

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 checked="" 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

5. Applicant details

Name/s:

Fluid Properties Limited

Email:

Phone number:

Postal address:

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

Postcode

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:

Donaldsons Surveyors

Email:

Phone number:

Home

Postal address:

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

Postcode

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:

Fluid Properties Ltd

Property address/
location:

190 Paroa Bay Road

Postcode

8. Application site details

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

Name/s:	<input type="text" value="Fluid Holdings Ltd"/>		
Site address/ location:	<input type="text" value="190 Paroa Bay Road"/>		
	<input type="text"/>		
	<input type="text"/>		Postcode
Legal description:	<input type="text" value="Lot 1 DP.349706"/>	Val Number:	<input type="text"/>
Certificate of title:	<input type="text" value="203544"/>		

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.

<input type="text" value="Boundary adjustments between 2 neighbours"/>	<input type="text"/>
<input type="text" value="As per attached plan and report"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

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):

<input type="radio"/> Building Consent	<input type="text" value="Enter BC ref # here (if known)"/>
<input type="radio"/> Regional Council Consent (ref # if known)	<input type="text" value="Ref # here (if known)"/>
<input type="radio"/> National Environmental Standard Consent	<input type="text" value="Consent here (if known)"/>
<input type="radio"/> Other (please specify)	<input type="text" value="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)

Donaldsons Surveyors Ltd

Email:

Phone number:

Postal address:

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

Postcode

Fees Information

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

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)

R J Donaldson

Signature:

(signature of bill payer)

Date 27-Feb-2026

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. 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)

R J Donaldson

Signature

Date 27-Feb-2026

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.



8696

27/02/2026

RESOURCE CONSENT APPLICATION TO SUBDIVIDE Fluid Properties Limited, Paroa Bay Road

PLANNING REPORT

INTRODUCTION

This is a proposal to subdivide by way of rule 13.7.1 of the operative Far North District Plan for boundary adjustments.

It is simply an exchange of two severance parcels that were created by the historic road taking of the now Otamarua Road through different properties, leaving small severance areas isolated on opposite sides of the road.

The owners of two of these properties have agreed with each other to exchange their respective severed portions for obvious reasons.

Operative District Plan zone is General Coastal
Proposed District Plan zone is Rural Production.

ADDITIONAL CONSENTS SOUGHT

1. Surrender of Easements :

A on Lot 7 DP 321988 in so far as it affects Lot 5 DP.321988 (EI 5646464.9), and

F on Lot 4 DP 321988 in so far as it affects Lot 5 DP.321988 (EI 5646464.8).

2. Cancellation of amalgamation conditions :

(i) That Lots 1 & 7 DP.349406 be held in the same certificate of title (LINZ A 431412).

(ii) That Lots 4 & 5 DP.321988 be held in the same certificate of title (LINZ 186433)

(iii) That Lot 7 DP 321988 be held as an undivided ¼ share by the owners of Lots 4 & 5 DP 321988 (LINZ 634854).

3. Amalgamation condition proposed :

That Lot 7 DP 321988 be held as to one undivided ¼ share by the owners of Lot 1 hereon and that one record of title be issued in accordance therewith.

Properties before subdivision

OWNERS	- CF & SY RING & TRUSTEE COMPANY LTD
TITLE REFERENCE	- 87748
DESCRIPTION	- LOT 4 DP 321988 area 20.2750 ha LOT 5 DP 321988 area 2900 m² (severance) Lot 7 DP 321988 1/4 share (Common Access)
OWNERS	- FLUID PROPERTIES LIMITED
TITLE REFERENCE	- 203544
DESCRIPTION	- LOT 1 DP 349706 area 4.3515 ha LOT 7 DP 349706 area 1075 m² (severance)

Properties after subdivision & transfer

OWNERS	- C & S RING
DESCRIPTION	- LOT 1 area 20.3825ha together with Lot 7 DP 321988 1/4 share (Common Access)
OWNERS	- FLUID PROPERTIES LIMITED
DESCRIPTION	- LOT 2 area 4.6415 ha

SITE DESCRIPTION

Looking at Google maps, the Ring property is 2/3 bush with a house tucked in the middle and 1/3 a productive vineyard. Main access is at the intersection of Paroa Bay Road and Otamarua Road where the common access Lot 7 DP 321988 commences. The severance area being acquired, Lot 7 DP 349706, comprising 1075m² is all in pasture sloping away from the road.

The Fluid property is 75% bush covered some of which is subject to a Conservation covenant, the remaining area contains 3 buildings known as The Paroa Chalets surrounded in pasture that extends to the east and includes the whole of the severance area being acquired, Lot 5 DP.321988, comprising 2900m²

OPERATIVE DISTRICT PLAN

Under the Far North District Plan the property is zoned General Coastal.

13. SUBDIVISION

Assessment under the boundary adjustment rules :

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) *There is no change in the number and location of any access to the lots involved;*
This boundary adjustment does not change the number, the locations or the users of the existing entrances or accesses.

- (b) *There is no increase in the number of lots;*
There is no increase in the number of lots.

- (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 ;*
**Lot 1 complies with the General Coastal zone 20ha minimum area.
Lot 2 is already non complying but it area is being increased therefore the degree of non-compliance is not increased.**

- (d) *The area affected by the boundary adjustment is within or contiguous with the area of the original lots;*
The areas remain contiguous with that of the current boundary.

- (d) *All boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal);*
Both Lots 1 & 2 are capable of complying with all relevant land use rules.

- (e) *All existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.*
Both Lots 1 & 2 comply

The proposed boundary adjustment upholds all of the controlled activity standards and therefore deemed to hold a Controlled Activity status.

13.7.3 CONTROLLED ACTIVITIES

13.7.3.1 PROPERTY ACCESS *(see Chapter 15 Transportation) A controlled (subdivision) activity application must comply with rules for property access in Chapter 15, namely Rules 15.1.6C.1.1 - 15.1.6C.1.11 (inclusive)*

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009)

Lot 1 has an existing double width sealed entrance at the intersection of Paroa Bay Road and Otamarua Road where the common access Lot 7 DP 321988 commences.

Lot 2 has an existing double width entrance on the opposite road corner which services the Chalets and balance of the property.

Both entrances appear to comply with FNDC Engineering standards.

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

Being small boundary adjustments, there is little or no additional effects of natural hazards be it erosion, flooding, landslips, contaminants, subsidence, fire or sea level rise.

13.7.3.3 WATER SUPPLY

There being no reticulated water supply, all domestic supplies are from roof storage.

13.7.3.4 STORMWATER DISPOSAL

(a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).

Both Lots 1 & 2 are sufficiently large enough to control and dispose of stormwater within the bounds of their respective lot.

13.7.3.5 SANITARY SEWAGE DISPOSAL

Both Lots 1 & 2 are sufficiently large enough to control and dispose of wastewater within the bounds of their respective lot.

13.7.3.6 ENERGY SUPPLY – Not applicable

13.7.3.7 TELECOMMUNICATIONS – Not applicable

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Lot 1 contains existing easement F (electricity & water supply) in EI 5646464.8 in favour of 1-3 & 5-6 DP 321988 which, for the sake of clarity, should be surrendered in so far as it affects the severance Lot 5 DP 321988.

13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES.

Lot 1 contains an existing covenant shown H (no buildings)

Lot 2 contains an existing conservation covenant shown I.

13.10.15 ACCESS TO WATERWAYS

Not applicable

13.10.16 LAND USE INCOMPATIBILITY

The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

The subdivision has little or no effects upon the existing situation.

RESOURCE MANAGEMENT ACT 1991

Part 2

Purpose and principles

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 well-being 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*

This subdivision is an exchange of isolated parcels of land that were created as severance parcels at the time of road taking and now by exchanging ownership creates allotments that complement both the wider farming and rural residential activities achieving positive outcomes in accordance with sustainable management.

All surrounding land use activity is consistent with the proposal. Reverse sensitivity effects are considered to be less than minor.

SCHEDULE 4 RMA 1991

An application for Resource Consent for an activity must include the following:

ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF A DOCUMENT REFERRED TO IN SECTION 104(1)(B)

Section 104(1)(b)

any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or *proposed regional policy statement*;
- (vi) a plan or proposed plan;

These provisions have been covered without concern.

Matters of national importance

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 recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;*
- (g) the protection of protected customary rights.*

The boundary adjustment does not present any increased impacts from what has already approved.

It is noted that proposed Lot 2 is within PNA (DOC 2016) “Edward Tikitikioure Coastal Habitat” and that a significant portion has an existing conservation covenant labelled ‘I’.

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—

- (a) kaitiakitanga:*
 - (aa) the ethic of stewardship;*
- (b) the efficient use and development of natural and physical resources;*
- (c) the maintenance and enhancement of amenity values;*
- (d) intrinsic values of ecosystems;*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment;*
- (g) any finite characteristics of natural and physical resources;*
- (h) the protection of the habitat of trout and salmon;*
- (i) the effects of climate change;*
- (j) the benefits to be derived from the use and development of renewable energy.*

This proposal achieves the sustainable management purpose and principles of the RMA as it manages the use, development, and protection of natural and physical resources, in a manner, which maintains and enhances the environment, while providing for economic, cultural and social well-being.

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

CLAUSE 6

(1) *An assessment of the activity's effects on the environment must include the following information:*

- (a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*
- (b) *an assessment of the actual or potential effects on the environment of the activity.*
- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*
- (d) *if the activity includes the discharge of any contaminants, a description of –*
 - (i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
 - (ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*
- (e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*
- (f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Having been through the planning assessment criteria and demonstrated a balanced environmental outcome, the effects based concept of the Far North District Plan implies that any adverse effects on the environment are less than minor, thereby the Resource Management Act does not require notification.

- (g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*
- (h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

Monitoring is not required.

No concern.

- (2) *A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

Noted

CLAUSE 7 – Assessment of Environmental Effects

Matters that must be addressed by assessment of environmental effects

An assessment of an activity's effects on the environment must address the following matters:

(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:

The subject location has no direct influence on the public, being well screened, and without any change occurring to impact the social, economic or cultural effects.

(b) any physical effects on the locality, including any landscape, and visual effects.
There are none.

(c) Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.
There is no physical damage to ecosystems.

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:
Effects are nil.

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:
Nil

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.
Nil

OPERATIVE REGIONAL POLICY STATEMENT

The Operative Northland Regional Policy Statement presents the latest initiatives and guidelines for the northland region, and its direction holds particular relevance.

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;

b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

We need people and businesses to choose Northland as a place to invest, and our economic development needs to be aligned with environmental outcomes.

4.6.1 Policy – Managing effects on the characteristics and qualities natural character, natural features and landscapes

(2) Outside the coastal environment avoid significant adverse effects and avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of subdivision, use and development on the characteristics and qualities of outstanding natural features and outstanding natural landscapes and the natural character of freshwater bodies. Methods which may achieve this include:

- a) In outstanding natural landscapes, requiring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins;
- b) In outstanding natural features, requiring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;
- c) Minimising, indigenous vegetation clearance and modification (including earthworks / disturbance and structures) to natural wetlands, the beds of lakes, rivers and their margins.

(3) When considering whether there are any adverse effects on the characteristics and qualities of the natural character, natural features and landscape values in terms of (1)(a), whether there are any significant adverse effects and the scale of any adverse effects in terms of (1)(b) and (2), and in determining the character, intensity and scale of the adverse effects:

- a) Recognise that a minor or transitory effect may not be an adverse effect;
- b) Recognise that many areas contain ongoing use and development that:
 - (i) Were present when the area was identified as high or outstanding or have subsequently been lawfully established
 - (ii) May be dynamic, diverse or seasonal;

All physical effects exist.

The site is near other areas of developed land.

There is no physical change to the landscape, and the location is well obscured.

There is no vegetation clearance or earthworks.

The core infrastructure is already in place (access and power), and the subject environment is largely modified without the subdivision causing further physical modification.

6.1.1 Policy – Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;
- (b) Be as consistent as possible;
- (c) Be as simple as possible;
- (d) Use or support good management practices;
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and
- (g) Focus on effects and where suitable use performance standards.

In summary, the Regional Policy Statement strives to encourage sustainable management, and sets in place framework for subdivision activity to avoid environmental degradation, which the proposal is considered to uphold without concern.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

The Land Use Capability of the application site is LUC 6e9 and therefore does not have the status of being highly productive land.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

The national policy statement presents strong incentives for development to 'avoid' actual or potential effects that would compromise wetlands, or the natural components linked to waterways. The boundary adjustment does not undermine that intent.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011, is not considered applicable to the subject land having no evidence of HAIL use.

PROPOSED DISTRICT PLAN

The properties are located in the Rural Production zone under the Proposed District Plan. Proposed Lot 1 has a Coastal overlay over its entirety. Proposed Lot 2 for the most part has no overlay other than a touch on the fringes.

SUB-R1 Boundary adjustments

All zones (except Open Space zones, Motorua Island zone, and Airport zone)

Activity status: Controlled where:

CON-1. The boundary adjustment complies with minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of noncompliance shall not be increased;

SUB-S2 Requirements for building platforms for each allotment;

SUB-S3 Water supply;

SUB-S4 Stormwater management;

SUB-S5 Wastewater disposal;

SUB-S6 Telecommunications and power supply; and

SUB-S7 Easements for any purpose;

This application is compliant

As an overview the requirements for boundary adjustments under the proposed district plan are not unlike those under the operative district plan and therefore do not, for the sake of repetitiveness, warrant further assessment

The rural character and amenity of this environment is undoubtedly rural based, and the subdivision promotes this theme without introducing any physical change, being a natural asbuilt situation.

CONCLUSION

The subdivision proposal defines a straight forward boundary adjustment.

The proposal has been assessed against the relevant planning legislation on an effects basis, and is considered to fulfil the relevant objectives and policies.

The subdivision is considered consistent with the higher planning documents, the Regional Policy Statement, and the natural character of the property is not deemed 'significant', or even of 'high ecological value'.

Through implementation of the proposed management techniques positive effects are employed, such that the effects overall are less than minor.



R.J. Donaldson
Registered Surveyor



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




R.W. Muir
Registrar-General
of Land

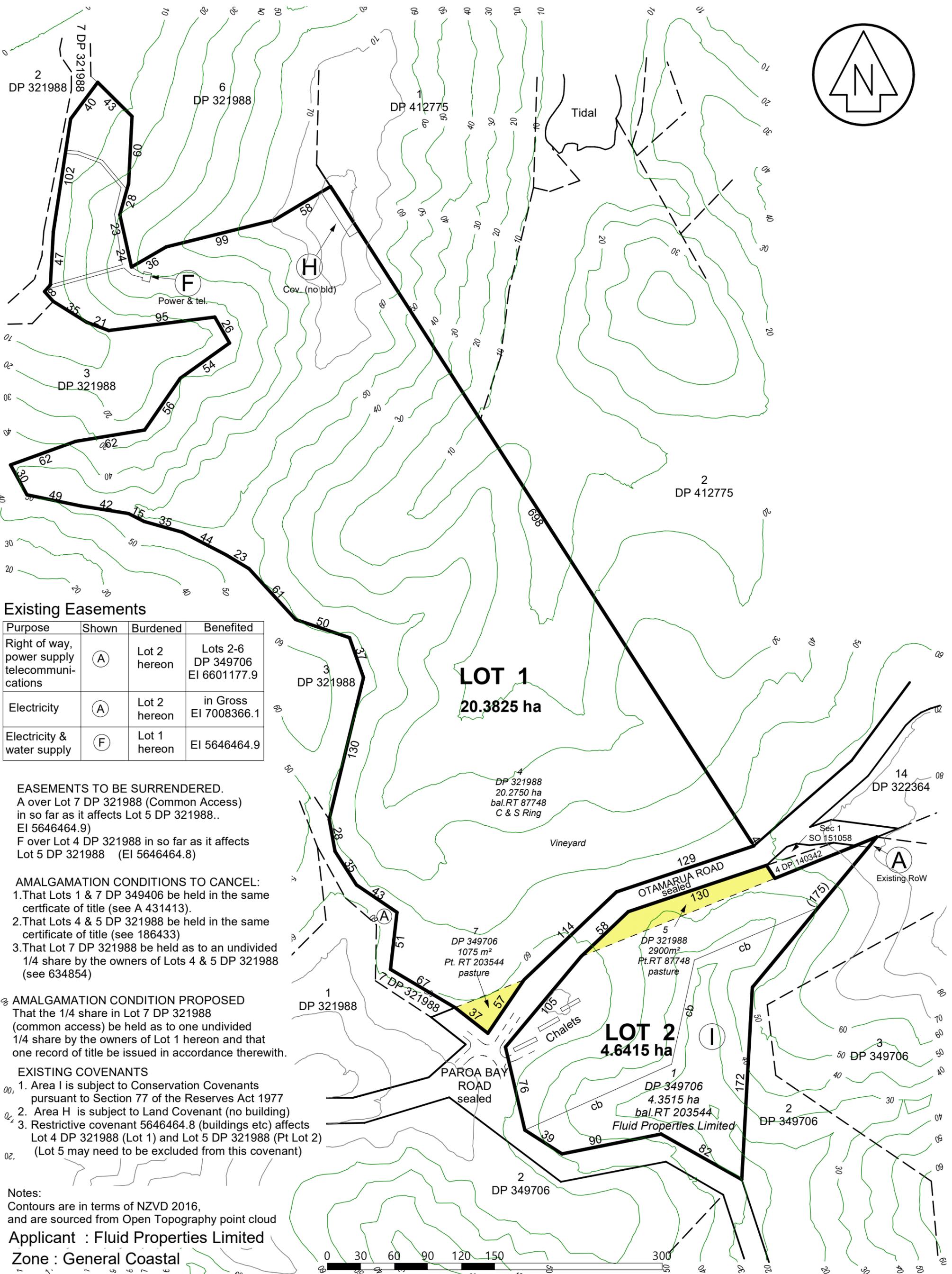
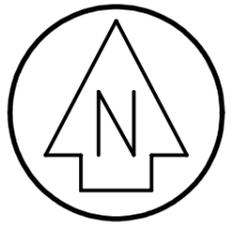
Identifier 203544
Land Registration District North Auckland
Date Issued 07 October 2005

Prior References
NA96C/344

Estate Fee Simple
Area 4.4590 hectares more or less
Legal Description Lot 1, 7 Deposited Plan 349706
Registered Owners
Fluid Properties Limited

Interests

Appurtenant hereto is a right of way specified in Easement Certificate B886597.7
Subject to a right of way over part marked A on DP 349706 specified in Easement Certificate B886597.7
6601177.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.10.2005 at 9:00 am (affects Lot 1 DP 349706)
Subject to Section 241(2) Resource Management Act 1991 (affects DP 349706)
6601177.7 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 7.10.2005 at 9:00 am
Land Covenant in Easement Instrument 6601177.8 - 7.10.2005 at 9:00 am
Subject to a right of way, a right to convey electricity and a right to convey telecommunications and computer media over part marked A on DP 349706 created by Easement Instrument 6601177.9 - 7.10.2005 at 9:00 am
The easements created by Easement Instrument 6601177.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to convey electric power over part marked A on DP 349706 in favour of Top Energy Limited created by Easement Instrument 7008366.1 - 30.8.2006 at 9:00 am
11919668.1 Variation of Consent Notice 6601177.4 pursuant to Section 221(5) Resource Management Act 1991 - 6.11.2020 at 2:09 pm



Existing Easements

Purpose	Shown	Burdened	Benefited
Right of way, power supply, telecommunications	(A)	Lot 2 hereon	Lots 2-6 DP 349706 EI 6601177.9
Electricity	(A)	Lot 2 hereon	in Gross EI 7008366.1
Electricity & water supply	(F)	Lot 1 hereon	EI 5646464.9

EASEMENTS TO BE SURRENDERED.

A over Lot 7 DP 321988 (Common Access) in so far as it affects Lot 5 DP 321988.. EI 5646464.9)

F over Lot 4 DP 321988 in so far as it affects Lot 5 DP 321988 (EI 5646464.8)

AMALGAMATION CONDITIONS TO CANCEL:

1. That Lots 1 & 7 DP 349406 be held in the same certificate of title (see A 431413).
2. That Lots 4 & 5 DP 321988 be held in the same certificate of title (see 186433)
3. That Lot 7 DP 321988 be held as to an undivided 1/4 share by the owners of Lots 4 & 5 DP 321988 (see 634854)

AMALGAMATION CONDITION PROPOSED

That the 1/4 share in Lot 7 DP 321988 (common access) be held as to one undivided 1/4 share by the owners of Lot 1 hereon and that one record of title be issued in accordance therewith.

EXISTING COVENANTS

1. Area I is subject to Conservation Covenants pursuant to Section 77 of the Reserves Act 1977
2. Area H is subject to Land Covenant (no building)
3. Restrictive covenant 5646464.8 (buildings etc) affects Lot 4 DP 321988 (Lot 1) and Lot 5 DP 321988 (Pt Lot 2) (Lot 5 may need to be excluded from this covenant)

Notes:

Contours are in terms of NZVD 2016, and are sourced from Open Topography point cloud

Applicant : Fluid Properties Limited

Zone : General Coastal



**PROPOSED SUBDIVISION OF
Lots 1 & 7 DP 349706 AND LOTS 4 & 5 DP 321988**

Contour interval : 10m
Scale @ A3 : 1:3000
Date : 19/02/2025
REF : 8696



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

CONO 6601177.4 Consen

Cpy - 01/01, Pgs - 002, 17/10/05, 11:56



DocID: 312148905

SECTION 221 : CONSENT NOTICE

REGARDING RC2040562

The subdivision of Lot 1 DP 160655
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 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 is to be registered on the appropriate titles.

SCHEDULE

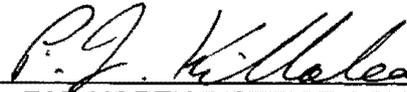
- That buildings shall only be constructed within specified areas as identified below:
 - Lot 1 - That a building shall be constructed within a 1000m² rectangle generally centred on 1B1 as shown on the survey plan.
 - Lot 2 - That a building shall be constructed within a 1000m² rectangle generally centred on 1B2 as shown on the survey plan.
 - Lot 3 - That a building shall be constructed within 1000m² rectangle generally centred on 1B3 as shown on the survey plan.
 - Lot 4 - That a building shall be constructed within 1000m² rectangle generally centred on 1B4 as shown on the survey plan.
 - Lot 6 - That a building shall be constructed within 1000m² rectangle generally centred on 1B6 as shown on the survey plan.

- That any buildings shall be so designed to satisfy the criteria specified in Appendix 6 of the Christine Hawthorn Landscape Architect report dated October 2003. An application for Building Consent (or resource consent if required) shall include a report from a suitably qualified and experienced landscape architect to demonstrate that the proposed building satisfies the design criteria and that buildings shall be finished in dark recessive colours with a reflectivity of less than 30% for roof and wall cladding. A re-vegetation plan as per Section 5.4 of the Christine Hawthorn Landscape Architect report dated October 2003 is also required to be submitted for Council's approval. Such re-vegetation shall occur within the first 12 months of completion of the exterior of the building. The owner shall advise Council when the re-vegetation has occurred and an inspection shall be undertaken. The costs of the inspection shall be met by the owner.

- In addition to the above requirements, any development on Lot 6 shall not exceed a height of five metres above natural ground level.

- That prior to undertaking any earthworks the owner shall advise the Rawhiti Marae Committee of such details at least two weeks prior to the works being undertaken and allow up to two members of the Committee to be on-site during such earthworks.

SIGNED:



by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 17th day of *March* 2005

3hoksbergen221



View Instrument Details

Instrument No 11919668.1
Status Registered
Date & Time Lodged 06 November 2020 14:09
Lodged By Dayman, Cassandra
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Records of Title	Land District
203544	North Auckland

Affected Instrument	Consent Notice under s221(4)(a) Resource Management Act 1991 6601177.4
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Annexure Schedule	Contains 1 Pages.
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Signature

Signed by Elliot Charles Goldman as Territorial Authority Representative on 06/11/2020 02:00 PM

*** End of Report ***



Far North District Council

P.O. Box 252, Manukau Ave.
Wellington 0640, New Zealand
Telephone: 0800 920 029
Fax: (07) 401 5200
Fax (07) 401 2137
Email: cs@fncc.govt.nz
fncc.govt.nz

Te Kaitiaki o te Iwi Tokorau Ki Te Hoki

Te Kaitiaki o te Iwi Tokorau Ki Te Hoki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 (3) CANCELLATION/CHANGE OF CONSENT NOTICE

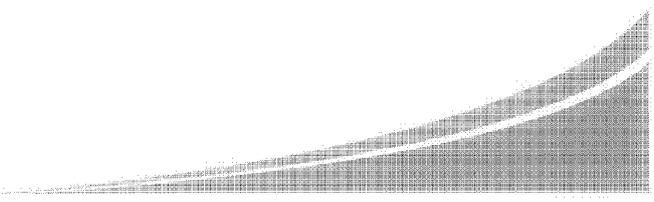
PURSUANT to section 221 (3) of the Resource Management Act 1991, the **FAR NORTH DISTRICT COUNCIL** hereby grants consent to change the wording of condition 2 of Consent Notice 6601177.4 registered against certificate of title 203544, to the following:

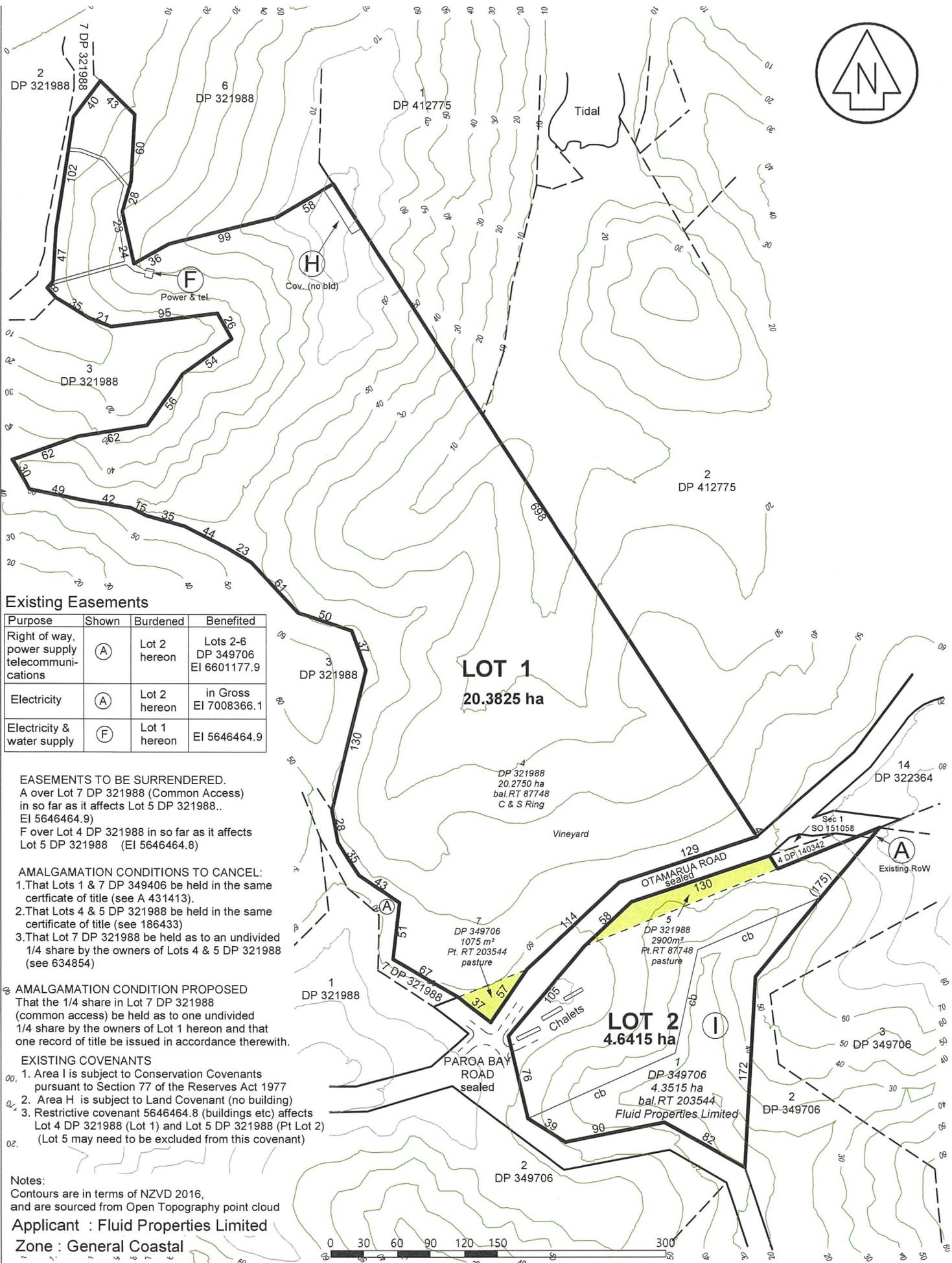
When applying for a Building Consent or for Resource Consents the applicant shall provide a report and landscape plan from a suitably qualified and experienced landscape architect. The report and landscape plan shall give regard to the mitigation measures detailed in the Christine Hawthorn Landscape Architect report dated October 2003 and the Littoralis Landscape Architecture visual impact mitigation measures dated 16 March 2004. The landscaping plan shall be drawn to scale, show the variety and number of plants and include a planting and maintenance schedule.

The landscaping specified in the report and plan shall be undertaken within the first 12 month of completion of the exterior of the building. The owner shall advise Council when the re-vegetation has occurred and an inspection shall be undertaken. The cost of the inspection shall be met by the land owner."

SIGNED: *Pat Killalea* Mr Pat Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI 05-Oct-2012.





Existing Easements

Purpose	Shown	Burdened	Benefited
Right of way, power supply telecommunications	(A)	Lot 2 hereon	Lots 2-6 DP 349706 EI 6601177.9
Electricity	(A)	Lot 2 hereon	in Gross EI 7008366.1
Electricity & water supply	(F)	Lot 1 hereon	EI 5646464.9

EASEMENTS TO BE SURRENDERED.
 A over Lot 7 DP 321988 (Common Access) in so far as it affects Lot 5 DP 321988.. EI 5646464.9)
 F over Lot 4 DP 321988 in so far as it affects Lot 5 DP 321988 (EI 5646464.8)

AMALGAMATION CONDITIONS TO CANCEL:
 1. That Lots 1 & 7 DP 349406 be held in the same certificate of title (see A 431413).
 2. That Lots 4 & 5 DP 321988 be held in the same certificate of title (see 186433)
 3. That Lot 7 DP 321988 be held as to an undivided 1/4 share by the owners of Lots 4 & 5 DP 321988 (see 634854)

AMALGAMATION CONDITION PROPOSED
 That the 1/4 share in Lot 7 DP 321988 (common access) be held as to one undivided 1/4 share by the owners of Lot 1 hereon and that one record of title be issued in accordance therewith.

EXISTING COVENANTS

1. Area I is subject to Conservation Covenants pursuant to Section 77 of the Reserves Act 1977
2. Area H is subject to Land Covenant (no building)
3. Restrictive covenant 5646464.8 (buildings etc) affects Lot 4 DP 321988 (Lot 1) and Lot 5 DP 321988 (Pt Lot 2) (Lot 5 may need to be excluded from this covenant)

Notes:
 Contours are in terms of NZVD 2016, and are sourced from Open Topography point cloud

Applicant : Fluid Properties Limited
Zone : General Coastal



EASEMENTS TO BE SURRENDERED.
 A over Lot 7 DP 321988 (Common Access)
 in so far as it affects Lot 5 DP 321988..
 EI 5646464.9)
 F over Lot 4 DP 321988 in so far as it affects
 Lot 5 DP 321988 (EI 5646464.8)

AMALGAMATION CONDITIONS TO CANCEL:
 1. That Lots 1 & 7 DP 349406 be held in the same
 certificate of title (see A 431413).
 2. That Lots 4 & 5 DP 321988 be held in the same
 certificate of title (see 186433)
 3. That Lot 7 DP 321988 be held as to an undivided
 1/4 share by the owners of Lots 4 & 5 DP 321988
 (see 634854)

AMALGAMATION CONDITION PROPOSED
 That the 1/4 share in Lot 7 DP 321988
 (common access) be held as to one undivided
 1/4 share by the owners of Lot 1 hereon and that
 one record of title be issued in accordance therewith.

EXISTING COVENANTS
 1. Area I is subject to Conservation Covenants
 pursuant to Section 77 of the Reserves Act 1977
 2. Area H is subject to Land Covenant (no building)
 3. Restrictive covenant 5646464.8 (buildings etc) affects
 Lot 4 DP 321988 (Lot 1) and Lot 5 DP 321988 (Pt Lot 2)
 (Lot 5 may need to be excluded from this covenant)

Notes:
 Contours are in terms of NZVD 2016,
 and are sourced from Open Topography point cloud
Applicant : Fluid Properties Limited
Zone : General Coastal



Far North Atlas

- Give f...
- Map g...
- FNDC ...
- Find o...

Regulatory

Water services

Hazards

Natural environment

District Plan

Culture &

Environme

About

Parcels (LINZ)



Protected Natural Areas (DOC, 2016)



Addresses (LINZ)



Parcels (LINZ)



Covenanted areas (DOC)



Protect







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




R.W. Muir
Registrar-General
of Land

Identifier **87748**
Land Registration District **North Auckland**
Date Issued 04 July 2003

Prior References
41875

Estate Fee Simple
Area 20.5650 hectares more or less
Legal Description Lot 4-5 Deposited Plan 321988

Registered Owners

Christopher Francis Ring, Sharman Yvonne Ring and Nixon Cate Trustee Company No. 5 Limited

Estate Fee Simple - 1/4 share
Area 1.8440 hectares more or less
Legal Description Lot 7 Deposited Plan 321988

Registered Owners

Christopher Francis Ring, Sharman Yvonne Ring and Nixon Cate Trustee Company No. 5 Limited

Interests

Fencing Covenant in Transfer D505411.5 - 15.5.2000 at 9:00 am
The easements created by Transfer 5417495.2 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant hereto is a right of way created by Transfer 5417495.2 - 28.11.2002 at 9:00 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 321988)
5646464.6 Encumbrance to Paroa Bay Body Corporate Limited - 4.7.2003 at 9:00 am
Land Covenant in Easement Instrument 5646464.8 - 4.7.2003 at 9:00 am
Fencing Covenant in Easement Instrument 5646464.8 - 4.7.2003 at 9:00 am
Subject to a right of way and right to convey telecommunications and computer media, electricity and water over Lot 7 marked A and a right to convey electricity and water over part Lot 4 marked F on DP 321988 created by Easement Instrument 5646464.9 - 4.7.2003 at 9:00 am
Appurtenant hereto are rights of way and rights to convey telecommunications and computer media, electricity and water created by Easement Instrument 5646464.9 - 4.7.2003 at 9:00 am
The easements created by Easement Instrument 5646464.9 are subject to Section 243 (a) Resource Management Act 1991

Approvals
I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of May 2003. This plan is subject to the conditions set out hereon.

RC 2030144
Authorized Officer: *[Signature]*

I hereby certify that the Far North District Council resolved pursuant to Section 321(3)(c) of the Local Government Act 1974 that it is satisfied that the proposed subdivision is in the public interest and that the proposed subdivision is in accordance with the provisions of the Resource Management Act 1991 and the Council's Resource Management Plan.

Dated the 20th day of May 2003
Authorized Officer: *[Signature]*

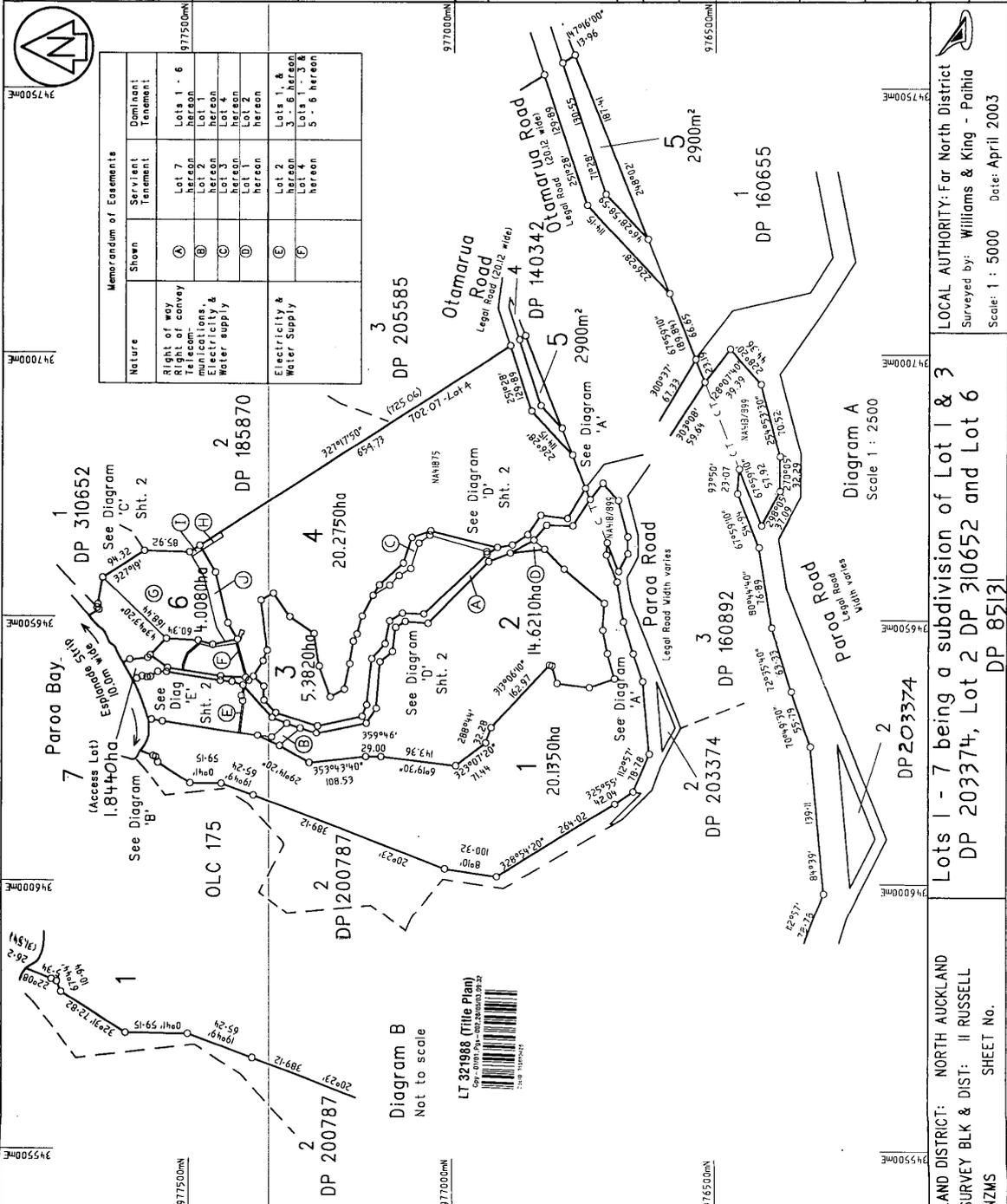
Memorandum of Conditions
That Lots 2 & 3 hereon be held in the same certificate of title. See Doc. No 884333
That Lots 4 & 5 hereon be held in the same certificate of title. See Doc. No 884433
That Lot 7 (Legal Access) be held as to four undivided one-fifth shares by the owners of Lots 1, 2, 3, 4, 5, 6 hereon as shown on the plan and that the said certificates of title be issued in accordance therewith. See Doc. No. 634884
Areas shown (A) through (F) are to be subject to Land Covenants
New C's't Allocated
Lot 1, NA. 87748, Lots 2 & 3, NA. 87747
Lots 4 & 5, NA. 87748, Lot 6, NA. 87749
Class of Survey: Class II

SHEET 1 of 2
Total Area: 66,5550ha
Comprised in: NA 418/899 NA 41875

I, David Beati King of Parahi, being a person entitled to practise as a licensed cartographer, do hereby certify that the surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Coastal Survey Act 2002 and the Survey-General's Act 1974. This document is a true and correct copy of the original plan and has been created in accordance with that Act and these Rules.

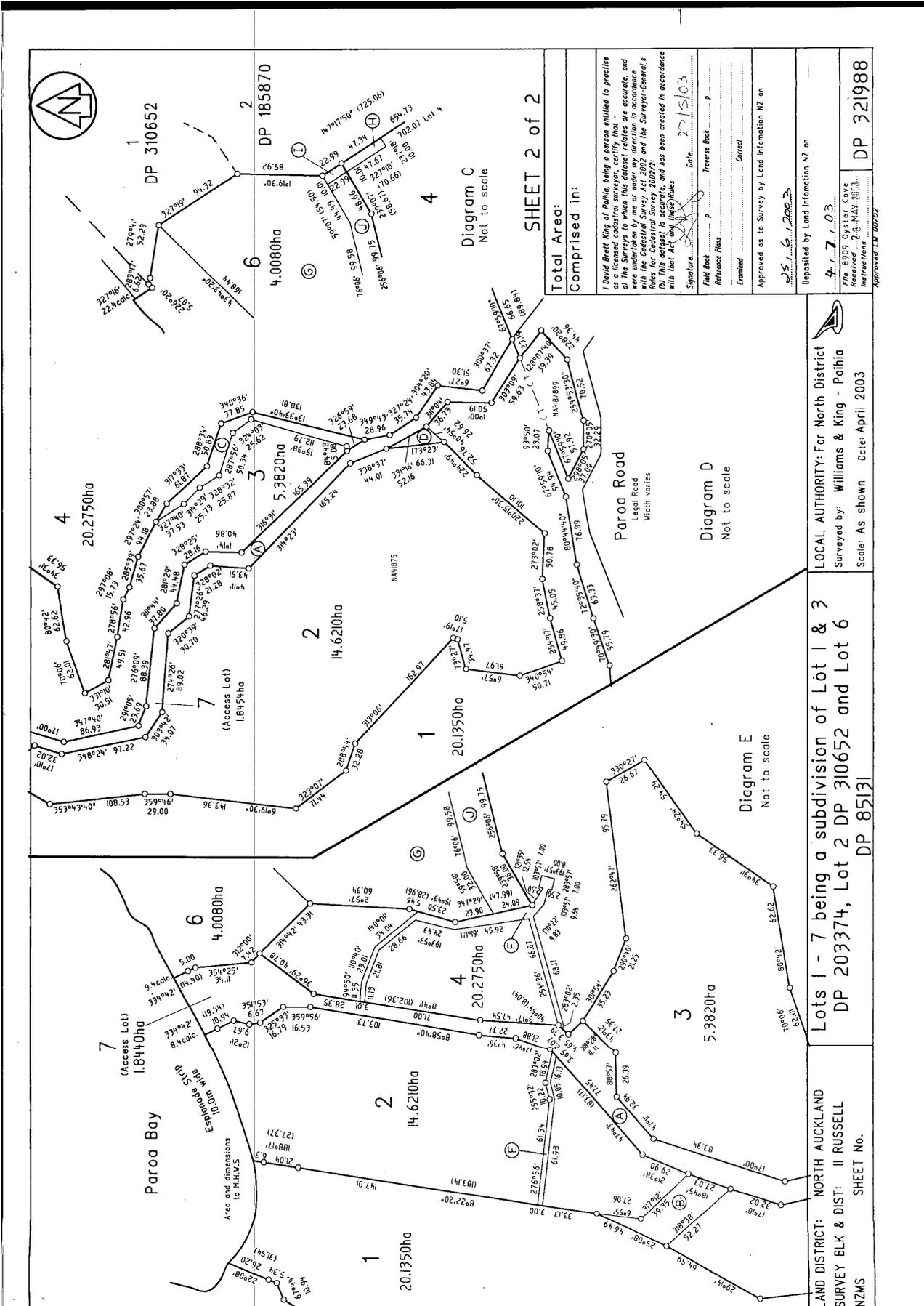
Signatures: *[Signature]* Date: 27/15/03
Field Book: *[Signature]* Invercargill
Reference Plans: *[Signature]*
Examined: *[Signature]* Correct

Approved as to Survey by Land Information NZ on 25/6/03
Deposited by Land Information NZ on 27/6/03
File 8959 Oyster Cove
Received 23 MAY 2003
Instructions DP 321988
Approved TM 0202



LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: II RUSSELL
SHEET No. DP 321988

LOCAL AUTHORITY: Far North District
Surveyed by: Williams & King - Parahi
Scale: 1 : 5000 Date: April 2003



Total Area:
Comprised in:

I David Bell King of Paikia, being a person entitled to practice as a licensed cadastral surveyor, certify that the Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Instructions. (b) This dataset is accurate, and has been created in accordance with that Act and (where Rules apply) those Rules.

Signature: *[Signature]* Date: 27/5/03
 Field Book: P Traverse Book: P
 Reference Plans: P
 Examined: Corred:

Approved as to Survey by Land Information NZ on: 25/6/2003

Deposited by Land Information NZ on: 4/7/03
 File: 8905 Oyster Cove
 Received: 23 MAY 2003
 Instructions: DP 310652
 Approver: DP 00202

LOCAL AUTHORITY: Far North District
 Surveyed by: Williams & King - Paikia
 Scale: As shown Date: April 2003

Lots 1 - 7 being a subdivision of Lot 1 & 3
 DP 203374, Lot 2 DP 310652 and Lot 6
 DP 85131

LAND DISTRICT: NORTH AUCKLAND
 SURVEY BLK & DIST: II RUSSELL
 SHEET No.