport Services

Email: [Shaun.Baker@nzta.govt.nz](mailto:Shaun.Baker@nzta.govt.nz)

Phone: +6499541303

**NZ Transport Agency Waka Kotahi**

Level 5, AON Centre, 29 Customs Street West

Private Bag 106602, Auckland 1143, New Zealand

[Connect with us on social media](#)



---

**From:** Natalie Watson <[nat@saps.co.nz](mailto:nat@saps.co.nz)>

**Sent:** Tuesday, 16 December 2025 10:15 am

**To:** Shaun Baker <[Shaun.Baker@nzta.govt.nz](mailto:Shaun.Baker@nzta.govt.nz)>

**Subject:** RE: Application-2025-1305 (Hilder & Reihana)

Thanks for getting back to me Shaun,

Hoping that this one is fairly straight forward for you!

Kind regards,  
Natalie

---

**From:** Shaun Baker <[Shaun.Baker@nzta.govt.nz](mailto:Shaun.Baker@nzta.govt.nz)>  
**Sent:** Tuesday, 16 December 2025 9:55 am  
**To:** Natalie Watson <[nat@saps.co.nz](mailto:nat@saps.co.nz)>  
**Subject:** RE: Application-2025-1305 (Hilder & Reihana)

Kia ora Nataile,

Thanks for your email. I'm the planner that has been assigned this case, I apologise for the delays coming back to you with a response. I've been experiencing high workloads recently. I'll make this a priority and get back to you later today.

Ngā mihi

Shaun

**Shaun Baker (he/him)**

**Planner, Poutiaki Taiao/Environmental Planning**

Te Toki Tārai - System Design

Te Toki – Transport Services

Email: [Shaun.Baker@nzta.govt.nz](mailto:Shaun.Baker@nzta.govt.nz)

Phone: +6499541303

**NZ Transport Agency Waka Kotahi**

Level 5, AON Centre, 29 Customs Street West

Private Bag 106602, Auckland 1143, New Zealand

[Connect with us on social media](#)



---

**From:** Natalie Watson <[nat@saps.co.nz](mailto:nat@saps.co.nz)>  
**Sent:** Tuesday, 16 December 2025 9:18 am  
**To:** Vonnie Veen-Grimes <[Vonnie.Veen-Grimes@nzta.govt.nz](mailto:Vonnie.Veen-Grimes@nzta.govt.nz)>; Jordan Pauw <[Jordan.Pauw@nzta.govt.nz](mailto:Jordan.Pauw@nzta.govt.nz)>; Shaun Baker <[Shaun.Baker@nzta.govt.nz](mailto:Shaun.Baker@nzta.govt.nz)>; Bruce Hawkins <[Bruce.Hawkins2@nzta.govt.nz](mailto:Bruce.Hawkins2@nzta.govt.nz)>  
**Subject:** FW: Application-2025-1305 (Hilder & Reihana)  
**Importance:** High

Good morning,

Sorry to bother you all, but we submitted a request for written approval back in September, and I haven't had any response beyond the system generated reply.

Is there any way that I could find out who is dealing with this? My office number is 09 407 6030 or mobile 021 2988 741.

Many thanks,

Natalie Watson

**WILLIAMS & KING**  
P +64 9 407 6030  
27 Hobson Ave  
P.O. Box 937, Kerikeri 0230, NZ  
<http://www.saps.co.nz>

A Division of Survey & Planning Solutions (2010) Ltd This email is intended solely for the use of the addressee and may contain information that is confidential or subject to legal privilege. If you receive this email in error please immediately notify the sender and delete the email.



---

**From:** Natalie Watson  
**Sent:** Monday, 15 December 2025 10:22 am  
**To:** Environmental Planning <[environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz)>  
**Subject:** FW: Application-2025-1305 (Hilder & Reihana)  
**Importance:** High

Good morning,

Is someone able to call me about this? We haven't been given a contact person as yet, but it has been three months since the application for written approval was put it. If there is any other information that you need, please let me know.

Thank you,  
Natalie Watson

**WILLIAMS & KING**  
P +64 9 407 6030  
27 Hobson Ave  
P.O. Box 937, Kerikeri 0230, NZ  
<http://www.saps.co.nz>

A Division of Survey & Planning Solutions (2010) Ltd This email is intended solely for the use of the addressee and may contain information that is confidential or subject to legal privilege. If you receive this email in error please immediately notify the sender and delete the email.



---

**From:** Natalie Watson  
**Sent:** Monday, 17 November 2025 1:42 pm

**To:** Environmental Planning <[environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz)>

**Subject:** Application-2025-1305 (Hilder & Reihana)

Good afternoon,

I'm just following up on this as we are coming up to two months.

Kind regards,

Natalie

---

**From:** Environmental Planning <[EnvironmentalPlanning@nzta.govt.nz](mailto:EnvironmentalPlanning@nzta.govt.nz)>

**Sent:** Monday, 22 September 2025 11:50 am

**To:** Natalie Watson <[nat@saps.co.nz](mailto:nat@saps.co.nz)>

**Subject:** DO NOT REPLY – Waka Kotahi NZ Transport Agency - A new Environmental Planning request has been logged with Case Ref - Application-2025-1305 CRM:0093193372

Dear Murray Hilder and Shane Reihana,

Thank you for your application. Your reference number is: 5593 SH 12, Kaikohe

Your application has been assigned to the Environmental Planning Team and you should expect to receive a response within the next 20 working days. If you have any further queries or concerns on this matter, please do not hesitate to contact us via email quoting case ref: Application-2025-1305 or visit our [website](#).

Kind Regards,

**Environmental Planning Team**

System Design and Delivery

E [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz) / w <http://www.nzta.govt.nz>

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you must not peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you must not peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you must not peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.