

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

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

5. Applicant Details

Name/s:

Sean Panther and Emma McKinney

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

** 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:

Emma McKinney and Sean Panther

**Property Address/
Location:**

107 Masters Access Road

Ahipara

Postcode

0481

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

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)

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.

--

☐ Yes ☒ No

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

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

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

- | | |
|---|---|
| <input type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☐ Yes ☐ No

14. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Sean Maclean Panther

Email:

Phone number:

Postal address:

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

Fees Information

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

Declaration concerning Payment of Fees


I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full)

Sean Maclean Panther

Signature:

(signature of bill payer)



Date 02-Dec-2025

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Sean Maclean Panther

Signature:

[Redacted Signature]

Date 02-Dec-2025

Application is made by electronic means

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.

Subdivision Resource Consent Proposal

Sean Panther and Emma McKinney

107 Masters Access Road, Ahipara

Date: 9/12/2025

Please find attached:

- an application form for a Subdivision Resource Consent in the *Rural Production* zone under the Operative District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

The subdivision requires consent under the Operative District Plan as a **Restricted Discretionary Activity**. The subdivision is a **Permitted Activity** under the Proposed District Plan.

If you require further information, please do not hesitate to contact me.

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title – LINZ**
- 3. Consent Notice D258632.2 - LINZ**
- 4. Scheme Plan – Von Sturmers Surveyors**
- 5. Correspondence – Heritage New Zealand Pouhere Taonga**



Assessment of Environment Effects Report

1.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Subdivision

1.1 The proposal is to undertake a subdivision of Lot 9 DP185401 to create one additional allotment. Proposed Lot 1 will contain the existing cottage and shed as well as ownership of the existing access leg, where a right of way easement is proposed to provide access to Lot 2. Lot 2 will also contain an existing dwelling, studio and shed. The site is located within the Rural Production zone under the Operative District Plan (ODP).

1.2 The proposed lot sizes are as follows -

- Lot 1 – 2.21 hectares
- Lot 2 – 2.59 hectares

Areas and measurements are subject to final survey.

1.3 Given the title date for the site is 1998, the subdivision proposal has been assessed as a **Restricted Discretionary Activity**.

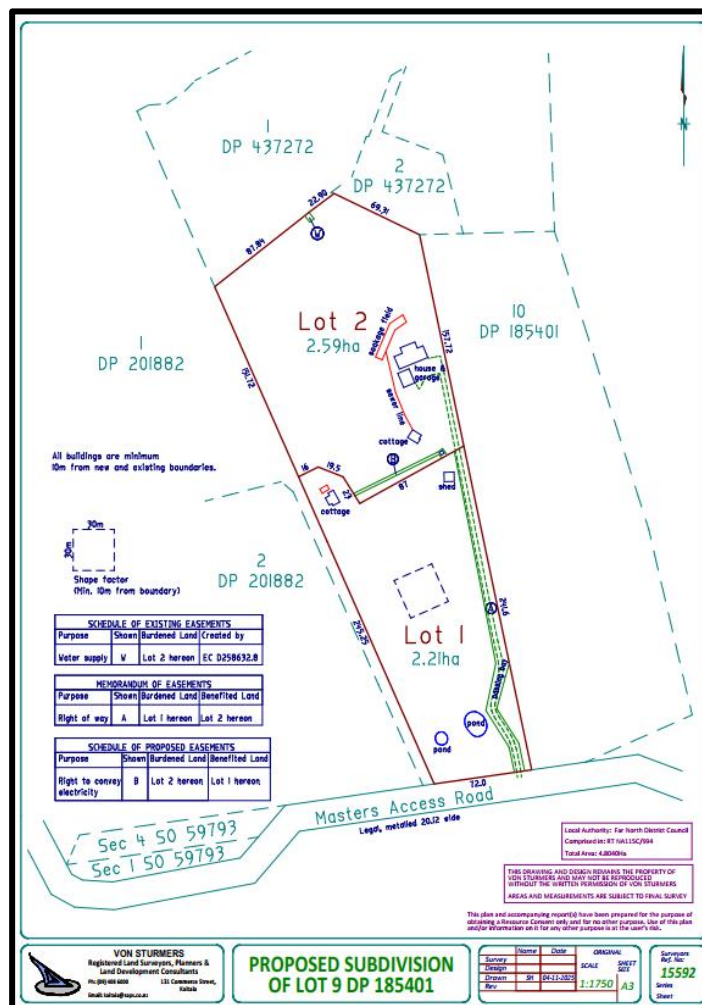


Figure 1: Proposed scheme plan.



2.0 THE SITE AND SURROUNDING ENVIRONMENT

- 2.1 The site is located at 107 Masters Access Road, Ahipara. Masters Access Road is of metaled formation, with an existing crossing place servicing the site. There are two existing dwellings on the site as well as a studio, all of which are legally consented. There are also a couple of sheds utilized in conjunction with the dwellings on the site.
- 2.2 The dwellings and buildings on the site are accessed via an existing metalled access leg, with the portion of drive near the main dwelling on the site being concreted. It is proposed to continue to utilise the existing accessway, with rights of way being created to enable shared access. Passing bays will also be incorporated into the accessway as will be discussed further in this report.
- 2.3 The topography of the site varies, with the areas to the north and west of the main dwelling being very steep and unusable for productive use. The grassed area within Proposed Lot 1 is currently utilised for grazing of horses, with some stock dams/ponds also being located within the site.
- 2.4 The surrounding environment consists of varying lot sizes given the close proximity of the area to Ahipara and Kaitaia. There are some rural-residential lots of 4000m² – 8000m², with rural lifestyle lots generally being no larger than 8 hectares. Larger productive lots tend to be in excess of 10 hectares.

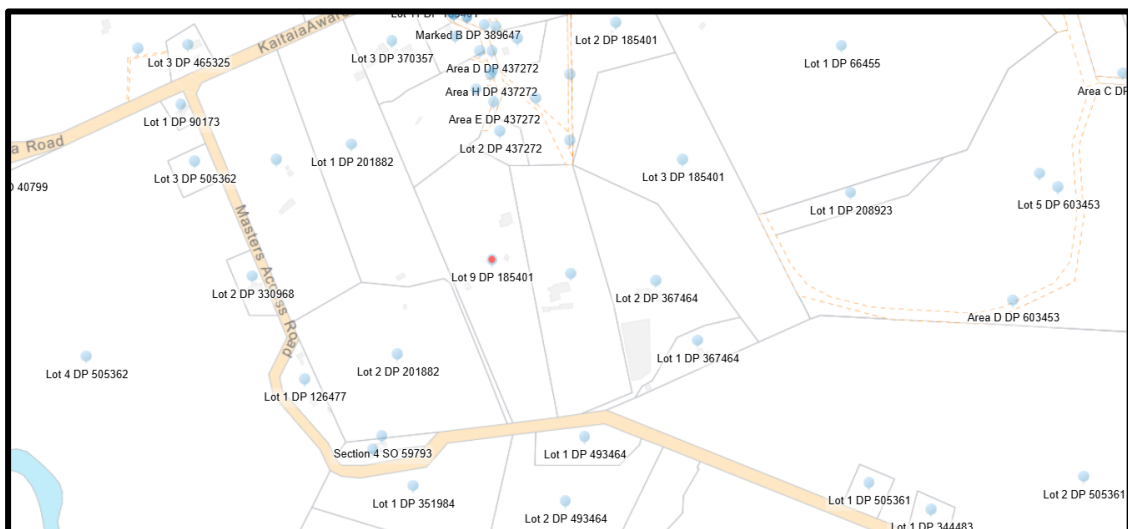


Figure 2: Site and surrounding environment showing range of allotment sizes.



Site Visit

2.5 A site visit was completed in November 2025, with a compilation of the photos taken shown below:



Figure 3: Existing crossing place to the site from Masters Access Road.



Figure 4: Stock dams to be contained within Proposed Lot 1. Image taken from near existing access.



Figure 6: Existing access and shed to be contained within Proposed Lot 1.



Figure 5: Existing access to the dwelling to be contained within Proposed Lot 1.



Figure 7: Existing main dwelling and western side of dwelling showing steep topography. Dwelling to be contained within Proposed Lot 2.

3. BACKGROUND

Title

- 3.1 Lot 9 DP185401 is held within Record of Title NA115C/994, which is dated 26th May 1998, with a legal area of 4.804ha. There is one existing consent notice document registered under D258632.2 as well as one existing easement. These will be discussed below.

Consent Notice D258632.2

- 3.2 Conditions (ii) – (v) are applicable to the subject site. Condition (ii), (iii) and (iv) relate to future buildings. No built development is proposed as part of this application. All consent notice conditions will be brought forward to the new titles.
- 3.3 Condition (v) refers to the Mangonui County Section of the ODP which has now been superseded and is not considered relevant.
- 3.4 The proposal is not considered to be objectionable with the existing conditions held within this document.

Water Supply Easement D258632.8

- 3.5 This easement is located in the most northern portion of the site and will remain unaffected by the proposal. The location of this easement is shown on the scheme plan and the easement will be brought forward to the new title for Lot 2.



Figure 8: Snip of scheme plan showing location of existing easement area 'W'.

Previous consenting history

3.6 A LIM report was obtained by the Applicant which provided the resource and building consent history for the site. The most relevant to the

proposal is 2170500-RMALUC which included a proposal to construct a third dwelling (for residential use) on the site which breached the permitted residential intensity provisions. This proposal included the provision for the existing garage (to be contained within Proposed Lot 1) to be converted to a dwelling, with the main dwelling and existing second dwelling being the other two dwellings on the site. Conditions included upgrading of the crossing place and accessway to provide passing bays as well as a condition that the studio was to be utilised as a studio only. This consent was approved in November 2017 and the garage was never converted to a dwelling, such that the approved consent has lapsed.

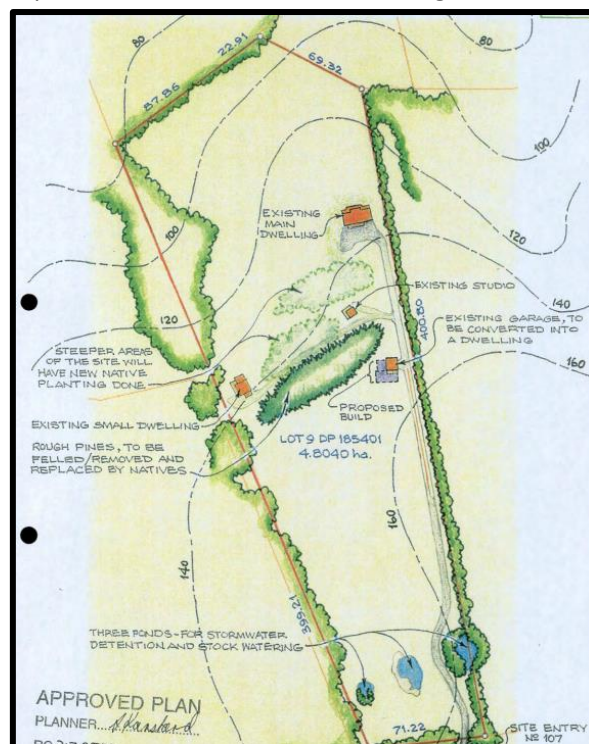


Figure 9: Approved plan under RC2170500 showing location of existing buildings on the site.

3.7 An overview of the consenting history for the site is provided below, which shows the structures on site have been legally constructed.

4. Consents

Resource Consents	Includes Certificates, Notices and Orders where available.				
20-Nov-2017	2170500-RMALUC	Proposal to construct a third dwelling (for residential use) on the site which breaches the permitted residential intensity provisions for the Rural Production Zone.			
31-May-2007 Withdrawn	2070025-RMASUB	Proposed Subdivision of existing 12.8 acres into 2x 4000m2 sections, leaving the balance 4ha.			
21-Jan-2004	2040397-RMALUC	To construct a third dwelling on a 4.8040 hectare site, and to use the two existing dwellings on the site as holiday accommodation.			
09-May-1997	1970545-RMASUB	Subdivision of Pts Allots 4 and 91 Ahipara Psh, Blk V Ahipara SD created DP 185401.			
Monitoring	MRC-2018-169 – Resource Consent 2170500 to be lapsed. MRC file closed.				
Licenses	Nil				
The Council has no record of a pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004. Pool barrier information is available here .					

If you have any queries regarding Section 4, please contact duty.planner@fndc.govt.nz

5. Building Information

Status	Date of Issue	Number	Description
Code Compliance Certificate Issued	07-Dec-2005	BC-2005-63/0	Addition to existing dwelling.
Building Consent Issued	14-Jul-2004	BC-2005-63	Addition to existing dwelling.
Code Compliance Certificate Issued	07-Dec-2005	BC-2004-2050/0	New Dwelling.
Building Consent Issued	03-Jun-2004	BC-2004-2050	New Dwelling.

FNDCLMA-2023-839

Legal Description: LOT 9 DP 185401

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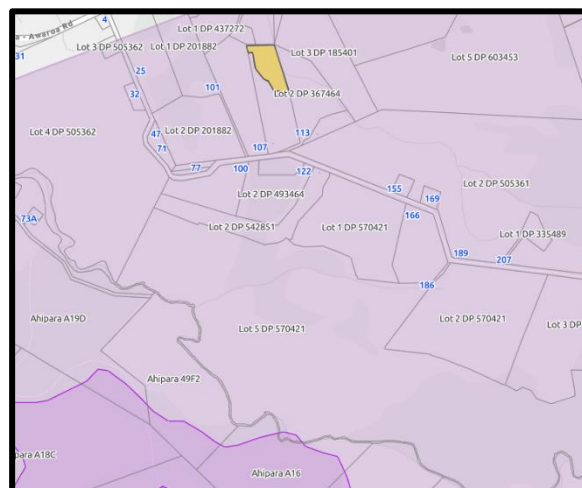
Code Compliance Certificate Issued	04-Jul-2003	BC-2001-965/0	New Studio.
Building Consent Issued	01-Mar-2001	BC-2001-965	New Studio.
Code Compliance Certificate Issued	31-Jul-2003 04-Jul-2003	BC-1998-666/0	New Dwelling and Garage.
Building Consent Issued	04-Jul-2003	BC-1998-666	New Dwelling.

Figure 10: Existing consenting history for the site.



Site Features

- 3.8 The site is located within the Rural Production zone within the Operative District Plan as well as being within the Rural Production zone under the Proposed District Plan.
- 3.9 Given the site's rural location there are no connections to reticulated services such as water supply, wastewater, and stormwater. The existing dwellings have existing onsite provisions for wastewater, water supply and stormwater.
- 3.10 The site has soils of LUC 4 & 6 which are not classified as highly versatile soils under the Regional Policy Statement for Northland (RPSN). Therefore, no consideration of the National Policy Statement for Highly Productive Land (NPS-HPL) will be provided for within this application.
- 3.11 The site is not shown to contain any areas of PNA or reserves. There is an area within the adjoining site to the east which is classified as a QEII Open Space Covenant. This area does not encroach into the subject site. The site is on the edge of the kiwi present area and is located over 1 kilometre from an area of high density, to the south.



**Figure 11: Area of QEII on adjoining site shown in yellow.
Kiwi present area shaded light pink and high density
areas shaded darker pink.**

- 3.12 The site is not shown to be susceptible to natural hazards.
- 3.13 The site is not shown to contain any archaeological sites. Heritage NZ have been contacted as part of the application process, with no objections raised as per the correspondence attached within **Appendix 5**.
- 3.14 With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment and is not subject to any Outstanding Natural features and Landscapes.
- 3.15 The site is not located within or near a Statutory Acknowledgement Area.



4. ACTIVITY STATUS OF THE PROPOSAL

Weighting of Plans

- 4.1. Under the Proposed District Plan, the site is zoned as Rural Production.
- 4.2. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023. It is apparent from the summary of submissions relating to the applicable zone that a large number relate to the application of these provisions. Based on the volume and comprehensive nature of these submissions, the Council has confirmed that no other rules will have legal effect until such time as a decision is made on those provisions.
- 4.3. District Plan hearings on submissions concluded in November 2025. No decision on the PDP has been issued. For this reason, little weight is given to the PDP provisions.

Operative District Plan

- 4.4. The site is zoned as Rural Production under the ODP, and therefore the site will be assessed against the criteria relevant to the Rural Production zone, including subdivision, zone and district wide rules.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.2.1 (i)	MINIMUM LOT SIZES	<p>Restricted Discretionary Activity.</p> <p>The title date is 1998 and therefore, the proposal can comply with the Restricted Discretionary criteria under Rule 13.7.2.1(i) clause 4 of the RDA provisions given the minimum lot size will be in excess of 2 hectares and there is only a total of two allotments.</p> <p>The proposal is therefore assessed as a Restricted Discretionary Activity.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Complies</p> <p>Proposed Lots 1 & 2 will each contain existing built development and onsite servicing.</p>
13.7.2.3 - 13.7.2.9	Not Applicable for this application.	



- 4.5. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone.

Rural Production zone

- 4.6. Proposed Lots 1 & 2 will each contain one dwelling each as well as accessory buildings. Proposed Lot 1 will contain the majority of the existing accessway, with Proposed Lot 2 containing the remainder of the accessway to the main dwelling as well as parking and manoeuvring areas.
- 4.7. As such, assessment of the proposal against the rules contained within 8.6.5.1 of the ODP has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	Permitted. Proposed Lots 1 & 2 will contain one dwelling each. The studio on Lot 2 is an accessory building to the main dwelling on the site.
8.6.5.1.2	SUNLIGHT	Permitted The existing structures within the lots are located over 10 metres from the new proposed dividing boundaries such that the sunlight provisions will be adequately met.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted The permitted amount of impermeable surfaces within Lot 1 equates to 3315m ² and Lot 2 equates to 3885m ² . Given the proposed size of the lots and the existing built development, it is considered the impermeable areas will account for less than 15% of the total site area for each lot.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Permitted. The existing structures within the lots are set back in excess of 10 metres from the new dividing boundaries.
8.6.5.1.5	TRANSPORTATION	A full assessment has been undertaken in the table below.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	No new buildings sought.




8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The building coverage within the lots is well within 12.5% of the total site area for the lot.
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable
8.6.5.1.12	TEMPORARY EVENTS	Not applicable.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
Chapter 12		
12.1	LANDSCAPES AND NATURAL FEATURES	Permitted. The subject site does not contain any outstanding landscape areas.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The proposal will not result in removal of any indigenous flora or fauna.
12.3	SOILS AND MINERALS	Permitted. Some minor excavation works will be required to construct the passing bays but given the small area of the passing bays, it is considered the excavations will be well within the permitted volumes for the Rural Production zone.
12.4	NATURAL HAZARDS	Permitted. The site is not shown to be susceptible to coastal hazards and there are no new dwellings proposed which would trigger assessment under the fire risk rule.
12.5	HERITAGE	Permitted. The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	AIR	Deleted chapter.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted. The proposal is not known to be in proximity to any lakes, rivers, wetlands or the coastline.
12.8	HAZARDOUS SUBSTANCES	Permitted. The site does not contain any known hazardous substances.





		
15.1.6C.1.4	ACCESS OVER FOOTPATHS	Not applicable.
15.1.6C.1.5	VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES	<p>Permitted</p> <p>(a) Proposed Lots 1 & 2 will utilise the existing crossing place from Masters Access Road as detailed earlier in this application. If the crossing place is required to be upgraded to meet Council's Engineering standards, it is anticipated this will be imposed as a condition of consent.</p> <p>(b) Masters Access road is not a sealed road.</p> <p>(c) The vehicle crossing will service two properties. The private accessway can meet the requirements of being 6m wide for a minimum of 6m from the edge of the carriageway.</p>
15.1.6C.1.6	VEHICLE CROSSING STANDARDS IN URBAN ZONES	Not applicable.
15.1.6C.1.7	GENERAL ACCESS STANDARDS	<p>Permitted.</p> <p>(a) The vehicle manoeuvring to the dwellings within Lots 1 & 2 will remain unchanged.</p> <p>(b) Not applicable.</p> <p>(c) The sides of the driveway will remain in grass.</p> <p>(d) Stormwater will be managed on site.</p>
15.1.6C.1.8	FRONTAGE TO EXISTING ROADS	<p>(a) Lots 1 & 2 will be accessed from Masters Access Road, which is considered to meet the legal road width standards.</p> <p>(b) Masters Access Road is considered to be constructed to the required standards.</p> <p>(c) Not applicable.</p> <p>(d) There are no known encroachments of the carriageway into the proposed lots.</p>
15.1.6C.1.9 – 15.1.6C.11 are not applicable to this application		

4.8. It is therefore determined that the proposal does not result in any breaches of the applicable Zone or District Wide Rules.



Overall status of the proposal under the Operative District Plan

- 4.9. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone as per the requirements within 13.7.2.1(i).
- 4.10. The proposal will be assessed as a **Restricted Discretionary Activity** with the relevant sections of 13.8.1 and 13.7.3 being assessed as part of this application process.

Proposed District Plan

- 4.11. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the site is zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	The following rules have immediate legal effect: Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility. HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Māori. HS-R6 relates to a hazardous facility within an SNA. HS-R9 relates to a hazardous facility within a scheduled heritage resource.	Not applicable. The site does not contain any hazardous substances to which these rules would apply.
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Not applicable. The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal does not include any indigenous vegetation



		<p>pruning trimming, clearance or associated land disturbance.</p> <p>No plantation forestry activities are proposed.</p> <p>Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.</p>
Subdivision	<p>The following rules have immediate legal effect:</p> <p>SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17</p>	<p>Not applicable.</p> <p>The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).</p>
Activities on the Surface of Water	<p>All rules have immediate legal effect (ASW-R1 to ASW-R4)</p>	<p>Not applicable.</p> <p>The proposal does not involve activities on the surface of water.</p>
Earthworks	<p>The following rules have immediate legal effect:</p> <p>EW-R12, EW-R13</p> <p>The following standards have immediate legal effect:</p> <p>EW-S3, EW-S5</p> <p>As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.</p>	<p>Permitted.</p> <p>Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p>
Signs	<p>The following rules have immediate legal effect:</p> <p>SIGN-R9, SIGN-R10</p>	<p>Not applicable.</p> <p>No signs are proposed as part of this application.</p>



	All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	
Orongo Bay Zone	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	Not applicable. The site is not located in the Orongo Bay Zone.

- 4.12. The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

- 4.13. The site is not known to have or previously contained any activities listed on the HAIL. The site has been utilized for grazing of livestock. As such, the application has been considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

- 4.14. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.
- 4.15. There are no known wetland areas near the proposed allotments which would trigger the requirement for consent under the NES-F. The proposal does not include reclamation of a river nor is it anticipated to affect the passage of fish. The site includes stock dams/ponds which are not defined as natural inland wetland.
- 4.16. As such, it is considered that the proposal is **Permitted** in terms of this regulation.

Other National Environmental Standards

- 4.17. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.

5. STATUTORY ASSESSMENT

Section 104C of the Act

- 5.1. Section 104C governs the determination of applications for Restricted Discretionary Activities. When considering an application for resource consent, a consent authority must consider only those matters over which a discretion is restricted in national environmental standards or other regulations, or it has restricted the exercise of its discretion in its plan or proposed plan. The consent authority can grant or refuse the application. If the application is granted, the consent authority may impose conditions under Section 108 only for those matters listed above.



Section 104(1) of the Act

5.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(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; and

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’

5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). The proposal is considered to have actual and potential effects that are acceptable. The proposal is to subdivide the site to create one additional allotment. The proposal will result in allotments where some form of rural productive use can still be undertaken on each site, as well as existing residential development to enable future owners to reside on and live off the land.

5.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries. As noted above, the proposed development itself will generate positive effects that are consistent with the intent of the Rural Production zone.

5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.

5.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.



6. ENVIRONMENTAL EFFECTS ASSESSMENT

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.

Subdivision

- 6.2. The proposal is considered to be a Restricted Discretionary activity as per rules 13.8.1. In considering whether to impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters listed in 13.8.1 & 13.7.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Subdivision within the Rural Production Zone

- 6.3. As per Section 13.8.1 of the District Plan, in considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:
- *effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;*
 - *effects of the subdivision under (b) and (c) above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;*
 - *effects on areas of significant indigenous flora and significant habitats of indigenous fauna;*
 - *the mitigation of fire hazards for health and safety of residents.*
- 6.4. The subject site is not located within the Coastal Environment.
- 6.5. The site is not located within 500 metres of land administered by DOC.
- 6.6. The proposal is not considered to have any effects on areas of significant indigenous flora or habitats of indigenous fauna. The proposal will create lots which can adequately manage effects within the proposed lot boundaries.
- 6.7. The proposal is not considered to exacerbate fire hazards for the health and safety of residents given the use of the land will remain unchanged.

Subdivision

- 6.8. In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters listed in 13.7.3.



PROPERTY ACCESS

6.8.1. The proposed allotments will be accessed from the existing crossing place from Masters Access Road. An image of the existing crossing place is shown below. There is an existing culvert which we have been advised begins approximately 50 metres uphill of the subject crossing place and ends on the western side of the crossing place. This culvert carries stormwater from uphill of the subject crossing place, where it then enters the roadside drain on the western side of the subject crossing place. This is depicted in the images below.



Figure 12: Existing crossing place which will service the proposed allotments.



Figure 13: Existing culvert which runs under the existing crossing place and carries on uphill.



Figure 14: Uphill of the existing crossing place, looking west.

6.8.2. Given the extent of the existing culvert, it is proposed that this is not replaced as part of the proposed subdivision.

6.8.3. In terms of internal access, a right of way easement will be provided over the existing metalled accessway which services the existing buildings on the site. Lot 1 will maintain ownership of the accessway, with Lot 2 having rights for access. As mentioned, a passing bay is proposed to the north of the bend, as there is an existing cleared area as well as providing opportunity for vehicles to pullover if an oncoming vehicle was approaching around the corner. The remainder of the accessway is straight with clear sightlines as shown in the images below. Access to the cottage within Lot 1 will be wholly maintained within Lot 1 site boundaries.



Figure 16: Existing internal accessway taken from the entrance to the site.



Figure 15: Proposed location of passing bay.



Figure 17: Internal accessway near shed on Lot 1.



Figure 18: Internal accessway to existing dwelling/cottage on Lot 1. No rights for access for Lot 2 are provided over this accessway given it is only utilised by the one dwelling/cottage on Lot 1.



NATURAL AND OTHER HAZARDS

6.8.4. The site is not shown to be susceptible to flood hazards. Therefore, it is considered that the river flood hazards are not considered to adversely affect the site for the purpose of subdivision. No other hazards are considered applicable to the site.

6.8.5. In terms of section 106 of the Act, the likelihood of natural hazards occurring is low. No material damage is expected, and the proposal is not considered to accelerate or worsen natural hazards, given that both lots contain existing development outside of the flood prone areas. It is therefore considered that there are no matters under s106 of the Act which would cause the Council to refuse the subdivision consent.

WATER SUPPLY

6.8.6. Proposed Lots 1 & 2 contain existing dwellings which have existing provision for water supply by way of collection of rainwater into water tanks onsite. Each dwelling has independent water tanks which will be located within the respective proposed lot boundaries.

STORMWATER DISPOSAL

6.8.7. Lots 1 & 2 contain existing impermeable surfaces which are anticipated to be less than 15% of the total site areas. It is anticipated that the existing stormwater measures will remain as part of this proposal. Stormwater is considered to be adequately controlled within the site boundaries.

6.8.8. It is therefore considered that the proposed allotments can manage stormwater runoff within the lot boundaries, without creating adverse effects on the surrounding environment or adjoining sites.

SANITARY SEWAGE DISPOSAL

6.8.9. Council's infrastructure is not available to this rural site.

6.8.10. The existing dwellings within the allotments are each serviced by existing wastewater systems. The existing septic tanks and trenches are located near the existing dwellings which are anticipated to be located a sufficient distance from the proposed new boundaries to comply with the required rules. The applicant has advised that the tanks have been serviced regularly. The location of the septic systems are indicated on the scheme plan.

6.8.11. Overall, it is considered that the proposal does not result in adverse effects in terms of wastewater disposal and all effects can be managed within the new lot boundaries.

ENERGY SUPPLY & TELECOMMUNICATIONS

6.8.12. The provision for power supply and telecommunications is not a requirement for the Rural Production zone. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.



- 6.8.13. There is existing power supply provided to the existing structures on the proposed allotments. An easement has been proposed to allow Lot 1 to convey electricity over Lot 2, which covers the existing underground power supply to the dwelling/cottage on Lot 1.

EASEMENTS FOR ANY PURPOSE

- 6.8.14. There is one existing easement registered on the site under EC D258632.8. This includes a provision for right of water supply which is shown as Area 'W' on the scheme plan. This is located in the northern portion of Lot 2 which will remain unaffected by the proposal.
- 6.8.15. Easement A will be for the purpose of right of way which will provide Lot 2 rights for access over Lot 1. Easement B will be for the purpose of right to convey electricity which will provide Lot 1 rights over Lot 2.

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

- 6.8.16. The subject site does not contain any notable trees, historic sites, building or objects. The site is not known to contain any sites of historical or cultural significance. The site is not shown as containing an Outstanding Natural Feature or Landscape Feature. There are no archaeological sites listed on the property. The site is not shown to contain any areas of PNA or protected indigenous vegetation.
- 6.8.17. The site is shown to be within an area where kiwi may be present. It is considered that an Advice Note advising the Applicant of this, is suitable in this instance, given the site is over 1 kilometre from an area of kiwi high density and is on the edge of the kiwi present area.
- 6.8.18. The proposal has been sent to Heritage NZ Pouhere Taonga who advised that the proposal should proceed under the guidance of an ADP. This correspondence is attached within **Appendix 5** of this application.
- 6.8.19. It is therefore considered that the proposed subdivision does not have any adverse effects on any indigenous vegetation or fauna habitats, heritage resources or landscapes.

ACCESS TO RESERVES AND WATERWAYS

- 6.8.20. The site does not have any access to public reserves, waterways or esplanade reserves. It is therefore considered that the provision for public access is not applicable to this proposal.

LAND USE COMPATIBILITY

- 6.8.21. The surrounding environment consists of lots of varying sizes given the close proximity of the area to Ahipara and Kaitaia. There are some rural-residential lots of 4000m² – 8000m², with rural lifestyle lots generally being no larger than 8 hectares. Larger productive lots tend to be in excess of 10 hectares. The typical land use activities tend to be a residential dwelling with some area for small scale productive use.



6.8.22. Waitapu Estate Vineyard is located to the east of the site. The activities within the allotment to the east are not visible from the subject site given the existing mature vegetation along the dividing boundary and the topography of the sites. The adjoining allotment also contains an area of bush protected under QEII. Given the proposal will contain existing built development and the existing activities will remain unchanged, it is considered that the proposal does not result in reverse sensitivity effects.



Figure 19: Existing vegetation along the accessway which shares a boundary with the Waitapu Estate.

6.8.23. The proposal is not considered to create any incompatible land use activities given the activities on the site are existing within the site and surrounding environment. The proposal would not create any activities which are not already existing in the surrounding environment.

6.8.24. It is therefore considered that the proposal is not objectionable with lots in the surrounding environment and does not set a precedence given it is an application enabled as a Restricted Discretionary activity within the plan and lots of similar size and land use activities are already present in the surrounding environment.

PROXIMITY TO AIRPORTS

6.8.25. The subject site is not located in close proximity to any airport boundaries.

7. POLICY DOCUMENTS

7.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

7.2. In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal does not trigger the requirement for investigation under the NES as detailed within Section 4 of this report.

Other National Environmental Standards

7.3. No other National Environmental Standards are considered applicable to this development.

National Policy Statements

7.4. There are currently 8 National Policy Statements in place. These are as follows:

- National Policy Statement on Urban Development.
- National Policy Statement for Freshwater Management.
- National Policy Statement for Renewable Electricity Generation.



- National Policy Statement on Electricity Transmission.
- New Zealand Coastal Policy Statement.
- National Policy Statement for Highly Productive Land 2022
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat

7.5. There are no NPS considered applicable to the proposal.

Regional Policy Statement

7.6. The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

7.7. The proposal will result in one additional allotment with both allotments containing existing built development. No effects on ecosystems and biodiversity are anticipated as has been discussed throughout this report.

7.8. It can be concluded from the above that the proposal is generally compatible with the intent of the Regional Policy Statement. The proposal is not considered to create any reverse sensitivity effects.

Far North Operative District Plan

Relevant objectives and policies

7.9. The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, the Rural Environment and the Rural Production Zone. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area. The proposal is considered to be consistent with the objectives and policies of the Plan given it is enabled as a Restricted Discretionary Activity under the ODP. Those relevant objectives and policies are detailed below.

Objectives and policies within the Subdivision Chapter

Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from



subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

13.3.7 To ensure the relationship between Māori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- natural character, particularly of the coastal environment;*
- ecological values;*
- landscape values;*
- amenity values;*
- cultural values;*
- heritage values; and*
- existing land uses.*

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads



(including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.7 That the need for a financial contribution be considered only where the subdivision would:

- (a) result in increased demands on car parking associated with non-residential activities; or*
- (b) result in increased demand for esplanade areas; or*
- (c) involve adverse effects on riparian areas; or*
- (d) depend on the assimilative capacity of the environment external to the site.*

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.

13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Māori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Māori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);*



(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;

(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.

(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:

(a) development of energy efficient buildings and structures;

(b) reduced travel distances and private car usage;

(c) encouragement of pedestrian and cycle use;

(d) access to alternative transport facilities;

(e) domestic or community renewable electricity generation and renewable energy use.

13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:

(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;

(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Objectives and policies within the Rural Environment

Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna

8.3.5 To protect outstanding natural features and landscapes.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.

8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.



8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

Policies

8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.

8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded, and rural productive activities are able to continue.

8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features, and landscapes.

8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

Objectives and policies within the Rural Production Zone

Objectives

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.



8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural environment to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

Policies

8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the off-site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

Proposed District Plan

- 7.10. Under the Proposed District Plan, the site is zoned Rural Production, and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The



proposal is considered to be consistent with the objectives and policies of the Proposed District Plan. Those relevant objectives and policies are detailed below.

Rural Production Zone

Objectives

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 - Land use and subdivision in the Rural Production zone:

- (a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- (b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

RPROZ-P5 - Avoid land use that:



- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

RPROZ-P6 - Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities.*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:*
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation*
- (f) at zone interfaces:*
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- (g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- (h) the adequacy of roading infrastructure to service the proposed activity;*
- (i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- (j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*



Summary

- 7.11. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. SECTION 125 – LAPSING OF CONSENT

- 8.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard five-year provision be applied in this case.

9. NOTIFICATION ASSESSMENT – SECTIONS 95A TO 95G OF THE ACT

Public Notification Assessment

- 9.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 9.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity:

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]



- 9.1.2. The application is for a Restricted Discretionary activity but not a boundary activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

- 9.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4; Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 9.1.4. There are no special circumstances that exist to justify public notification of the application because the proposal is for a subdivision within the Rural Environment where one additional lot will be created which is consistent with allotments in the surrounding environment, which is considered as neither exceptional nor unusual.

Public Notification Summary

- 9.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 9.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

Step 1: Certain affected groups and affected persons must be notified.

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.



(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 9.2.1. There are no protected customary rights groups or customary marine title groups or statutory acknowledgement areas that are known to be relevant to this application.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 9.2.2. There is no rule in the plan or National Environmental Standard that precludes notification. The application is not for a prescribed activity but is for a subdivision proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

The proposal is not for a boundary activity.

In deciding who is an affected person under section 95E, a council under section 95E(2):

(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—

(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and

(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in.

- 9.2.3. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.
- 9.2.4. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to



effects on persons, the assessment in Sections 5, 6 & 7 are also relied on, and the following comments made:

- The size of the proposed allotments are consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The proposal is not considered to create any reverse sensitivity effects.
- The proposal has been assessed as a Restricted Discretionary Activity and is therefore considered to be anticipated by the plan.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

9.2.5. Therefore, no persons will be affected to a minor or more than minor degree.

9.2.6. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

9.2.7. The proposal is to subdivide the site to create one additional allotment. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

9.2.8. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

9.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

10. PART 2 ASSESSMENT

10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the proposal is considered to retain the productive use of the land while still providing for their



social, economic and cultural well-being. In addition, the proposal will avoid adverse effects on the environment and will maintain the rural character of the site and surrounding environment.

- 10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor is it located near any lakes, rivers or wetlands. The site does not contain any areas of Outstanding Natural Features and Landscapes nor any indigenous vegetation. The site is not located along the coastal marine area or near lakes or rivers where public access would be required. The site is not known to contain any areas of cultural significance, and the proposal is not considered to affect the relationship of Māori and their culture and traditions. The site is not known to contain any sites of historical significance or be within an area subject to customary rights. The proposal does not increase the risk of natural hazards and will not accelerate, exacerbate or worsen the effects from natural hazards. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has taken into account the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

11. CONCLUSION

- 11.1. The proposal is to undertake a subdivision as a Restricted Discretionary Activity, where one additional allotment will be created. Both proposed allotments will contain existing built development and onsite servicing. The proposal will not create any reverse sensitivity effects on existing land use activities in the area.
- 11.2. Due to the existing pattern of development in the area it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.



- 11.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5. As a Restricted Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104C, 105 and 106 of the Act in relation to Restricted Discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA115C/994**
Land Registration District **North Auckland**
Date Issued 26 May 1998

Prior References
NA772/25

Estate Fee Simple
Area 4.8040 hectares more or less
Legal Description Lot 9 Deposited Plan 185401
Registered Owners
Sean Maclean Panther and Emma Louise McKinney

Interests

D258632.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 2.4.1998 at 3.35 and entered 26.5.1998 at 9.00 am

Subject to a water supply right over part marked W on DP 185401 specified in Easement Certificate D258632.8 - produced 2.4.1998 at 3.35 and entered 26.5.1998 at 9.00 am

12766801.3 Mortgage to ANZ Bank New Zealand Limited - 10.8.2023 at 12:30 pm

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of
Pts Allots 4 and 9 Ahipara Psh
Blk V Ahipara SD
North Auckland Registry

PURSUANT to Section 221 and 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 Schedule 1 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 this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

- (i) No building consent for effluent disposal shall be granted for Lot 11 without a specific design prepared by an engineer with relevant expertise.
- (ii) No building shall be erected on any of the proposed Lots without the prior approval of the Council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.
- (iii) All proposed effluent disposal systems within the subdivision are to be designed to ensure a 20 metre separation from the stream over Lots 4, 5, 7 and 10.
- (iv) Prior to any development involving building, earthworks or tree planting on any of the allotments, an archaeological assessment by a suitably qualified person is to be lodged with Council, to its satisfaction.
- (v) Lots 4 and 11 on the subdivision plan may not be transferred, leased or otherwise disposed of until such time as the Council is satisfied [by way, at least, of an approved development plan (to scale) and a statutory declaration that the prospective purchaser intends to carry out such development] that a prospective purchaser for any of the said lots has a

bona fide proposal to establish a permitted, controlled or discretionary Rural A zone activity, as required by Rule 6.1.6 of the Mangonui County Section of the Operative Far North District Plan.

SCHEDULE 2

- (1) Condition (i) in Schedule 1 refers to Lot 11 DP 185401 being contained in C T 115C/996.
- (2) Condition (ii) in Schedule 1 refers to Lots 1 to 11 DP 185401 being contained in CsT 115C/986 to 996.
- (3) Condition (iii) in Schedule 1 refers to Lots 4, 5, 7 and 10 DP 185401 being contained in CsT 115C/989, 990, 992 and 995.
- (4) Condition (iv) in Schedule 1 refers to Lots 1 to 11 DP 185401 being contained in CsT 115C/986 to 996.
- (5) Condition (v) in Schedule 1 refers to Lots 4 and 11 DP 185401 being contained in CsT 115C/989 and 996.

SIGNED:

P. J. Kallala
ENVIRONMENTAL SERVICES MANAGER for the Far North District Council

DATE:

23/12/97

SIGNED by

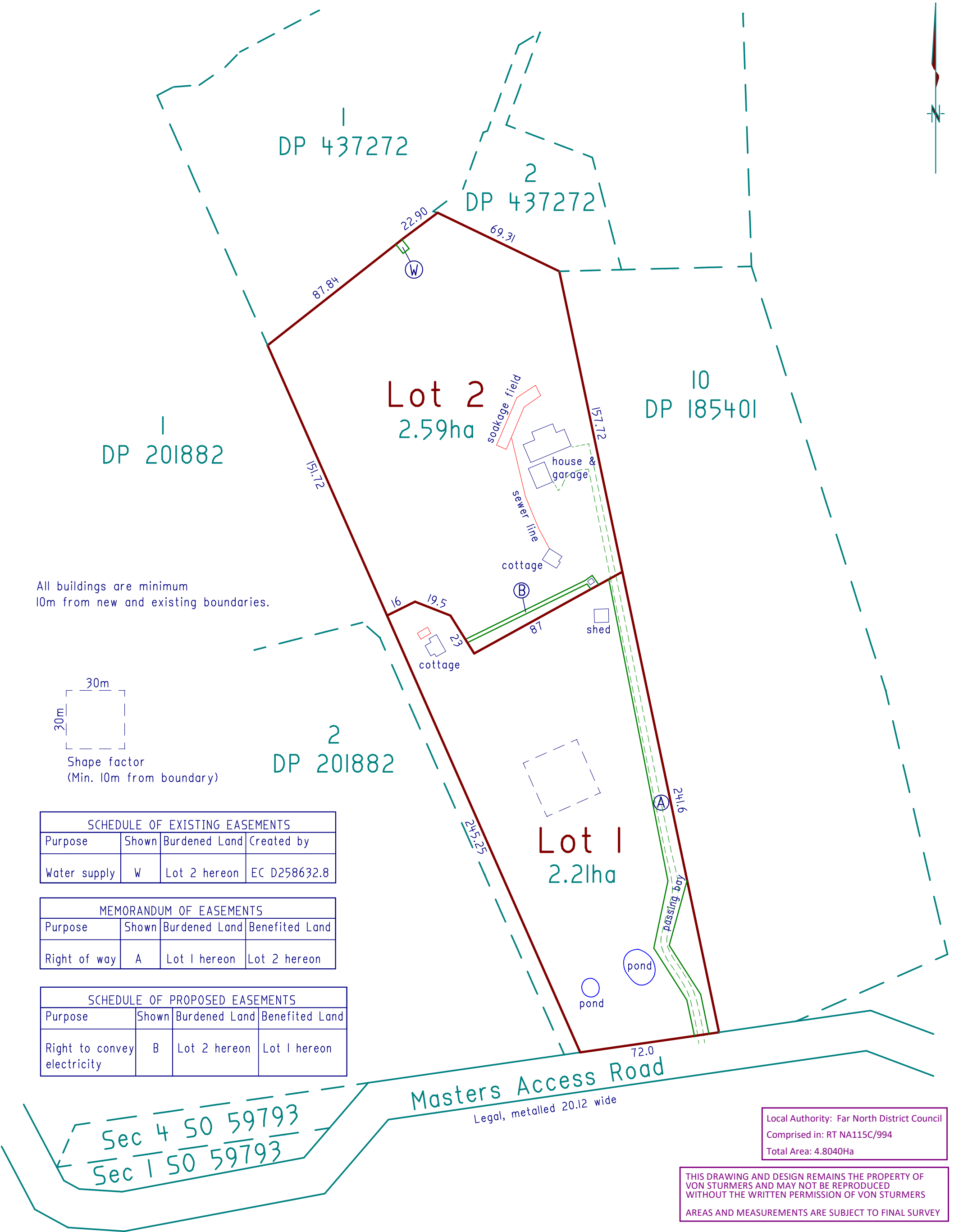
C. R. Master

as registered proprietor(s)

in the presence of:

D. Dule
Name

Administrator
Occupation



All buildings are minimum 10m from new and existing boundaries.

30m
30m
Shape factor
(Min. 10m from boundary)

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created by
Water supply	W	Lot 2 hereon	EC D258632.8

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	A	Lot 1 hereon	Lot 2 hereon

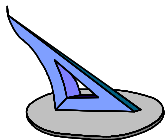
SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey electricity	B	Lot 2 hereon	Lot 1 hereon

Masters Access Road
Legal, metalled 20.12 wide

Local Authority: Far North District Council
Comprised in: RT NA115C/994
Total Area: 4.8040Ha

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF VON STURMERS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VON STURMERS
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

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



VON STURMERS
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 408 6000 131 Commerce Street,
Email: kaitaia@saps.co.nz Kaitaia

PROPOSED SUBDIVISION
OF LOT 9 DP 185401

Survey Design Drawn Rev	Name	Date	ORIGINAL	
			SCALE	SHEET SIZE
	SH	04-11-2025	1:1750	A3

Surveyors
Ref. No:
15592
Series
Sheet

SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Created by
Water supply	W	Lot 2 hereon	EC D258632.8

SCHEDULE OF PROPOSED EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right to convey electricity	B	Lot 2 hereon	Lot 1 hereon

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Burdened Land	Benefited Land
Right of way	A	Lot 1 hereon	Lot 2 hereon

All buildings are minimum 10m from new and existing boundaries.

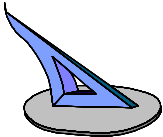


30m
30m
Shape factor
(Min. 10m from boundary)

Local Authority: Far North District Council
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Email: kaitaia@saps.co.nz Kaitaia

PROPOSED SUBDIVISION OF LOT 9 DP 185401

Name	Date	ORIGINAL	
Survey		SCALE 1:1750	SHEET SIZE A3
Design			
Drawn	SH 04-11-2025		
Rev			

Surveyors
Ref. No:
15592
Series
Sheet

Alex Billot

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Friday, 5 December 2025 11:41 am
To: Alex Billot
Cc: Rochelle; Bill Edwards; James Robinson; Atareiria Heihei
Subject: RE: Proposed subdivision - 107 Masters Access Road, Ahipara

Kia Ora Alex,

Thanks for the opportunity to make comment on this development proposal prior to the lodgement of the resource consent application.

HNZPT confirms it has reviewed the subdivision proposal and advises there is a low risk of any adverse impact on archaeological heritage values in this location. We recommend that an ADP approach be taken, and this be included in the resource consent approval as an advice note.

Cheers,
Stuart

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Alex Billot <Alex@northplanner.co.nz>
Sent: Friday, 5 December 2025 11:07 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: RE: Proposed subdivision - 107 Masters Access Road, Ahipara

Thanks Stuart, much appreciated 😊

Kind regards,



Alex Billot
Resource Planner

Offices in Kaitia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

From: Stuart Bracey <SBracey@heritage.org.nz>
Sent: Friday, 5 December 2025 10:29 am
To: Alex Billot <Alex@northplanner.co.nz>
Subject: RE: Proposed subdivision - 107 Masters Access Road, Ahipara

Yes we have Alex – I will chase James today and try and get back to you today

Stuart Bracey | Kaiwhakamāhere | Heritage Planner | Northern Region | Heritage New Zealand Pouhere Taonga | L10 SAP
Tower 151 Queen Street Auckland CBD | Private Box 105 291 Auckland City 1143 | mobile 027 684 0833 | visit
www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

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From: Alex Billot <Alex@northplanner.co.nz>
Sent: Friday, 5 December 2025 9:45 am
To: Stuart Bracey <SBracey@heritage.org.nz>
Subject: RE: Proposed subdivision - 107 Masters Access Road, Ahipara

Morena Stuart,

Sorry to be a hassle but just wondering if you have had a chance to discuss this application and receive any comments?

We are hoping to get this application lodged prior to Christmas and time is creeping up on us!

Thanks in advance.

Kind regards,



Alex Billot
Resource Planner

Offices in Kaitia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

From: Alex Billot
Sent: Thursday, 27 November 2025 11:35 am
To: Stuart Bracey <sbracey@heritage.org.nz>
Subject: Proposed subdivision - 107 Masters Access Road, Ahipara

Morena Stuart,

We are preparing a subdivision resource consent application for the proposed subdivision of 107 Masters Access Road, Ahipara.

The proposal is to subdivide the site to create one additional allotment as a Restricted Discretionary Activity within the Rural Production zone.

Each allotment will contain existing built development as is shown on the attached scheme plan.

A passing bay is proposed to be introduced along the existing metalled carriageway which services the existing buildings on the site. No other excavations or built development are anticipated as part of the proposal considering built development is existing within each of the lots.

The FNDC Maps do not show any registered historic sites within the immediate environment.

I have included some site photos below for your reference.



Figure 3: Existing crossing place to the site from Masters Access Road.



Figure 4: Stock dams to be contained within Proposed Lot 1. Image taken from near existing access.



Figure 5: Existing access and shed to be contained within Proposed Lot 1.



Figure 6: Existing access to the dwelling to be contained within Proposed Lot 2.



Figure 7: Existing main dwelling and eastern side of dwelling showing steep topography. Dwelling to be contained within Proposed Lot 2.

If you could please advise of any comments HNZPT have on the proposed subdivision, which we can include with our application, that would be greatly appreciated.

If you require any further information, please do not hesitate to contact our office.

Kind regards,



*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm.*

Alex Billot

Resource Planner

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☎ 09 408 1866

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