

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):

- ☐ Land Use
 ☐ Discharge
☐ Fast Track Land Use*
 ☐ Change of Consent Notice (s.221(3))
☒ Subdivision
 ☐ Extension of time (s.125)
☐ Consent under National Environmental Standard
 (e.g. Assessing and Managing Contaminants in Soil)
☐ 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:

Agnes Wheoki

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:

Williams & King, Attention: Natalie Watson

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:

J.R Donelley and Company Limited (NOTE: Incorrect spelling as 'Donnelly' in LINZ Register)

**Property Address/
Location:**

14 & 22 Perry Road,

RD2

Okaihau

Postcode

0476

8. Application Site Details

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

Name/s:

**Site Address/
Location:**

14 & 22 Perry Road

RD2

Okaihau

Postcode

0476

Legal Description:

Lots 9-10 DP 541

Val Number:

00657-07800

Certificate of title:

NA52/6

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

Site visit requirements:

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

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

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Please contact Agnes Wheeki on 021 086 24488 to arrange a site visit.

9. Description of the Proposal:

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

Proposed subdivision to create two lots in the Rural Production Zone, where each lot has an existing dwelling.

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

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

- ☐ **Building Consent**
- ☐ **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

- ☒ Subdividing land ☐ Disturbing, removing or sampling soil
- ☐ Changing the use of a piece of land ☐ Removing or replacing a fuel storage system

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☒ Yes

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)

MARIANNE ANDREWS

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)

MARIANNE ANDREWS

Signature:

(signature of bill payer)

Date 27/6/25

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)

Natalie Watson

Signature:

[Redacted Signature]

Date 30/6/25

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)
- ☒ 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.

Agnes Wheoki

Proposed Subdivision

14 & 22 Perry Road, Umawera

Williams & King, Kerikeri¹
30 June 2025



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

1.0 Overview

J R Donelley and Company Limited (note mis-spelling on the Record of Title as J R Donnelly and Company Limited) owns a property developed to contain two established residential dwellings. This property is located at 14 & 22 Perry Road, Umawera and legally described as Lots 9-10 DP 541 held in Record of Title NA52/6, comprising 23.1076ha of land.

The applicant, Agnes Wheoki, is seeking resource consent to subdivide the above property to create a separate Record of Title for each of the existing dwellings. Proposed Lots 1 and 2 are to have areas of 8,100m² and 22.263ha respectively. Each lot will retain its existing separate property access from Perry Road, and no shared property access is required.

The subject site is zoned Rural Production in the Operative Far North District Plan, and the proposed subdivision complies with the restricted discretionary activity standard for subdivision in the zone, as set out in Rule 13.8.1(b). As the existing road carriageway of Perry Road is less than the Rural Type A standard and no improvements are proposed, and comes close to the road/property boundary without any road vesting proposed, the subdivision does not meet Rule 15.1.6C.1.8, and is a discretionary activity overall. No improvements to Perry Road are proposed as the subdivision does not increase the number of Household Equivalents, given that each lot has an existing residential unit on it already.

Under the Proposed Far North District Plan, the site is also zoned Rural Production with a small area of mapped River Flood Hazard. There are no relevant rules with legal effect at this time.

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

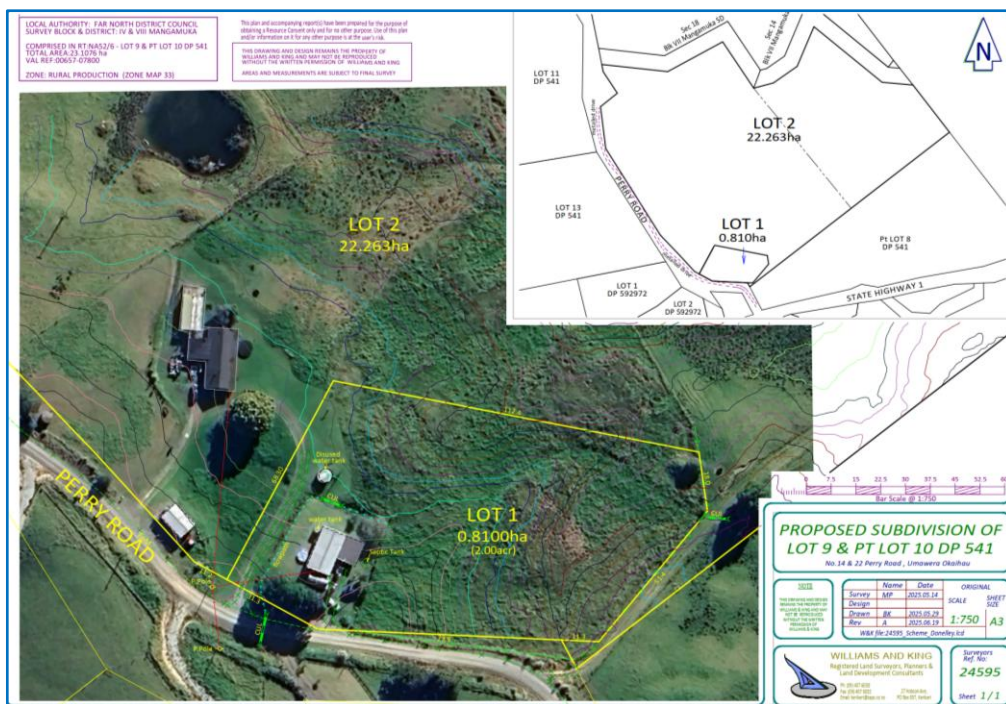
2.0 Description of Proposal

2.1 Proposed Subdivision

The purpose of the proposal is to subdivide the application site to create one additional Record of Title, allowing each of the existing dwellings to have a separate Record of Title. The subdivision is being completed for family reasons.

Lots 1 and 2 are allotments with areas of 8100m² and 22.263ha respectively. The Lot 1 boundary follows the existing residentially occupied area of the house at 14 Perry Road as well as the paddocks to the north and east. Lot 2 encompasses the house at 22 Perry Road and the balance farm land.

The Scheme Plan is attached in **Appendix 1** and copied in **Figure 1** below. All areas and dimensions are subject to final survey.



3.0 Application Site Details and Description

3.1 Location

The subject site is located to the north-east of Perry Road, to the north of State Highway 1, between Rangiahua and Umawera. Refer to the Location and Cadastral Maps in **Figures 2** and **3**.





Figure 3: Cadastral Map

3.2 Legal Details

Details of the application site are provided in Table 1, below. The Record of Title is attached in **Appendix 2**.

RECORD OF TITLE	APPELLATION	PROPERTY ADDRESS	TITLE AREA
NA52/6	Lots 9 – 10 DP 541	14 & 22 Perry Road, Umawera	23.1076ha more or less

3.3 Existing Land Use & Site Conditions

3.3.1 Far North District Property File

The Far North District Council's property file was requested; however, we were advised that the property file for this location has no content. Possible reasons included that Hokianga County Council records prior to November 1987 were lost in a fire, or that prior to the Building Act 1991, Council was only required to keep documents for not less than ten years, and documents may have been discharged after the expiry of that period.

3.3.2 Lot 1

Lot 1 contains an existing dwelling (14 Perry Road), located in the south western corner of the proposed lot. The outdoor living area is located in the land immediately surrounding the dwelling. Access from Perry Road is formed as a metalled entrance.

Rainwater is collected from the roof surface and captured and stored within a small water tank located to the west of the building. Another disused water tank is located to the north. Overflow from the water tank is discharged to an existing open drain on the perimeter of the lawn area.

Wastewater is treated in a septic tank in the lawn area to the east of the building. We are advised that treated wastewater is discharged to a trench located beyond the fence line.

Power is supplied directly to the dwelling via above ground lines from the power pole on Perry Road.

The remainder of Lot 1 slopes away over paddocks towards the east. The eastern boundary of Lot 1 is defined by an existing fence line, which fences off an existing farm race to be retained within Lot 2.

Refer to **Photographs 1 - 3** below.



Photograph 1: Existing entrance to Lot 1.



Photograph 2: View east towards existing dwelling and water tank on Lot 1.



Photograph 3: View west over Lot 1 towards existing house, Perry Road is to the left and the house on Lot 2 is visible beyond.

3.3.3 Lot 2

Lot 2 contains an existing dwelling with accessory buildings, which are located at 22 Perry Road and accessed by an existing vehicle crossing. Other structures on the site include a shed located close to the Perry Road legal road reserve, as well as other farm buildings elsewhere.

The remainder of the site is in farm land, comprising rolling to moderately steep slopes predominantly in pasture, with small patches of pine trees and bush. The slope trends towards a tributary of Waitotata Stream, which follows a north easterly direction within the south eastern portion of Lot 2. A farm track is formed near the northern boundary and overhead power lines cross through the lot. Refer to **Photographs 4 - 6**.



Photograph 4: Existing dwelling and accessory buildings on Lot 2.



Photograph 5: Looking north over Lot 2 from Perry Road. The water tank is located within the legal road reserve.



Photograph 6: Looking north east over Lot 2 from Lot 1.

3.4 Natural & Recorded Features

The Operative and Proposed District Plans do not record any Outstanding Natural Features, Outstanding Landscapes or Landscape Features, areas of High or Outstanding Natural Character, Notable Trees, Historic Sites, Buildings and Objects, Sites of Cultural Significance to Maori or Scheduled Registered Archaeological Sites.

There are no mapped historic sites on the property.

The subject land is not recorded as being part of a kiwi habitat in the Far North Atlas kiwi distribution mapping.

There are no mapped areas of ecological significance, including Department of Conservation Protected Natural Areas. The nearest area of Department of Conservation Public Conservation Land is the Ōmahuta Forest, approximately 480m to the north-east.

The Northland Regional Council Natural Hazards Map records an area of River Flood Hazard in the balance farm area of Lot 2, well away from the residential areas on Lots 1 and 2. The area of river flood hazard is associated with the margins of a tributary of Waitotata Stream. Refer to **Figure 4** below.

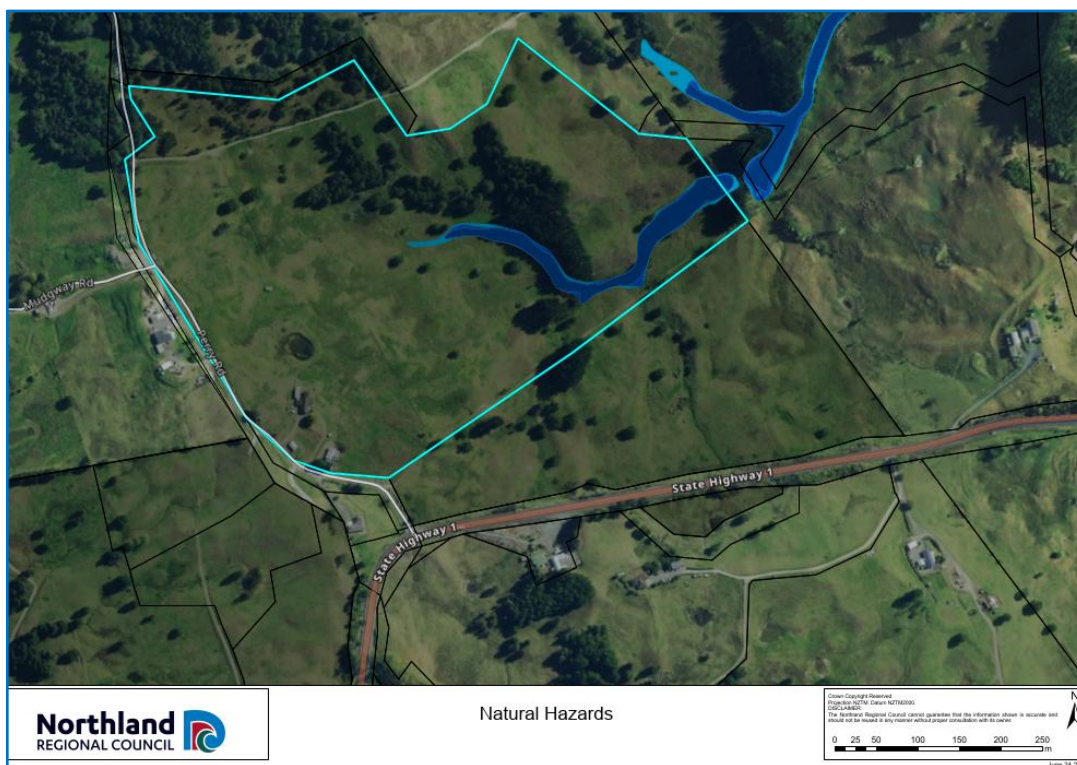


Figure 4: Northland Regional Council Local Maps – Natural Hazards – showing extent of River Flood Hazard.

The subject land is within Land Use Capability Unit 6e12 and does not contain 'highly versatile soils' in terms of the Regional Policy Statement for Northland definition or comprise 'highly productive land' in terms of the National Policy Statement for Highly Productive Land 2022 Amended August 2024 definition.

4.0 District Plan Assessment

4.1 Far North Operative District Plan

The application site is zoned Rural Production and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

4.1.1 Rural Production Zone

Rule	Discussion	Compliance
8.6.5.1 PERMITTED ACTIVITIES		
8.6.5.1.1 Residential Intensity	No issues.	Complies
8.6.5.1.2 Sunlight	No issues.	Complies
8.6.5.1.3 Stormwater management	Existing impermeable surface coverage on each lot will be less than 15%.	Complies
8.6.5.1.4 Setback from Boundaries	No issues.	Complies

4.1.2 Subdivision




Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot has direct legal frontage to Perry Road.	Complies
13.6.12 Suitability for Proposed Land Use	Existing land use is established on each lot.	Not applicable
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots	The area of Lot 1 does not comply with the controlled activity minimum lot size. Lot 2 complies, as it has more than 20ha in area.	Does not comply
13.7.2.2 Allotment Dimensions	Each lot includes a dimension of 30 x 30m, plus 10m boundary setbacks.	Complies
13.8 RESTRICTED DISCRETIONARY ACTIVITIES		
13.9.1 Subdivision within the Rural Production zone	<p>The proposed lots comply with restricted discretionary activity Rule 13.8.1(b): <i>"A maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m² and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000 ..."</i></p> <p>Note that Rule / Table 13.7.2.1, Restricted Discretionary Activity Status Column Note 5 specifies that:</p> <p><i>"Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion".</i></p> <p>Future subdivision will therefore be possible under this rule.</p>	Complies

4.1.3 Financial Contributions

The proposal has no implications in terms of Chapter 14.

4.1.4 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic or car parking.

Rule	Discussion	Compliance
15.1.6C.1 PERMITTED ACTIVITIES		
15.1.6C.1.1 Private Accessway in all Zones	No shared private accessways are proposed.	Not applicable
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	No shared private accessways are proposed.	Not applicable
15.1.6C.1.5 Vehicle crossing standards in Rural ... Zones	<p>No new private access off Perry Road is proposed, and there will be no increase in the number of properties served by the existing vehicle crossings. The existing entrance to Lot 1 is adequately formed to meet the Engineering Standards and Guidelines and the existing entrance to Lot 2 appears to simply need the grass to be sprayed to restore the metalled surface. Refer to Photographs 7 - 9.</p>  <p><i>Photograph 7: Existing Crossing – Lot 1</i></p>  <p><i>Photograph 8: Existing Crossing – Lot 2.</i></p>  <p><i>Photograph 9: Existing Crossing – Lot 2 – From Google Street View Image 2010.</i></p>	Complies
15.1.6C.1.7 General Access Standards	Adequate area for existing onsite manoeuvring is available on each lot.	Complies

15.1.6C.1.8 Frontage to Existing Roads	(a) Perry Road is of sufficient legal width. (b) Perry Road is constructed to a carriageway width of approximately 4m outside of the lots, which is less than the standard for a Type A Rural Road. (d) The Perry Road carriageway does not encroach into the proposed lots, however, is close to the road / property boundary in the areas.	Does not comply
15.1.6C.2 DISCRETIONARY ACTIVITIES		
15.1.6c.2 Discretionary Activities	As the proposal does not comply with Rule 15.1.6C.1.8(b) and (d), the proposal is a discretionary activity.	Complies

4.1.5 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity.

4.2 Far North Proposed District Plan

The application site is zoned Rural Production in the Far North Proposed District Plan, with a small area of River Flood Hazard mapped.

The subdivision would not achieve the controlled or discretionary activity subdivision standards, as the area of Lot 1 is less than 40ha and 8ha respectively.

There are no relevant rules that have legal effect at this time.

5.0 Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effect therefore focuses on the relevant matters listed in 13.10 and 15.1.6C.4.2 of the Operative District Plan.

5.1 Allotment Sizes and Dimensions

The subdivision design is based on the existing layout of buildings, private outdoor areas, parking arrangements, and onsite services, with suitable area and dimension to provide for the existing activities. Furthermore, it is noted that the proposed lot sizes comply with the restricted discretionary activity subdivision standards of the Rural Production Zone.

Overall, it is considered that the proposed subdivision is in context with the wider rural settlement pattern and that there will be no change to the character of the subject land following the development, in order to retain the overall character of the existing natural and built environment. As such, the direct and cumulative adverse effects on the wider environment generated by the proposal will be less than minor, and the size of the proposed lots is suitable for their existing land use activity.

5.2 Natural and Other Hazards

The subject site is affected by a small area of River Flood Hazard, associated with a tributary of Waitotata Stream. The flood hazard area is not near the existing residential areas on each lot, and the subdivision does not require any flood protection works or flood plain management measures.

As each lot has existing residential development and no changes to the existing land use are proposed, no subsequent land uses will result that differ from the existing situation in terms of natural hazards, including fire hazard. Therefore, it is considered that adverse effects of the proposal related to natural hazards and fire hazard are avoided.

The proposed subdivision does not have any known adverse effects related to soil contamination - see Section 6.1.1 of this Report.

5.3 Water Supply

The property is not within the area of benefit for water reticulation, and existing water tanks collect and store rainwater for domestic and potable use. This is an existing situation, and no adverse effects with respect to water supply are anticipated. Likewise, there are no new requirements for water supply for fire fighting purposes.

There is another informal arrangement for water supply, with water being supplied from elsewhere in the wider landholding. As the proposed subdivision is for family purposes, the parties involved wish to retain this as an informal arrangement.

5.4 Stormwater Disposal

Existing impermeable surfaces comply with the permitted activity standard set out in the 'Stormwater Management' rule for the Rural Production Zone in the Operative District Plan, therefore effects of stormwater runoff can be disregarded as set out in Section 104(2) of the RMA. No additional impermeable surfaces are required to complete the proposal; therefore, it is considered that it will not generate any new adverse effects in terms of stormwater runoff.

Existing stormwater runoff from the roof area on Lot 1 is captured in a small water tank, which provides potable supply for the dwelling. The overflow from this tank discharges to an existing open drain which is located around the perimeter of the lawn area before discharging to the sloping land below. This open drain also receives water from a length of approximately 70m of Perry Road via culvert under the road, however long term it would be preferable if stormwater runoff was conveyed along the southern side of Perry Road to the existing cross road culvert near the intersection with State Highway 1, where it can be directed towards the existing creek without crossing Lot 1.

The metalled driveway area on Lot 1 is small in area, and sheds via sheet flow towards the surrounding grass area.

On Lot 2, stormwater runoff discharges to the sloping land to the north and north east of the developed area.

In terms of the effect that the subdivision will have on the existing stormwater management arrangements; given that stormwater from each lot is discharged within its own boundaries, the creation of separate titles for each existing residential development will not cause any adverse effects.

5.5 Sanitary Sewage Disposal

Each lot has an existing onsite wastewater disposal system, both of which are located within the proposed lot boundaries, with surplus reserve disposal area available. The proposed subdivision will not result in additional wastewater discharge. It is therefore considered that the proposal will avoid adverse effects in terms of sanitary sewage disposal.

5.6 Energy & Telecommunications Supply

The existing dwellings have individual above ground power supplies, which are shown on the Scheme Plan.

Top Energy has been contacted for their comments and have advised that they have nil requirements – refer to **Appendix 3**.

No new telecommunications connections will be installed as part of this subdivision as these are not required by Rule 13.7.3.7 given that the subdivision does not create urban allotments.

The proposal has no effects in relation to the supply of electricity or telecommunications.

5.7 Easements for any Purpose

As each lot has independent access and services which are supplied directly from Perry Road, easements are not required to complete the subdivision.

5.8 Property Access

Each lot contains existing off-street parking areas, which will remain within the proposed lot boundaries, with an adequate manoeuvring area.

Property access from Perry Road to the off-street parking area on each lot is already formed as previously described. As the proposal will not generate any additional traffic, and the existing level of traffic can be accommodated by the existing property access provisions, it is considered that the proposal avoids adverse effects in this regard.

Likewise, as each lot contains an existing residential unit, there will be no increase in household equivalents or the level of traffic using Perry Road or the wider transport network. As such, adverse effects of Perry Road not complying with Council's Rural Type A road standard are avoided, and there is no risk in terms of traffic or road safety arising from the application.

The existing Perry Road carriageway does not encroach into the Lot 1 or 2 boundaries. The road carriageway is located close to the road boundary in places, particularly outside the entrance to Lot 1 and along parts of Lot 2. Refer to the Scheme Plan diagram, which shows the position of the road carriageway as picked up by survey. The road carriageway is formed closer to the northern and eastern side of the legal road reserve adjacent to Lots 1 and 2, but there is sufficient legal width on the western / southern side of the legal road reserve to undertake widening if required in the future, despite the fact that the road has been cut in to the slope to form a bank on parts of the western / southern side of the road. Therefore, the effect of not vesting land to provide a 2m berm width between the road edge and the lot boundary is considered to be less than minor.

5.9 Earthworks and Utilities

Earthworks and new utility services are not required to complete the proposal.

5.10 Building Locations

Each lot contains an existing residential dwelling, with other accessory residential and farm buildings also present on Lot 2. The proposal therefore has no implications in terms of building locations, energy efficiency, or landscape or visual effects related to building locations.

5.11 Archaeological and cultural effects

The site does not contain any known or mapped heritage resources, archaeological sites or sites of cultural significance. The site is highly modified through the established land use activities and no earthworks or other land disturbance is required to complete the subdivision. The standard Accidental Discovery Protocol advice note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.12 Landscape and visual effects

The site is not within an Outstanding Landscape, and does not have high or outstanding natural character.

Both proposed lots are developed and there will be no additional effects on the surrounding locality from the use of these sites, which will retain private open space and areas of mature plantings surrounding the existing buildings and their private outdoor areas. As such, there will be no adverse impacts on the visual amenity or privacy of adjoining properties as a result of the proposed subdivision activity, and the overall existing level of rural and natural character can be retained.

5.13 Preservation and enhancement of vegetation and fauna

The property does not include any mapped areas of significant indigenous vegetation and is not part of a recorded kiwi habitat area. It is located within 500m of Ōmahuta Fores Conservation Area, which is administered by the Department of Conservation. As the proposal creates separate Records of Title for the established land use activities, it is not anticipated as having any adverse effects on the ability of the Department of Conservation to manage and administer the Reserve.

The proposal will not result in any direct or indirect adverse effects on ecological values, given that no new land uses will be established and there will be no increase in residential intensity as a result of the subdivision.

5.14 Soil

Soils on the subject site are not mapped as being Class I, II or III in the NZ Land Resource Inventory Worksheets. The mapped Land Use Capability class is VI and does not meet the definition of 'highly productive land' under the National Policy Statement for Highly Productive Land or of 'highly versatile soils' in the Regional Policy Statement. The current productive activities can continue at their current scale following the proposed subdivision, and the proposal is considered to be an efficient use of soil resources.

5.15 Access to Reserves and Waterways

A tributary to Waitotata Stream is located within Lot 2, which will retain an area exceeding 20ha. The subject site does not adjoin any public reserves. As such, there is no requirement for any reserves or esplanade areas to be created as part of this subdivision.

5.16 Land Use Compatibility

The proposed subdivision supports an existing pattern of residential and rural activity, and there will be no change in land use arising as a result. The proposal is therefore considered to avoid adverse effects associated with incompatible land use and reverse sensitivity, such that the existing uses of the lots and surrounding land can be accommodated.

6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.6 of this Report. This is followed by an assessment of Part 2 of the Act.

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- Regional Policy Statement for Northland
- Operative Far North District Plan
- Proposed Far North District Plan
- Proposed Regional Plan for Northland

6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.²

Far North Maps Land cover and land use classifications record the land use as being ‘high producing exotic grassland’ and ‘grazed – non dairy’, since 1989.

Review of historic aerial photography using Retrolens indicates that outside of the building areas, the site was in pasture since 1942. The house on Lot 1 appears to have been established by 1942. By 1969, ponds, farm tracks and the shed near Perry Road have been formed on Lot 2. In 1975 a farm building near the eastern boundary of Lot 1 appears, but this has now been removed. The farm race to the east of Lot 1 was formed by 1981. By 1985 the existing house has been established on Lot 2 and what appears to be areas of maize have been cropped on parts of Lot 2.³

Therefore, using Method 6(2), the subject site is not considered to be a ‘piece of land’ in terms of the above regulations.

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

The Northland Regional Council Biodiversity Wetlands mapping does not show any wetland areas within, or within 100m of, the subject land.

No earthworks, vegetation clearance or taking, use damming, diversion or discharge of water is required as part of the proposed subdivision. As such, the proposal will have no implications in terms of the above regulations.

² Northland Regional Council (n.d.): Selected Land-use Register Map. Retrieved 24 June 2025 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

³ Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

6.2 National Policy Statements

6.2.1 National Policy Statement for Highly Productive Land 2022 Amended August 2024 (“NPSHPL”)

The subject site is zoned Rural Production under the Operative District Plan and the Proposed District Plan, however the site is within Land Use Capability (“LUC”) class 6 land, as mapped by the New Zealand Land Resource Inventory. This land does not meet the definition of ‘highly productive land’ as per the NPSHPL; therefore, this National Policy Statement is not applicable.

6.2.2 National Policy Statement for Indigenous Biodiversity (“NPSIB”)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) *The objective of this National Policy Statement is:*

(a) *to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*

(b) *to achieve this:*

(i) *through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*

(ii) *by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*

(iii) *by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*

(iv) *while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

There is no SNA included in the district plan, or as identified in a policy statement or plan.

The 17 listed policies set out to achieve this objective, and Policy 8 is most relevant (“*The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for*”).

Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB.

3.16 Indigenous biodiversity outside SNAs

(1) *If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

Effects Management Hierarchy is defined as follows:

effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:

(a) *adverse effects are avoided where practicable; then*

(b) *where adverse effects cannot be avoided, they are minimised where practicable; then*

(c) *where adverse effects cannot be minimised, they are remedied where practicable; then*

(d) *where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then*

(e) *where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then*

(f) *if biodiversity compensation is not appropriate, the activity itself is avoided.*

As the proposed subdivision fully avoids actual and potential adverse effects on indigenous biodiversity, it is considered that the proposal is consistent with the above National Policy Statement.

6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

The relevant policy from the RPS is addressed below.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (f), (g) and (h). These matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is established for each lot;
- No new residential use in close proximity to significant mineral resources will result;
- Building sites are existing, and are not close to any incompatible land use activities in order to avoid reverse sensitivity;
- The proposal does not affect any landscape or natural character values, or transport corridors;
- The proposal has no direct effect on historic or cultural heritage features and is without detriment to the cultural and historic landscape.
- The proposal avoids adverse effects on indigenous vegetation or the habitats of indigenous wildlife. The site is in close proximity to the Ōmahuta Forest, however, there will be no change to land use (i.e. no new residential land uses occurring) that would be of detriment to the management of this conservation area.
- Adverse effects associated with natural hazards are avoided and downstream flooding is not exacerbated. Existing impermeable surface coverage remains low.
- The site does not contain highly versatile soils; furthermore, the proposal complies with the restricted discretionary activity subdivision standards under the Operative Far North District Plan and is therefore a change that is anticipated and provided for;
- The proposal has no implications in terms of matters such as renewable energy, sustainable design technologies.

6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Production Zone, Subdivision and Transportation Sections of the Operative District Plan are relevant to this proposal. As the proposal meets the restricted discretionary activity subdivision standards, and does not generate any land use rule infringements in terms of the Rural Production Zone standards, it is considered that the proposal will be consistent with the strategies for the Rural Environment, Rural Production Zone and Subdivision sections of the Operative District Plan. Relevant Transportation objectives and policies are commented on below.

15.1.3 OBJECTIVES

15.1.3.1 *To minimise the adverse effects of traffic on the natural and physical environment.*

15.1.4 POLICIES

15.1.4.1 *That the traffic effects of activities be evaluated in making decisions on resource consent applications.*

15.1.4.6 *That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.*

Comment

The proposed subdivision creates lots where there is existing residential development, along with associated vehicle crossings, parking areas, and manoeuvring on each lot. The proposal therefore does not result in any additional traffic being generated. On this basis, it is not proposed to upgrade the Perry Road carriageway, given that there is no need to mitigate the effects of additional traffic or future additional household equivalents. Likewise, no additional vehicle access points are required, with the existing crossing points being located more than 90m from State Highway 1.

6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters 'Rural Production Zone' and 'Subdivision', and are commented on below.

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-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-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-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:*
- c. the type of farming proposed; and*
- d. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
- e. 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:*
- f. scale and compatibility with rural activities;*
- g. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
- h. the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces;*
- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
- j. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
- k. 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;*
- l. the adequacy of roading infrastructure to service the proposed activity;*
- m. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- n. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The above strategies give emphasis to the protection of primary production activities and highly productive land. As noted, the site does not contain highly productive land, and given the nature of the site and existing land use, the subdivision will not result in any change to the scale of existing primary production. No new building sites will be created, with existing dwellings all being set back

a suitable distance from existing primary production activities. The proposal is not considered to generate any reverse sensitivity effects that would constrain any primary production activities.

Natural hazards are not exacerbated.

Existing on site servicing of the lots is established. Rural character and amenity values will be preserved, with the existing open areas of pasture remaining the predominant characteristic. There will be no change in terms of the existing rural amenity values in the local environment.

Although the proposal creates a rural lifestyle sized lot (Lot 1) this relates to an existing residential land use, therefore an environmental benefit is not considered necessary.

Subdivision

Objectives

SUB-O1 Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;*
- b. contributes to the local character and sense of place;*
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and*
- f. manages adverse effects on the environment.*

SUB-O2 Subdivision provides for the:

- a. Protection of highly productive land; and*
- b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.*

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and*
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.*

Policies

SUB-P3 Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;*
- b. comply with the minimum allotment sizes for each zone;*
- c. have an adequate size and appropriate shape to contain a building platform; and*
- d. have legal and physical access.*

SUB-P4 Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and*
- b. ensuring that the infrastructure is provided in accordance with the purpose, characteristics and qualities of the zone.*

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and*
- b. will not result in the loss of versatile soils for primary production activities.*

SUB-P11 Manage 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. consistency with the scale, density, design and character of the environment and purpose of the zone;*
- b. the location, scale and design of buildings and structures;*
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;*
- d. managing natural hazards;*
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and*

- f. *any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

The proposed subdivision is an efficient use of land and in accordance with the Rural Production Zone objectives. The proposed subdivision relates to existing land use activity on Lots 1 and 2 and can proceed without generating any adverse impact on character, amenity values, heritage or cultural values, highly productive land, land use compatibility, and legal and physical property access. Electricity connections are existing, and telecommunications connections are not required as part of the subdivision consent. The proposed subdivision will not increase natural hazard risk.

Policy P8 specifically relates to rural lifestyle subdivision in the Rural Production Zone. It directs the avoidance of rural lifestyle subdivision unless it (a) protects a qualifying SNA in perpetuity and the SNA is added to the District Plan SNA schedule, and (b) it will not result in the loss of versatile soils for primary production activities. The proposal does not add a Significant Natural Area to the SNA schedule, so is unable to meet clause (a). Clause (b) is achieved, as the site does not contain highly versatile soils.

6.6 Regional Plans

6.6.1 Proposed Regional Plan for Northland (February 2024)

No new stormwater discharges are proposed in terms of the Proposed Regional Plan for Northland Rule C.6.4.2.

The discharge of sewage effluent onto land is controlled by the permitted activity rules C.6.1.3 of the Regional Plan for Northland. Each lot has an existing onsite wastewater treatment and disposal system, and contains an adequate reserve area to dispose of wastewater in accordance with the relevant criteria.

Earthworks are not required to complete the subdivision.

No consents are considered necessary for the proposed subdivision under the Proposed Regional Plan for this proposal.

6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (h) *the management of significant risks from natural hazards.*

7 Other matters

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

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

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating one additional allotment while avoiding adverse effects. The proposed lots are of such sizes that they are considered to be suitable in terms of their existing onsite servicing, with existing property access available. The proposed subdivision is a scale of subdivision anticipated by the Operative District Plan as a restricted discretionary activity. It provides for the economic and social well-being of the owners of the property by creating a separate Record of Title for each of the existing dwellings on the site. As there is existing development on each lot, adverse effects related to traffic, property access, wastewater treatment and disposal, and stormwater disposal are avoided.

Existing built development is not located within the area of the subject site that is affected by river flood hazard, and the proposal will not result in any adverse effects in terms of natural hazards in accordance with Matter 6(h).

The proposed subdivision is considered to be an efficient use of this land. Existing building sites on Lots 1 and 2 can exist on separate Records of Title without affecting amenity values, and the predominant rural character will be retained. The proposal will maintain amenity values and the overall quality of the environment in terms of section 7.

The proposal has no known implications in terms of the Treaty of Waitangi.

Overall, the proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

7.0 Consultation & Notification Assessment

7.1 Public Notification

Step 1: Public notification is not requested. Sections 95A(3)(b) and (c) do not apply.

Step 2: Public notification is not precluded in terms of Section 95A(5).

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor. As such, public notification is not considered necessary.

Step 4: No special circumstances exist to warrant public notification.

7.2 Limited Notification

Step 1: There are no affected protected customary rights groups or affected customary marine title groups, the land is not subject to a statutory acknowledgement.

Step 2: Limited notification is not precluded.

Step 3: Section 95E describes when a person is an affected person. No person is considered to be an affected person in terms of this proposed activity as:

- The subject site does not have frontage to State Highway 1. The existing entrances to each lot are located more than 90m from the intersection between State Highway 1 and Perry Road. Therefore, New Zealand Transport Agency is not considered to be an affected party in terms of Rule 15.1.6C.3.
- The site is within 500m of land administered by the Department of Conservation; however, no effects on the ability of the Department of Conservation to manage this reserve are anticipated to arise.
- There will be no adverse effects on any downstream land in terms of flooding or inundation.
- No additional traffic will be generated, and no new vehicle crossings are required.
- There will be no change to rural amenity values, or natural or rural character.

No person is expected to suffer from adverse effects that exceed a 'less than minor' level. As such, the proposal has no adverse effects on any person, and limited notification is not required.

Step 4: There are no special circumstances to warrant notification to any other person.

7.3 Summary of Notification Assessment

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

8.0 Conclusion

In terms of sections 104 and 104B of the Resource Management Act 1991, we consider that:

- The adverse effects on the environment resulting from the proposed activity will be less than minor.
- The proposal is considered to be consistent with the relevant objectives and policies of the Operative District Plan;
- The proposal is consistent with the relevant objectives and policies of the Proposed District Plan other than policy SUB-P8(a);
- The Operative District Plan is considered to be afforded greater weight at this time.
- The proposal is not contrary to the Regional Policy Statement for Northland, the National Policy Statement for Highly Productive Land or the National Policy Statement for Indigenous Biodiversity.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- No written approvals have been sought as it is considered that there are no persons who will be adversely affected by the proposed activity.

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

Signed
Natalie Watson,
Resource Planner

Date **30 June 2025**
WILLIAMS & KING
Kerikeri

9.0 Appendices

Appendix 1	Scheme Plan
Appendix 2	Record of Title
Appendix 3	Top Energy Correspondence

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL
SURVEY BLOCK & DISTRICT: IV & VIII MANGAMUKA

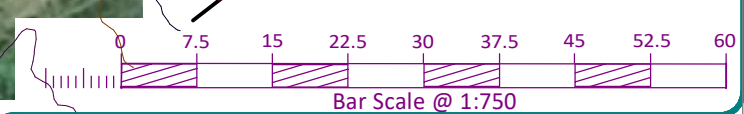
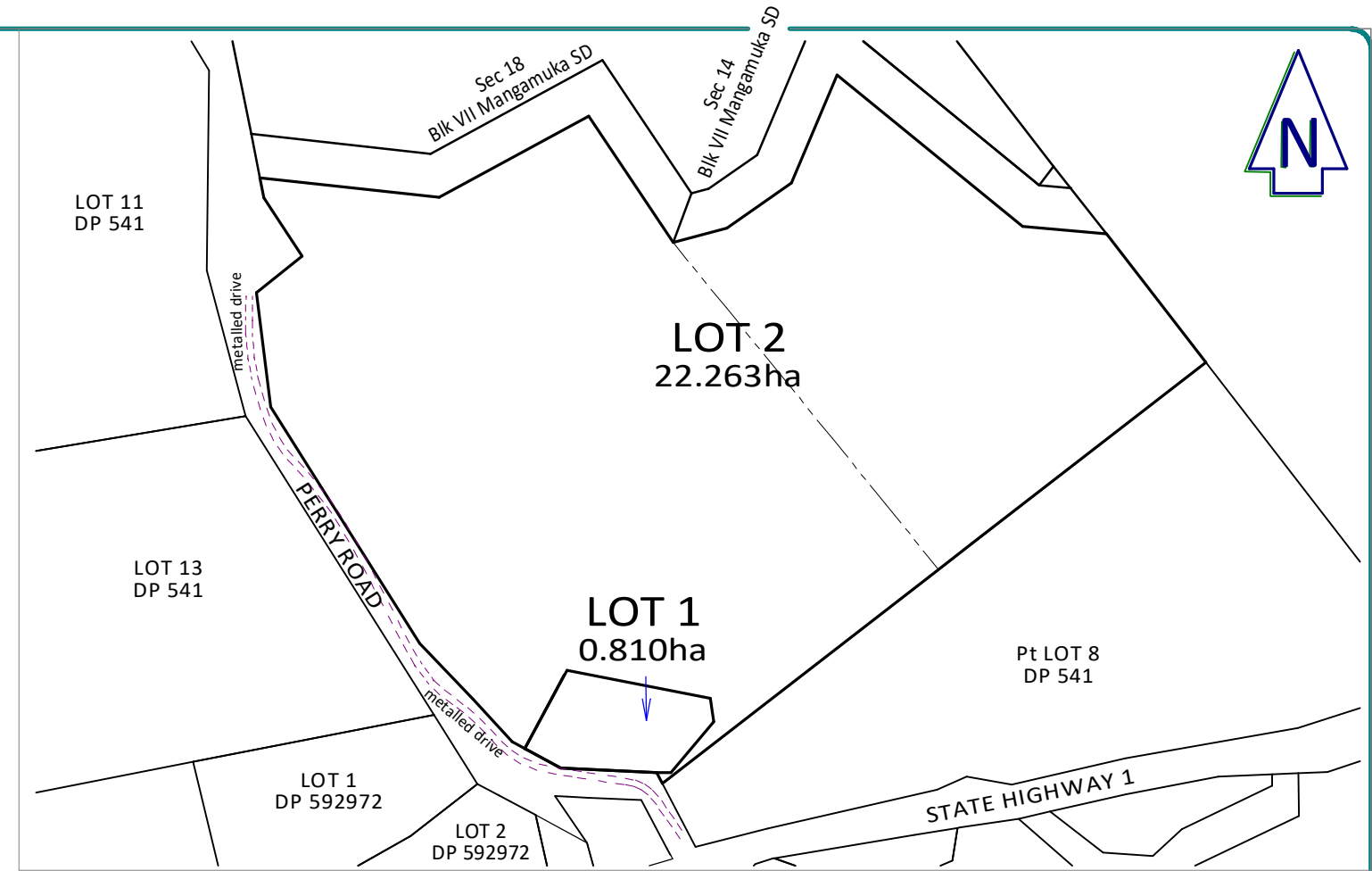
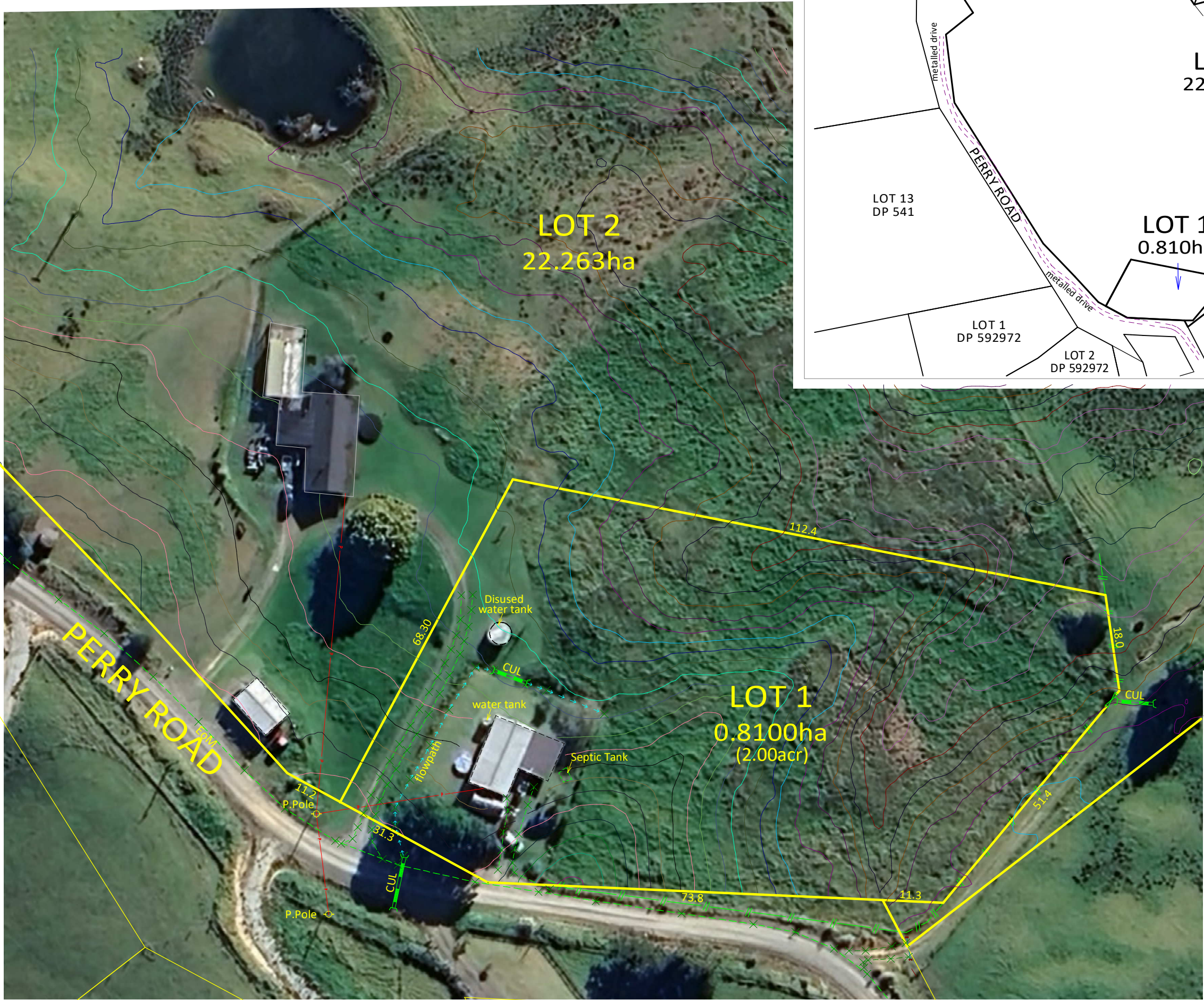
COMPRISED IN RT:NA52/6 - LOT 9 & PT LOT 10 DP 541
TOTAL AREA:23.1076 ha
VAL REF:00657-07800

ZONE: RURAL PRODUCTION (ZONE MAP 33)

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.

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY



PROPOSED SUBDIVISION OF LOT 9 & PT LOT 10 DP 541

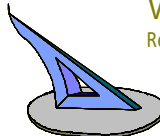
No. 14 & 22 Perry Road , Umawera Okaihau

NOTE

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	Name	Date	ORIGINAL	SHEET
Survey	MP	2025.05.14	SCALE	SIZE
Design				
Drawn	BK	2025.05.29	1:750	A3
Rev	A	2025.06.19		

W&K file:24595_Scheme_Donelley.lcd



WILLIAMS AND KING
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Land Development Consultants

Ph: (09) 407 6030
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27 Hobson Ave,
PO Box 937, Kerikeri

Surveyors
Ref. No:
24595

Sheet 1 / 1



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

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




R.W. Muir
Registrar-General
of Land

Identifier

NA52/6

Part-Cancelled

Land Registration District **North Auckland**

Date Issued 27 October 1988

Prior References

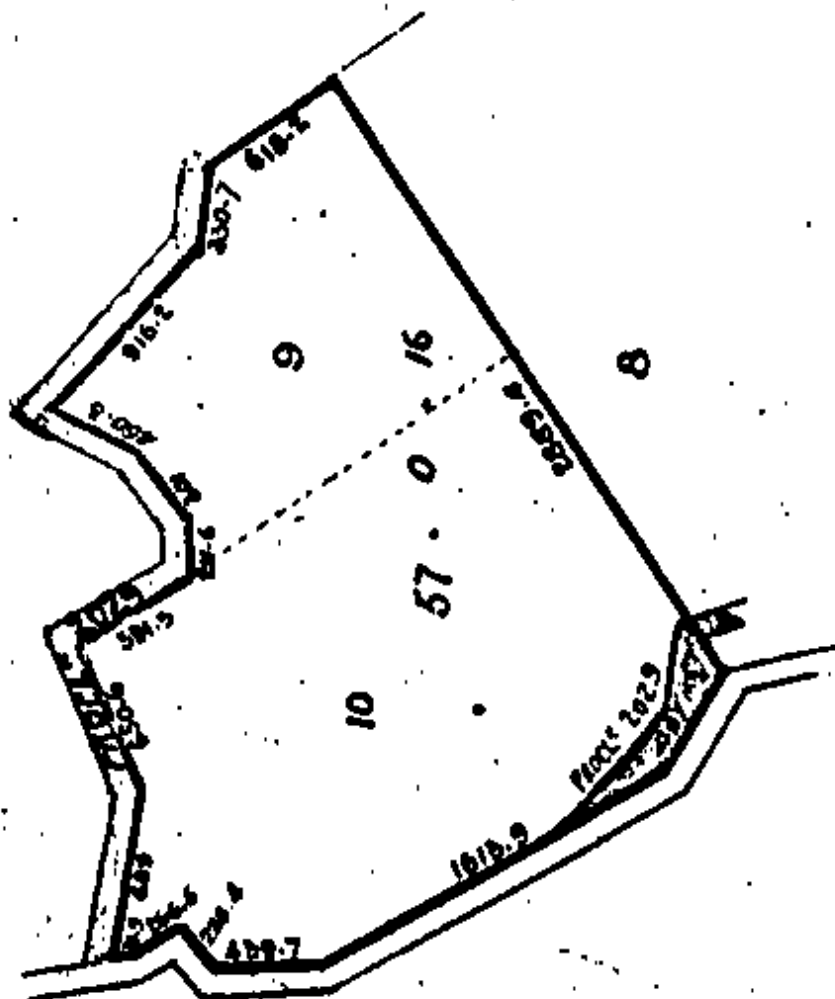
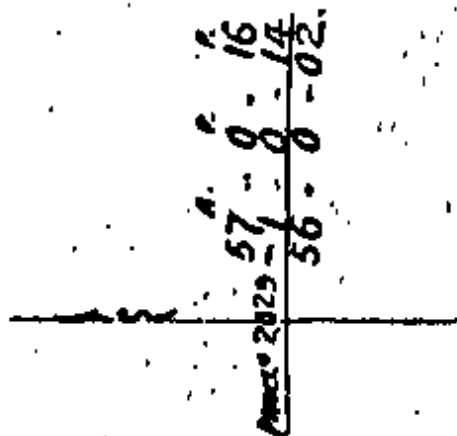
NA47/295

Estate Fee Simple
Area 23.1076 hectares more or less
Legal Description Lot 9-10 Deposited Plan 541
Registered Owners
J.R Donnelly and Company Limited

Interests

2029 Proclamation taking that part of the within land coloured red for the purposes of a road and closing that part of road coloured blue on the plan hereon - 14.3.1903 at 10.00 am
B979462.3 Mortgage to (now) Westpac New Zealand Limited - 14.4.1989 at 1.40 pm
D583025.1 Variation of Mortgage B979462.3 - 28.2.2001 at 9.00 am
6929226.1 Variation of Mortgage B979462.3 - 30.6.2006 at 9:00 am

**Image Quality due
to Condition
of Original**





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26 June 2025

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION

Agnes Wheoki – 14 & 22 Perry Road, Umawera. Lot 9 & Pt Lot 10 DP 541.

Thank you for your recent correspondence with attached proposed subdivision scheme plans.

Top Energy's requirement for this subdivision is nil.

Top Energy advises that there is an existing power supply to both of the proposed lots 1 & 2.

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

Yours sincerely

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz