

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

## 2. Type of Consent being applied for

(more than one circle can be ticked):

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

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

## 3. Would you like to opt out of the Fast Track Process?

☐ Yes ☒ No

## 4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant Details

**Name/s:**

Steed Farms (Kaitaia) Limited C/-Rachel Thompson

**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:**

Tohu Consulting C/- Nina Pivac

**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:**

Steed Farms (Kaitaia) Limited

**Property Address/  
Location:**

18 Bell Road Kaitaia

**Postcode** 0482

## 8. Application Site Details

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

**Name/s:**

Steed Farms (Kaitaia) Limited

**Site Address/  
Location:**

18 Bell Road Kaitaia

**Postcode**

**Legal Description:**

Lot 2 DP 361161 & Lot 2 DP 420043

**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**

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 applicant to arrange 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 boundary adjustment between two titles in the Rural Production Zone.

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

## 10. Would you like to request Public Notification?

☐ **Yes** ☒ **No**

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

(more than one circle can be ticked):

- ☐ **Building Consent**
- ☐ **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)

Rachel Anne Thompson

**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)

Rachel Anne Thompson

**Signature:**

(signature of bill payer)

Date 16/04/25

**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](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.



## 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)

Nina Pivac (Tohu Consulting Limited)

**Signature:**

[Redacted Signature]

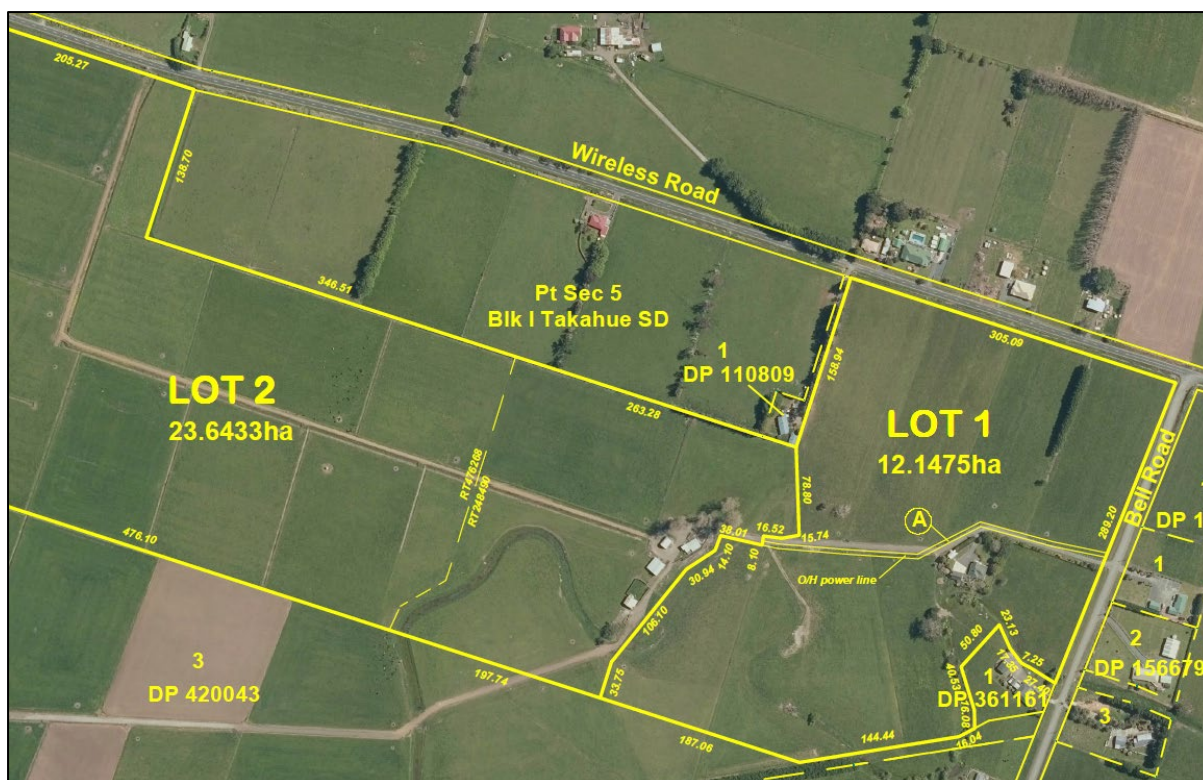
**Date** 1 May 2025

*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.



## SUBDIVISION RESOURCE CONSENT APPLICATION

18 BELL ROAD, KAITAIA  
LOT 2 DP 361161 & LOT 2 DP 420043

### ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:  
RACHEL THOMPSON

1 May 2025  
REV A



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**Appendix A – Scheme Plan**

**Appendix B – Certificates of Title**

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## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>To:</b>	Far North District Council
<b>Site address:</b>	18 Bell Road, Kaitaia
<b>Applicant's name:</b>	Rachel Thompson
<b>Address for service:</b>	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
<b>Legal description:</b>	Lot 2 DP 361161 Lot 2 DP 420043
<b>Site owner:</b>	Steed Farms (Kaitaia) Limited
<b>Operative District Plan:</b>	Far North District Plan
<b>Operative zoning:</b>	Rural Production Zone
<b>Overlays/resource areas:</b>	Partial flood susceptibility
<b>Proposed District Plan:</b>	Rural Production Zone
<b>Proposed overlays/resource areas:</b>	Treaty Settlement Area of Interest River Flood Hazard Zone (10 Year ARI Event) River Flood Hazard Zone (100 Year ARI Event)
<b>Brief description of proposal:</b>	To undertake a subdivision/boundary adjustment in the Rural Production Zone, resulting in the following allotment areas:  Lot 1 – 12.1475ha (contains existing dwelling) Lot 2 – 23.6433ha (contains farm sheds)
<b>Summary of reasons for consent:</b>	Overall, resource consent is required as a <b>Restricted Discretionary Activity</b> .

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

### AUTHOR



**Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

## 2.0 PROPOSAL

The applicant, Rachel Thomspson, proposes to undertake boundary adjustment between two titles in the Rural Production Zone. The proposal will result in the following allotment areas:

- Lot 1 – 12.1475ha (contains existing dwelling)
- Lot 2 – 23.6433ha (contains existing farm sheds)

The purpose of the boundary adjustment is to separate the existing dwelling from the farm (balance lot) as that land is now surplus to requirements.

All necessary easements will be created as per the attached scheme plan.

Overall, the proposal is a Restricted Discretionary Activity under the Operative District Plan.

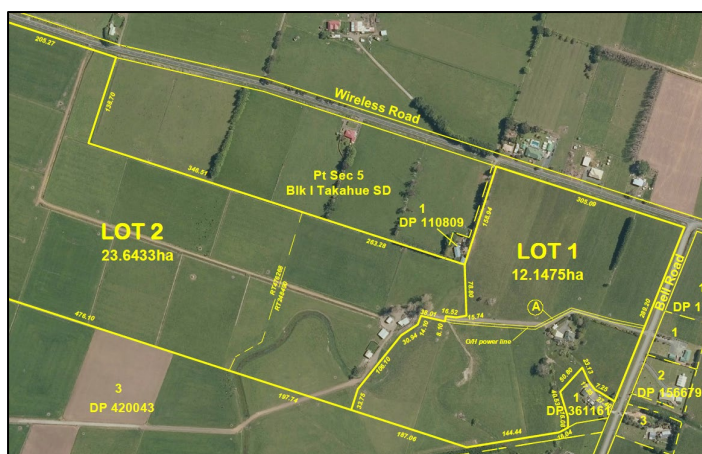
The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

### 3.0 SITE CONTEXT

The subject site contains three titles which are located at 18 Bell Road, Kaitaia , legally described as follows:

- Lot 2 DP 361161
- Lot 2 DP 420043

A copy of the relevant Certificates of Title (CT) are attached as **Appendix B**.



**Figure 1: Map showing subject site and surrounds (Williams & King)**

The subject site is zoned Rural Production under both the ODP and PDP.

Proposed Lot 1 contains an existing dwelling and associated services, while proposed Lot 2 contains existing farm sheds, as per previous Council approvals.

Proposed Lot 1 is currently accessed via an existing vehicle crossing off Bell Road, while proposed Lot 2 is accessed via a separate entrance off Wireless Road. Access arrangements will remain unchanged.

The site does not contain any areas of significant indigenous vegetation or fauna.

## 4.0 DISTRICT PLAN RULES ASSESSMENT

### OPERATIVE DISTRICT PLAN

#### **SUBDIVISION:**

An assessment of the proposal against the relevant subdivision rules of the Far North District Plan is provided below:

Rural Production Zone	Relevant Standards	Compliance
<b>Rule 13.8.1</b> Subdivision within the Rural Production Zone	3. The minimum lot size is 12ha	The proposed subdivision is able to meet this criteria.  Resource consent is required for a <b>Restricted Discretionary Activity</b>
<b>Rule 13.7.2.2</b> Allotment Dimensions	A minimum square building envelope of 30m x 30m is required and should not encroach into the permitted activity boundary setbacks for the relevant zones.	All existing development will remain compliant with setback requirements.  <b>Controlled Activity</b>

### PROPOSED DISTRICT PLAN

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity**.

## 5.0 NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOILS (NES CONTAMINATED SOILS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records, historic aerial images and archives, and the documentation provided in support of this application, there is no evidence to suggest that a HAIL activity is, has been, or is more than likely to not have been undertaken on any part of the site. Therefore, the NES Contaminated Soils is not applicable in this instance.

## 6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. The proposal is for a boundary adjustment, the use of the site will remain unchanged and no land disturbance is required as part of this proposal. Therefore, no further assessment is required under the NES Freshwater.

## 7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC 2 which are deemed as 'highly productive' under the NPSHPL. Therefore, the NPSHPL is applicable to the site. However, as a restricted discretionary activity, Council's discretion in this case is limited to reverse sensitivity effects. These have been discussed in further detail below.

## 8.0 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.



## 9.0 PUBLIC NOTIFICATION ASSESSMENT (SECTIONS 95A, 95C TO 95D)

### Step 1: Mandatory public notification is required in certain circumstances

*Under Section 95A(3) an application must be publicly notified if:*

- a) the applicant has requested that the application be publicly notified;*
- b) public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

### Step 2: If not required by Step 1, public notification precluded in certain circumstances

*Under Section 95A (4) an application must not be publicly notified if:*

- a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
  - i. a controlled activity;*
  - ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above apply, therefore public notification is not precluded.

Step 3 must be considered.

### Step 3: Public notification required in certain circumstances

Public notification is precluded if:

- a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification;*
- b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.*

The proposal requires consideration under s95D of the Act. An assessment of environmental effects is provided in Section 8.0 below which concludes that any adverse effect will be less than minor.

### Step 4: Public notification in special circumstances

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or

- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

If the answer is yes, then those persons are required to be notified.

In this case, the proposal is for a subdivision activity which is provided for as restricted discretionary activity. As such, it is considered that this level of development is anticipated by the Far North District Plan and that there is nothing out of the ordinary that could give rise to special circumstances.

### Public Notification Conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as effect will be less than minor; and
- Under step 4, there are no special circumstances.

Therefore, this application can be processed without public notification.

## 10.0 LIMITED NOTIFICATION ASSESSMENT (SECTIONS 95B, 95E TO 95G)

### Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

### Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

The above does not apply to the proposal, and therefore limited notification is not precluded.

### Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity as defined in the Act or a prescribed activity under s360H(1)(b), and therefore an assessment in accordance with S95E is required, of which is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

#### **Step 4: Further notification in special circumstances**

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment above, special circumstances are not considered to apply to this proposal.

#### **SECTION 95E STATUTORY MATTERS**

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

The sections below set out an assessment in accordance with section 95E, and an assessment of potential adverse effects.

#### **Written Approval**

No written approvals have been sought as it is considered that any adverse effects as a result of this proposal will be less than minor or negligible.

#### **Assessment of Effects on the 'Localised Environment'**

The matters to which Council shall restrict its discretion, as outlined in Sections 13.8.1 and 13.7.3 of the Far North District Plan, are addressed below:

##### ***AMENITY, CHARACTER AND LANDSCAPE EFFECTS***

As discussed earlier in the report, the proposal is effectively a boundary adjustment between two titles. The use of the site will remain unchanged, and no physical works are required as part of the proposal. On this basis, it is considered that any adverse effects in relation to amenity are negligible. This is further supported by the minimum lot size of 12ha which will enable rural production activities to continue in the smaller lot.

##### ***INDIGENOUS FLORA AND FAUNA***

According to the aerial images, at present, there are no registered significant sites of indigenous flora or habitats of indigenous fauna.

##### ***NATURAL AND OTHER HAZARDS***

As per NRC Natural Hazards maps, the site is partially susceptible to flooding hazards as per Figure 2 below. However, all existing built development is located outside of the flood extent and no further works are proposed.



**Figure 2: Map showing extent of flood hazard area (NRC Maps)**

#### **PROPERTY ACCESS**

Proposed Lot 1 is currently accessed via an existing vehicle crossing off Bell Road which has been formed to a reasonable standard.

Proposed Lot 2 is accessed via a separate entrance off Wireless Road. Access arrangements will remain unchanged.

#### **SERVICING EFFECTS**

Proposed Lot 1 is fully serviced in terms of access, stormwater and wastewater disposal, electricity and telecommunications. Current service arrangements will remain unchanged and wholly contained within the new boundaries.

With an area of at least 23.6433ha, proposed Lot 2 has the ability to accommodate all necessary services.

#### **EASEMENTS FOR ANY PURPOSE**

All necessary ROW easements will be created as per attached scheme plan.

#### **PRESERVATION OF HERITAGE RESOURCES**

The site is not known to contain any heritage resources.

#### **ACCESS TO RESERVES AND WATERWAYS**

The subject site has no reserves or waterways nearby.

#### **LAND USE COMPATIBILITY**

It is noted that the subject site contains LUC 2 soils which are classified as highly productive under the National Policy Statement for Highly Productive Land (NPSHPL). As a restricted discretionary activity, Council's discretion in this case is limited to reverse sensitivity effects.



Proposed Lot 2 will remain in productive use, while proposed Lot 1 has the ability to accommodate production activities with a minimum lot size of 12ha. As discussed above, the proposal is effectively a boundary adjustment between two titles. The use of the site will remain unchanged, and no physical works are required as part of the proposal. On this basis, it is considered that any adverse effects in relation to reverse sensitivity are negligible. This is further supported by the minimum lot size of 12ha which will enable rural production activities to continue in the smaller lot.

#### *PROXIMITY TO AIRPORTS*

The subject site is located at least 9km from the nearest airport. As such, this matter is not relevant to the proposal.

#### *CONCLUSION*

Taking the above into account, it is considered that there will be no adverse effects on the wider and localised environment. As such, no parties are considered to be adversely affected.

#### **LIMITED NOTIFICATION CONCLUSION**

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

### **11.0 CONSIDERATION OF APPLICATIONS (SECTION 104)**

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

As a Restricted Discretionary activity, section 104C of the Act states that:

- 1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which-*
  - a) *A discretion is restricted in national environmental standards or other regulations:*
  - b) *It has restricted the exercise of its discretion in its plan or proposed plan.*
- 2) *The consent authority may grant or refuse the application.*

- 3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which-*
- a) *A discretion is restricted in national environmental standards or other regulations;*
  - b) *It has restricted the exercises of its discretion in its plan or proposed plan.*

## 12.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))

An assessment of effects on adjacent properties has been provided and it was concluded that any adverse effects will be less than minor.

Further, it is considered that the proposal will result in positive effects including the efficient use of rural land while maintaining character and amenity values intrinsic to rural communities.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

## 13.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

The following planning documents prepared under the RMA are considered relevant to this application.

### **Regional Policy Statement for Northland**

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues, therefore providing guidance to consent applications and the development of District Plans on a regional level. Given the nature and scale of the proposed subdivision, being a restricted discretionary activity, it is considered that this level of development is compatible with the intent of the RPS.

### **Operative Far North District Plan – Objectives and Policies**

The relevant objectives and policies of the District Plan can be found in the Rural Environment, Rural Production Zone, and Subdivision Chapters. As a restricted discretionary activity, the proposal is considered to be generally consistent with the relevant objectives and policies. The site is already in rural production/residential use which will remain unchanged as a result of the proposal. The rural character of the site will therefore not be eroded by the proposed subdivision.

### **Proposed Far North District Plan – Objectives and Policies**

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and Rural Production Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8

- SUB-P11
- RPROZ-01 to RPROZ-04
- RPROZ-P1 to RPROZ-P7

## Conclusion

For the reasons outlined above, it is considered that the proposal is consistent with the relevant objectives and policies of the RPS, ODP, and PDP.

## 14.0 PART 2 MATTERS

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant objectives and policies of the RPS, and the Operative District Plan provisions. Accordingly, it is considered that the proposal will not offend the general resource management principles set out in Part 2 of the Act.

## 15.0 OTHER MATTERS (SECTION 104(1)(C))

There are no other matters considered relevant to this proposal.

## 16.0 CONCLUSION

The proposal involves the adjustment of a shared boundary between two titles (Lot 2 DP 361161 and Lot 2 DP 420043) in the Rural Production Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

**AUTHOR**



**Nina Pivac**

Director | BAppSC | PGDipPlan | Assoc. NZPI

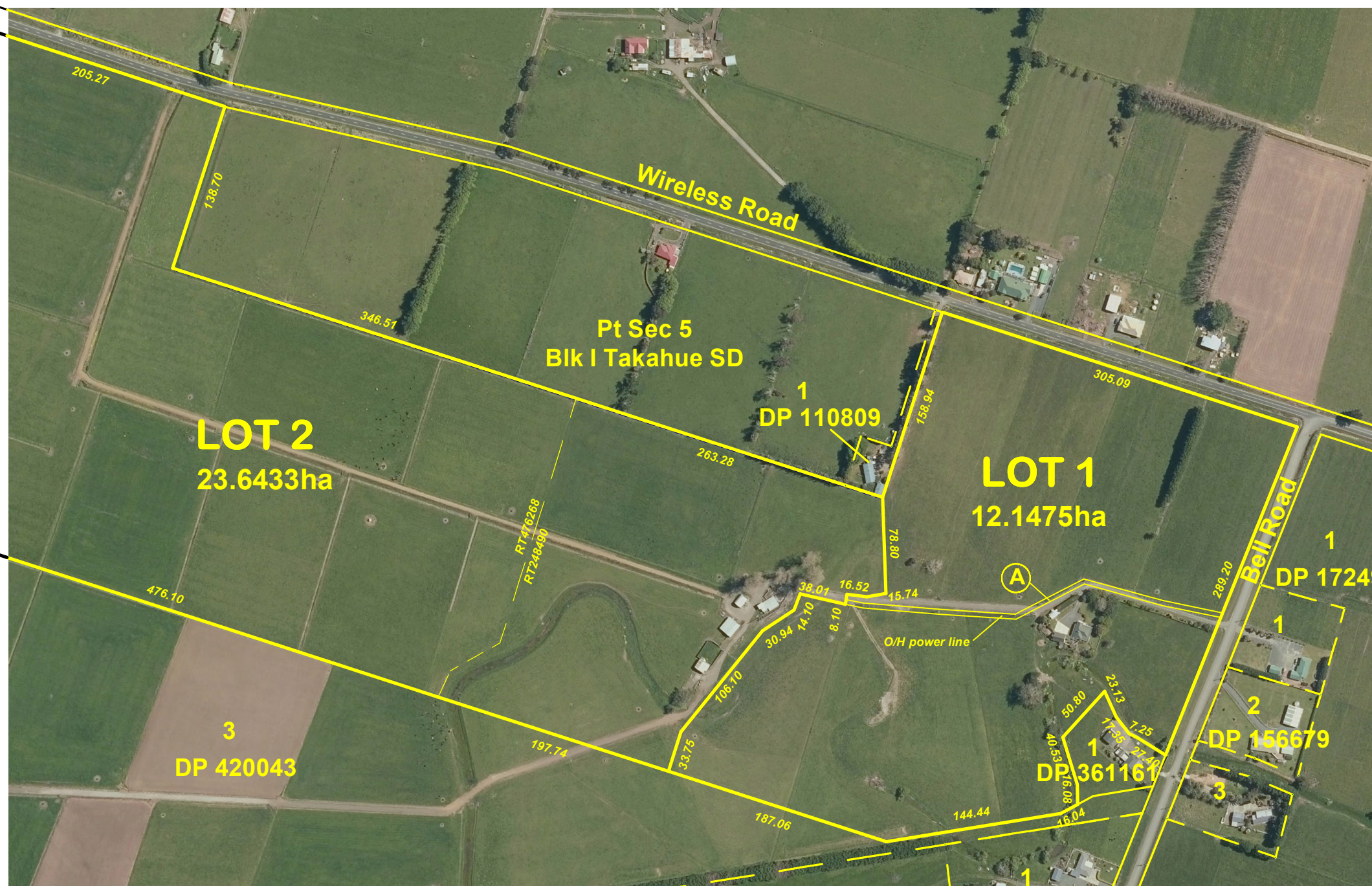
**Date: 1 May 2025**



## **Appendix A – Scheme Plan**



1  
DP 420043



Proposed Schedule of Easements

Shown	Purpose	Burdened Land	Benefited Land
A	Right to Convey Electricity & Telecommunications	Lot 1 Hereon	Lot 2 Hereon

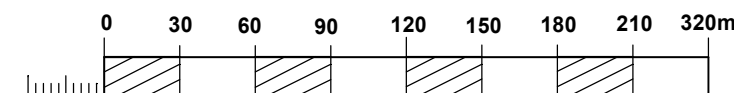
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

Local Authority: Far North District Council

Total Area: 35.7965ha  
Comprised in: RT248490 & RT476268



Prepared for: Steed Farms (Kaitia) Limited



**WILLIAMS AND KING**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 407 6030 27 Hobson Ave  
Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

## PROPOSED SUBDIVISION OF LOT 2 DP 361161 & LOT 2 DP 420043 (By way of boundary adjustment)

Name Date		ORIGINAL SCALE SHEET SIZE	
Survey Design		1:4000 A3	
Drawn	W & K Apr 2025		
Rev			

24594



## **Appendix B – Certificates of Title**



**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** **248490**  
**Land Registration District** **North Auckland**  
**Date Issued** 05 December 2005

**Prior References**  
NA803/19

---

**Estate** Fee Simple  
**Area** 18.0873 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 361161  
**Registered Owners**  
Steed Farms (Kaitaia) Limited

---

**Interests**  
D516006.2 Mortgage to ASB Bank Limited - 19.6.2000 at 3.21 pm



<b>LT 361161 (Title Plan)</b> Date of issue: 14/12/2005 		26100mE 261250mE 261500mE	
Pt Sec 5 Blk I Takahue S.D. SO 27183		Wireless Road Legal Road Bell Road	
DP 31306 Pt 1 18.0873ha		Lot 1 4170m <sup>2</sup> Lot 2 18.0873ha	
DP 32342 5		DP 208316 2	
DP 110809		DP 208316	
Class of Survey: Lot 1 - Class II Lot 2 - Class III (over 4 ha.)		Total Area: 18.5043 ha. Comprised in: CT 803/19 (All)	
New C'sT Allocated Lot 1 CT 248489 Lot 2 CT 248490		I David Brett King of Pahia, being a person entitled to practice as a licensed cadastral surveyor, certify that: a) The surveys to which this dataset relates are accurate, and were made by me or under my direct supervision, in accordance with the Cadastral Survey Act, 2002 and the Surveyor-General's Rules for Cadastral Survey, 2002/2; b) This Dataset is accurate, and has been created in accordance with that Act and those Rules	
Signature: [Signature] Date: 24/12/05		Field Book ..... P References Plans ..... Examined ..... Correct	
Approved as to survey by Land Information NZ on 14/12/2005		Deposited by Land Information NZ on 15/12/2005	
LOCAL AUTHORITY: Far North District Surveyed by: Von Sturmiers (Kaitiaki) Scale: 1 : 2000 Date: October 2005		LT 361161 File No: ST 1569 Instructions DEC 2005	



**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** **476268**  
**Land Registration District** **North Auckland**  
**Date Issued** 06 November 2009

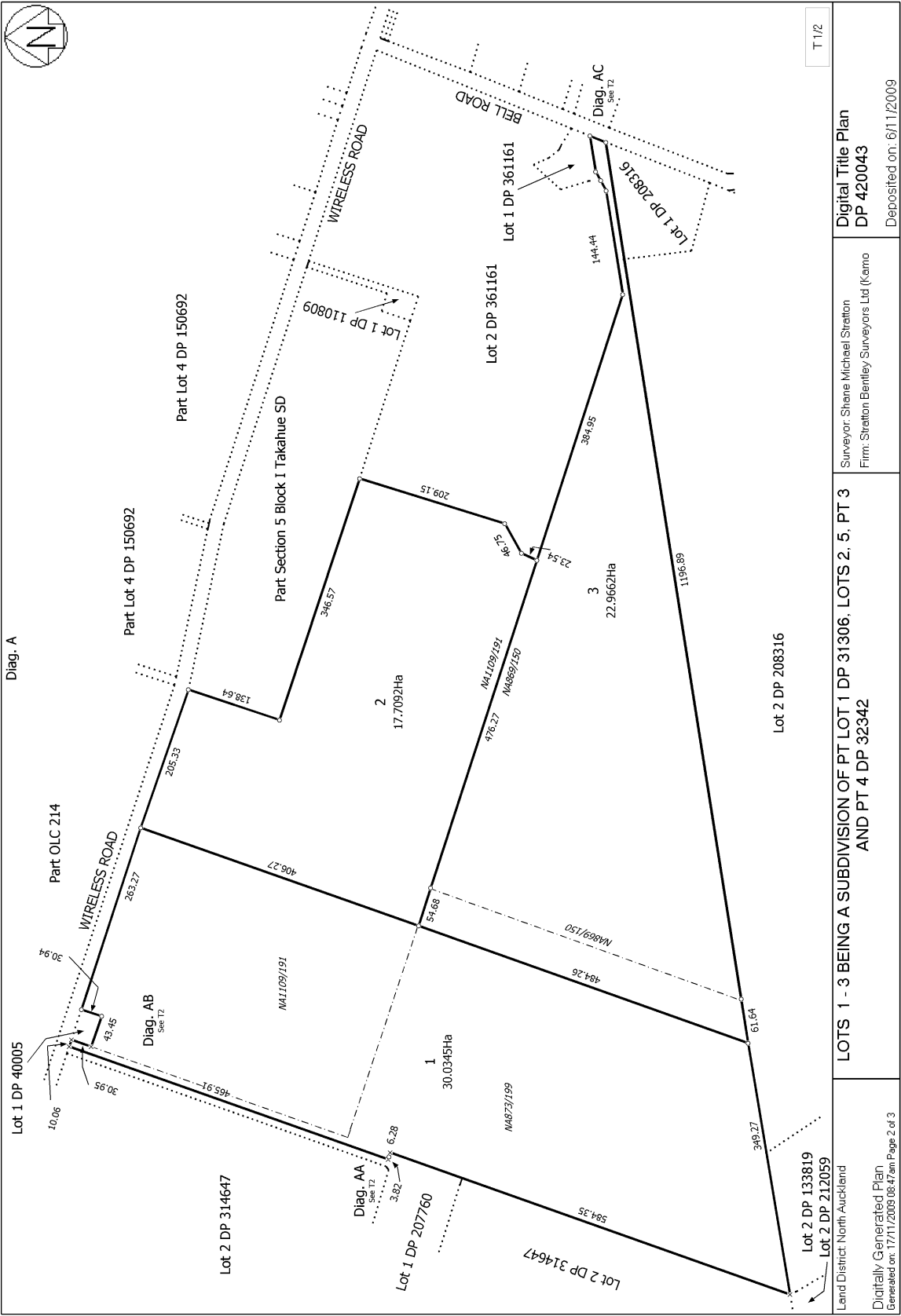
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NA1109/191

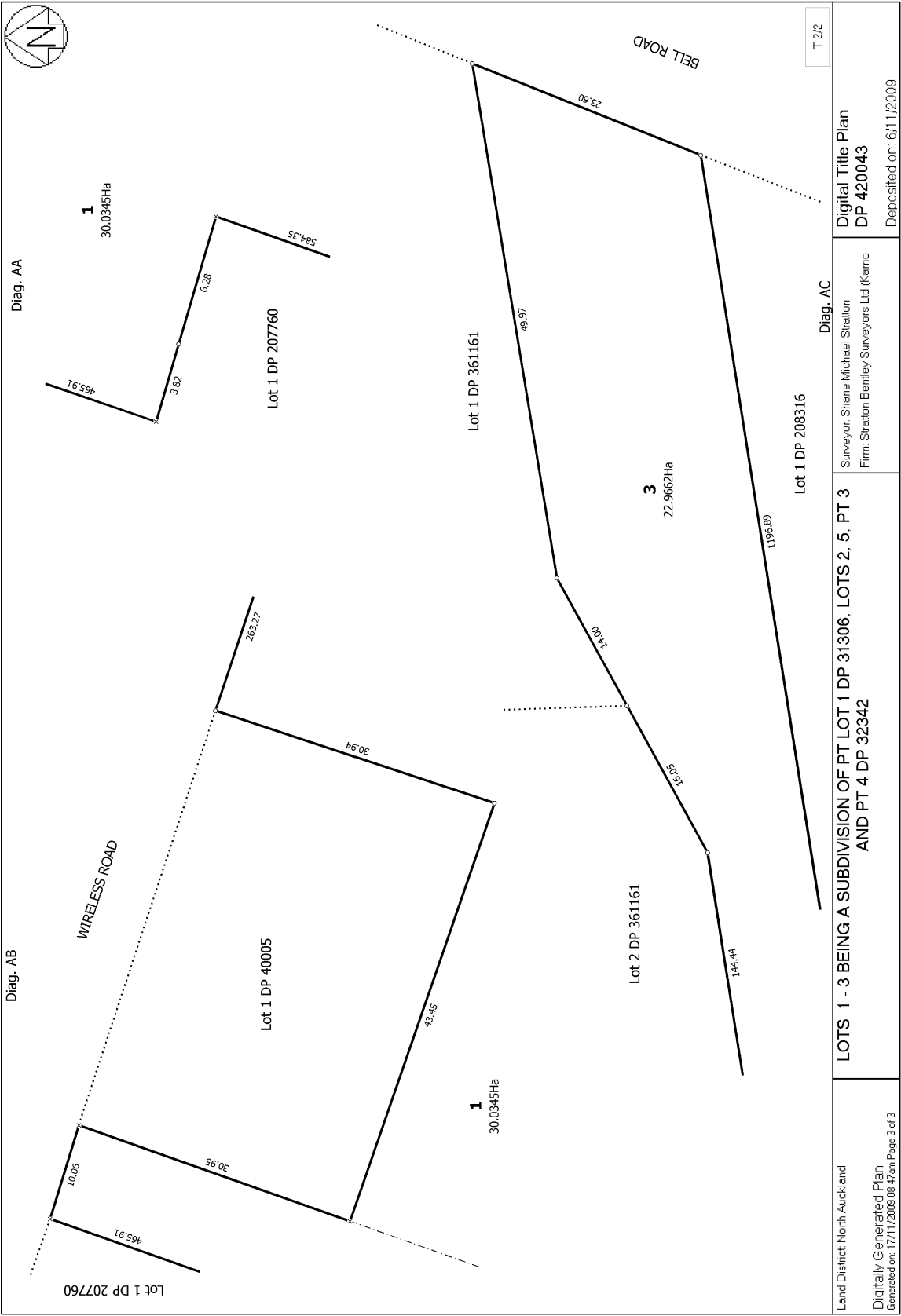
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**Estate** Fee Simple  
**Area** 17.7092 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 420043  
**Registered Owners**  
Steed Farms (Kaitaia) Limited

---

**Interests**  
8336566.5 Mortgage to ASB Bank Limited - 6.11.2009 at 3:50 pm





## **Appendix C – Previous Council Approvals**

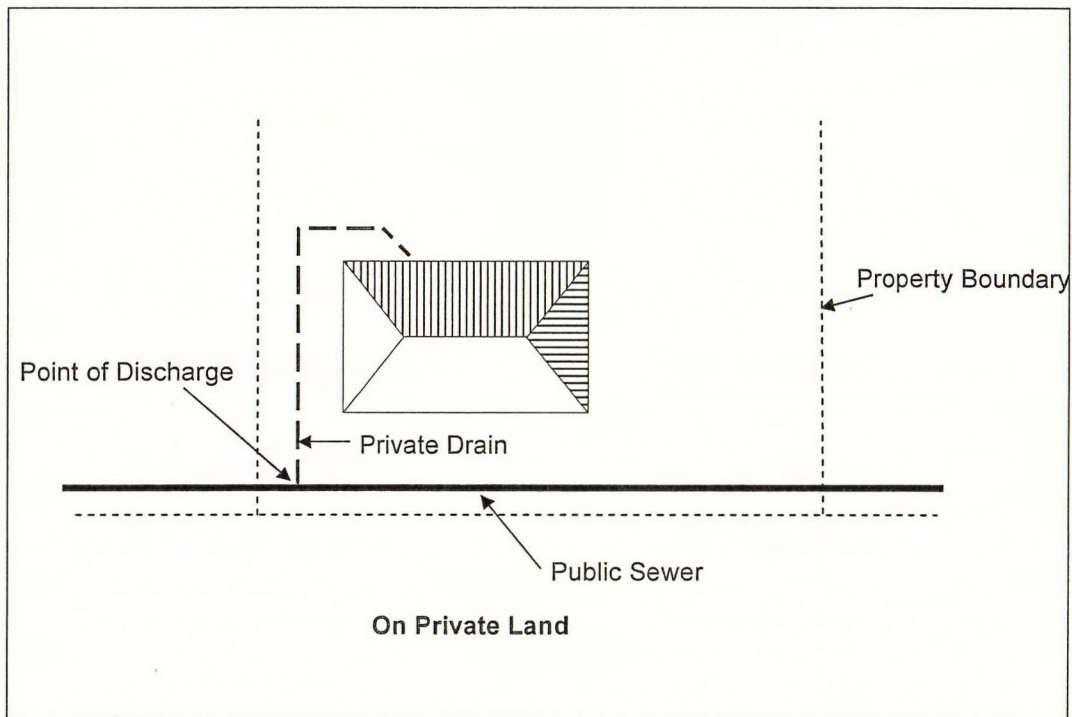
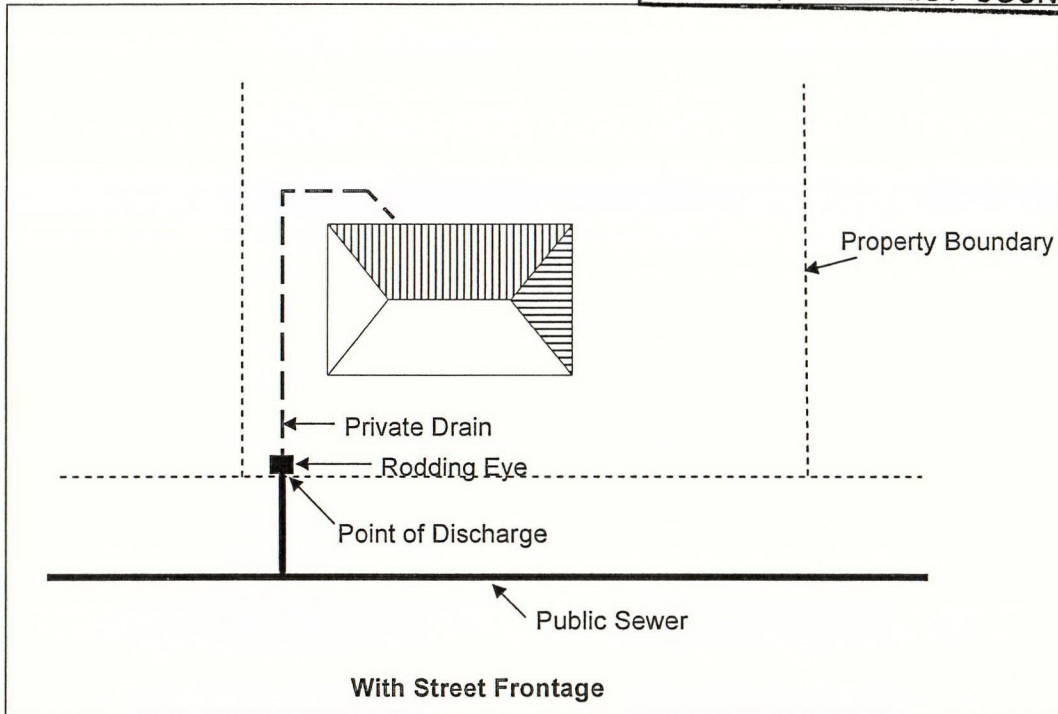




BCPLA

APPENDIX A  
SINGLE DWELLINGS

APPROVED PIM/BC 2010 -1629/0  
Date: 24-6-10  
Signed: [Signature]  
FAR NORTH DISTRICT COUNCIL



Far North District  
Council  
Received

