

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

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

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

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.

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.

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

14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. Billing Details:

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

Name/s: (please write in full)

Colin Pinkney

Email:

Phone number:

Postal address:

(or alternative method of service under section 35 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.

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Gden Pinkney

Signature:

(signature of bill payer)

Date 07/04/2026

MANDATORY

16. Important Information

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

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

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Gden Pinkney

Signature

Date 07/04/2026

if the application is made by electronic means

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Details of your consultation with Iwi and hapū
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Galen Pinkney

Proposed Boundary Adjustment, Including Cancellation of Previous Amalgamation Conditions 826 Mataraua Road, Kaikohe

Williams & King, Kerikeri¹
10 March 2026

1.0 Overview

Galen Pinkney and Lamyai Pinkney own two adjoining Records of Title with identifiers 218769 and NA52D/535. Record of Title 218769 is made up of multiple land parcels, including Pt Maungakawakawa 8B and Lot 1 DP 101024, and existing amalgamation conditions apply as shown on DP 101024, DP 107462 and DP 345863. Galen Pinkney proposes to subdivide Pt Maungakawakawa 8B and Lot 1 DP 101024 to create an individual 5.3068ha Record of Title around the existing dwelling and buildings and adjoining paddocks at 826 Mataraua Road (Lot 1), and this area will be amalgamated with Record of Title NA52D/535, being a small area of road severance. The balance area of Pt Maungakawakawa 8B and Lot 1 DP 101024 (Lots 2 and 3 respectively), will continue to be amalgamated with the remaining land comprising Record of Title 218769. Amalgamation conditions to this effect are proposed. No additional Records of Title will be created.

Vehicle access to each adjusted Record of Title from Mataraua Road will remain unchanged, with Lot 1 having an existing vehicle crossing near the location of the existing buildings, while an existing milk tanker vehicle crossing serves Lot 3.

No increase in traffic will result from the proposed activity. No new easements are required.

The subject land is zoned Rural Production in the Far North Operative District Plan and the proposal has been assessed as being a controlled activity.

The subject land is zoned Rural Production in the Far North Proposed District Plan, and there are no relevant rules that have 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.

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

2.0 Description of Proposal

The applicant owns land to the west of Mataraua Road in Kirioko. They propose to adjust the common boundaries of two Records of Title, to combine an area of road severance (Record of Title NA52D/535) with an area of 5.3068ha from Record of Title 218769, which incorporates an existing dwelling. The balance of Record of Title 218769 will continue to be held in a single Record of Title, comprising more than 80ha. The proposal will not create any additional Records of Title and property access to each adjusted Record of Title from Mataraua Road will remain unchanged, with each having an existing vehicle crossing.

The Scheme Plan is in **Appendix 1**. All areas and dimensions are subject to survey. Proposed amalgamation conditions are shown on the Scheme Plan:

That Lot 1 hereon and Section 10 Punakitere SD (ROT NA52D/535) be held together and that one ROT be issued for both parcels.

That Lots 2 & 3 hereon and Lot 2 DP 345863 and Lots 3 & 4 DP 107462 and Lot 1 DP 57478 be held together and that one title be issued for all parcels.

Approval is sought pursuant to section 241(3) of the Resource Management Act 1991 to cancel previous amalgamation conditions shown on DP 101024, DP 107642 & DP 345863:

- That Lot 1 DP 101024 be transferred to the owner of Pt Maungakawakawa 8B Block and that one Certificate of Title be issued to include both parcels.
- That Lot 4 DP 107462 be transferred to the owner of Lot 1 DP 57478, Lot 1 DP 101024, Pt Maungakawakawa 8B and that one Certificate of Title be issued to include those parcels.
- That Lot 2 DP 345863 be held in the same ownership as Lot 3 DP 107462 (balance CT NA59D/1009) and that both the above be transferred to the owner of Part Maungakawakawa No. 8 Block, Lots 1 and 4 DP 107462 and Lot 1 DP 57478 (CT NA59D/1010) and that one certificate of title be issued thereto.

3.0 Application Site Details and Description

3.1 Legal Details

Details of the underlying Records of Title involved in the proposed boundary adjustment are provided in Table 1, below. Records of Title are attached in **Appendix 2**.

Table 1: Legal Details of Subject Records of Title

RECORD OF TITLE	LEGAL DESCRIPTION	TITLE AREA	INTERESTS
PROPERTY TO BE SUBDIVIDED			
218769	Part Maungakawakawa No 8B Block and Lot 1 DP 57478 and Lot 1 DP 101024 and Lot 3 and Lot 4 DP 107462 and Lot 2 DP 345863	85.6942ha more or less	Subject to a water supply right over part marked on B DP 101024 created by Transfer B314307.7 (affects Lot 1 DP 101024) Appurtenant hereto are water supply rights created by Transfer B129632.4 (affects the part formerly in CT NA55C/1301) Subject to Section 241(2) Resource Management Act 1991 (affects DP 345863) Subject to Sections 308 (4) and (5) Local Government Act 1974 (affects part)

PROPERTY WITH WHICH LOT 1 WILL BE AMALGAMATED

NA52D/535	Section 10 Blk VII Punakitere SD	915m ² more or less.	Nil
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3.2 Location

The subject land is located to the west of Mataraua Road, in Kirioko, approximately 10km south of Kaikohe. Refer to the Location and Cadastral Maps in **Figures 1 - 3**.



Figure 1: Quickmap Location Map Highlighting Lot 1 DP 101024 & Part Maungakawakawa 8B.



Figure 2: Quickmap Cadastral Map Highlighting Lot 1 DP 101024 & Part Maungakawakawa 8B.



Figure 3: Quickmap Cadastral Map Highlighting All Land Involved in Boundary Adjustment.

3.3 Site Conditions

The subject land (Lot 1 DP 101024 & Part Maungakawakawa 8B) is predominantly in grazed pasture for dairying (used in conjunction with adjoining land in the same and separate titles also owned by the applicant) with associated races and farm buildings. Lot 3 contains an existing dwelling and implement buildings.

The site topography can be described as flat to undulating, with recent soils on volcanic and sedimentary alluvium, of type Kohumaru clay adjoining Mataraua Road and Mangakahia mottled clay loam on the lower lying land adjoining Huehue Stream (recent alluvial soils).

The western boundary of Lot 2 is formed by Huehue Stream, which intersects Record of Title 218769. The Huehue Stream boundary contains a margin of indigenous vegetation, scattered in places and continuous in others. An existing farm crossing over Huehue Stream connects and either side of the Stream.

3.4 Recorded Natural and Cultural Features

The Operative District Plan does not record any Outstanding Natural Features, Outstanding Landscape Features, areas of High or Outstanding Natural Character, Notable Trees, Historic Sites, Buildings and Objects, Sites of Cultural Significance to Māori or Scheduled Registered Archaeological Sites.

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

The subdivision site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area ("PNA") mapping.

4.0 District Plan Assessment

4.1 Operative Far North District Plan

The subject land is within the Rural Production Zone as recorded by the Operative North District Plan. The proposal is assessed against the relevant rules of the District Plan as follows.

4.1.1 Rural Production Zone

The proposal has no implications in terms of the Rural Production Zone rules.

4.1.2 Subdivision

The 'Context' section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

Rule 13.7.1 Boundary Adjustments: All Zones Except the Recreational Activities and Conservation Zones

Rule 13.7.1 (Boundary Adjustments: All Zones) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

(a) there is no change in the number and location of any access to the lots involved

There is no change to existing access to the adjusted Records of Title off Mataraua Road.

(b) there is no increase in the number of certificates of title

No additional Records of Title will be created.

(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment

The area of Record of Title NA52D/535 will increase in area, meaning that there can be no increased degree of non-compliance, while the balance title will retain an area exceeding 20h, and this clause is met.

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots

The area of the boundary adjustment is contiguous with the area of the original Records of Title.

(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal)

Existing buildings will have minimum 10m setbacks from the proposed boundaries. All other relevant land use rules will also be complied with; therefore, no land use infringements will arise from the proposal.

(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites

Existing onsite systems within Lot 1 are well within lot boundaries, with ample area available as reserve disposal.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.

Notification is not required, as the relevant conditions are met.

4.1.3 Summary of Activity Status

Overall, the proposal has been assessed as a controlled activity under the Operative District Plan.

4.2 Proposed Far North District Plan

4.2.1 Subdivision

The site is zoned Rural Production under the Proposed District Plan. Areas of River Flood hazard are shown on areas of Lot 2 associated with Huehue Stream.

There are no applicable rules with immediate legal effect under the Proposed District Plan.

Under the Proposed District Plan, the proposed boundary adjustment is a controlled activity under Rule SUB-R1, as the following conditions are met.

CON-1

1. ***The boundary adjustment complies with standards:***

SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased.

SUB-S2 Requirements for building platforms on each allotment

SUB-S3 Water Supply

SUB-S4 Water supply

SUB-S5 Wastewater disposal

SUB-S6 Telecommunications and power supply

SUB-S7 Easements for any purpose

The proposal complies with the above standards.

CON-2

1. ***The boundary adjustment does not alter:***

i. The ability of existing activities to continue to be permitted under the rules and standards in this District Plan;

ii. The degree of non compliance with zone or district wide standards;

iii. The number and location of any access.

iv. The number of certificates of title.

The boundary adjustment complies with the above conditions.

CON-3

1. ***The boundary adjustment complies with Standard: SUB-S8 Esplanades.***

No lots less than 4ha adjoining Huehue Stream are proposed.

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 takes into account the controlled (subdivision) activity matters listed under Rule 13.7.3 of the District Plan.

5.1 Property Access

The proposal does not increase the number of Records of Title, and will not generate any additional traffic. Each adjusted Record of Title retains its existing access from Mataraua Road, via existing vehicle crossings. No new vehicle crossing points are proposed.

The proposal therefore avoids adverse effects associated with traffic and vehicle access.

5.2 Natural and Other Hazards

No new buildings are proposed, and the proposed boundary adjustment does not generate or increase any risks associated with natural and other hazards.

The proposal results in no adverse effects in terms of fire hazard.

The adverse effect of the proposal with respect to natural and other hazards is therefore considered to be nil.

5.3 Water Supply

The proposal has no adverse effects in terms of water supply.

5.4 Stormwater Disposal

The proposal creates no additional impermeable surfaces, stormwater runoff or discharge, and has no impact on drainage to or from adjoining properties. As such, nil adverse environmental effects related to stormwater disposal are anticipated as a result of the proposal.

5.5 Sanitary Sewage

The existing infrastructure on Lot 1 is a long distance from proposed boundaries, and the proposal does not result in any adverse effects in terms of the treatment or disposal of wastewater.

5.6 Energy Supply & Telecommunications

There is no requirement for new energy or telecommunications supply as part of this proposal.

The proposal does not result in any adverse effects in terms of the supply of power or telecommunication services.

5.7 Easements for any Purpose

The adjusted Records of Title have individual access which is unaffected by the boundary adjustment. No new easements are required. Existing easements 'A' - 'C' created by B314307.7 will be retained.

5.8 Heritage Resources

The property does not contain any archaeological sites that are listed in Appendix 1G of the Operative District Plan and no sites of cultural significance listed in Appendix 1F of the Operative District Plan. No physical work is required to implement the proposed boundary adjustment, and no adverse effects on archaeological or cultural sites will arise.

5.9 Flora & Fauna

The proposal does not generate any adverse ecological effects.

5.10 Landscape & Visual Values

The application site does not include any outstanding landscapes or areas of high or outstanding natural character and is not within the coastal environment. The proposal will not cause any alteration to the existing natural and physical resources or characteristics of the subject land. It has no adverse effects in terms of natural character and visual and landscape values.

5.11 Access to Reserves and Waterways

No access to reserves or waterways is proposed, or necessary, as part of this boundary adjustment given that lot sizes adjacent to Huehue Stream remain larger than 4ha.

5.12 Land Use Compatibility

No new lots or building sites will result from the proposal, and the adjusted Records of Title will continue to support their existing land use activities. The proposal has no adverse effect in terms of land use incompatibility.

6.0 Statutory Assessment

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

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 ("HAIL").²

The Far North Maps Land cover and land use map confirms the land use as being 'high producing exotic grassland' in 1996, 2001, 2008 and 2018.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land', and the above regulations do not apply to the proposed activity.

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

The boundary adjustment activity does not involve any earthworks, vegetation removal, or diversion or discharge of stormwater, and is not considered to have any implications in terms of the above Regulations.

6.2 National Policy Statements

6.2.1 National Policy Statement for Highly Productive Land

The subject sites contain LUC 2 and 3 land, as mapped by the 2021 New Zealand Land Resource Inventory, and sourced from Far North Maps. Refer to **Figure 4** below.

² Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 4 March 2026 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

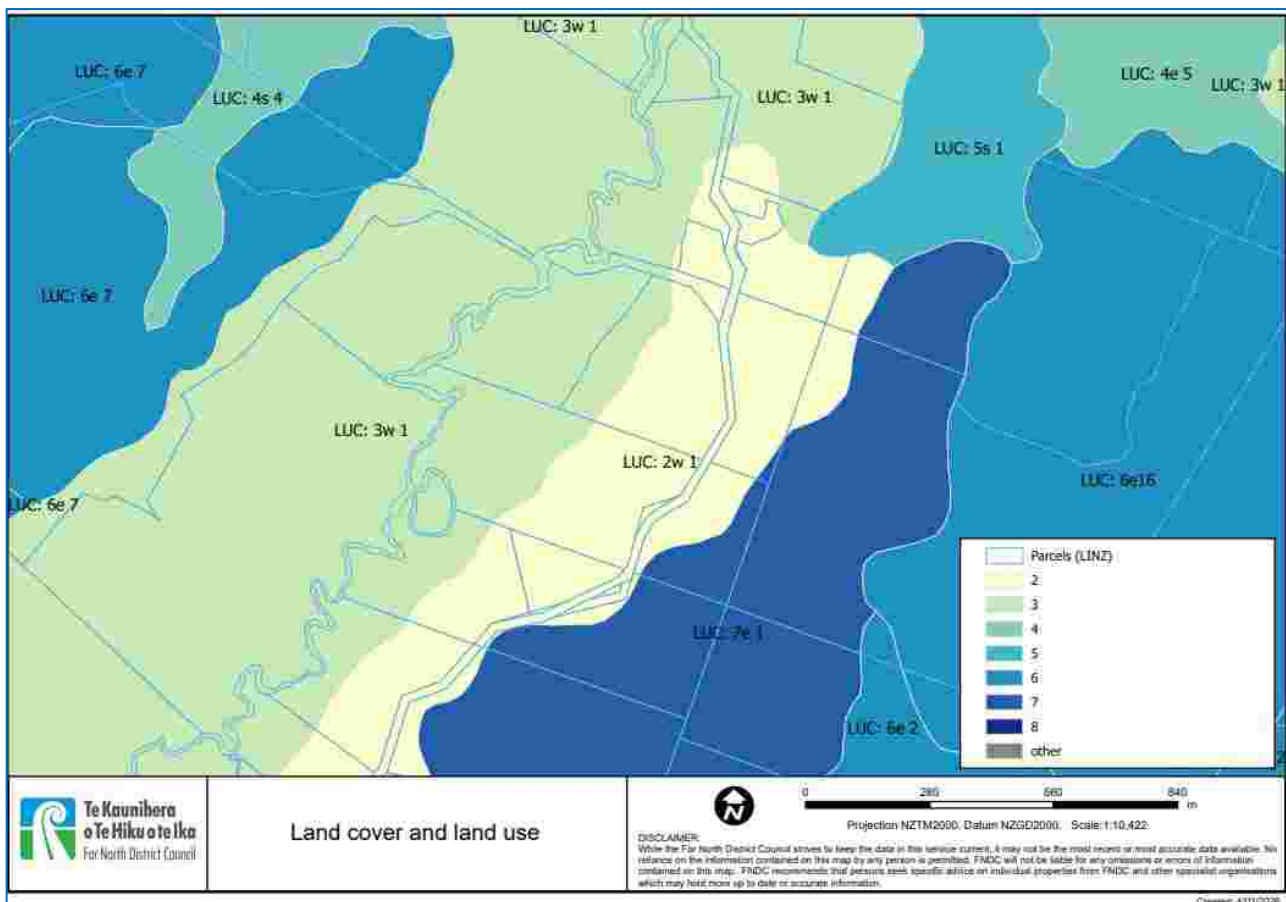


Figure 4: Far North Maps Land cover and land use Map

Relevant parts of policies 3.8 and 3.10 are transcribed and commented on below.

3.8 Avoiding subdivision of highly productive land

(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term:

(2) Territorial authorities must take measures to ensure that any subdivision of highly productive land:

(a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

3.10 Exemption for highly productive land subject to permanent or long-term restraints

(1) Territorial authorities may only allow highly productive land to be subdivided, used, or developed for activities not otherwise enabled under clauses 3.7, 3.8, or 3.9 if satisfied that:

(a) there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and

(b) the subdivision, use, or development:

(i) avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and

(ii) avoids the fragmentation of large and geographically cohesive areas of highly productive land; and

(iii) avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and

(c) the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term

environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

(2) In order to satisfy a territorial authority as required by subclause (1)(a), an applicant must demonstrate that the permanent or long-term constraints on economic viability cannot be addressed through any reasonably practicable options that would retain the productive capacity of the highly productive land, by evaluating options such as (without limitation):

- (a) alternate forms of land-based primary production;*
- (b) improved land-management strategies;*
- (c) alternative production strategies;*
- (d) water efficiency or storage methods;*
- (e) reallocation or transfer of water and nutrient allocations;*
- (f) boundary adjustments (including amalgamations);*
- (g) lease arrangements.*

(3) Any evaluation under subclause (2) of reasonably practicable options:

- (a) must not take into account the potential economic benefit of using the highly productive land for purposes other than land-based primary production; and*
- (b) must consider the impact that the loss of the highly productive land would have on the landholding in which the highly productive land occurs; and*
- (c) must consider the future productive potential of land-based primary production on the highly productive land, not limited by its past or present uses.*

(4) The size of a landholding in which the highly productive land occurs is not of itself a determinant of a permanent or long-term constraint.

Clause 3.8(1)(a) is met, as the boundary adjustment does not create any additional titles, does not change the established use of the adjusted sites, and does not have any impact on the overall productive capacity of the land. No reverse sensitivity issues will arise in terms of 3.8(2)(b), meaning that these effects are avoided. Further, the proposal is for a controlled activity, where consideration of the protection of highly productive land or highly versatile soils is not a relevant matter.

As the proposal is considered to satisfy policy 3.8(1)(a), it is considered that the exemption does not need to be applied.

6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed. The RPS Maps do not record any special features on the subject site. The relevant policy is commented on below.

5.1.1 Policy – Planned and coordinated development

The area of the site adjacent to Mataraua Road within Land Use Capability Class 2w1 includes highly versatile soils as per the definition in the RPS, while the remainder within Land Use Capability Class 3w1 does not.

The proposal does not create any additional Records of Title, does not require any new infrastructure, and has no implications in terms of this policy. No change of land use on the adjusted Records of Title will result from the proposal and adverse effects on soils are avoided. The proposal is considered to be compatible with the above policy.

6.4 District Plan Objectives and Policies

6.4.1 Far North Operative District Plan

The boundary adjustment activity has been assessed as a controlled activity under the Operative District Plan, and the objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the District Plan are all considered to be met.

6.4.2 Far North Proposed District Plan

As the proposal complies with the controlled activity status of inoperative boundary adjustment rules under the Proposed District Plan, it can also be assumed that the proposal is in accordance with the objectives and policies of the Proposed District Plan.

6.5 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to Part 2 of the Act 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:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;*
- (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 proposed boundary adjustment is a controlled activity, which is deemed to be consistent with the purpose and principles of the RMA. In particular, it has no implications in terms of natural and physical resources, does not adversely affect natural character of riparian margins or public access along Huehue Stream, results in no change in amenity values and the quality of the environment, and has no implications in terms of the Treaty of Waitangi.

6.6 Regional Plans

The boundary adjustment activity does not require consent under the Proposed Regional Plan.

7.0 Notification Assessment

7.1 Consultation

No written approvals have been sought as part of the proposal.

7.2 Public Notification Assessment

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is precluded via Rule 13.7.1.

Step 3: Not applicable, as public notification is precluded.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.3 Limited Notification Assessment

Step 1: The proposal will not result in any adverse effects on the marine and coastal area, and there are no affected protected customary rights groups in terms of Section 95B(2)(a). The proposal is not an accommodated activity in terms of Section 95B(2)(b). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is precluded.

Step 3: Not applicable, as limited notification is precluded.

Step 4: No special circumstances are considered to exist that warrant notification of the application to any other persons in terms of Section 95B(10).

7.4 Notification Assessment Summary

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 104A of the Resource Management Act 1991, we consider that:

- The application is for a controlled activity, conditions relating to compulsory amalgamation can be included in the decision.

We also note that:

- The proposal satisfies the statutory requirements to proceed as non-notified.

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



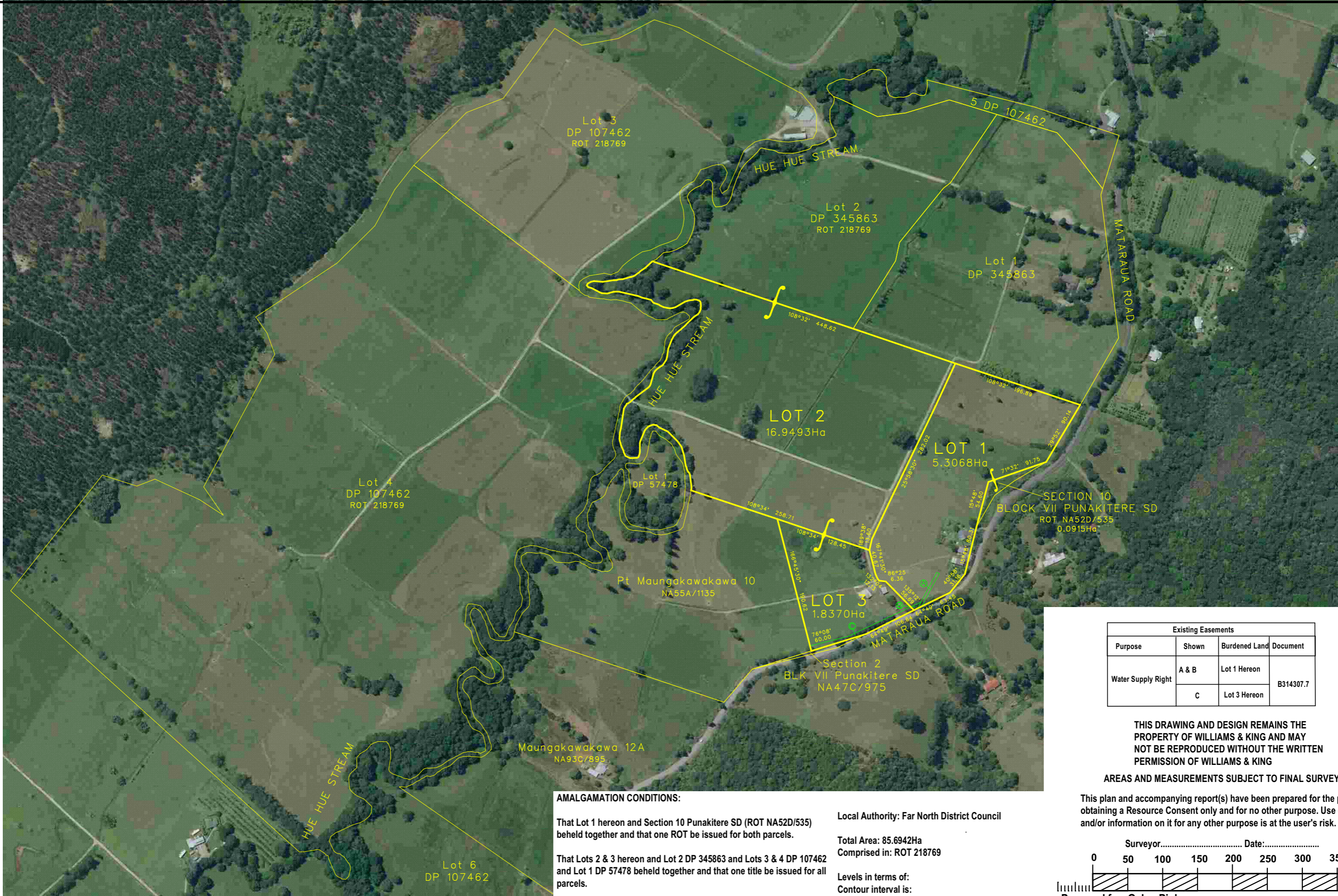
Natalie Watson,
Resource Planner

Date: 10 March 2026

WILLIAMS & KING
Kerikeri

9.0 Appendices

Appendix 1: **Scheme Plan**
Appendix 2: **Records of Title**

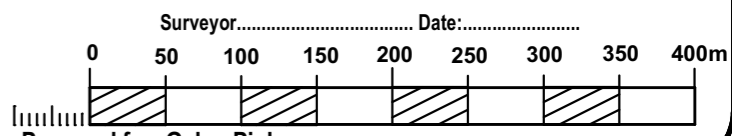


Existing Easements			
Purpose	Shown	Burdened Land	Document
Water Supply Right	A & B	Lot 1 Hereon	B314307.7
	C	Lot 3 Hereon	

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.



AMALGAMATION CONDITIONS:

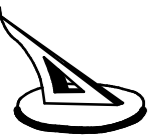
That Lot 1 hereon and Section 10 Punakitere SD (ROT NA52D/535) beheld together and that one ROT be issued for both parcels.

That Lots 2 & 3 hereon and Lot 2 DP 345863 and Lots 3 & 4 DP 107462 and Lot 1 DP 57478 beheld together and that one title be issued for all parcels.

Local Authority: Far North District Council

Total Area: 85.6942Ha
Comprised in: ROT 218769

Levels in terms of:
Contour interval is:



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 1 DP 101024
AND PART MAUNGAKAWAKAWA 8B**

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	GJ	20.02.26		
Drawn	GJ	20.02.26	1:5000	A3
Approved				
Rev				

Surveyors Ref. No:

Series Sheet of



**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 218769
Land Registration District North Auckland
Date Issued 13 May 2005

Prior References

187976 NA59D/1010

Estate Fee Simple
Area 85.6942 hectares more or less
Legal Description Part Maungakawakawa No 8B Block and
Lot 1 Deposited Plan 57478 and Lot 1
Deposited Plan 101024 and Lot 3 and Lot 4
Deposited Plan 107462 and Lot 2
Deposited Plan 345863

Registered Owners

Lamyai Pinkney and Galen Bennett Pinkney

Interests

Subject to a water supply right over part marked on B DP 101024 created by Transfer B314307.7 (affects Lot 1 DP 101024)

Subject to Sections 308 (4) and (5) Local Government Act 1974(affects part)

Appurtenant hereto are water supply rights created by Transfer B129632.4 (affects the part formerly in CT NA55C/1301)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 345863)

9918798.2 Mortgage to Rabobank New Zealand Limited - 15.12.2014 at 2:31 pm

Title Diagram 218769

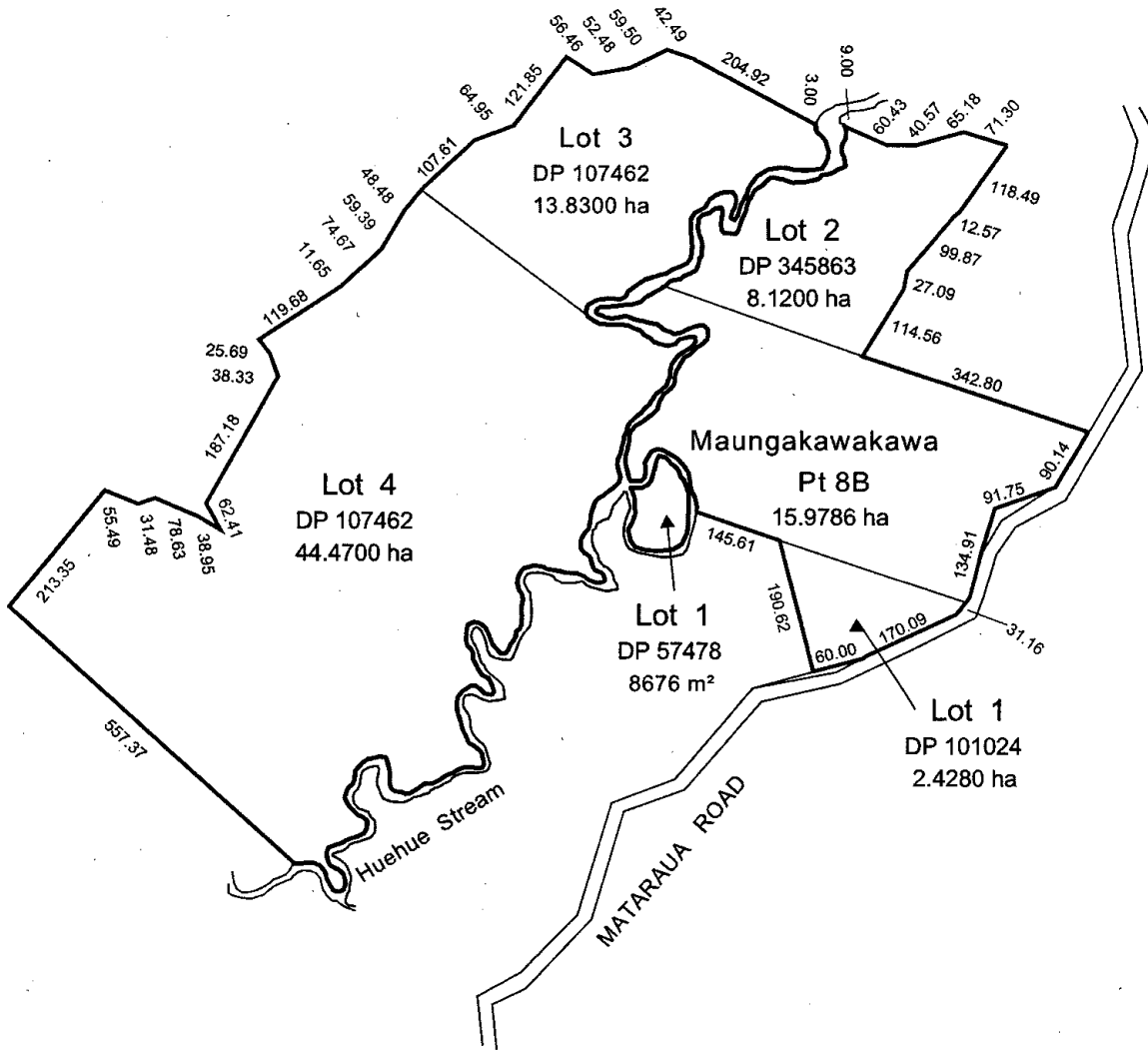
Cpv - 01/01.Pys - 001.23/05/05.06:28



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CT 218769

N6393



TOTAL CT AREA: 85.6942 ha



**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 **NA52D/535**
Land Registration District **North Auckland**
Date Issued 02 March 1983

Prior References
GN B153368.1

Estate Fee Simple
Area 915 square metres more or less
Legal Description Section 10 Block VII Punakitere Survey
District

Registered Owners
Colin Bennett Pinkney and Louise Pinkney

Interests
672727.4 Mortgage to Housing Corporation of New Zealand - 11.10.1978 at 12.26 pm
672727.5 Mortgage to Bank of New Zealand - 11.10.1978 at 12.26 pm
897309.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 31.8.1981 at 11.01 am

Bay of Islands County

