

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) 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

If yes, who have you spoken with? _____

2. Type of Consent being applied for

☒ Change of conditions (s.127)

3. 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

4. Applicant Details:

Name/s:

Philippa Harris and Mark Armstrong trading as North Views

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Andrew Hill

Email:

Phone number:

Postal address:

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

3118

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

6. 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:

Philippa Harris and Mark Armstrong

**Property Address/
Location:**

1

7. Application Site Details

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

Name/s:

Philippa Harris and Mark Armstrong

**Site Address/
Location:**

7A Wrathall Road, Mangonui

Postcode

0420

Legal Description:

Lot 1 DP 177443

Val Number:

Certificate of title:

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☒ Yes ☐ No

Is there a dog on the property? ☐ Yes ☒ No

7. Application Site Details (continued)

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.

8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

9. Would you like to request Public Notification?

☐ Yes ☐ No

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

(more than one circle can be ticked):

☐ Building Consent

Enter BC ref # here (if known)

☐ Regional Council Consent (ref # if known)

Ref # here (if known)

☐ National Environmental Standard consent

Consent here (if known)

☐ Other (please specify)

Specify 'other' here

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application ☐ Yes

12. 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

13. 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) Philippa Harris and Mark Armstrong

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)

Philippa Harris & Mark Armstrong

Signature: (signature of bill payer)

Date:

25/09/2026

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

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.

Declaration

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

Name: (please write in full)

Philippa Harris & Mark Armstrong

Signature:

Date 25/9/26

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

Checklist (please tick if information is provided)

- ☐ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☐ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.



Assessment of Environmental Effects

📍 7A Wrathall Road, Mangonui
Change of Conditions to Subdivision Consent (2240305-RMACOM)

Prepared For:
North Views

Job No.: 15360

Rev: 0

Date: 25 September 2026

CHeSTER

Revision History

Revision No	Description/comments	Prepared By	Date
0	Original	Andrew Hill	24/09/2026

Document Control

Action	Name	Signed	Date
Prepared by	Andrew Hill		25/09/2026
	Principal Planner		
Reviewed by	H. Anderson		25/09/2026
	Planning Team Leader		

Distribution

Business/company	Attention	Role
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Appendices

Appendix	Document	Author	Date
1	Record of Title	LINZ	24/09/2026
2	Proposed Scheme Plan	Chester Consultants	09/09/2026
3	Proposed Civil Drawings	Chester Consultants	18/09/2026
4	Lighting discussion with FNDC	Chester Consultants	20/06/2026



1 Executive Summary

This application seeks to amend conditions of a granted resource consent (Council reference 2240305-RMACOM) approved on 18 December 2024. The consent granted the creation of 23 residential lots via subdivision, stream works, vegetation removal and earthworks on the site at 7a Wrathall Road, Mangōnui. The consent holder is seeking to amend subdivision conditions, to account for staging for the subdivision, to adjust internal lot boundaries and to update the approved lighting plan.

Section 127 of the Resource Management Act 1991 ('the Act') states that the holder of a resource consent may apply to change or cancel a condition of an already approved consent. For such applications, sections 88 to 121 apply.

Section 88(2)(b) requires that any application should include an assessment of any actual or potential effects that the activity may have on the environment and the ways in which any adverse effects may be mitigated. Section 88(2)(b) requires that any assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule of the Act. This assessment is made in accordance with those requirements.

2 Subject Site

2.1 Subject Site Details

Address	7A Wrathall Road, Mangōnui
Legal Description	Lot 1 DP 177443 held in Record of Title NA105B/520
Property Area	18.4 hectares
Regional Authority	Northland Regional Council
Territorial Authority	Far North District Council

2.2 Site Description

The site is legally described as Lot 1 DP 177443 and comprises an area of 18.4 hectares. A copy of the Record of Title is included in Appendix A.

As shown in Figure 1 below, the site is located on the western side of Wrathall Road and on the southern side of State Highway 10. The site is accessed via a gravel driveway that extends from the northeast corner, off Wrathall Road, to the centre of the site. A dwelling and associated ancillary buildings are present near the elevated northeast corner of the site and an access traverses the centre of the site.

The site is zoned as Rural Residential under the Proposed Far North District Plan, as shown in Figure 5 below.





Figure 1: Aerial image of locality. Source: FNDC GIS



Figure 2: Proposed District Plan zoning. Source: FNDC GIS

3 Background

3.1 Consenting Background

2240305-RMACOM

The applicant received approval from FNDC to subdivide the site into 23 additional lots (21 residential lots), and for general earthworks associated with the subdivision on 18 December 2024 under consent 2240305-RMACOM.



4 Proposal

4.1 Description of the Proposal

The applicant is looking to stage the development for construction purposes and wants to split the development into two stages as shown in Figure 3 below. This will include 10 residential lots in Stage 1 and 11 residential lots in Stage 2. As a consequence of this change, the access road, Lot 100 will be split into two lots and with Lot 101 being created as part of the Stage 2 access.

In addition to this the applicant is also proposing to change the internal boundary between Lots 4 and 7. This will reduce the size of Lot 4 from 42,728m² to 5,035m² and increase the size Lot 7 from 9,439m² to 47,056m². This does not change the number of residential lots in the subdivision but enables the sequential development of Lot 4 during Stage 1. This will require a new vehicle crossing into Lot 4, no other changes are proposed to the services into this lot or any other lots. This new proposed vehicle crossing on Lot 4 will also act as a turning head for the end of the road for Stage 1, while Stage 2 is being developed.

The applicant is also seeking to amend the approved PR5 street lighting design for the subdivision road (17 street lights) and replace it with a reduced wayfinder lighting layout comprising strategically located lights at wider spacing (6 lights). Council's transportation team has reviewed the proposal and advised that it would be prepared to accept the proposed wayfinder lighting arrangement subject to a change of consent conditions. This email is attached in Appendix 4.

To support these changes an updated scheme plan and civil plan are included in the Appendices. This change does not alter the physical arrangements or any other proposed service easements or easements in gross. All other lots would continue to retain their existing ownership interests and access arrangements as approved by the consent.

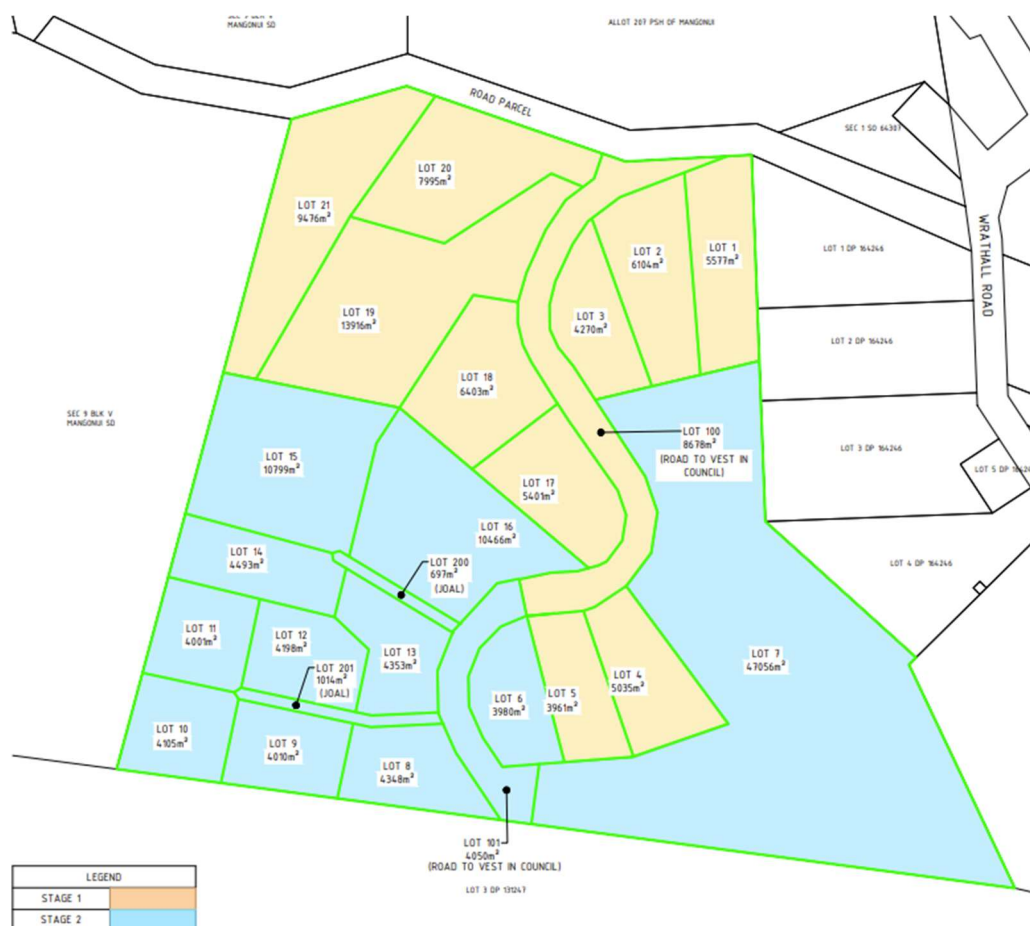


Figure 3: Showing the proposed scheme plan.



4.2 Proposed changes to conditions

With respect to conditions 1 and 3.a.xii, the proposed amendments are outlined below, with removed wording ~~struck through~~ and proposed wording **bold** and underlined:

1. The activity shall be carried out in accordance with the approved plans prepared by Chester Consultants Ltd, referenced Proposed Subdivision of Lot 1 DP 177443, dated 16/05/2024 **09/09/2026 and 18/09/2026**, and attached to this consent with the Council's "Approved Stamp" affixed to it.

3.a.xii. Lighting design to be approved by roading department for NZTA M30:2014 Specification and Guidelines for Road Lighting Design. The design should include but not limited to:

1. New formed Road to Wrathall Road (including the intersection) to be designed to ~~Subcategory PR5.~~ **with wayfinder lighting to the satisfaction of Council's Transportation Team.**

Note: The Intersection of Wrathall Road and SH10 Existing lighting is only flag lighting. It is recommended that this intersection be upgraded to Subcategory V4.

5 Statutory Context

5.1 Resource Management Act 1991 – Section 127

Resource consent is required in respect of the following matters:

Section 127 of the Act states:

127. Change or cancellation of consent condition on application by consent holder –

(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

(3) Sections 88 to 121 apply, with all necessary modifications, as if –

(a) the application were an application for a resource consent for a discretionary activity; and

(b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

(4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation.

The requirements above are assessed in the following sections.

6 Assessment of Environmental Effects

6.1 Assessment of Environmental Effects Associated with the Proposed Changes

This application seeks to vary the existing resource consent pursuant to section 127 of the Resource Management Act 1991. The proposed amendments are limited in scope and do not alter the overall scale,



intensity or nature of the subdivision previously approved by Council under resource consent 2240305-RMACOM. The changes comprise:

- Staging the approved subdivision into two development stages;
- Amending the internal boundary between Lots 4 and 7 and providing a new vehicle crossing to Lot 4; and
- Amending the approved street lighting design from a PR5 compliant lighting layout to a reduced wayfinder lighting design.

The proposal does not change the number of residential allotments, the overall subdivision yield, the approved road connection to Wrathall Road, the servicing strategy, the ecological restoration areas, easements, engineering design standards, or the overall pattern of rural residential development previously assessed and approved by Council.

6.2 Staging of the Subdivision

The primary change relates to the implementation of the subdivision in two stages. Stage 1 will provide access from Wrathall Road and create 10 residential lots, while Stage 2 will extend the internal road and create the remaining 11 residential lots. To facilitate this, the approved road reserve currently identified as Lot 100 will be temporarily divided into two legal lots, with Lot 101 forming the future road extension associated with Stage 2.

The proposed staging arrangement is sought for construction and development sequencing reasons and does not alter the ultimate development outcome approved by Council. Upon completion of both stages, the subdivision will achieve the same number of lots, road network, servicing arrangements and overall development footprint previously authorised. Accordingly, the amendment primarily affects the timing of development rather than its scale or location.

In terms of traffic and transport effects, the Stage 1 development will generate fewer vehicle movements than the fully developed subdivision already approved by Council. The approved intersection and access arrangements to Wrathall Road will be constructed as part of Stage 1 and therefore traffic effects will remain within the envelope already assessed through the original consent process. The staging approach does not generate any additional adverse traffic effects beyond those already anticipated.

The proposed temporary termination of the road at Lots 4 and 5 is considered acceptable. The proposed vehicle crossing to Lot 4 will provide an interim turning facility until such time as Stage 2 proceeds. This arrangement enables safe manoeuvring for residents, visitors, construction traffic and emergency vehicles and will not compromise the safety or functionality of the road network.

Overall, the proposed staging has no more than minor effects, beyond those previously contemplated and assessed through the original consent.

6.3 Amendment to the Boundary Between Lots 4 and 7

The application also seeks to amend the internal boundary between Lots 4 and 7. Under the revised arrangement, Lot 4 will reduce in size from approximately 42,728m² to 5,035m², while Lot 7 will increase in size from approximately 9,439m² to 47,056m².

The proposed change does not alter the number of allotments approved by the consent and does not result in any increase in development density. Both lots remain significantly larger than the minimum lot size typically anticipated within the surrounding Rural Residential environment and continue to be capable of accommodating rural residential activities. The change simply reallocates land area between two approved lots.

The principal reason for the amendment is to allow Lot 4 to be completed and accessed during Stage 1 of the development. To facilitate this, change a new vehicle crossing is proposed to Lot 4. The additional crossing will service a single residential allotment and is expected to generate only low volumes of traffic consistent with the original subdivision approval. As such, no material traffic safety or transportation effects arise.

No changes are proposed to the approved servicing strategy for either lot and all infrastructure can continue to be provided as previously approved. Similarly, no changes are proposed to ecological protection areas, consent notice areas, easements, drainage infrastructure or utility networks.



Accordingly, the boundary adjustment and associated vehicle crossing will have no more than minor effects.

6.4 Amendment to the Approved Lighting Design

The approved consent currently requires the internal road to be designed to PR5 lighting standards. The applicant seeks to replace the approved PR5 lighting layout, consisting of approximately 17 street lights, with a reduced wayfinder lighting design comprising approximately 6 strategically located lights.

The proposal has been reviewed by Mike Fox of Far North District Council's Transportation Team who confirmed that Council would be prepared to accept the proposed wayfinder lighting arrangement subject to a change to the consent conditions. This recommendation was supported by Margriet Veenstra, Manager - Property Information & Business Compliance

The site is located within a rural residential environment where the maintenance of rural amenity and avoidance of excessive urbanisation are important characteristics. The proposed wayfinder lighting is intended to provide pedestrian guidance and safety while reducing the extent of lighting infrastructure and associated light spill. Council's transportation review noted that the proposed approach is more consistent with the rural character of the area and that the level of lighting proposed remains appropriate given anticipated pedestrian activity and the surrounding environment.

Importantly, the amendment results in a reduction in the amount of lighting infrastructure compared to that already approved. The proposal therefore reduces potential night-time lighting effects and visual effects associated with an urban-style lighting environment. The overall traffic environment, road geometry and expected vehicle movements remain unchanged.

Given Council's stated support for the alternative lighting arrangement and the reduction in lighting intensity compared to the approved design, any effects associated with the amendment will be no more than minor.

6.5 Overall Conclusion

The proposed amendments are limited in scope and largely relate to development sequencing and minor design refinements. The proposal will not increase the number of lots, increase development density, alter the overall subdivision pattern, change servicing requirements or generate traffic effects beyond those already assessed and approved by Council.

The proposed staging arrangement enables more efficient construction sequencing while retaining the ultimate development outcome already authorised. The adjustment to Lots 4 and 7 and the associated vehicle crossing are minor in nature and do not result in any material adverse effects. The proposed wayfinder lighting design has been reviewed and accepted in principle by Council's transportation team and will reduce the extent of lighting infrastructure within the rural residential environment.

Accordingly, the adverse environmental effects associated with the proposed changes are considered to be no more than minor.

Relevant Provisions of Planning Instruments

The applicable provisions of the relevant planning instruments were assessed in the original decision and application. The conclusions reached in those assessments (refer to original resource consent application) are unaltered by the proposed variation to the legal access arrangement.

7 Relevant Other Matters

7.1 Consideration of Alternatives

The preceding assessment of effects shows that the proposal will not have any significant adverse effects on the environment. Therefore, an assessment of alternatives is not required.



7.2 Mitigation Measures

Based on the assessment of effects in the previous section, no particular mitigation measures are considered necessary for this proposal.

7.3 Part 2 Matters

The proposed changes do not alter the original assessment that the proposed activity is consistent with the requirements of Part 2 of the Act.

8 Conclusion

The proposal is consistent with the purpose and principles of the Act. In terms of section 104, the proposal is consistent with the relevant provisions of the Far North District Plan, will at most have less than minor additional actual or potential effects on the environment, and is consistent with the environmental outcomes envisaged by the relevant statutory planning framework.

In conclusion, the amendment is administrative and legal in nature only. It does not alter the subdivision design, accessway configuration, infrastructure, servicing arrangements, or environmental outcomes of the approved development. The practical availability of legal access to all Lots is maintained, and there are no actual or potential adverse effects arising from the proposal.

9 Limitations

This assessment contains the professional opinion of Chester Consultants Ltd as to the matters set out herein, in light of the information available to it during the preparation, using its professional judgement and acting in accordance with the standard of care and skill normally exercised by professional planners providing similar services in similar circumstances. No other express or implied warranty is made as to the professional advice contained in this report.

We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Chester Consultants Ltd at the request of North Views and is exclusively for its client's use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Chester Consultants Ltd. The assessment will not address issues that would need to be considered for another party if that party's particular circumstances, requirements, and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.

The assessment is also based on information that has been provided to Chester Consultants Ltd from other sources or by other parties. The assessment has been prepared strictly on the basis that the information that has been provided is accurate, completed, and adequate. To the extent that any information is inaccurate, incomplete, or inadequate, Chester Consultants Ltd takes no responsibility and disclaims all liability whatsoever for any loss or damage that results from any conclusions based on information that has been provided to Chester Consultants Ltd.

