

Subdivision Resource Consent
Kingfish Lodge Limited
136 Te Kahikatoa Peninsula Road, Kaeo

28 September 2026

Attention: Nick Williamson – Team Leader Resource Consents

Please find attached:

- A completed application form for a subdivision resource consent to create three allotments from a parent lot site at 136 Te Kahikatoa Peninsula Road, Kaeo; and
- An Assessment of Environmental Effects.

KFL Limited is seeking a subdivision consent to create three allotments from a parent site that is owned by John and Marilyn Archer and located at 136 Te Kahikatoa Peninsula Road, Kaeo. The existing Kingfish Lodge site that is Lot 1 DP 198828 is to be amalgamated with proposed Lot 3.

The site is zoned **General Coastal** under the Operative District Plan (ODP) and **Rural Production** under the Proposed District Plan (PDP).

The proposed subdivision is a **Controlled Activity** under the ODP for subdivision of a site within an outstanding landscape.

The proposed subdivision is a **Discretionary Activity** under the PDP for subdivision of a site within the Coastal Environment and an Outstanding Natural Landscape.

The ODP remains a relevant Plan because of appeals relating to the RPZ subdivision provisions.

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

Regards,



Rochelle Jacobs
Director/Senior Planner
NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED

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3. Certificate of Title 788895 – LINZ
4. ROW Easement 671141 & Partial Surrender 010530.1 & Consent Notice 10942375.1
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5. Subdivision Plan – Williams and King
6. Wastewater Assessment Report – Geologix
7. ODP and PDP Objectives and Policies – Northland Planning and Development 2020
Ltd
8. RC2260467-RMALUC – Far North District Council
9. Correspondence – Te Runanga O Whaingaroa

Assessment of Environment Effects Report

1. Description of the Proposed Activity

- 1.1. The Applicant is seeking a subdivision resource consent to establish three new rural allotments from a parent farm site at 136 Te Kahikatoa Peninsula Road, Kaeo. The subdivision plan is illustrated in *Figure 1* below and is attached at **Appendix 5**.

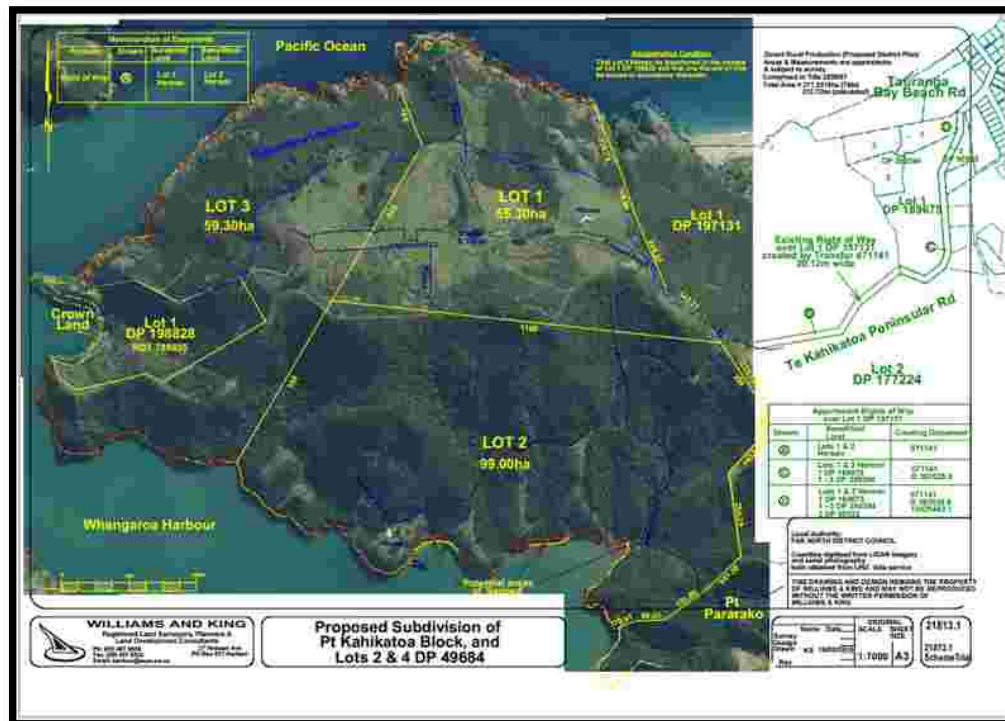


Figure 1 – Proposed Subdivision Plan

- 1.2. Three new allotments are proposed including:
- Lot 1 – 55.30 hectares
 - Lot 2 – 99.00 hectares
 - Lot 3 – 59.03 hectares
- 1.3. Lots 1 and 2 will remain part of the existing farm property and under the current ownership. Lot 3 will be transferred to Kingfish Lodge 2016 Limited, which owns the adjoining coastal property at Lot 1 DP 198828. The larger Lot 3 amalgamated site will be incorporated into the Lodge property where consented built development is situated adjacent to the western foreshore. KFL was granted a recent land use consent to locate a look out / lounge structure

and implement shed on the application site above the Lodge complex (RC 2260467). A copy of that consent is attached at **Appendix 8**.

- 1.4. The proposed sites are large rural lots that are well able to accommodate the existing residential buildings and accessory sheds that would be contained within Lots 1 and 2. No other building or land development activities are proposed.
- 1.5. Access to the Lot 1 and 2 site(s) would be via the existing single lane ROW (EC D397028.9) that is Te Kahikatoa Peninsula Road. The ROW provides vehicle access to the site from the public Tauranga Bay Road. The ROW is part of the servient tenement that is 98 Te Kahikatoa Peninsula Road (Lot 1 DP 197131).
- 1.6. The proposed Lot 3 will be amalgamated with the existing KFL site Lot 1 DP 1988828. The KFL lodge site is an existing landlocked property that relies on boat access from Whangaroa. In terms of vehicle access there will be no change to the existing situation, which serves the two existing houses. Vehicle access to the amalgamated KFL site is not required.

2. Description of the Site and Surrounding Environment

- 2.1. The application site is located at 136 Te Kahikatoa Peninsula Road, Kaeo. The site is legally described as Part Kahikatoa Block, Part Pararako Block, Part Allotment 2 Parish of Mahinepua and Lot 2 and Lot 4 Deposited Plan 49684. A copy of the Record of Title is attached at **Appendix 2**. The application includes Lot 1 DP 198828, which is to be amalgamated with proposed Lot 3.
- 2.2. The site comprises 199.84-hectares comprising the north-eastern headland at the entrance to Whangaroa Harbour. Most of the site is in bush with some pastoral grazing areas located on the northern slopes below the ridgeline. There are two existing (and consented) residential dwellings and farm buildings located adjacent to the lower southern foreshore and in the upper north-west parts of the site. These are five-bedroom dwellings with operational on-site wastewater systems.

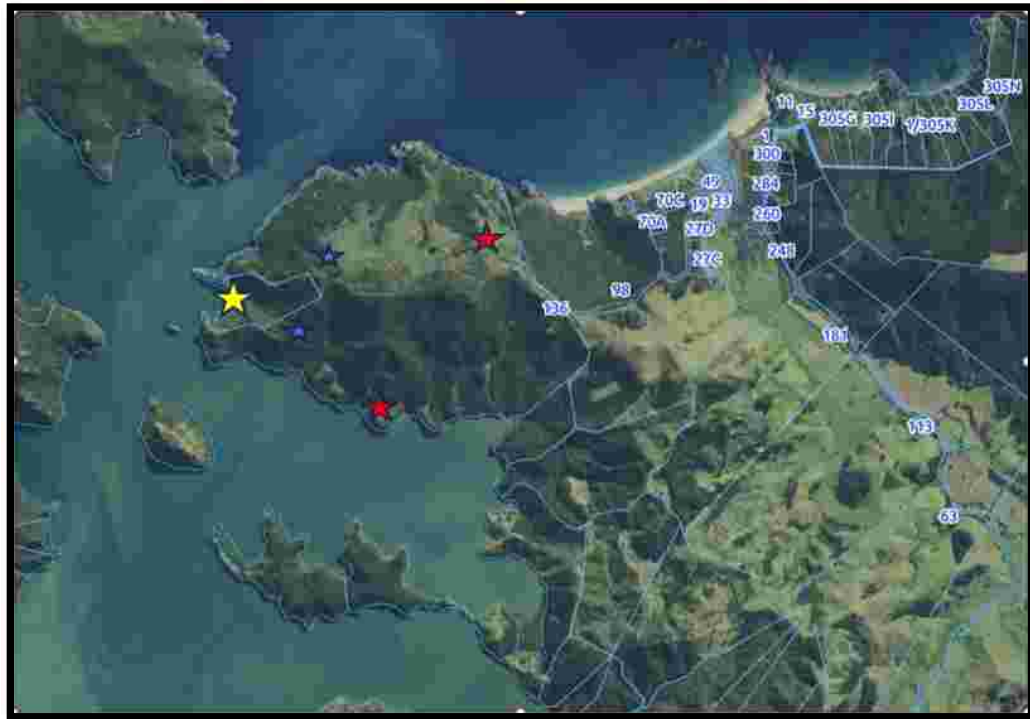


Figure 2 – Site Location (existing house(s) ★ Kingfish Lodge resort buildings ★ consented location of lookout / lounge and implement shed) ★

2.3. Access to the site is via Te Kahikatoa Peninsula Road, which is a private ROW authorised under Easement certificate D397028.9 that currently serves the following seven sites, including the two dwellings on the parent lot (refer **Figure 7** below):

- Lot 1 DP 197131 (ROW owner)
- Lot 1 DP 189675 (large site parallel to western side of driveway)
- Lots 1-3 DP 390394
- Lot 2 DP 90523
- (Parent Lot) Part Kahikatoa Block, Part Pararako Block, Part Allotment 2 Parish of Mahinepua and Lot 2 and 4 DP 49684 (contains two existing dwellings)

2.4. The legal width of the ROW up to just past the entrances to 70A, 70B and 70C Te Kahikatoa Peninsula Road is 20 metres. West of this location the accessway is a metal driveway that traverses the southern boundary of #98 up to the boundary of the application site.



Figure 3 – Existing ROW access (Te Kahikatoa Peninsula Road) – EC 671141

- 2.5. The initial 150m to past the entrance to 19 Kahikatoa Peninsula Road (Lot 2 DP 90523) is chip-sealed with a carriageway that is approximately 3 wide (refer **Figure 3 & 4** below). The remaining accessway has a metal surface with intermittent (unformed) locations for vehicle passing.



Figure 4 – Lower chip-sealed part of accessway



Figure 5 – Entrance to 19 Te Kahikatoa Peninsula Road



Figure 6 – Driveway entrances to 70A, 70B and 70C Te Kahikatoa Peninsula Road

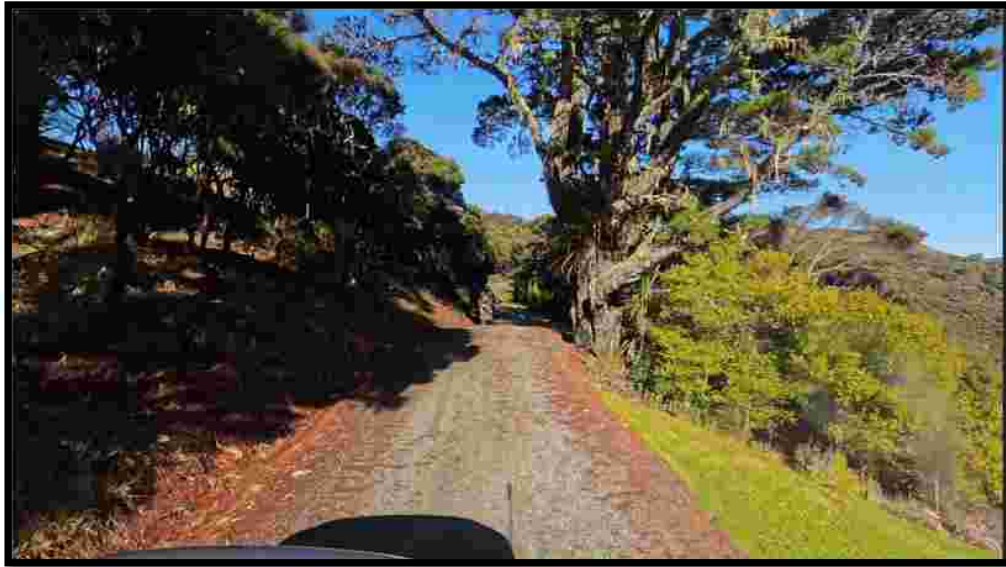


Figure 7 – Upper accessway

- 2.6. Within the site there are various established farm tracks that enable access to the existing houses and the pastoral areas on the property. The existing access arrangement will be maintained, with the subdivision creating new lot boundaries around residential units that are existing.



Figure 8 – Sites with legal access to existing ROW Te Kahikatoa Peninsula Road

- 2.7. Within the site there are ODP mapped areas of outstanding landscape and PDP outstanding natural landscape and high natural character areas (refer **Figures 9 & 10** below). The areas of OL and ONL apply to the bush and cliff escarpments along the northern edge of the site, which is contiguous with steep vegetated slopes that are the backdrop to Tauranga Bay. The PDP area of HNC applies to the northern escarpment and to a large area of bush within the central and southern part of the site. These areas align with the Northland Regional Policy Statement maps (refer **Figure 6** below).

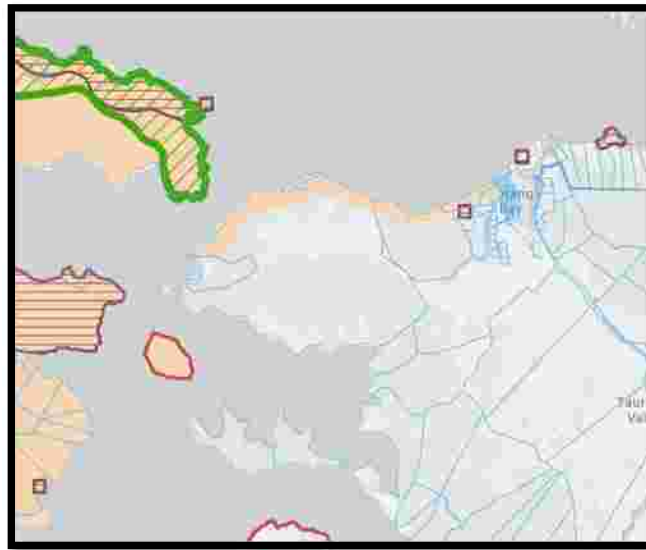


Figure 9 – ODP mapped ONL



Figure 10 – PDP mapped ONL and HNC



Hazards layers

Layers:

- ☒ Addresses (LINZ)
- ☒ Parcels (LINZ)
- ☒ Selected Land-use Register (NRC)
- ☒ Coastal erosion (NRC)
- ☒ Coastal Erosion Supplementary Layers (NRC)
- ☒ Coastal flood hazard zones (NRC)
- ☒ River flood hazard zones (NRC)
- ☒ Erosion Prone Land - PROPOSED Regional Plan (NRC)
- ☐ Liquefaction vulnerability assessment (FNDC/VCL)
- ☒ Lakes (LINZ)
- ☒ Rivers (LINZ)

Subdivision Consent

- 2.9. The site is adjacent to the statutory acknowledgement (Treaty settlement) area and inland rohe of Ngatikahu ki Whaingaroa (refer **Figure 8** below).

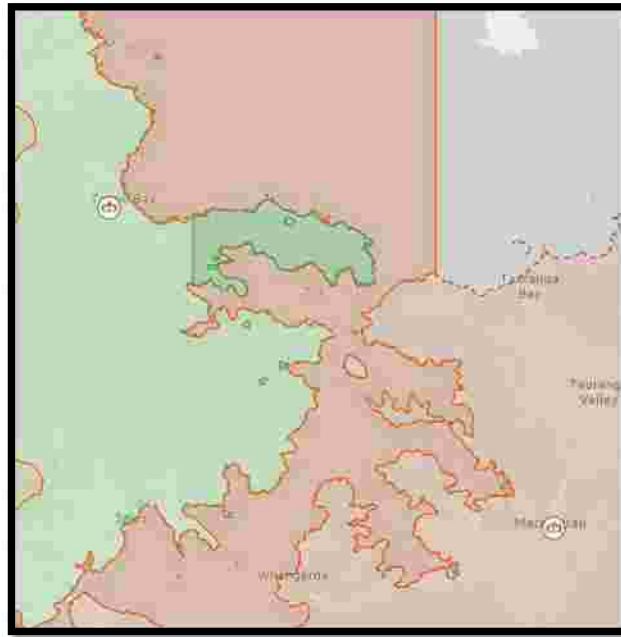


Figure 13 – Statutory Acknowledgement Area – Ngatikahu ki Whaingaroa

- 2.10. The surrounding area is a coastal rural environment where large farm sites are the predominant activity. The well-known Kingfish Lodge resort is located to the west adjacent to the bay area that is at the entrance to the Whangaroa Harbour. Access to this site is by boat only. To the east is the Tauranga Bay settlement and Holiday Park.



Figure 14 – Site and Surrounding Environment

3. Title Instruments

ROW Easement Certificate 671141

- 2.11. ROW Easement Certificate 671141 (and a partial surrender) applies to the application site. The easement provides legal right of way over the neighbouring accessway at Lot 1 DP 197131. A copy of the easement is attached at **Appendix 4**.

ROW Easement Certificate (Partial Surrender) 010530.1

- 2.12. The partial surrender of ROW Easement 010530.1 applies to Lots 2 and 4 DP 49684 which form part of the application site NA2038/67. A copy of this easement is attached at **Appendix 4**.



Figure 15 – Lot 2 DP 49684



Figure 16 – Lot 4 DP 49684

4. Reasons for Consent

Operative District Plan (ODP)

- 3.1. While there are appeals to the equivalent PDP subdivision rules, the Operative Far North District Plan (ODP) remains a relevant district plan. The site is zoned 'General Coastal' under the ODP. The northern coastal perimeter is mapped as an 'outstanding landscape'. The site is within a mapped 'Kiwi Present' area. The site is not within any mapped natural hazard area.

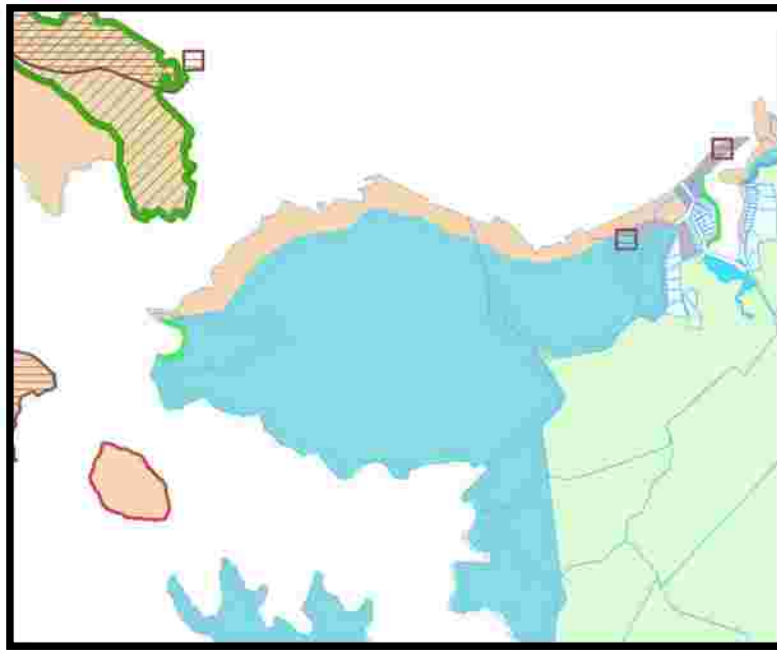


Figure 17 – ODP General Coastal Zone (with northern outstanding landscape)

- 3.2. The proposed subdivision is assessed against the District-wide Subdivision Rules set out in [Table 1](#) below and the applicable General Coastal land use rules in [Table 1](#) and [2](#).

TABLE 1 - ASSESSMENT AGAINST THE DISTRICT-WIDE SUBDIVISION RULES		
PERFORMANCE STANDARDS		
Plan Reference	Rule	Performance of Proposal
GENERAL RULES		

13.6.5	Legal Road Frontage	Discretionary Activity (s87B) Proposed Lot 3 is to be amalgamated with the existing KFL site that is Lot 1 DP 198828 and will not have access to a public road. Existing (approved) access to the KFL is via boat from Whangaroa.
CONTROLLED ACTIVITIES		
13.7.1	BOUNDARY ADJUSTMENTS	Not applicable.
13.7.2.1 (ix)	MINIMUM LOT SIZES (General Coastal Zone)	Controlled Activity The proposed lot sizes are as follows: • Lot 1 – 55.30 hectares • Lot 2 – 99.00 hectares • Lot 3 – 59.03 hectares The minimum lot size (as a controlled activity) in the General Coastal Zone is 20 hectares.
13.7.2.1(xix)	Outstanding Landscape, Outstanding Landscape Features and Outstanding Natural Features, as shown on the Resource Maps (refer also Rule 13.7.2.5 below)	Controlled Activity The proposed lot sizes are greater than 20ha.
13.7.2.2	ALLOTMENT DIMENSIONS	Permitted The minimum dimension is 30m x 30m excluding the required 3m setback from boundaries. The required allotment dimensions can be met.
13.7.2.3	Amalgamation of land in a rural zone with	Not applicable

	land in an urban or coastal zone	
13.7.2.4	Lots divided by zone boundaries	Not applicable
13.7.2.5	Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	Controlled Activity The northern part of the site is covered by an outstanding landscape. The proposed allotment sizes comply with the controlled activity standard 13.7.2.1(xix) as applied to land that is not within the outstanding landscape.
13.7.2.6	Access, utilities, roads and reserves	Not applicable
CONTROLLED ACTIVITIES (OTHER MATTERS)		
13.7.3.1	Property Access	Controlled Activity The subdivision will create three rural lots. Proposed Lots 1 and 2 will have access from the existing ROW that extends westward from the end of Te Kahikatoa Peninsula Road. There are currently 8 households that have legal access over the existing ROW. Lot 3 is to be amalgamated with the Kingfish Lodge site that has boat access from Whangaroa Harbour.
13.7.3.2	Natural and Other Hazards	Controlled Activity There are no identified natural hazards that would affect the use of the site as proposed.
13.7.3.3	Water Supply	Controlled Activity Reticulated water supply is not available at the site boundary. Potable water supply tanks are currently provided at each site.
13.7.3.4	Stormwater Disposal	Controlled Activity

		(a) The proposed lots are large and will have means for stormwater management within proposed boundaries. (b) The site is not urban (c) Water retention and swales are not required (d) The sites are greater than 2 hectares – a report from a Chartered Professional Engineer is not required. (e) Not applicable
13.7.3.5	Sanitary Sewage Disposal	Controlled Activity (a) The site is not within a gazetted district or drainage area. (b) Existing houses and the KFL resort are serviced by existing on-site wastewater facilities.
13.7.3.6	Energy Supply	Not applicable This rule does not apply to sites in the General Coastal Zone.
13.7.3.7	Telecommunications	Not applicable This rule does not apply to sites in the General Coastal Zone.
13.7.3.8	Easements	Controlled Activity One new Easement (A) is sought for the purpose of ROW, over Lot 1 in favour of Lot 2.
13.7.3.9	Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes	Not applicable There are no listed mapped resource features on the site.

13.7.3.10	Access to Reserves and Waterways	Not applicable There are no public reserves, waterways or reserves that are adjacent to the site or that could be accessed from the site. The property does adjoin the CMA, however given the allotment sizes any esplanade would require purchasing.
13.7.3.10	Land Use Compatibility	Controlled Activity There are no land use compatibility conflicts present at the site. The existing environment is coastal rural.
13.7.3.12	Proximity to Airports	Not applicable
13.7.4	Subdivision within the national grid corridor for all zones	Not applicable

TABLE 2 - ASSESSMENT AGAINST THE APPLICABLE ODP LAND USE ZONE RULES:

PERFORMANCE STANDARDS – GENERAL COASTAL ZONE		
10.6.5.1.1	Visual Amenity	Not applicable No new buildings are proposed.
10.6.5.1.2	Residential Intensity	Complies An existing single dwelling will be located within the Lot 1 and 2 boundaries.
10.6.5.1.3	Scale of Activities	Not applicable
10.6.5.1.4	Building Height	Not applicable
10.6.5.1.5	Sunlight	Not applicable
10.6.5.1.6	Stormwater Management	Complies The site is a large farm within which there are small areas of existing impermeable buildings and farm tracks. The

		sites are large and can accommodate stormwater runoff within the lot boundaries.
10.6.5.1.7	Setback from boundaries	Complies
10.6.5.1.9	Keeping of Animals	Not applicable
10.6.5.10	Noise	Permitted
10.6.5.1.11	Helicopter Landing Area	Not applicable

TABLE 3 - ASSESSMENT AGAINST THE APPLICABLE OPERATIVE PLAN DISTRICT-WIDE RULES:

Plan Reference	Rule	Performance of Proposal
12.1	LANDSCAPE AND NATURAL FEATURES	Not applicable The application site contains a mapped outstanding natural landscape. No vegetation clearance is proposed or required. No new buildings are proposed.
12.2	INDIGENOUS FLORA AND FAUNA Rule 12.2.6.2.1	Complies No indigenous vegetation or fauna will be affected by the proposal.
12.3	SOILS AND MINERALS Rule 12.3.6.1.2 Excavation and / or filling in the General Coastal Zone	Permitted No earthworks are proposed.
12.4	NATURAL HAZARDS (Fire Risk to Residential Units)	Permitted

12.5	HERITAGE	Not applicable
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted
12.8	HAZARDOUS SUBSTANCES	Not applicable
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Not applicable
15.1	TRANSPORTATION (TRAFFIC, ACCESS AND PARKING)	Permitted Rule 15.1.6A Traffic Intensity <i>Traffic intensity is of a residential scale associated with existing development</i> Rule 15.1.6B Parking – not applicable Rule 15.1.6C.1.1 Private Accessway in All Zones Access to the proposed lots is via the existing ROW Te Kahikatoa Peninsula Road. This ROW currently serves seven sites including the application site where there are two residential dwellings. Rule 15.1.6C.1.2 Private Accessways in Urban Zones <i>(not applicable)</i> Rule 15.1.6C.1.3 Passing Bays on Private Accessways in all Zones <i>The development relies on the existing accessway. There is no change to the number of existing users.</i> Rule 15.1.6C.1.4 Access over footpaths <i>Not applicable</i> Rule 15.1.6C.1.5 Vehicle Crossing Standards in Rural and Coastal Zones

		(a) Vehicle access (except for Lot 3) is from an existing ROW (b) Access is not from a sealed road (c) Vehicle crossings will be designed and constructed in accordance with the standard. Rule 15.1.6C.1.6 Vehicle crossing standards in urban zones <i>Not applicable</i> Rule 15.1.6C.1.7 General Access Standards (a) No vehicles are required to reverse off a site. (b) Can comply (c) Surplus legal access areas will be grassed (d) Runoff from accessways will be managed in accordance engineering design recommendations and FNDC Engineering Standards (2023). Rule 15.1.6C.1.8 Frontage to Existing Roads <i>Not applicable</i> Rule 15.1.6C.1.9 New Roads Not applicable Rule 15.1.6C.1.10 Service Lanes, Cycle and Pedestrian Accessways Not applicable
16.6	SIGNS AND LIGHTING	Not applicable

Operative District Plan Activity Status

3.3. The proposed subdivision is a '**Discretionary**' activity overall under the ODP. This arises from the fact that proposed Lot 3 will not have legal access to a public road as required by General Subdivision Rule 13.6.5. In the absence of a rule that specifies activity status for non-compliance with general subdivision rules, section 87B of the RMA is relied upon. The proposed subdivision complies with the relevant RPZ and district-wide land use rules.

3.4. Under the Proposed Far North District Plan (PDP), the site is zoned 'Rural Production'. The site contains land and vegetation that is mapped as outstanding natural landscape and high natural character and is within the coastal environment overlay.



3.5. The Council decision on the PDP (Decisions Version) was notified on 30 June 2026. In accordance with Section 86B(1) all PDP rules now have legal effect. A thirty working day appeal period closed on the 12th August 2026 resulting in the PDP- Appeals version (PDP-AV).

3.6. The RPZ zoning of the site is subject to appeal, as well as a handful of subdivision provisions including rule SUB-R3 which relates to minimum allotment sizes which impacts on this proposal. The coastal environment overlay and associated provisions are also subject to appeal.

3.7. The subdivision proposal is assessed against the applicable PDP rules set out in **Tables 4 & 5** below.

TABLE 4 - ASSESSMENT AGAINST THE APPLICABLE PDP RULES

Table 4 - Assessment against the PDP Subdivision ('Rural Production') Rules & Standards		
Plan Reference	Rule	Performance of Proposal
SUB-R1	Boundary Adjustment	Not applicable
SUB-R2	Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access	Not applicable
SUB-R3 <u>subject to appeal</u>	Subdivision of land to create a new allotment	Controlled Activity CON-1 - Permitted 1. The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; (20m x 20m) <i>The proposed allotments are large and can accommodate the required building platforms. Residential housing on Lots 1 and 2 are existing. There is no additional building proposed for the Kingfish Lodge site that will be amalgamated with Lot 3.</i> SUB-S3 Water supply <i>Each dwelling has sufficient potable water supply</i>

		SUB-S4 Stormwater management; <i>There is existing development on the site that includes two dwellings, accessory sheds and farm track (driveways). Stormwater runoff can be adequately managed within the large lot boundaries.</i> SUB-S5 Wastewater disposal <i>There are existing (consented) wastewater systems in place for each of the dwellings and the KFL resort activity.</i> SUB-S6 Telecommunications and power supply - <u>Subject to appeal</u>; <i>Not applicable in the Rural Production Zone</i> and SUB-S7 Easements for any purpose. <i>Existing easements to be transferred and one new ROW easement.</i> CON-2 – Controlled Activity 1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes (except subdivision under SUB-R3 CON-3 below) - <u>Subject to appeal</u>; <i>Rural Production Zone minimum lot size is 40ha (Controlled Activity), 8ha (Discretionary Activity)</i> <i>The proposed lot areas exceed 40ha.</i> CON-3 - not applicable <i>The site is within the Rural Production Zone. Large rural lots are proposed. Sub-S8 <u>Subject to appeal</u></i>
SUB – R4	Subdivision that creates a private accessway	Permitted CON-1 A private accessway serves a maximum of 8 allotments.

		<i>The existing ROW currently serves 7 allotments. The proposal is that the ROW will serve 8 allotments, with the amalgamated Lot 3 having access via boat from Whangaroa as per the existing situation at Kingfish Lodge.</i> CON-2 Where a subdivision serves 9 or more allotments, access shall be by public road <i>The allotments created by the subdivision will not exceed 9.</i>
SUB-R5	Subdivision around an approved residential development	Not applicable <i>The site is in the Rural Production Zone</i>
SUB-R6 <u>Subject to appeal</u>	Environmental benefit subdivision	Not applicable
SUB-R7 <u>Subject to appeal</u>	Management plan subdivision	Not applicable
SUB-R8	Subdivision of a site containing land susceptible to land instability	Not applicable <i>The subdivision would create new allotments within which there is existing residential activity and buildings. No new buildings are proposed. The rule is relevant to new building and access proposals.</i>
SUB-R9	Subdivision of a site within the National Grid Subdivision Corridor	Not applicable
SUB-R10	Subdivision of site within 32m of the centre line of a Critical Electricity Line Overlay	Not applicable
SUB-R11	Subdivision of a site within flood hazard areas	Not applicable <i>The site is not within a flood hazard area. Minor areas of coastal and river flooding affect the coastal margin at sea level.</i>

SUB-R12	Subdivision of a site within coastal hazard areas	Not applicable <i>The site is not within a coastal hazard area</i>
SUB-R13	Subdivision of a site within a heritage area overlay	Not applicable <i>The site is not within a heritage area overlay</i>
SUB-R14	Subdivision of a site that contains a scheduled heritage resource	Not applicable <i>The site does not contain a scheduled heritage resource</i>
SUB-R15	Subdivision of a site containing a scheduled site and area of significance to Māori	Not applicable <i>The site does not contain a scheduled site and area of significance to Māori.</i>
SUB-R16	Subdivision of land within a mapped Land Drainage Area of Benefit	Not applicable
SUB-R17	Subdivision of land within the mineral extraction zone	Not applicable
SUB-R18	Subdivision creating one or more additional allotments within an Outstanding Natural Landscape and Outstanding Natural Feature	Discretionary <i>The northern margins of the site are mapped as an Outstanding Natural Landscape</i>
SUB-R19	Subdivision creating one or more additional allotments of a site within wetland, lake and river margins	Discretionary <i>Within the large parent lot, potential wetlands and river margins exist. The subdivision will create new allotments that potentially include wetlands and a river margins. The proposed lots are large and will accommodate existing residential development and consented activities that form part of the KFL resort. No development is proposed within any wetland, lake or river margin.</i>
SUB-20	Subdivision creating one or more additional allotments within the Coastal Environment (excluding	Discretionary <i>The entire site is within the mapped Coastal Environment. The proposed subdivision will create new allotments within the Coastal Environment</i>

	Outstanding Natural Character Areas)	
SUB-R21	Subdivision of land within 100m of a Mineral Extraction Zone	Not applicable
SUB-R22 <u>Subject to appeal</u>	Subdivision creating one or more additional allotments that contain highly productive land	Not applicable <i>The site does not contain highly productive land.</i>

Table 5 - Assessment against the Rural Production Zone Rule Standards

Plan Reference	Rule	Performance of Proposal
Table 5 - Assessment against the Rural Production Zone Rule Standards (land use)		
Plan Reference	Rule	Performance of Proposal
RPROZ-R1 <u>Subject to appeal</u>	New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures	PER-1 Not applicable PER-2 Not applicable <i>No building works are proposed.</i>
RPROZ-R2 <u>Subject to appeal</u>	Impermeable surface coverage	PER-1 Permitted The impermeable surface coverage of any site is no more than 10%. <i>Impermeable surface within the proposed lots will not exceed 10% of the site area. Existing impermeable surfaces are limited to the existing residential dwellings, accessory sheds, farm driveways and the recently consented KFL lookout and implement shed buildings.</i>
RPROZ-R3 <u>Subject to appeal</u>	Residential activity	PER-1 Permitted <i>Lots 1 and 2 will accommodate existing residential units on sites that exceed 40ha. Lot 3 will be</i>

		<i>amalgamated with the Kingfish Lodge site Lot 1 DP 198828.</i>
RPROZ-R4 <u>Subject to appeal</u>	Visitor accommodation	Not applicable
RPROZ-R5 <u>Subject to appeal</u>	Home business	Not applicable
RPROZ-R6 <u>Subject to appeal</u>	Educational facility	Not applicable.
RPROZ-R7 <u>Subject to appeal</u>	Farming activity	Not applicable
RPROZ-R8 <u>Subject to appeal</u>	Conservation activity	Not applicable
RPROZ-R9 – RPROZ-R22 <u>Subject to appeal</u>		Not applicable

Table 6 - Assessment against the Coastal Environment Rule Standards

Plan Reference	Rule	Performance of Proposal
CE-R1	New buildings or structures and relocated buildings and	Not applicable –

<u>Subject to appeal</u>	extensions or alterations to existing buildings or structures	<i>No new buildings are proposed.</i>
CE-R2 <u>Subject to appeal</u>	Earthworks or indigenous vegetation clearance	Not applicable <i>No earthworks or vegetation clearance is proposed.</i>
CE-R3 <u>Subject to appeal</u>	Farming	Not applicable

Proposed District Plan Activity Status

- 3.8. Under the PDP, the proposal is a **Discretionary** activity to subdivide land affected by the district-wide (coastal environment) and natural environment values (outstanding natural landscape) sections of the Plan. On a large farm property, the proposal assumes the existence of rivers (streams) and wetlands within the site that are captured by Subdivision Rule SUB-R19.

National Environmental Standards

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

- 3.9. The site is not a HAIL site and has no history of HAIL activity. The site is a large pastoral farm property.

National Environmental Standards for Freshwater Management 2020

- 3.10. There are no identified natural inland wetlands or stream environments that would be affected by the subdivision.
- 3.11. THE NES-FM regulations do not apply.

5. Statutory Assessment

Section 104B of the Resource Management Act 1991 (RMA)

4.1. Section 104B governs the determination of applications for **Discretionary Activities**. A consent authority may grant or refuse an application for a discretionary resource consent and may impose conditions under section 108 of the RMA.

Section 104(1) of the RMA

4.2. Section 104(1) of the RMA states that when considering an application for resource consent –
“the consent authority must, subject to Part II, have regard to –

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of –*
 - i. a national environmental standard:*
 - ii. other regulations:*
 - iii. a national policy statement:*
 - iv. a New Zealand Coastal Policy Statement:*
 - v. a regional policy statement or proposed regional policy statement:*
 - vi. a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

4.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of the RMA). Positive effects arising from this proposal include the establishment of three rural lots that will enable the consolidation and long-term management of land that surrounds the Kingfish Lodge site, and the ongoing use of the existing farm.

- 4.4. Section 104(1)(ab) requires that the consent authority consider ‘any measure proposed or agreed to by the applicant for the purposes of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity’. The proposed lot sizes are large and provided for in the applicable ODP and PDP zones. Potential adverse effects are assessed to be no more than minor. There are no significant adverse effects that would require offsetting or compensation.
- 4.5. Section 104(1)(b) requires the consideration of any relevant provisions found in national policy statements or standards, regional policy statements or plans and operative or proposed district plans. Of relevance to this application are the NZCPS, the NPS-Natural Hazards, the Regional Policy Statement for Northland (RPSN) and the ODP and PDP.
- 4.6. Section 104(1)(c) states that consideration must be given to ‘any other matters that the consent authority considers relevant and reasonable, necessary to determine the application’. There are no other matters relevant to this application.

RMA Section 106

- 4.7. Section 106 of the RMA is the basis on which a consent authority may refuse to grant a subdivision consent. This includes potential risk from natural hazards and satisfactory provision of legal and physical access to each allotment created by the subdivision. Section 1A requires an assessment of the risk from natural hazards, including the likelihood of occurrence, the type of material damage to land or structures and any subsequent use of land that may accelerate, worsen that damage.
- 4.8. The recently gazetted National Policy Statement for Natural Hazards (NPS-NH) provides the basis for an assessment of natural hazards affecting a site. An assessment of the proposed subdivision under the NPS-NH is provided in paragraphs 4.16-4.20 below. Based on the size of the proposed lots and the location of existing (authorised) land use activities, risk at the application site to people and property is assessed to be low. The establishment of new structures would be subject to a foundation design assessment provided as part of any building consent application. There are sufficient developable areas located away from any mapped coastal or river hazards. Any future proposed development within the northern coastal margin would be subject to resource consent requirements under the PDP coastal environment, outstanding natural landscape and high natural character rules.

Assessment of Effects on the Environment

4.9. Section 104(1)(a) requires the consent authority to consider any potential or actual adverse effects on the environment of allowing the activity. In terms of the zone provisions, the proposed subdivision is in general accordance with the allotment sizes anticipated in the ODP General Coastal Zone and the PDP Rural Production Zone. The proposed accessway would not serve more than the maximum permitted number of users, which is 8 household equivalents under the ODP and 8 allotments under the PDP. The additional 'Controlled' activity matters under the ODP and the Discretionary' activity matters under the PDP relate to the natural and coastal environment.

Allotment Size and Dimensions

4.10. The subdivision proposal is to divide the existing farm property into three large allotments. The subdivision boundaries will follow the contours of the site, which includes a prominent central ridgeline that slopes north, south and west. Lots 1 and 2 would accommodate existing residential dwellings that are accessed via the farm driveways. KFL will purchase the Lot 3 land and amalgamate it with its existing site to create a larger land holding to accommodate the resort facility. This will include the recently consented lookout / lounge and implement shed structures.

4.11. The proposed lot sizes are large and well within the minimum lot size specified for the ODP GCZ (20ha) and the PDP RPZ (40ha). Both zones envisage the retention of large rural allotments with rural production potential. The lot sizes are comparable to other rural properties along the coastline to the south and east of the site and will maintain the rural (coastal) character of the existing environment. The required allotment dimensions can be met within each site. It is considered that potential adverse effects on rural (coastal) character and the productive potential of the area will be no more than minor.

Effects on outstanding natural landscape and the coastal environment

4.12. There are identified areas of outstanding natural landscapes and high natural character within the site boundary. The ONL applies to the northern cliff faces that frame the entrance to the Whangaroa Harbour. Bush areas throughout the site are significant and mapped as HNC. The proposed subdivision would encompass the mapped areas, however there are no

development works that would affect the existing landscape as it currently exists, or ecological values.

- 4.13. As illustrated on the subdivision plan, the proposed lot boundaries will bisect the mapped areas of outstanding natural landscape and the areas of high natural character bush, however these will not be affected by the subdivision or any current land use proposal. Development of the site to give effect to the subdivision does not require any vegetation clearance or the formation of driveways or construction of buildings within the protected areas. The subdivision will accommodate existing residential activity on Lots 1 and 2 and the KFL resort facility on Lot 3.
- 4.14. PDP land use rules (including built development rules in the coastal environment) will continue to protect identified outstanding natural landscapes and significant indigenous bush and fauna habitat areas as applied to any future proposed land use activities.
- 4.15. The proposed sites are of a size that any future built development (not currently proposed) can be accommodated outside of the protected areas and in such a way that they can be maintained in a contiguous state across site boundaries. Potential adverse effects on the existing (operative and proposed) ONL and HNC areas are assessed to be less than minor.

Natural and other hazards

- 4.16. Potential natural and other hazards to be considered include those listed in the ODP Rule 13.7.3.2. Natural hazards under the RMA means:

“any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.”

- 4.17. Section 106 of the RMA enables Council's to refuse consent to a subdivision activity if it considers there to be a significant risk from natural hazards. An assessment of risk is required to confirm the likelihood of the hazard occurring, and the potential for damage to property. Section 106A was included in the RMA in August 2025. The NPS-NH was gazetted shortly after in December 2025. The NPS-NH introduces a proportionate approach to managing potential

risk from natural hazards to people and property associated with subdivision and the use and development of land.

- 4.18. The ODP requires that the adverse effects of any natural hazard risk be avoided, remedied or mitigated. Similarly, the PDP has subdivision rules that regulate land that is susceptible to natural hazard risk including land instability, and coastal and river flooding.
- 4.19. The application site is a large coastal property that is steep in parts, and potentially subject to land instability, coastal erosion and identified coastal hazards at sea level around the perimeter of the site. The potential risk of natural hazards on such a large site, and where there are options for locating vulnerable activities and buildings to avoid such risks, is assessed to be low. The application as proposed does not include any new buildings or residential / commercial activities that will change how the site is currently used.
- 4.20. Notwithstanding the potential low risk arising from natural hazards at the site, the Council can, if necessary, include consent notice conditions that would apply to the location and foundation design of any new vulnerable buildings. It is considered that any potential adverse effects from natural hazard risk is less than minor because they can be avoided.

On-site services -water supply and on-site wastewater

- 4.21. As a remote rural site, there are no reticulated services available at the property. The existing dwellings on the site have on-site services including wastewater and water supply. These are described in the attached wastewater report (refer **Appendix 6**). The Kingfish Lodge also has consented on-site infrastructure that will service the upgraded resort facility that is currently under construction. The provision of on-site infrastructure services at the site will not generate adverse effects.

Vehicle Access

- 4.22. Vehicle access to proposed Lots 1 and 2 will be via the existing ROW that has access from Tauranga Bay Road. The number of lots and households utilising the ROW will not exceed the ODP & PDP permitted standard of 8 allotments. The subdivision will continue to service the two existing households on the property and will not the demand or traffic movements currently generated.

- 4.23. The amalgamated Kingfish Lodge site that will incorporate Lot 3 as an outcome of the subdivision has historically relied on boat access and does not require road access to the site. A historic resource consent requires a site in Whangaroa be set aside as carparking. This remains today. It is proposed that this arrangement continue as road access to this site is not required. KFL currently has a variety of vehicles on the property required for maintenance and transport around the site. Access for any new vehicles or machinery is by agreement with the adjacent farm owners or alternatively by barge.
- 4.24. For the purposes of satisfying Section 106(1)(c), the proposed access arrangement to the sites is satisfactory and will not generate adverse effects on existing road environment or affect any natural or coastal environment values. The existing number of ROW users will not change or exacerbate potential adverse traffic effects.

Assessment against any relevant policy documents

- 4.25. In accordance with Section 104(1)(b) of the Act, the following statutory documents have been assessed for relevance to the consideration of this proposal.

National Environmental Standards

- 4.26. The site is not a HAIL site and is not subject to regulations National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011.
- 4.27. There are no activities that would require resource consent under the National Environmental Standard for Freshwater Management.
- 4.28. No other National Environmental Standards apply to this development.

National Policy Statement(s)

- 4.29. There are currently nine operative National Policy Statements. These are as follows:
- New Zealand Coastal Policy Statement
 - National Policy Statement on Urban Development
 - National Policy Statement for Freshwater Management

- National Policy Statement for Renewable Electricity Generation
- National Policy on Electricity Transmission
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- National Policy Statement for Natural Hazards
- National Policy Statement for Infrastructure

4.30. The NZCPS and the NPS for Natural Hazards (NPS-NH) are relevant to an assessment of the proposed subdivision.

4.31. The NZCPS provides national policy direction for the management of subdivision and development in the coastal environment to ensure that its natural character is preserved. Objective 2 seeks to:

‘preserve the natural character of the coastal environment and protect natural features and landscape values through:

- *recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
- *identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
- *encouraging restoration of the coastal environment.’*

4.32. The subdivision would enable additional large rural lots in the coastal environment that are consistent with the surrounding area and enabled by the ODP and PDP zones that apply to the site. The existing bush areas and protected landscape environment will remain intact, with no current proposal for any additional built development. The proposed subdivision activity would not be contrary to the NZCPS.

4.33. As previously discussed, the NPS-NH applies to a subdivision proposal where there is a potential natural hazard risk. On such large rural allotments, natural hazard risk is assessed to be low. Subdivision of the site will not increase any risk to other sites.

Regional Policy Statement for Northland

- 4.34. The purpose of the Regional Policy Statement for Northland (RPS) is to promote the sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northlands natural and physical resources. The proposed subdivision includes land that is identified as an outstanding natural landscape and areas of high natural character. The proposed subdivision will not adversely affect any identified regional scale natural environment values.

Far North Operative District Plan

- 4.35. The relevant objectives and policies include the District-wide subdivision and General Coastal Zone provisions. A copy of the relevant objectives and policies is attached at **Appendix 7**.
- 4.36. Subdivision objective 13.3.1 enables subdivision of land if it is consistent with the purpose of a zone and promotes the sustainable management of natural and physical resources. It is expected that the life-supporting capacity of natural resources will be protected, and that adverse effects arising from reverse sensitivity and natural hazards will be avoided, remedied or mitigated (Objective 13.3.2). The protection of outstanding landscapes or natural features in the coastal environment is prioritised (Policy 13.3.3). The relationship between Māori and their ancestral lands, water, sites and waahi tapu and other taonga is to be recognised and provided for (Policy 13.3.7).
- 4.37. The ODP General Coastal zone comprises most of the coastal land in the Far North district. GCZ objectives and policies enable a wide range of activities where adverse effects on the natural character of the coastal environment can be avoided, or where effects are compatible with its preservation (Objective 10.6.3.1 and Policy 10.6.4.1). The zone context statement states that:

"The General Coastal Zone covers the largest area of all the zones in the coastal environment. This zone is generally rural with a coastal focus and natural character predominates.

The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is

expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

- 4.38. As predominantly rural land in the coastal environment, residential development is expected to be low density at a permitted standard for 1 dwelling / 20 hectares or single dwellings on smaller existing sites. Methods to preserve natural character include rules relating to the visual appearance of buildings (visual amenity), which have small permitted gross floor area thresholds and limits on building height and impermeable surfaces. District-wide rules regulate indigenous vegetation clearance, particularly within mapped areas of outstanding natural landscapes (ONL).
- 4.39. The proposal is for a three-lot subdivision at an intensity that is enabled as a 'Controlled Activity' in the General Coastal zone. The proposal is consistent with the size of lot anticipated in the zone and will maintain the rural (coastal) character of the existing environment. The outstanding landscape and indigenous bush areas will remain intact within the new lot boundaries and subject to land use rules that limit their development.
- 4.40. The proposed allotments will encompass existing residential dwellings associated with the farm activities. New proposed buildings (within Lot 3) associated with the KFL development are consented and have been assessed to be appropriate in their coastal environment setting. Existing natural hazard risk is limited to the coastal margins and areas within the site that might be subject to land instability. The risk to people and property is significantly mitigated by the size of the proposed lots, which provide alternative options for the location of buildings and associated access.
- 4.41. The visual and landscape qualities of the coast in this location will be protected by existing (and proposed) limits on permitted buildings and development that can locate within the coastal environment and the more sensitive outstanding landscape. There is no current proposal for additional buildings or development. There will be no change to the existing access arrangement or the number of ROW users.
- 4.42. It is considered that the proposed subdivision would not be contrary to the objectives and policies of the ODP and will enable development that is consistent with the purpose of the GCZ. Adverse effects on the natural character of the coastal environment can be avoided.

Proposed Far North District Plan

4.43. Under the PDP, the site is zoned 'Rural Production' with 'Coastal Environment', Outstanding Natural Landscape', and 'High Natural Character' overlay. The proposed site zoning is rural in character with natural environment nuances reflected in overlays. A copy of the relevant PDP objectives and policies is attached at **Appendix 7**.

4.44. Consistent with SUB-O1, the proposed subdivision would achieve the purpose of the RPZ which is to:

“provide for primary production activities including non-commercial quarrying, farming, intensive indoor and outdoor primary production, commercial forestry activities and horticulture. The Rural Production zone also provides for other activities that support primary production and have a functional need to be located in the rural environment, such as the processing of timber, horticulture, apiculture and dairy products...”

4.45. The minimum permitted lot sizes are large (>40ha) and will retain large land holdings for production purposes. Land use activities permitted in the zone are limited to those that support primary production or which have functional need for a rural location. In terms of lot sizes, the proposed subdivision is consistent with the zone objectives. The existing land holding will remain a farm and is not for rural lifestyle purposes. Lot 3 will be incorporated into the Kingfish Lodge property and provide the landscape backdrop to the resort. Kingfish Lodge is an existing historic development that contributes tourism amenity in the region. The owner of the lodge is actively involved in weed and pest management across the wider property(s).

4.46. The Discretionary Activity status of the subdivision under the PDP arises from the natural environment overlays and coastal environment that apply to the site. The mapped areas will not be affected by the subdivision and will achieve SUB-O2 (and CE-O1, IB-O1, NFL-O1) which seeks to recognise and provide for the protection of outstanding natural landscapes, the natural character of the coastal environment and the significant areas of indigenous vegetation on the sites.

4.47. There are no sites or areas of significance to Māori, or historic heritage that would be affected by the proposed subdivision (SUB-O2). Written approval from Iwi is attached at **Appendix 9**.

- 4.48. Appropriate on-site services (infrastructure) are provided at the site including those associated with existing dwellings on proposed Lots 1 and 2. The adequacy of the existing residential wastewater systems has been confirmed in the Geologix Report attached at **Appendix 6**. Legal and physical access will be provided to Lots 1 and 2, with access to Lot 3 (forming part of the Kingfish Lodge) site from the Whangaroa Harbour.
- 4.49. Consistent with SUB-O1(e), the subdivision will not increase risk from natural hazards that are largely confined the coastal foreshore. Furthermore, the proposed lots are large enough, such that unstable development areas can be avoided.
- 4.50. The existing ROW access arrangement will remain. There will be no increase to the number of users of the accessway.
- 4.51. Overall, it is considered that the proposed subdivision is consistent with the intent of the RPZ and will avoid adverse effects on the coastal environment and natural environment overlays that apply to the site.

6. Plan Weighting

- 5.1. A decision on this application requires an assessment of both the operative and proposed plan provisions. As applicable to the site, the subdivision outcomes sought under the ODP and PDP are generally aligned in that they both seek to maintain productive rural environment and the natural landscape and indigenous vegetation values associated with the coastal environment. The PDP establishes a more restrictive regime in terms of minimum permissible lot sizes and the introduction of land use regulations that limit activities that do not have a functional need to locate in the RPZ. Furthermore, the mapped area of outstanding natural landscape and protected indigenous vegetation is more extensive under the PDP.
- 5.2. Notwithstanding the above, there is no inherent conflict between the ODP and PDP provisions as they apply to the site. At the site and scale proposed, the general intent of both Plans will be achieved, therefore no weighting is necessary. The proposed lot sizes exceed the minimum size for rural lots in both plans.

7. Notification Assessment – Sections 95A to 95G of the Act

Public Notification Assessment

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

Step 1 Mandatory public notification in certain circumstances

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

and,—

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

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

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

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

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

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

- 6.1.1. Notification of this application is not requested. Step 1 does not apply. Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances

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

and,—

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

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

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

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

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

(i) a controlled activity:

(ii) [Repealed]

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

(iv) [Repealed]

(6) [Repealed]

- 6.1.2. The application is not subject to a rule or NES that precludes public notification. The application is not for a controlled activity. The proposal includes activities that are not boundary activities. Therefore Step 3 must be considered.

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

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

- (a) if the answer is yes, publicly notify the application; and*
- (b) if the answer is no, go to step 4.*

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

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

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

Step 4: Public notification in special circumstances

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

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

- 6.1.4. There are no special circumstances that would warrant public notification of the application.

Public Notification Summary

- 6.1.5. Based on the assessment above, the application does not require public notification, however an assessment of limited notification is still required.

Limited Notification Assessment

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

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

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

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

(3) Determine—

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

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

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

- 6.2.1. There are no protected customary rights groups or customary marine title groups that would be affected by the subdivision. The site is adjacent to the Ngatikahu ki Whaingaroa statutory acknowledgement area. The proposed subdivision is consistent with the environmental outcomes and lot sizes enabled by the ODP and PDP. Local Iwi have provided written approval to the subdivision.

Step 2: Limited notification precluded in certain circumstances

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

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

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

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

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

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

- 6.2.2. There is no rule in any relevant plan or national environmental standard that precludes notification. The application is not for a controlled activity. Therefore Step 2 does not apply, and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

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

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

(9) Notify each affected person identified under subsections (7) and (8) of the application.

The proposal is not for a boundary activity nor is it a prescribed activity.

- 6.2.3. The proposal does not involve a boundary activity.

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

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

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

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

(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

- 6.2.5. A Council must not consider that a person is affected if they have given their written approval, or it is unreasonable in the circumstances to seek that person's approval. No persons are considered affected by this proposal.
- 6.2.6. Step 3 does not apply, and Step 4 must be considered.

Step 4: Further notification in special circumstances

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

- 6.2.7. There are no other special circumstances that exist in relation to the application.

Limited Notification Assessment Summary

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

Notification Assessment Conclusion

- 6.3. Pursuant to sections 95A to 95G the applicant requests that the application be processed on a non-notified basis.

8. Part 2 Assessment

- 8.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.
- 8.2. The proposal will meet Section 5 of the RMA by promoting the sustainable management of natural and physical resources whilst meeting the foreseeable needs of future generations. It is considered that the proposed subdivision will safeguard the life supporting capacity of air, water, soil and ecosystems.
- 8.3. Section 6 of the Act sets out matters of national importance. Other than the location of the site in the coastal environment and the significance of the northern landscape and the

vegetation and fauna habitat on the site, there are no other matters of national importance affected by this proposal.

- 8.4. Section 7 identifies “other matters” to be given particular regard by a Council when assessing an application for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment.
- 8.5. Section 8 requires Council to ‘take into account’ the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is considered that the proposal would not be contrary to the principles of Te Tiriti.
- 8.6. Overall, the application is consistent with the relevant provisions of Part 2 of the RMA, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, it is concluded that the proposal achieves the purpose of sustainable management set out by Sections 5-8 of the Act.

9. Conclusion

- 9.1. Kingfish Lodge Limited seek to subdivide the rural site adjacent to its lodge property at 136 Te Kahikatoa Peninsula Road, Kaeo. The site is a large rural property. It is intended the existing farm operation be maintained within Lots 1 and 2 and the ownership of the Archers and the western part of the headland (Lot 3) amalgamated with the KFL site.
- 9.2. The site is within a mapped outstanding landscape and the coastal environment overlay. The natural character values associated with these overlay areas will not be affected by the subdivision.
- 9.3. The site is not subject to any natural hazard risk. Potential adverse effects on the environment would be no more than minor.
- 9.4. The proposal would not be contrary to any relevant ODP or PDP objective or policy.
- 9.5. The Applicant requests that the application be processed on a non-notified basis.

10. Limitations

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

Application for 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 discussion

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

☒ Yes ☐ No ☐ N/A

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

☐ Yes ☒ No ☒ N/A

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?

☐ Yes ☒ No ☒ N/A

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDc website.*

2. Type of consent being applied for

(more than one circle can be ticked):

☐ Land Use

☐ Fast Track (Land Use - Controlled Activity)

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note: volumes >3m³ requires NRC Consent 3m³

☒ Subdivision

☐ Existing Use Certificate (s.139A)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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?

Te Runanga o Whaingaroa

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Kingfish Lodge 2016 Limited

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

☐ Yes ☒ No

If yes, please provide details:

6. Address for correspondence

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

Name/s:

Northland Planning and Development 2020 Ltd c/o Rochelle Jacobs

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:

John & Marilyn Archer

Property address/
location:

136 Te Kahikatoa Peninsula Road

Postcode

8. Application site details

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

Name/s:

Site address/
location:

136 Te Kahikatoa Peninsula Road & Kingfish Lodge

Postcode

Legal description:

Pt Kahikatoa & Lot 1 DP 19882

Val Number:

Certificate of title:

NA2038/67 & ROT 788895

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 Rochelle at Northland Planning 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.

Subdivision to create 2 additional allotments and amalgamation with neighbouring KFL site.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☒ 2023

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. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☒ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- ☒ Flooding ☐ Active Faults
- ☐ Landslips ☐ Liquefaction
- ☒ Coastal Erosion ☒ Tsunami
- ☒ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. 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 as per s107G of the RMA to enable consideration for the draft conditions.

16. 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)

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)

Mrs Sullivan

Signature:

(signature of bill payer)

Date 29/9/26

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full)

Rochelle Jacobs

Signature

Date 28-Sep-2026

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

See overleaf for a checklist of your information...

Checklist of your information

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*



**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 **NA2038/67**
Land Registration District **North Auckland**
Date Issued 23 November 1961

Prior References

NA1590/13 NA1590/74 NA364/87

Estate Fee Simple
Area 211.5519 hectares more or less
Legal Description Part Kahikatoa Block, Part Pararako Block,
Part Allotment 2 Parish of Mahinepua and
Lot 2 and Lot 4 Deposited Plan 49684

Registered Owners

Marilyn Ann Archer and John Lindsay Archer as Executors

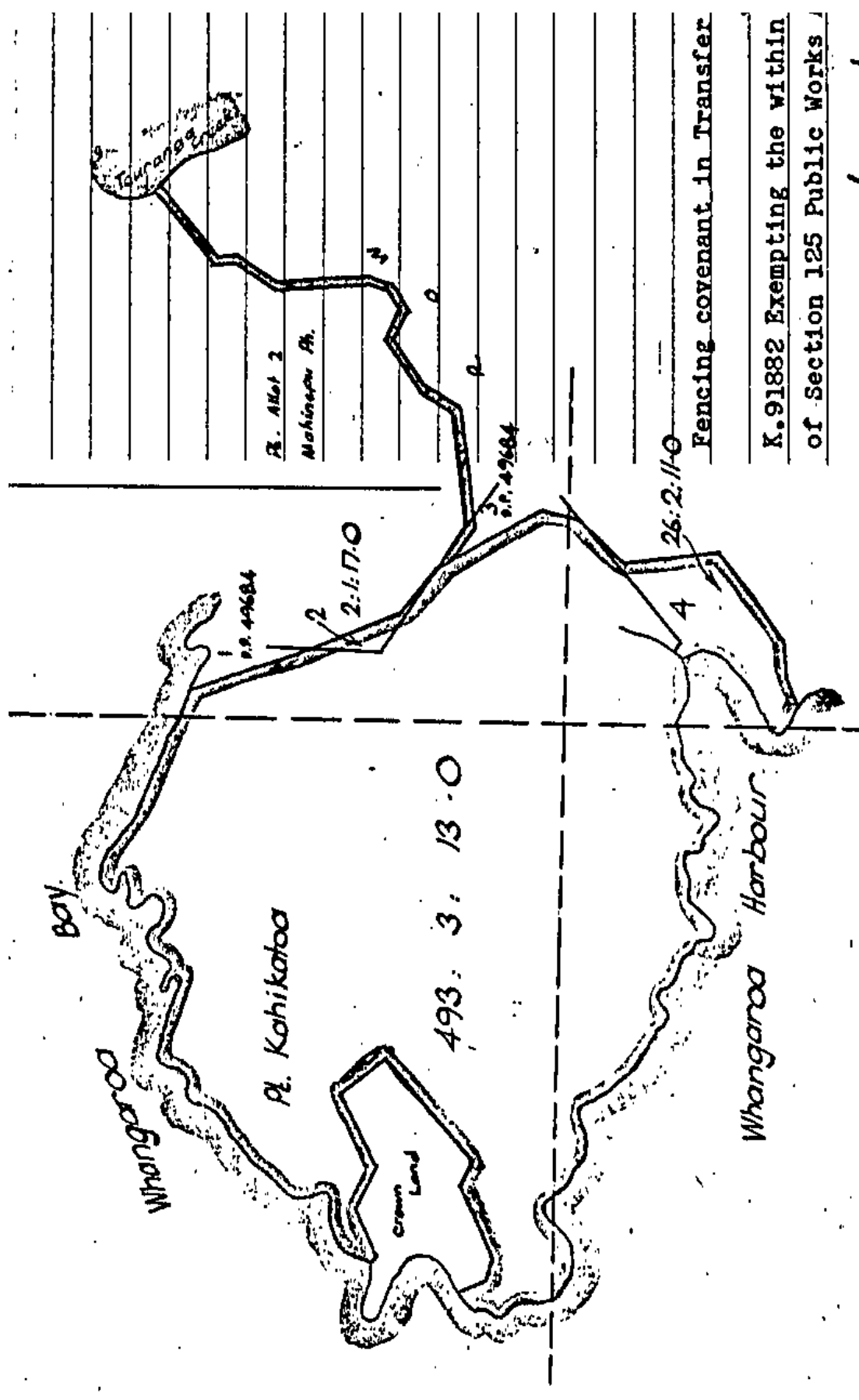
Interests

K91882 Exempting the within land from the provisions of Section 125 Public Works Act 1928 - 3.7.1961 at 10:35 am

Appurtenant hereto is a right of way created by Transfer 671141 - 23.11.1961 at 12:08 pm

010530.1 Partial surrender of the right of way created by Transfer 671141 - 4.7.1972 at 10:23 am

9126244.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 18.7.2012 at 12:40 pm (Affects Part Kahikatoa Block)





**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 **788895**
Land Registration District **North Auckland**
Date Issued 02 June 2017

Prior References

NA127C/708	NA127C/709	NA127C/710
NA127C/711	NA127C/712	NA127C/713
NA127C/714	NA127C/715	NA127C/716
NA127C/717	NA127C/718	NA127C/719
NA127C/720		

Estate Fee Simple
Area 11.9074 hectares more or less
Legal Description Lot 1 Deposited Plan 198828

Registered Owners

Kingfish Lodge 2016 Limited

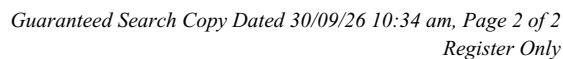
Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

10942375.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.12.2017 at 10:27 am

12562189.1 Variation of Consent Notice 10942375.1 pursuant to Section 221(5) Resource Management Act 1991 - 19.9.2022 at 10:39 am





View Instrument Details

Instrument No.	10942375.1
Status	Registered
Date & Time Lodged	04 Dec 2017 10:27
Lodged By	Liu, Mingyue
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



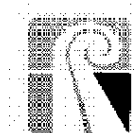
Affected Computer Registers	Land District
788895	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Nigel Alexander Harrison as Territorial Authority Representative on 01/12/2017 10:51 AM

***** End of Report *****



**Far North
District Council**

Private Bag 752, Memorial Ave
Kaitake 0440, New Zealand
Tefephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: csf@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Te Kaunihera o Tai Tokerau
Ki Te Raki
Council of the Far North District

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING Lot 1 DP 198828

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lot 1 DP 198828

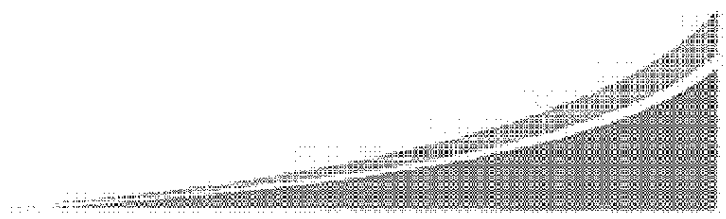
The keeping of dogs, cats and mustelids is prohibited.

SIGNED:


Mr Patrick John Killalea
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this

1st day of *December* 2017



(C)

(New Zealand.)

MEMORANDUM OF TRANSFER.

RALPH ARTHUR LONGLEY of Dannevirke, Motor Body Builder, and JOYCE ...
TAUR LONGLEY his wife (hereinafter where the context requires or admits ..
called "the Transferors")
registered as the proprietor of an estate in fee simple as tenants in common in equal
shares
subject however to such encumbrances liens and interests as are notified by memorandum
underwritten or endorsed hereon in all those pieces of land situated in the Provincial ..
District of Auckland containing
FIRST Four hundred and ninety-three (493) acres Three (3) roods
Thirteen (13) perches being part of the Block called Kahikatoa Block ...
and being the balance of the land comprised and described in Certificate .
of Title Volume 364 folio 87 after deducting therefrom the land taken by .
Proclamation 11879 and Lots 1 and 3 on Deposited Plan No. 49684 SUBJECT
TO K.91882 and SECONDLY Twenty-eight (28) acres Three (3) roods Twenty-
eight (28) perches more or less being Lots 2 and 4 on the said Deposited .
Plan 49684 and being part of Allotment 2 Parish of Mahinepua and part of .
the Pararako Block respectively and parts of the land in Certificates of .
Title Volume 1876 folio 74 and Volume 1590 folio 13 SUBJECT AS TO the ..
land in the said Certificate of Title Volume 1876 folio 74 to K.91882 and
in pursuance of an agreement in writing and IN CONSIDERATION of the sum
of Four thousand five hundred pounds (£4,500) paid to them by BARNABAS ..
WILDER WILLIAMS of Papahoe Hastings Sheepfarmer (the receipt whereof
is hereby acknowledged) DO HEREBY TRANSFER to the said Barnabas Wilder .
Williams (hereinafter called "the Transferee") all their estate and
interest in the said pieces of land AND FOR THE CONSIDERATION AFORESAID
the Transferors being registered as the proprietors of an estate in fee .
simple as tenants in common in equal shares subject as aforesaid in all .
those pieces of land situate as aforesaid containing Three hundred and ..
seventy-three (373) acres One (1) rood Thirty-three (33) perches more or less
being parts of the Pararako and Kahikatoa Blocks and part of Allotment 2 .
Parish of Mahinepua and also Lots 1 and 3 on Deposited Plan 49684 and
parts of the land comprised and described in Certificates of Title
Volume 1876 folio 74 and Volume 364 folio 87 SUBJECT TO K.91882 and ...
Mortgage No. 393107 DO HEREBY TRANSFER AND GRANT unto the Transferee and
other the occupier and occupiers for the time being of the land first and
secondly hereinbefore described the full free and uninterrupted right and
liberty for him and them and his or their tenants agents servants workmen
licensees and invitees in common with the Transferors and other the

Underwritten agreement for
the sale of the land to the
said transferee.

occupier and occupiers for the time being of the land thirdly hereinbefore ..
described and their and his tenants agents servants workmen licensees and ..
invitees at all times hereafter by day or by night to pass and repass with ..
or without sheep cattle horses and with or without motor and other vehicles ..
of any kind laden or unladen over and along that part of the land thirdly ..
hereinbefore described coloured yellow on the said Deposited Plan 49684 ...
TO THE INTENT that the same shall be forever appurtenant to the lands first
and secondly hereinbefore described and every part thereof PROVIDED ALWAYS .
that the said Ralph Arthur Longley and Joyce Taur Longley shall not nor shall
either of them be liable to contribute to the cost of the erection or mainten-
ance of any dividing fence between the lands first and secondly hereinbefore .
described and any land owned by them adjacent thereto but this proviso is ..
intended for their his and her benefit and for the benefit of their respective
heirs executors administrators and devisees only and shall not enure for the
benefit of any other person or persons whomsoever.

IN WITNESS whereof these presents have been executed this
22nd day of August One thousand nine hundred and sixty-one.

SIGNED by the said RALPH ARTHUR }
LONGLEY in the presence of: - }

SIGNED by the said JOYCE TAUR }
LONGLEY in the presence of: }

I, ARTHUR WILLIAM SHARLAND LONGLEY of Porangahau, Sheepfarmer, being the Mortgagee
under Memorandum of Mortgage Number 393107 (Auckland Registry) DO HEREBY CONSENT
to the within-written transfer and grant of right of way.

SIGNED by the said ARTHUR WILLIAM SHARLAND }
LONGLEY in the presence of: }

Solicitor

Wapukuan

(L.V.C.—12)

In the Land Valuation Court,

~~Auckland~~ Registry.

No. *11406/61.*

IN THE MATTER of an application under the Land Settlement Promotion Act, 1952

for consent to a sale of land

Between RALPH ARTHUR LONGLEY and JACOB PAUL LONGLEY, Vendor (Lessor),
and ANDREW ARTHUR LONGLEY, Purchaser (Lessee).

BEFORE THE ~~10th~~ LAND VALUATION COMMITTEE

Upon reading the application of Ralph Arthur Longley

for the consent of the Land Valuation Court to the sale

of the land described in the schedule hereto

*Delete if not
required

*And upon hearing

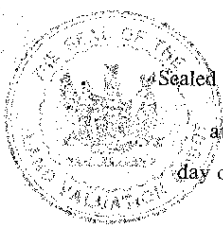
It is ordered that the consent of the Land Valuation Court be granted to the transaction *upon or subject to the following conditions:—

SCHEDULE

All that parcel of land containing 320 acres 3 rods being part of Hahionea Block and part of Paparake Block and part of Allotment 2 Hahionea Parish situated in Blocks III, IV, VII and VIII Whangaroa Survey District and being part of the land comprised in Certificates of Title Volume 361 Folio 27 and Volume 362 Folio 273 Auckland Registry.

Dated at Auckland this 10th day of July, 1961.

[Signature]
(Deputy) Registrar of the Land Valuation Court



Sealed at the Office of the Land Valuation Court,

at Auckland, this 25th
day of July, 1961.

[Signature]
(Deputy) Registrar.

Solicitors for the applicant: Campbell & Brinsley, Kaitia.

671141

RECALL FILE LABEL

No.



F5000009035743

Transfer

OF FREEHOLD.

Correct for the purposes of the Land Transfer Act.

situated in the Provincial District of Auckland.

Solicitor for the Transferee,
Hastings.

R.A. & J.T. LONGLEY Transferor.

B.W. WILLIAMS Transferee.

Particulars entered in the Register Book.

H.B.

Vol. 1874/14 Fol. 138/14

the 10th day of September 1901

at 12 o'clock

Land Registrar
of the District of Hawke Bay

SCANNELL & BRAMWELL

Solicitors,

Hastings, H.B.

\$1

(Approved by the District Land Registrar, Napier, H.B., No. 147.)

(C)

(New Zealand.)

MEMORANDUM OF TRANSFER.

WHEREAS BARNABAS WILDER WILLIAMS of Papahope Hastings Sheepfarmer (hereinafter referred to as "the Dominant Owner") is

registered as the proprietor of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memorandum

underwritten or endorsed hereon in all that piece of land situated in the North Auckland

Registration District containing

522 acres 3 roods 1 perch (522a. 3r. 1p) more or less being part Kahikatoa and Pararako Blocks and part Allotment 2 Parish of Mahinepua part of the land being Lots 2 & 4 on Deposited Plan 49684 and being all the land in Certificate of Title Volume N.2038 Folio 67 (North Auckland Registry) SUBJECT TO (a) The fencing covenant in Transfer 671141 (b) K.91882 (c) Mortgage A.588081 but TOGETHER WITH the right of way over the parts of Certificates of Title 2038/89 and 90 shown coloured blue on the plan on the said Certificate of Title Volume N.2038 Folio 67 (North Auckland Registry) created by the said Transfer 671141 AND WHEREAS RALPH ARTHUR LONGLEY of Kaero, Farmer and THE NEW ZEALAND INSURANCE COMPANY LIMITED (hereinafter referred to as "the Servient Owners") being registered as the proprietors of an estate in fee simple as tenants in common in equal shares subject as aforesaid in all that piece of land situate aforesaid containing 221 acres 2 roods 23.8 perches (221a.2r.23.8p) more or less being part Paratako Block and parts of Allotment 2, Parish of Mahinepua and all the land in Certificate of Title Volume N.183 Folio 1030 (North Auckland Registry) TOGETHER WITH the rights of way over (1) the part lot 1 shown coloured yellow on Plan 54531 (Certificate of Title 6B/605) created by Transfer A.91271 and (2) the part Lot 1 coloured purple on Plan 61440 (Certificate of Title 18D/931) evidenced in Easement Certificate A.445867 and created by Transfer A.451368 but SUBJECT TO (a) the right of way over the part coloured yellow on Plan 49684 appurtenant to the land in Certificate of Title Volume 2038 Folio 67 created by the said Transfer 671141 (b) Mortgage A.164693 and (c) Caveat A.214733 by Tauranga Bay Motor Camp Limited AND WHEREAS the said right of way over the part coloured yellow on Plan 49684 created by the said Transfer 671141 is no longer used by the Dominant Owner and it is intended that the Easement created by the said Transfer 671141 over the part coloured yellow on Plan 49684 be released surrendered and extinguished NOW THEREFORE to give effect to the said intention the Dominant Owner DOETH HEREBY TRANSFER RELEASE AND SURRENDER to the Servient Owners all his right title estate or interest in and over the land secondly hereinbefore described created by the said Transfer 671141 TO THE INTENT that the Easement of right of way over the part coloured yellow on Plan 49684 be wholly extinguished and shall merge in the fee simple of the land secondly hereinbefore described.

IN WITNESS whereof these presents have been executed this 24 day of June
One thousand nine hundred and seventytwo.

SIGNED by BARNABAS WILDER
WILLIAMS in the presence
of:-

B. W. Williams

D. J. Cannell

Solicitor

Hastings

SIGNED by RALPH ARTHUR
LONGLEY in the presence
of:-

R. A. Longley AKU

23-VI-72 52033 -DTY *****1.00

THE COMMON SEAL of the NEW
ZEALAND INSURANCE COMPANY

MCVEAGH FLEMING UREN & PARTNERS
BARRISTERS & SOLICITORS

MARTYN UREN LL.B.
COLIN GRAHAM HOLDAWAY LL.B.
MAURICE WYLLY HUNT LL.B.
DESMOND ARTHUR WISHART LL.B.
MICHAEL FELIX KELLY LL.B.
PETER JOHN EDWARDS LL.B.
DONALD JOHN COTTON LL.B.
JOHN LEONARD CLARK LL.B.
ULRIC DAVID MICHEL SPARKS LL.B.
JOHN WOOLLEY LL.B.
JOHN ANDREW GRAY LL.B.
CONSULTANT PARTNER:
THOMAS HUGH IAN FLEMING LL.B.

ALSO AT MANUREWA & BIRKENHEAD

PHONES: 33-689 (7 lines)

P.O. BOX 4099

7TH FLOOR,
NORWICH UNION BUILDING,
QUEEN STREET,
AUCKLAND. 1. N.Z.

IN REPLY PLEASE QUOTE

Mr. Woolley,

3rd July 1972,

The District Land Registrar,
Private Bag,
AUCKLAND. 1.,

Dear Sir,

re:- C.T. 18B/1030:

We enclose for registration on behalf of Messrs. Bradley & Fountain, a Transfer surrendering a Right of way effecting the land in C.T. 18B/1030 and C.T. 2038/67.

We understand that C.T. 2038/67 has been produced by Messrs. Earl, Kent, Massey, Palmer & Hamer, and C.T. 18B/1030 is already in the Land Transfer Office. A letter has been sent to you by Messrs. Bradley & Fountain, regarding the whereabouts of this Title and a further copy is enclosed.

You may find that the Title is with a Transfer of part of the land to Tauranga Bay Motor Camp Limited registered by Messrs. Kayes, Kayes & Moore, which we understand was registered on the 24th March under Abstract No. 100521.

Yours faithfully,
MCVEAGH, FLEMING, UREN & PARTNERS:

per:

J. Woolley,

JW:aw
encl.

BRADLEY & FOUNTAIN
Barristers and Solicitors
Notary Public

Jeremy John Granville Bradley (Gray's Inn), Notary Public.
David Robin Fountain, LL.B.

Attend KAEO Thursdays,
Whangaroa County Council Chambers.
Hours --- 10 a.m. to 3 p.m.

Telephone 683 (2 lines)
P.O. Box 43

61 Commerce Street
(Commerce Building)
KAITIAIA, N.Z.

29th June 1972

The District Land Registrar,
Private Bag,
AUCKLAND.

Dear Sir,

re: Proclamation A591999 - Whangaroa
County.

The N.Z. Insurance Company has forwarded on to us your letter of the 8th instant requesting production of Certificate of Title 18B/1030 and Mortgage A164693.

Both these documents are already in your office on a transfer to Tauranga Bay Motor Camp Limited. There is a partial release of the mortgage being registered and Messrs Kayes, Kayes & Moore were registering a transfer against the title. The documents will have been in your office for some months, the mortgage having been sent down in March and the title some time earlier than that.

Yours faithfully,
BRADLEY & FOUNTAIN

JB/G

per: J.J.G. Bradley

DISTRICT LAND REGISTRAR AUCKLAND

LAND REGISTRY OFFICE
(SEARCH COPY)

010530

INSTRUMENTS LISTED BELOW RETURNED TO:
Messrs Bradley & Fountain
(NAME OF LODGING FIRM)

DISTRICT LAND REGISTRY
AUCKLAND NO. 3

JUL 4 10 23 AM '72

BY / /

McVeach Fleming Uren & Partners

4 / 7 / 72

ALL C.T. No's.	TYPE OF DOCUMENT	REGISTERED PROPRIETOR, TRANSFEROR, MORTGAGOR ETC.	APPLICANT, TRANSFEREE, MORTGAGEE ETC.	LOT AND D.P. No. OR OTHER LEGAL DESCRIPTION	TOTAL AREA			CONSIDERATION	INT. RATE	TYPE OF INSTRUMENT
					A	R	P			
2038/67 188/1030	T	Barnabas Wilder Williams	Ralph Arthur Longley and the New Zealand Insurance Co. Ltd	Pt lots 2 & 4 DP 49684 Paratako Block & pts of Allotment 2	522	3	1			(F)
1					221	2	23.8			(L)
2										(F)
										(L)
3										(F)
										(L)
4										(F)
										(L)

C.T. 2038/67 produced by Earl, Kent & Massey
C.T. 188/1030 on prior dealing by Kayes, Kayes & Moore
24/3/72 Abs. 100521

ci 22A/973.

No.

Transfer and Release of Right of Way

Correct for the purposes of the Land Transfer Act.

situated in Land Registration District of
North Auckland

B. W. WILLIAMS Transferor.

R.A. LONGLEY & THE NEW Transferee.
ZEALAND INSURANCE COMPANY LIMITED

Solicitor for the Transferee,
Hastings.

Particulars entered in the Register Book.

H.B. Vol. 2038 Fol. 67

133/1030

the 14th day of July 1972
at 10.23 o'clock



Land Registrar
of the District of Hawke's Bay
NORTH AUCKLAND

HORNER & BURNS SECURITIES LIMITED a duly
incorporated company having its registered
office at Hawera being the Mortgagee under
Mortgage A.588081 DOTH HEREBY CONSENT to
the within surrender of right of way.

DATED this 14th day of June 1972.

THE COMMON SEAL of HORNER & BURNS
SECURITIES LIMITED was hereunto
affixed in the presence of :

B. W. Williams
Director

.....
Secretary



EXP. SCANNELL, HARDY & COLEMAN

Solicitor,

Hastings, H.B.

010530
DISTRICT LAND REGISTRY
AUCKLAND NO. 3
JUL 4 10 23 AM '72



Memorandum of Easements			
Purpose	Shown	Burdened Land	Benefitted Land
Right of Way	A	Lot 1 Hereon	Lot 2 Hereon

Pacific Ocean

Amalgamation Condition
That Lot 3 Hereon be transferred to the owners of Lot 1 DP 198828 and that one Record of Title be issued in accordance therewith.

Zoned Rural Production (Proposed District Plan)
Areas & Measurements are approximate & subject to survey.
Comprised in Title 2038/67
Total Area = 211.5519ha (Title)
213.72ha (calculated)

Tauranga Bay Beach Rd

LOT 3
59.30ha

LOT 1
55.30ha

Lot 1
DP 197131

Lot 1
DP 189675

Existing Right of Way
over Lot 1 DP 197131
created by Transfer 671141
20.12m wide

Te Kahikatoa Peninsular Rd

Lot 2
DP 177224

Appurtenant Rights of Way over Lot 1 DP 197131		
Shown	Benefitted Land	Creating Document
B	Lots 1 & 2 Hereon	671141
C	Lots 1 & 2 Hereon 1 DP 189675 1 - 3 DP 390394	671141 D 397028.9
D	Lots 1 & 2 Hereon 1 DP 189675 1 - 3 DP 390394 2 DP 90523	671141 D 397028.9 13425443.1

Local Authority:
FAR NORTH DISTRICT COUNCIL

Coastline digitised from LIDAR imagery
and aerial photography
both obtained from LINZ data service

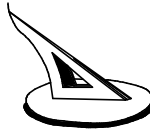
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WILLIAMS & KING

Whangaroa Harbour



Potential areas
of 'Seabed'

Pt
Pararako



WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 407 6030
Fax: (09) 407 6032
Email: kerikeri@saps.co.nz

27 Hobson Ave
PO Box 937 Kerikeri

Proposed Subdivision of
Pt Kahikatoa Block, and
Lots 2 & 4 DP 49684

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design	KS 18/05/2026	1:7000	A3
Drawn			
Rev			

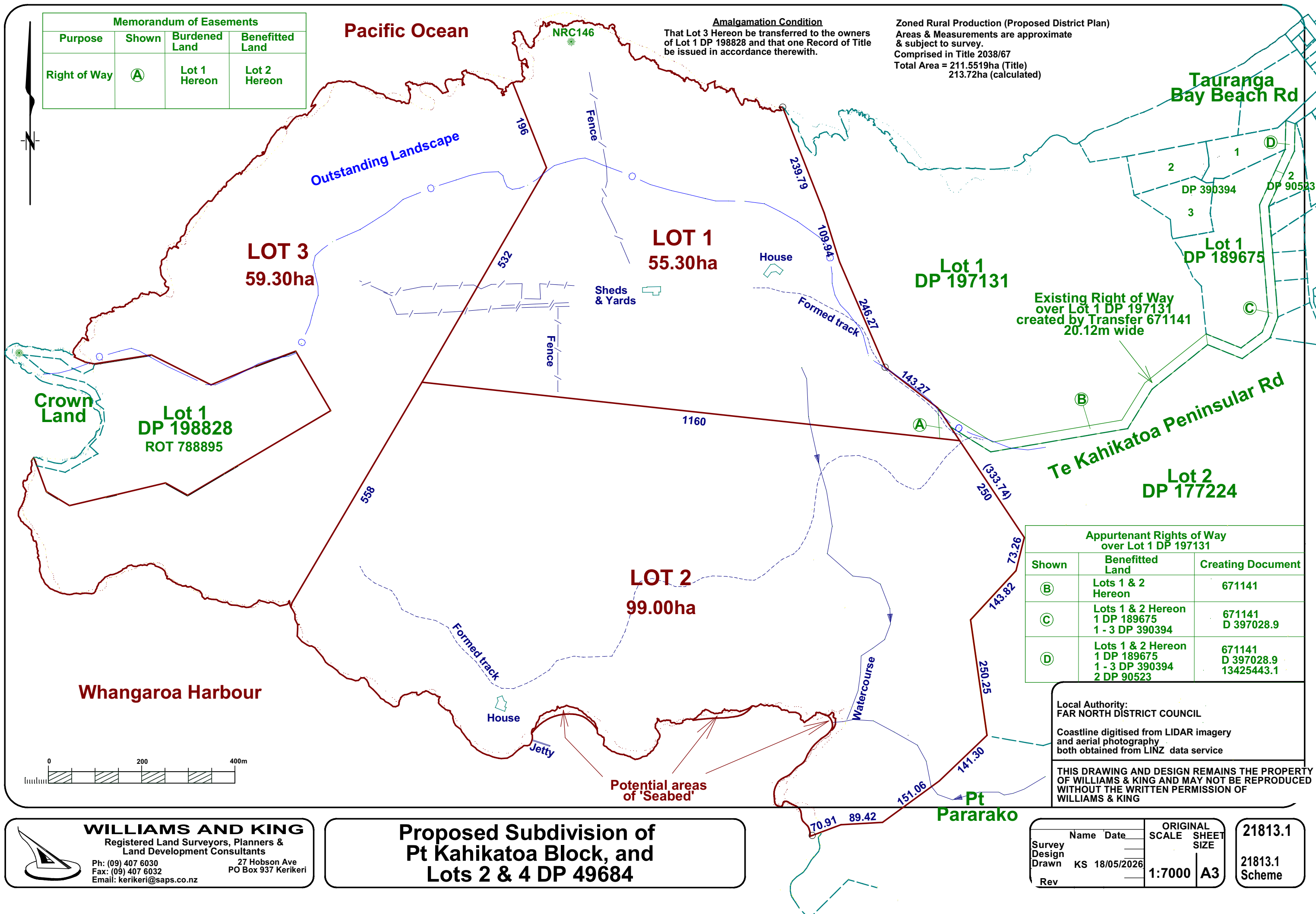
21813.1
21813.1
SchemeTria

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Pacific Ocean

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Total Area = 211.5519ha (Title)
213.72ha (calculated)



Existing Right of Way over Lot 1 DP 197131 created by Transfer 671141 20.12m wide

Appurtenant Rights of Way over Lot 1 DP 197131		
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Local Authority:
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Coastline digitised from LIDAR imagery and aerial photography both obtained from LINZ data service

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WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030 27 Hobson Ave
Fax: (09) 407 6032 PO Box 937 Kerikeri
Email: kerikeri@saps.co.nz

**Proposed Subdivision of
Pt Kahikatoa Block, and
Lots 2 & 4 DP 49684**

Name		Date	ORIGINAL SCALE		SHEET SIZE		21813.1 21813.1 Scheme
Survey							
Design							
Drawn	KS	18/05/2026					
Rev							
			1:7000		A3		



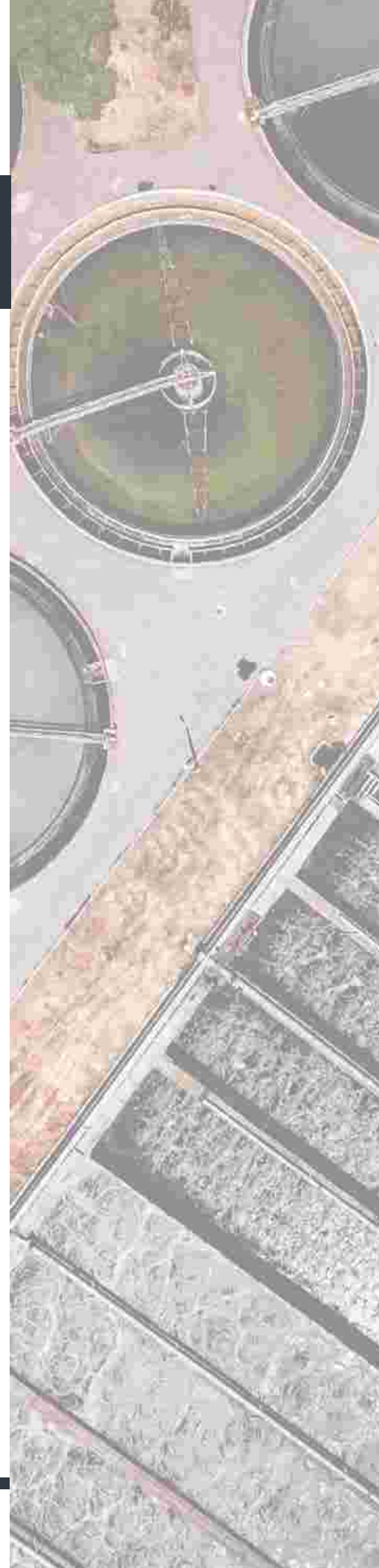
geologix
consulting engineers

WASTEWATER SITE SUITABILITY REPORT

136 TE KAHIKATOA PENINSULA ROAD,
TAURANGA BAY, KAEO

KINGFISH LODGE 2016 LTD

**C0876N-S-01
AUGUST 2026
REVISION 1**





DOCUMENT MANAGEMENT

Document Title	Wastewater Site Suitability Report
Site Reference	136 Te Kahikatoa Peninsula Road, Tauranga Bay, Kaero
Client	Kingfish Lodge 2016 Ltd
Geologix Reference	C0876N-S-01
Issue Date	September 2026
Revision	01
Prepared	Fred Sennoga Civil Engineer, BSc. Eng (hons) 
Reviewed	Emily J Collings Senior Environmental Engineer, 
Approved	Sebastian Hicks Principal Civil Engineer, CPEng Reg. 1168062, CMEngNZ, IntPE(NZ) /APEC Engineer 
File Reference	Z:\Projects\C0800-C0899\C0876N - 136 Te Kahikatoa Peninsula Road, Tauranga Bay\06 - Reports\C0876N-S-01.docx

REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
Aug 2026	First Issue	FS	EJC	SH

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1 INTRODUCTION

This Wastewater Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Kingfish Lodge 2016 Ltd as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

Our scope of works has been undertaken to assist with the Resource Consent application in relation to wastewater engineering matters relevant to the proposed subdivision of 136 Te Kahikatoa Peninsula Road, Tauranga Bay, the 'site', to create 2 new residential lots (Lots 1 & 2) and amalgamate another lot (Lot 3) with the adjoining Lot 1 DP 198828.

This report is purposed to support the Resource Consent application and guide the requirements of future detailed design and/ or engineering plan approval processes. This report should be read in conjunction with other reports and documents prepared in support of the application.

1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Williams and King Ltd¹, included as Appendix A. It is understood from the scheme plan that no new dwellings or buildings are anticipated as part of the proposed subdivision. The existing buildings and structures will remain as present.

The subdivisions are currently serviced for water supply by rainwater harvesting and spring water. Wastewater and stormwater will continue to be managed on site. The above is summarised in Table 1 and detailed further within this report. Any amendments to the referenced Scheme Plan may require an update to the recommendations of this report.

Table 1: Summary of Proposed Subdivision

Proposed Lot No.	Size	Zone	Existing Development
1	55.30 ha	General Coastal	House, Shed and Yards
2	99.00 ha	General Coastal	House and Jetty
3 (amalgamate with Lot 1 DP 198828)	59.30 ha	General Coastal	Kingfish Lodge

¹ Williams and King Ltd, Scheme Plan Ref. Proposed Subdivision of Pt Kahikatoa Block and Lots 2 & 4 DP 49684, May 2026, Ref. 21813.1.

1.2 Site Description

The site is presented within a rural coastal setting near Tauranga Bay and comprises mostly forested areas with some pasture and mature vegetation around existing dwellings. A central ridge running from east to west divides the parent site into a general northern and southern aspect. The parent site is legally described as Part Kahikatoa Block with a total site area of approx. 200.2 ha. Under the FNDC Operative District Plan 2009, the site is designated as the ‘*General Coastal*’ zone. The adjacent title that contains the Kingfish Lodge, Lot 1 DP 198828, has a site area of approx. 11.9 ha and is also designated ‘*General Coastal*’. The buildings are generally located on undulating land that slopes radially towards rolling to steeply sloping land towards the surrounding bays (see Figure 1 and Figure 2 for context).

To assist with the wastewater assessment, we have undertaken a desktop review of available information and a site walkover survey with respects to the proposed lots as detailed in Sections 1.2.1 to 1.2.3 below.



Figure 1: General Site Setting (sourced from Operative Far North District Plan ePlan Maps Rev 2020)



Figure 2: Contours derived from LINZ New Zealand LiDAR 1m DEM contour information in GRIP Maps, vertical datum NZVD2016

1.2.1 Proposed Lot 1

- Lot 1 contains an existing single storey 5-bedroom dwelling (for existing floor plans refer to Figure 7 in Appendix C).
- The dwelling is located on a local knoll/plateau (156m RL - Reduced Level²) to the northeast of the site and is immediately surrounded by grassed undulating ground that slopes radially away to rolling steep slopes to the east, north and west. The grassed areas lead into forest covered areas on the steep slope faces. The land slopes away from the existing dwelling to the east, north and west over a range of 156m to 31.8m RL from gentle moderate terrain to steep terrain.

² Reduced level (RL), or elevation above mean sea level (AMSL), determined relative to publicly available LINZ New Zealand LiDAR 1m DEM contour information in GRIP Maps, vertical datum NZVD2016



- There are farm sheds located 215m to the west of the existing dwelling within proposed Lot 1.
- Available LiDAR data does not indicate any obvious overland flow paths through Lot 1. There is however a watercourse originating in southeast area of Lot 1 that flows south.
- The building is outside of a mapped flood hazard area. There are no downstream flooding hazard or known downstream restrictions that may cause flooding identified. There is some very minor Coastal flood hazard along the site boundaries with the coastal marine area.
- Access to the dwelling is off a formed metal accessway from the eastern boundary of the site.
- No existing public water or wastewater networks are located within the site boundaries.
- Water supply is currently by rainwater harvesting into an existing tank (RL=154.5m) that pumps water to a gravity supply storage tank at RL= 169m that supplies the dwelling.
- An existing on-site wastewater management system was installed for the dwelling circa 1999. The septic tank is located to the west of the building. An associated wastewater disposal area was indicated by the owner's representative on site as being further west of the building. A review of the existing system is provided in section 2.1.

1.2.2 Proposed Lot 2

- Lot 2 contains an existing single storey 5-bedroom dwelling house (for existing floor plans refer to Figure 8 in Appendix C)
- The dwelling is located on a generally flat area (RL= 32m) to the south of the site overlooking Pararaka Bay. The building is located on a formed gentle sloping platform covered by maintained lawns bordered by existing rock wall and/or fence line boundaries. Beyond these boundaries the ground is surrounded by pasture that rises up steeply into mature vegetation. To the west and east of the dwelling the pasture covered ground slopes steeply into mature vegetation and



forest as it dips towards the bay waters. Land to the south rises briefly to a grass and bush covered knoll (RL=38m) before dipping south to steep facing slopes towards the bay waters.

- Available LiDAR data indicates overland flow paths or watercourses through Lot 2, however the nearest is more than 100m from the dwelling position.
- The building is outside of a mapped flood hazard area. There are no downstream flooding hazard or known downstream restrictions that may cause flooding identified. The building is located within 100m of the Pararaka Bay. There is a mapped Coastal flood hazard limited to the fringe of the site boundaries with the coastal marine area. Similarly, there is also some limited mapped River flood hazard intrusion along the southern boundary of the site.
- Access to the Lot 2 dwelling is off a formed metal road from the northeast of the site.
- No existing public water or wastewater networks are located within the site boundaries.
- Water supply is currently pumped spring water into an existing 25,000l Bayley storage tank (RL=35.5m) located south of the dwelling, that gravity feeds the dwelling.
- An existing on-site wastewater system was installed for the main dwelling circa 2006 to the southwest of the building and beyond the fenceline. The system is located at least 3.5m beyond the afore mentioned fence line. A review of the existing system is provided in section 2.2 .

1.2.3 Proposed Lot 3 (Kingfish Lodge)

- Proposed Lot 3 is vacant land that will be amalgamated with Lot 1 DP 198828.
- The Lot 1 DP 198828 property has multiple building structures currently under construction and is anticipated to contain 15 bedrooms across the various lodge accommodation types. Structures include double-storey and single-storey buildings. The site is located at least 10m from the bay waterfront between RL=3.5m to 5m on a flat triangular portion of land. This area is surrounded to the



north, east and south by steep hills that dip towards the western bay. Ground cover is a mix of mature vegetation and forest.

- Available LiDAR data does not indicate any obvious overland flow paths through the site.
- The building is located east of the mapped Coastal flood hazard zone 0 (current). No existing public water or wastewater networks are located within the site boundaries.
- Water supply is currently from bore water.
- Existing on-site wastewater systems were installed in 2024 to the southwest and northwest edges of the site and is to be expanded as future construction progress. A review of the existing systems is provided below in section 2.3.

2 WASTEWATER ASSESSMENT FOR SUBDIVISION

2.1 Proposed Lot 1

- Wastewater from the existing dwelling within Lot 1 is currently serviced by a primary treatment system, comprising a septic tank and disposal area to the west of the existing dwelling.
- A 100mm diameter vent/inspection pipe to an underground septic tank/s was visible approximately 5m from the building footprint. No access manholes were visible due to the overgrown grass cover.
- A disposal area, located approx. 25m west and downstream of the septic tank, was pointed out to us during the site visit. It was indicated that the wastewater disposal area consists of a dispersal trench containing a perforated Novacoil pipe encased in scoria filled trench.
- The property file was investigated for any as-builts relating to wastewater treatment, specifically relating to dispersal area location and sizing. The available records refer to the septic tank (5000l) location which was observed on site. Further to this, a 90m long soakage drainage trench is presented. Documents confirm that the trench is formed as 500mm wide by 500mm deep, containing a



90mm diameter perforated Novacoil encased in Scoria fill, (as indicated on site by the landowner). Refer to Appendix C, Figure 6 for available property file records.

- It is understood that the wastewater system was installed in 1999 when the dwelling was built.
- The property file documents indicated a greywater system to be located on the eastern side of the building comprising of a 2,200l sullage tank with an eastward draining 30m long soakage trench of similar construction to the wastewater soakage trench. This was not visible/ inspected at the time of the site walkover.
- The available documents generally support the observations from our site walkover. The existing wastewater treatment system is fully comprised within Lot 1 with necessary setbacks to proposed boundaries.
- The landowner (John) stated that the septic tank had been last pumped out 5 years ago.
- No foul odours were observed near the vent pipe and the disposal areas.
- The nearby rainwater tank's overflow pipe outlet appeared to discharge onto ground next to western side of the rainwater tank. This location is approximately 10m upstream of the soakage trench area.

Overall, the wastewater treatment system servicing the existing dwelling within proposed Lot 1 appeared to be in suitable working order. The system is identified on Figure 3 within Appendix B, and photographs enclosed within Appendix D.

Recommendation:

- Grass cover above the septic tank should be maintained short so as to provide ready access for maintenance activities.
- The rainwater tank's overflow outlet pipe should also be fitted with a dispersal device and extend beyond the implied soakage trench area, or, alternatively a cutoff drain be installed upstream of the disposal area.

2.1.1 Wastewater Assessment

The five-bedroom dwelling (see Figure 7) has an associated peak occupancy of eight people as per TP58³. The design wastewater volume for onsite roof water supply is estimated at 180 litres/ person/ day⁴ based upon standard fixtures⁵ being installed. This results in a daily wastewater generation of 1,440 litres/ day for proposed Lot 1.

Based on the available property file record the septic tank has a volume of 5,000l, this provides sufficient capacity in accordance with NZS1547, and more than 24 hours retention time (1.7 days when 50% full).

Table 2 considers compliance of the existing wastewater disposal system for Lot 1.

Table 2: Lot 1 Wastewater Compliance

Item	TP58 Separation Requirement	NZS1547 Separation Requirement	RPN Exclusion Areas and Setback Requirement	Site Assessment ¹
Flood Plains	Above 5 % AEP	-	Outside 5 % AEP	Complies.
Stormwater Flowpath ²	-	-	5 m	Complies.
Surface water feature ³	15 m	15 m (min.)	15 m	Complies.
Existing water supply bore.	20 m	15 m (min.)	20 m	Complies.
Coastal Marine Area (CMA)			15 m	Complies.
Property boundary	1.5 m	1.5 m (min.)	1.5 m	Complies.
Winter groundwater table	0.9 m	0.6 m (min.)	0.6 m	Complies (not assessed as part of the site walkover but separation is assumed due to topography).
Retaining wall/ batter Topography	3.0 m	3.0 m (min.)	-	N/A.
Cut off drain required?				Gentle to moderate –disposal areas are <15°.
				Yes (or stormwater dispersal device below disposal area). Mitigate nuisance effects from rainwater tank overflow outlet to disposal area.
Discharge Consent Required?				No.

³ TP58 Table 6.1.

⁴ TP58 Table 6.2, AS/ NZS 1547:2012 Table H3.

⁵ Households with standard fixtures.



1. *AEE based on proposed secondary treated wastewater.*
2. *Based on the recommendations of this report.*
3. *Including any formed road with kerb and channel, and water-table drain down-slope of the disposal area.*
4. *River, lake, stream, pond, dam, or natural wetland.*

AEP - Annual Exceedance Probability.

The Lot 1 wastewater activity is considered permitted under Rule C.6.1.1 of the Regional Plan for Northland as the expected discharge volume does not exceed 3m³/day, there is ample space for a 100% disposal area and system maintenance is undertaken. No surface ponding nor offensive odour was identified at the time of the site walkover.

2.2 Proposed Lot 2

- Wastewater from the existing dwelling within Lot 2 is currently serviced by an on-site wastewater treatment system (septic tank) and disposal area to the west of the existing dwelling. A 100mm diameter vent/inspection pipe to an underground septic tank/s was visible approximately 3.8m from an existing rock boundary wall and 10m from the building footprint. No access manholes to the septic tank were visible due to the overgrown grass coverage. The septic tank volume is unknown.
- The property file was investigated for any as-builts relating to wastewater treatment, specifically relating to dispersal area location and sizing. The landowner (Sue) inferred that the septic tank system was similar to Lot 1 construction (they were built by the same builder). The wastewater system is considered to be about 20 years old.
- The onsite wastewater treatment system is considered to be consented, although property file records have not been sighted.
- The observations from our site walkover indicate that the existing septic tank treatment is fully comprised within Lot 2 with necessary setbacks to proposed boundaries.
- The landowner provided verbal confirmation that the septic tank had been last pumped out in 2022 and was regularly pumped every 5 years, as per reminders from council ('Steve's Takeaways' were cited as the last service provider responsible for the maintenance of the septic tank).
- No foul odours were observed near the vent pipe.

- Land near the septic tank has moderate to rolling slopes ranging from 9⁰ to 20⁰. It was not clear where the dispersal soakage trench is located.

Overall, the septic tank servicing the existing dwelling within proposed Lot 2 appeared to be in good working order. The system location is identified on Figure 4 within Appendix B and photographs enclosed within Appendix D.

Recommendation:

- Grass cover above the septic tank should be maintained short so as to provide ready access for maintenance activities.

2.2.1 Wastewater Assessment

The five-bedroom dwelling (see Figure 8) has an associated peak occupancy of eight people as per TP58⁶. The design wastewater volume for onsite water supply from the spring water storage tank is estimated at 200 litres/ person/ day⁴ based upon standard fixtures⁵ being installed. This results in a total daily wastewater generation of 1,600 litres/ day for proposed Lot 2. Table 3 considers compliance of the existing wastewater disposal system for Lot 2.

Table 3: Lot 2 Wastewater Compliance

Item	TP58 Separation Requirement	NZS1547 Separation Requirement	RPN Exclusion Areas and Setback Requirement	Site Assessment ¹
Flood Plains	Above 5 % AEP	-	Outside 5 % AEP	Complies.
Stormwater Flowpath ²	-	-	5 m	Complies.
Surface water feature ³	15 m	15 m (min.)	15 m	Complies.
Existing water supply bore.	20 m	15 m (min.)	20 m	Complies.
Coastal Marine Area (CMA)			15 m	Complies.

⁶ TP58 Table 6.1.

Property boundary	1.5 m	1.5 m (min.)	1.5 m	Complies.
Winter groundwater table	0.9 m	0.6 m (min.)	0.6 m	Complies (not assessed as part of the site walkover but separation is assumed due to topography).
Retaining wall/ batter	3.0 m	3.0 m (min.)	-	N/A.
Topography				Moderate to rolling < 25°.
Cut off drain required?				NA.
Discharge Consent Required?				No.
1. Assumed, based on the site walkover findings and recommendations of this report.				
2. Including any formed road with kerb and channel, and water-table drain down-slope of the disposal area.				
3. River, lake, stream, pond, dam, or natural wetland.				
AEP - Annual Exceedance Probability.				

The Lot 2 wastewater activity is considered permitted under Rule C.6.1.1 of the Regional Plan for Northland as the expected discharge volume does not exceed 3m³/day, there is ample space for a 100% disposal area and system maintenance is undertaken. No surface ponding nor offensive odour was identified at the time of the site walkover.

2.3 Proposed Lot 3 (Kingfish Lodge)

Kingfish Lodge is located outside the site boundaries. It will however be amalgamated with proposed Lot 3. It is understood that an existing wastewater system is present on site, to service the existing development (under construction).

3 CONCLUSIONS

Overall, a three-lot subdivision is proposed at 136 Te Kahikatoa Peninsula Road, Tauranga Bay. The proposal is considered suitable in terms of wastewater, as no changes to existing buildings or onsite wastewater management systems are proposed (Lots 1 and 2). In addition, Lot 3 is proposed to be amalgamated with Lot 1 DP 198828 which contains existing development, Kingfish Lodge.

This Wastewater Site Suitability concludes that:

- The existing wastewater treatment system at Lot 1 and 2 are assumed to be consented and appear to be located well within their respective lot boundaries.



- The wastewater activity is considered permitted under Rule C.6.1.1 of the Regional Plan for Northland (Lots 1 and 2).
- The septic tank servicing the existing dwellings within proposed Lots 1 and 2 appeared to be in good working order.
- Maintenance for onsite wastewater treatment at Lot 1 and 2 appears to be conducted circa every 5 years, as per a maintenance schedule as described by the landowners (documents were not sighted at the time of the inspection and may need to be verified).
- General maintenance of the ground surface above the septic tank should be conducted to keep vegetation short and give clear access for servicing and maintenance.
- A dispersal device for Lot 1 rainwater tank overflow outlet should be installed to discharge tank overflow below (downstream of) the wastewater disposal area to mitigate against damage or hamper suitable treatment within the wastewater trench area. Alternatively, a cut-off drain can be installed above the disposal trench location to same effect.

4 LIMITATIONS

This report has been prepared for Kingfish Lodge 2016 Ltd, our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be

consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

APPENDIX A

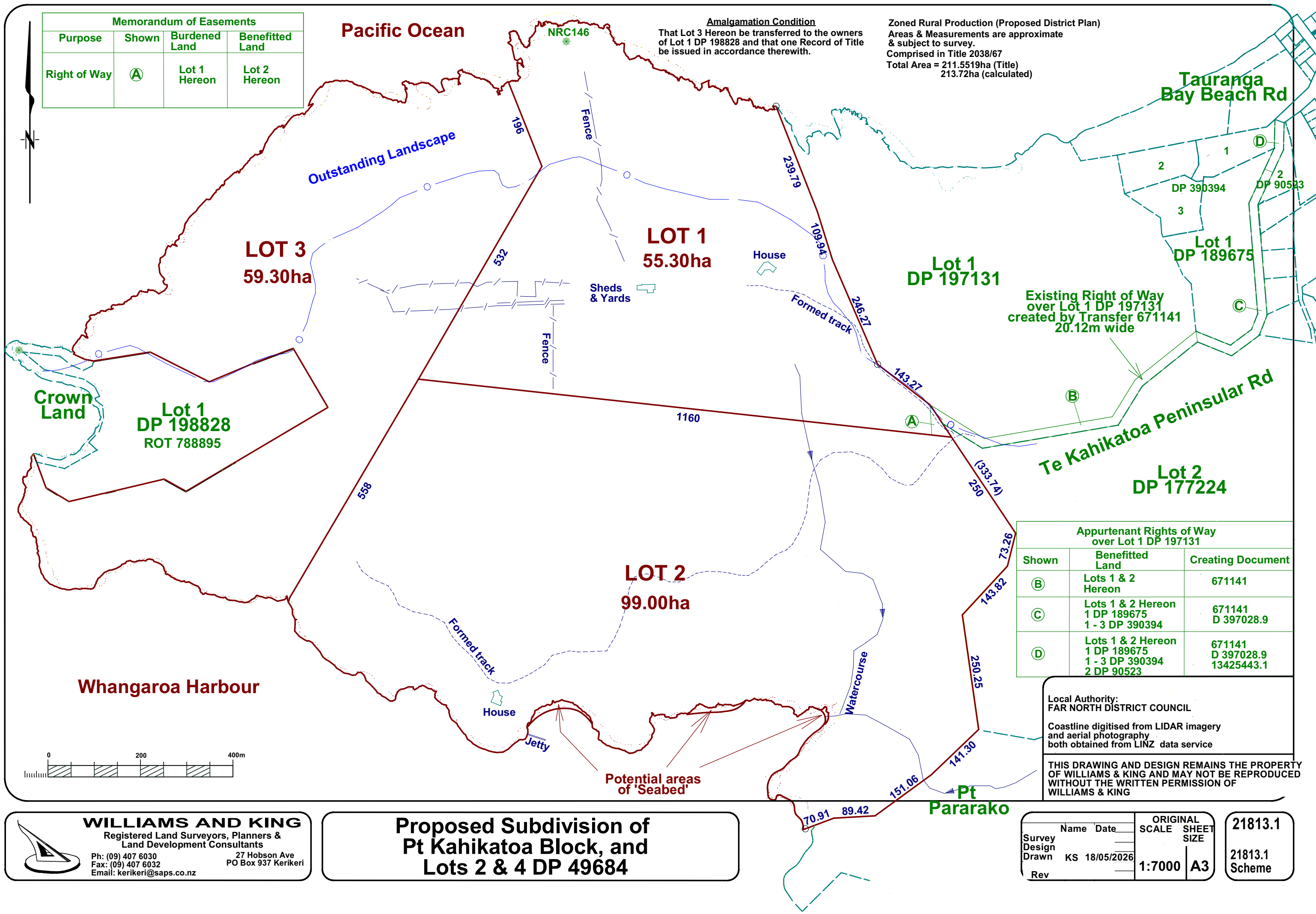
Scheme Plan

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FAR NORTH DISTRICT COUNCIL

Coastline digitised from LIDAR imagery and aerial photography both obtained from LINZ data service

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WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030 27 Hobson Ave
Fax: (09) 407 6032 PO Box 937 Kerikeri
Email: kerikeri@saps.co.nz

**Proposed Subdivision of
Pt Kahikatoa Block, and
Lots 2 & 4 DP 49684**

Name		Date	ORIGINAL SCALE	SHEET SIZE	21813.1
Survey Design	KS	18/05/2026			
Drawn			1:7000	A3	21813.1 Scheme
Rev					

APPENDIX B

Site Layout



Figure 3: Lot 1 structures



Figure 4: Lot 2 - structures



Figure 5: Kingfish Lodge structures

APPENDIX C

Relevant Property File Information

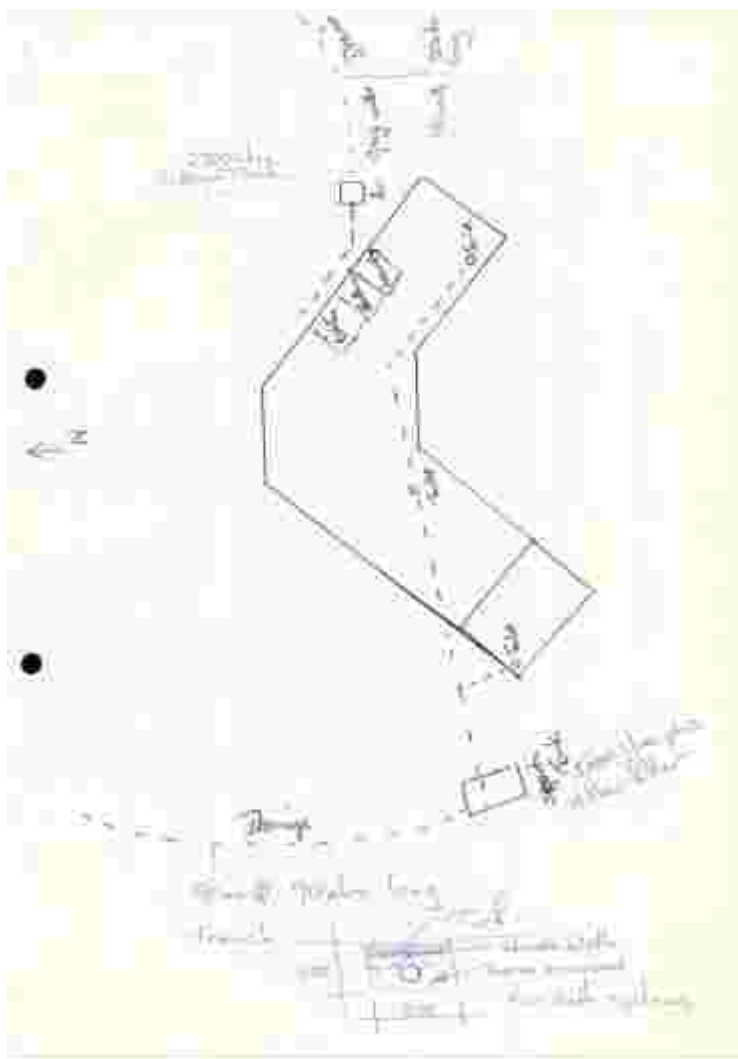


Figure 6: Lot 1 Site Wastewater Layout (circa 1999 from FNDC Property File records)



Figure 7: Lot 1 Building Plans (sourced from FNDC Property File records)

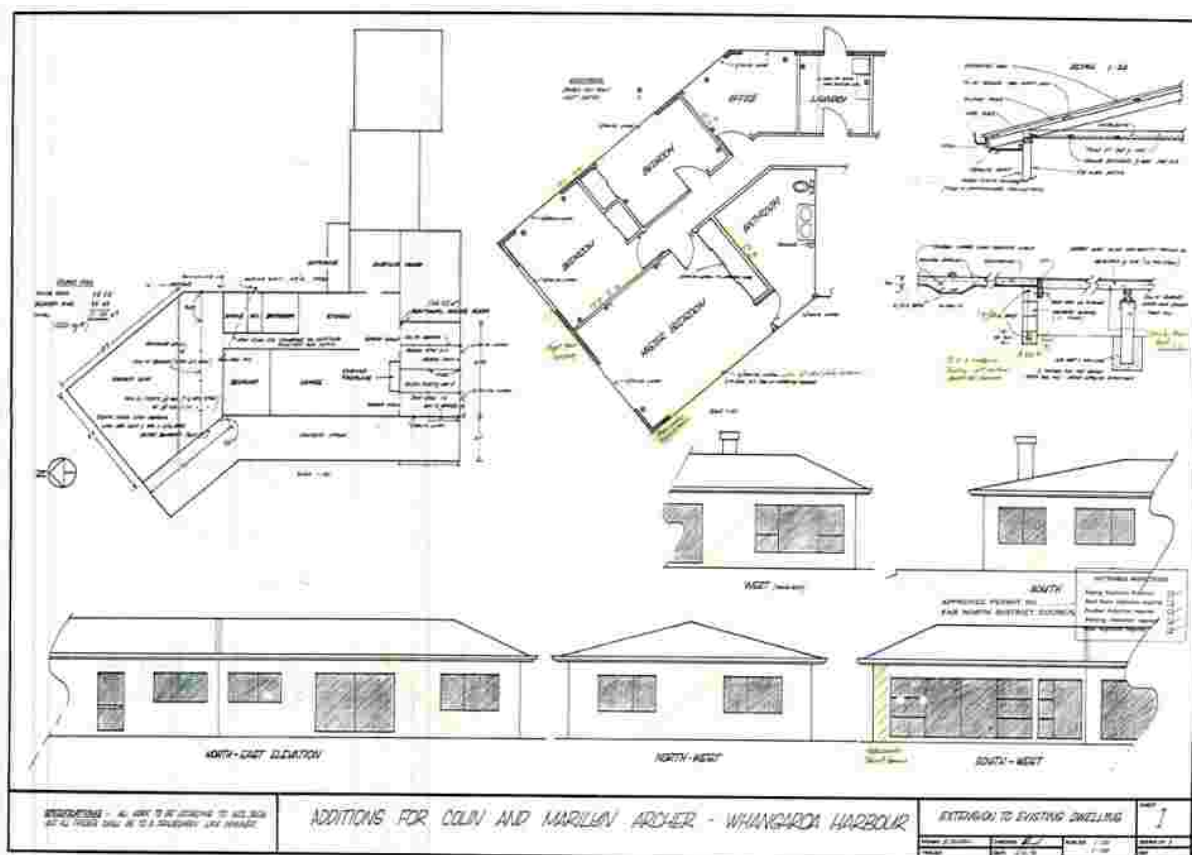


Figure 8: Lot 2 Building Plans (sourced from FNDC Property File records)

APPENDIX D

Site Photographs



Figure 9: Lot 1 Location of Septic Tank relative to rainwater tank beyond



Figure 10: Lot 1 View of WW trench area (southwest of tank)



geologix
consulting engineers



Figure 11: Lot 1 Approximate WW trench area



Figure 12: Lot 1 Rainwater tank overflow outlet pipe on western side



Figure 13: Lot 1 Rainwater tank and pump relative to septic tank in background



Figure 14: Lot 1 General slope terrain of WW trench area relative to dwelling



Figure 15: Lot 2 inferred location of septic tank to boundary (looking north)



Figure 16:: Lot 2 inferred location of septic tank to boundary (looking south)



Figure 17: Lot 2 location of septic tank relative to dwelling



Figure 18: Lot 2 Water supply tank pumped from spring water (pump in foreground is redundant).



Figure 19: Kingfish Lodge Biolytix Wastewater Treatment unit (at southern end)



Figure 20: Kingfish Lodge Biolytix Wastewater Treatment unit (at northern end)



Figure 21: Kingfish Lodge Typical Wastewater disposal soakage pit at higher elevation RL=52m



Figure 22: Kingfish Lodge Typical Wastewater disposal soakage pit

Relevant Objectives and Policies

ODP Objectives and Policies

Part 2 – Environment Provisions – Coastal Environment	
Objectives	
10.3.1	<i>To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.</i>
10.3.2	<i>To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:</i> <i>(a) the natural character of the coastline and coastal environment;</i> <i>(b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;</i> <i>(c) outstanding landscapes and natural features;</i> <i>(d) the open space and amenity values of the coastal environment;</i> <i>(e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).</i>
10.3.3	<i>To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.</i>
10.3.4	<i>To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.</i>
10.3.5	<i>To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the Esplanade Priority Areas mapped in the District Plan.</i>
10.3.6	<i>To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.</i>
10.3.7	<i>To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.</i>
10.3.8	<i>To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</i>
10.3.9	<i>To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.</i>

Policies	
10.4.1	<i>That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:</i> <i>(a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and</i> <i>(b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and</i> <i>(c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and</i> <i>(d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</i> <i>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</i> <i>(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</i> <i>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</i> <i>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</i>
10.4.2	<i>That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</i>
10.4.3	<i>That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.</i>
10.4.4	<i>That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.</i>

10.4.5	<i>That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer Chapter 2, and in particular Section 2.5, and Council's "Tangata Whenua Values and Perspectives (2004)".</i>
10.4.6	<i>That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.</i>
10.4.7	<i>To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:</i> <i>(a) parking;</i> <i>(b) rubbish disposal;</i> <i>(c) waste disposal;</i> <i>(d) dinghy racks.</i>
10.4.8	<i>That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga</i>
10.4.9	<i>That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</i>
10.4.10	<i>To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</i>
10.4.11	<i>To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.</i>
10.4.12	<i>That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</i> <i>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</i> <i>(b) the number of buildings and intensity of development;</i> <i>(c) the colour and reflectivity of buildings;</i> <i>(d) the landscaping (including planting) of the site;</i> <i>(e) the location and design of vehicle access, manoeuvring and parking areas.</i>

Part 2 – Environment Provisions – General Coastal Zone	
Objectives	
10.6.3.1	<i>To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.</i>
10.6.3.2	<i>To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.</i>
10.6.3.3	<i>To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.</i>
Policies	
10.6.4.1	<i>That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.</i>
10.6.4.2	<i>That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.</i>
10.6.4.3	<i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:</i> <i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i> <i>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i> <i>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i> <i>(d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives (2004)";</i> <i>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i> <i>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</i>

10.6.4.4	<i>That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.</i>
10.6.4.5	<i>Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
10.6.4.6	<i>The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.</i>

Part 3 – Subdivision	
Objectives	
13.3.1	<i>To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.</i>
13.3.2	<i>To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.</i>
13.3.3	<i>To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.</i>
13.3.4	<i>To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.</i>
13.3.5	<i>To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.</i>
13.3.6	<i>To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.</i>

13.3.7	<i>To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.</i>
13.3.8	<i>To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.</i>
13.3.9	<i>To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).</i>
13.3.10	<i>To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.</i>
13.3.11	<i>To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.</i>
Policies	
13.4.1	<i>That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:</i> <i>(a) natural character, particularly of the coastal environment;</i> <i>(b) ecological values;</i> <i>(c) landscape values;</i> <i>(d) amenity values;</i> <i>(e) cultural values;</i> <i>(f) heritage values; and</i> <i>(g) existing land uses.</i>
13.4.2	<i>That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.</i>
13.4.3	<i>That natural and other hazards be taken into account in the design and location of any subdivision.</i>

13.4.4	<i>That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.</i>
13.4.5	<i>That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.</i>
13.4.6	<i>That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.</i>
13.4.7	<i>That the need for a financial contribution be considered only where the subdivision would:</i> <i>(a) result in increased demands on car parking associated with non-residential activities; or</i> <i>(b) result in increased demand for esplanade areas; or</i> <i>(c) involve adverse effects on riparian areas; or</i> <i>(d) depend on the assimilative capacity of the environment external to the site.</i>
13.4.8	<i>That the provision of water storage be taken into account in the design of any subdivision.</i>
13.4.9	<i>That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.</i>
13.4.10	<i>The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.</i>
13.4.11	<i>That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.</i>
13.4.12	<i>That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.</i>
13.4.13	<i>Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:</i> <i>(a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;</i>

	<i>(b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;</i> <i>(c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;</i> <i>(d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);</i> <i>(e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;</i> <i>(f) protecting historic heritage through the siting of buildings and development and design of subdivisions.</i> <i>(g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.</i>
13.4.14	<i>That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.</i>
13.4.15	<i>That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:</i> <i>(a) development of energy efficient buildings and structures;</i> <i>(b) reduced travel distances and private car usage;</i> <i>(c) encouragement of pedestrian and cycle use;</i> <i>(d) access to alternative transport facilities;</i> <i>(e) domestic or community renewable electricity generation and renewable energy use.</i>
13.4.16	<i>When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:</i> <i>(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;</i> <i>(b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and</i>

	<i>(c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line</i>
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Proposed District Plan

Part 2 – Subdivision	
Objectives	
SUB-O1	<u>Subdivision</u> results in the efficient use of <u>land</u>, which: a. achieves the objectives of each relevant zone, precinct, development area, overlay and the district wide provisions; b. contributes to the existing or planned local character and sense of place; c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate; d. avoids land use patterns which would prevent <u>land</u> from achieving the objectives and policies of the zone in which it is located; e. does not increase risk from <u>natural hazards</u> or risks are mitigated and existing risks reduced; and f. manages adverse <u>effects</u> on the <u>environment</u>.
SUB-O2	<i>Subdivision recognises and provides for the protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, wetland, lake and river margins, areas of significant indigenous vegetation and significant habitats of indigenous fauna, Sites and Areas of Significance to Māori, and Historic Heritage.</i>
SUB-O3	<i>Infrastructure is planned to service the proposed subdivision and development where:</i> a. there is existing infrastructure connection, infrastructure is provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and b. where no existing connection is available infrastructure is planned and connections made with the wider infrastructure network.
SUB-O4	<u>Subdivision</u> is accessible, connected, and integrated with the surrounding <u>environment</u> including by providing for: a. safe transport connections including active modes of public transport where practicable; b. new, and connection to existing public open spaces;

	c. esplanade where <u>land</u> adjoins the coastal marine area; and d. esplanade where <u>land</u> adjoins other qualifying <u>waterbodies</u>.
SUB-O5	<u>Subdivision</u> protects the long-term availability and productive capacity of <u>highly productive land</u> by avoiding inappropriate <u>subdivision</u> that would compromise its use for <u>farming</u> and <u>forestry activities</u> .
SUB-O6	<u>Subdivision</u> occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by <u>additional infrastructure</u> .
Policies	
SUB-P1	Enable boundary adjustments that: a. do not alter: i. the degree of non-compliance with District Plan rules and standards; ii. the number and location of any access; and iii. the number of certificates of title.
SUB-P2	Enable <u>subdivision</u> for the purpose of public works, <u>infrastructure</u> , reserves or access.
SUB-P3	Provide for <u>subdivision</u> where it results in <u>allotments</u> that: a. are consistent with the planned <u>environment</u> of the zone or precinct; b. comply with the minimum <u>allotment</u> sizes for each zone or precinct; c. have an adequate size and appropriate shape to contain a <u>building</u> platform; and d. have legal and physical access.
SUB-P4	Provide for subdivision where it results in allotments that: a. are consistent with the planned environment of the zone or precinct; b. comply with the minimum allotment sizes for each zone or precinct; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access.

SUB-P5	Require <u>infrastructure</u> to be provided in an integrated and comprehensive manner by: a. demonstrating that the <u>subdivision</u> will be appropriately serviced (including telecommunications) and integrated with existing and planned <u>infrastructure</u> if available; and b. ensuring that the <u>infrastructure</u> is provided in accordance with the planned <u>environment</u> of the zone.
SUB-P6	Require the vesting of <u>esplanade reserves</u> or <u>esplanade strips</u> when subdividing to specific <u>allotment</u> sizes <u>land</u> adjoining the coast or other qualifying <u>waterbodies</u>.
SUB-P7	Avoid rural lifestyle <u>subdivision</u> in the Rural Production zone unless the <u>subdivision</u>: a. will protect areas of significant indigenous vegetation, significant habitats of indigenous fauna or natural inland <u>wetlands</u> in perpetuity; b. Provides a management plan which results in superior environmental outcomes, including through, where relevant: i. the protection of natural character, landscape, amenity, heritage or cultural values; and/or ii. the restoration, enhancement and legal protection of indigenous biodiversity; or c. is around an existing <u>residential unit</u>.
SUB-P8	Avoid <u>subdivision</u> that: a. within the Horticulture Precinct, is not provided for in <u>PREC2-P5</u>; b. in all other parts of the Rural Production zone: i. results in any potential cumulative loss of the availability or productive capacity of highly productive <u>land</u> for use by <u>farming</u> or <u>forestry activities</u>; ii. cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive <u>land</u> over the long term; iii. fragments <u>land</u> into parcel sizes that are no longer able to support <u>farming</u> or <u>forestry activities</u> in accordance with <u>RPROZ-P6(c)</u>; iv. Results in rural lifestyle <u>subdivision</u> unless provided for in <u>SUB-P7</u>.
SUB-P9	Restrict rural residential <u>subdivision</u> in the Rural Lifestyle zone unless the development provides a management plan which results in superior environmental outcomes, including through, where relevant: a. The protection of natural character, landscape, amenity, heritage, or cultural values; and/or

	<i>b. The restoration, enhancement and legal protection of indigenous biodiversity.</i>
SUB-P10	<i>To protect amenity and character by avoiding the <u>subdivision of minor residential units</u> from principal <u>residential units</u> where resultant <u>allotments</u> do not comply with minimum <u>allotment size</u> and residential density.</i>
SUB-P11	<i>Consider the following matters where relevant when assessing and managing the <u>effects of subdivision</u>:</i> <i>a. the potential for reverse sensitivity <u>effects</u> that would prevent or adversely affect activities already established on <u>land</u> from continuing to operate;</i> <i>b. consistency with the scale, density, design and character of the <u>environment</u> and purpose of the zone;</i> <i>c. the location, scale and design of <u>buildings</u> and <u>structures</u>;</i> <i>d. the adequacy and capacity of available or programmed <u>development infrastructure</u> to accommodate the proposed activity; or the capacity of the <u>site</u> to cater for on-site <u>infrastructure</u> associated with the proposed activity;</i> <i>e. managing <u>natural hazards</u>;</i> <i>f. any adverse <u>effects</u> on areas with <u>historic heritage</u> and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</i> <i>g. any historical, spiritual, or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in Policy <u>TW-P6</u>.</i>

Part 3 – Rural Production Zone	
Objectives	
RRPOZ-O1	<i>The Rural Production zone is managed to ensure its availability for <u>primary production</u> activities and its long-term protection for current and future generations.</i>
RPROZ-O2	<i>The Rural Production zone is used for <u>primary production</u> activities, <u>ancillary activities</u> that support <u>primary production</u>, lawfully established existing activities and other compatible activities that have a <u>functional need</u> to be in a rural environment.</i>
RPROZ-O3	<i>Land use and <u>subdivision</u> in the Rural Production zone:</i>

	a. protects <u>highly productive land</u> from <u>sterilisation</u> and enables and prioritises it to be used for <u>farming</u> and <u>forestry activities</u>; b. protects <u>primary production</u> activities from reverse sensitivity <u>effects</u> that may constrain their effective and efficient operation; c. does not compromise the use of <u>land</u> for <u>primary production</u> activities, particularly <u>farming</u> and <u>forestry activities</u> on <u>highly productive land</u>; d. does not exacerbate any <u>natural hazards</u>; and e. is able to be serviced by on-site <u>infrastructure</u>.
RPROZ-O4	The rural character and <u>amenity values</u> associated with a rural working <u>environment</u> are maintained
Policies	
RPROZ-P1	Enable <u>primary production</u> activities, provided they internalise adverse <u>effects</u> onsite where practicable, while recognising that typical adverse <u>effects</u> associated with <u>primary production</u> should be anticipated and accepted within the Rural Production zone.
RPROZ-P2	Ensure the Rural Production zone provides for activities that require a rural location by: a. enabling <u>primary production</u> activities as the predominant land use; b. enabling a range of compatible activities that support <u>primary production</u> activities, including <u>ancillary activities</u>, <u>rural produce manufacturing</u>, <u>rural produce retail</u>, <u>visitor accommodation</u>, <u>small-scale educational facilities</u> and <u>home businesses</u>; and c. enabling the <u>maintenance</u>, operation or upgrade of any lawfully established existing activities, provided any loss of <u>highly productive land</u> from those activities is minimised.

RPROZ-P3	Manage the establishment, design and location of new <u>sensitive activities</u> and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity <u>effects</u> on <u>primary production</u> activities, particularly the reverse sensitivity <u>effects</u> of rural lifestyle development on <u>highly productive land</u> .
RPROZ-P4	Land use and <u>subdivision</u> activities are undertaken in a manner that maintains or enhances the rural character and <u>amenity values</u> of the Rural Production zone, which includes: a. a predominance of <u>primary production</u> activities; b. low density development with generally low <u>site</u> coverage of <u>buildings</u> or <u>structures</u>; c. typical adverse <u>effects</u> such as odour, <u>noise</u> and <u>dust</u> associated with a rural working <u>environment</u>; and d. a diverse range of rural environments, rural character and <u>amenity values</u> throughout the district.
RPROZ-P5	Avoid land use that: a. is incompatible with the purpose, character and <u>amenity values</u> of the Rural Production zone; b. does not have a <u>functional need</u> to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of availability and productive capacity of <u>highly productive land</u>, including consideration of the cumulative <u>effects</u> of such losses; d. would exacerbate <u>natural hazards</u>; and e. cannot provide appropriate on-site <u>infrastructure</u>.
RPROZ-P6	Avoid <u>subdivision</u> that:

	a. results in any potential cumulative loss of the availability or productive capacity of <u>highly productive land</u> for use by <u>farming</u> or <u>forestry activities</u>; b. cannot demonstrate that the proposed lots will retain the overall productive capacity of <u>highly productive land</u> over the long term; c. fragments <u>land</u> into parcel sizes that are no longer able to support <u>farming</u> or <u>forestry activities</u>, taking into account: i. the type of <u>farming</u> or forestry proposed; and ii. whether smaller <u>land</u> parcels can support the proposed <u>farming</u> or forestry activity due to the presence of <u>highly productive land</u>. d. provides for rural lifestyle living unless there is an environmental benefit, or is around an existing <u>residential unit</u>.
RPROZ-P7	Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Rural Production Zone: a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of buildings or structures; e. for subdivision or non-primary production activities: i. scale and compatibility with rural activities; ii. potential reverse sensitivity effects on primary production activities and existing infrastructure; iii. the potential for loss of highly productive land, land sterilisation or fragmentation f. at zone interfaces and the rail designation boundary: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h. the adequacy of roading infrastructure to service the proposed activity;

	i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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Part 2 – Coastal Environment	
Objectives	
CE-O1	<i>The natural character of the coastal environment is preserved and protected from inappropriate land use and subdivision.</i>
CE-O2	<i>Land use and <u>subdivision</u> in the <u>coastal environment</u>:</i> a. <i>is undertaken in an integrated and coordinated manner;</i> b. <i>is compatible with the surrounding land use;</i> c. <i>does not result in urban sprawl occurring outside of existing urban areas;</i> d. <i>promotes restoration and enhancement of the natural character of the <u>coastal environment</u>; and</i> e. <i>recognises and provides for the relationship of <u>tangata whenua</u> with their ancestral lands in the <u>coastal environment</u>.</i>
CE-O3	<i>Land use and <u>subdivision</u> in the <u>coastal environment</u> within urban areas is consolidated and provides for the social, economic and cultural wellbeing of people and communities without compromising other <u>coastal environment</u> values.</i>
Policies	
CE-P1	<i>Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.</i>
CE-P2	<i>Avoid adverse <u>effects</u> of land use and <u>subdivision</u> on the characteristics, qualities and values that make an area an outstanding natural character area in the <u>coastal environment</u>.</i>
CE-P3	<i>Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics, qualities and values of natural character areas and natural features and landscapes in the coastal environment not identified as an:</i> a. <i>outstanding natural character area;</i> b. <i>ONL; or</i> c. <i>ONF.</i>
CE-P4	<i>Preserve the visual qualities, character and integrity of the coastal environment by:</i>

	a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development in the rural environment.
CE-P5	Enable land use and <u>subdivision</u> in urban areas within the <u>coastal environment</u> by recognising that a change in character may be acceptable in some existing urban areas to provide for the social, economic and cultural wellbeing of people and communities.
CE-P6	Provide for farming activities within the coastal environment by: a. recognising that existing farming activities form part of the coastal environment and allowing for these activities to continue without undue restriction; and b. only allowing new farming activities outside outstanding and high natural character areas where appropriate.
CE-P7	Enable the use and development of Māori Purpose zoned <u>land</u> and <u>Treaty Settlement land</u> in the <u>coastal environment</u> by recognising that adverse <u>effects</u> on natural character may be acceptable to support the social, economic and cultural wellbeing of <u>tangata whenua</u> .
CE-P8	Encourage the restoration and enhancement of the natural character of the <u>coastal environment</u> .
CE-P9	Consider the following matters where relevant when assessing and managing the <u>effects</u> of land use and <u>subdivision</u> on the <u>coastal environment</u>: a. the presence or absence of <u>buildings</u>, <u>structures</u> or <u>infrastructure</u>; b. the temporary or permanent nature of any adverse <u>effects</u>, including any cumulative <u>effects</u>; c. the location, scale and design of any proposed development; d. any means of integrating the <u>building</u>, <u>structure</u> or activity into the wider landscape; e. the ability of the <u>environment</u> to absorb change; f. the need for and location of <u>earthworks</u> or indigenous vegetation clearance and proposed mitigation measures; g. the operational or <u>functional need</u> of any <u>infrastructure</u> to be sited in the particular location; h. any viable alternative locations or methods for the activity or development where significant adverse <u>effects</u> may arise; i. any historical, spiritual or cultural association held by <u>tangata whenua</u>, with regard to the matters set out in <u>Policy TW-P6</u>; j. the likelihood of the activity exacerbating <u>natural hazards</u>; k. the opportunity to enhance public access and recreation; l. potential <u>effects</u> of land use and <u>subdivision</u> on the coastal marine area and the overall quality of <u>coastal waters</u>; m. any positive contribution the development has on the characteristics and qualities, including restoration and enhancement;

	<i>n. the <u>effects</u> on the characteristics, qualities and values of the <u>coastal environment</u>, including natural character and natural landscape values and the quality and extent of indigenous biodiversity;</i> <i>o. the extent to which the land use and <u>subdivision</u> complements activities in the coastal marine area; and</i> <i>p. whether the activity is on a previously approved <u>building</u> platform</i>
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**DECISION ON LAND USE CONSENT APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991**

Decision

Pursuant to section 34A(1) and sections 104, 104C and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use resource consent for a Restricted Discretionary activity, subject to the conditions listed below, to:

Applicant: Kingfish Lodge 2016 Limited

Council Reference: 2260467-RMALUC

Property Address: 136 Te Kahikatoa Peninsula Road, Tauranga Bay 0478

Legal Description: PT KAHIKITOA BLK LOTS 2 4 DP 49684 BLKS III IV VII VIII WHANGAROA SD -TNA-

The activities to which this decision relates are listed below:

Proposal to to construct and locate two new building structures. this is a Restricted Discretionary Activity under the Far North Operative District Plan for visual amenity in the General Coastal Zone

Conditions

Pursuant to sections 108 of the Act, this consent is granted subject to the following conditions:

1. The activity must be carried out in general accordance with the approved plans attached to this consent with the Council's "Approved Stamp" them.

Implement shed

- Location plan, prepared by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC2.13 rev O1
- Site plan – Implement Shed by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC2.21 rev O1
- Floor plan – Implement Shed by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC2.22 rev O1
- Elevations plan – Implement Shed by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC2.24 rev O1

Lookout/Lounge Structure

- Site Plan - Lookout by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC1.21 rev O1

- Floor Plan - Lookout by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC1.22 rev O1
- Elevations Plan - Lookout by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC1.24 rev O1
- Elevations Plan - Lookout by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC1.25 rev O1

Toilet and Shower facilities

- WC + Shower Plans by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC1.210 rev O1
- WC + Shower Elevation Plans by +Map Architects (2016) Ltd, date 18/03/2026, Drawing RC1.211 rev O1

2. The buildings shall be constructed using the exterior colours and materials specified in the approved plans listed in Condition 1. Specifically: Building 1 (lookout/lounge) shall use low-gloss dark storm powder-coated custom aluminium cladding, stone feature walls, and non-reflective glass; Building 2 (implement shed) shall use Coloursteel in 'karaka' (LRV 8%). No substitution of exterior colours or cladding materials is permitted without prior written approval from the Far North District Council Monitoring officers.
3. The buildings are to be finished in accordance within condition 1 and 2 with this schedule prior to occupation and the approved schedule must be adhered to for the duration of this consent unless otherwise agreed to in writing by the Resource Consent Monitoring Officer or duly delegated officer.
4. The consent holder must pay the Council's compliance monitoring charges to cover the actual and reasonable costs incurred in monitoring compliance with the conditions of this consent, in accordance with section 36(1)(c) of the Resource Management Act.
5. An Accidental Discovery Protocol (ADP) shall be in place prior to the commencement of any earthworks on the site. In the event that any archaeological material (including but not limited to kōiwi tangata, artefacts, hangi, or midden) is uncovered during the course of works, all works in the vicinity of the discovery shall cease immediately. Heritage New Zealand Pouhere Taonga and Te Rūnanga o Whaingaroa shall be notified immediately, and works shall not recommence in that area until written approval is received from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *The consent is given effect to; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Monitoring Condition

3. *Compliance monitoring charges cover the costs associated with site inspections (where required), and the review of plans, reports, and other documentation to ensure compliance with the resource consent. These charges will be calculated based on the applicable hourly rate at the time and included in a final invoice once monitoring is complete. A letter confirming compliance will be issued by the Council, upon request, only after all consent conditions have been met.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Restricted Discretionary resource consent. Under section 104C of the Act, only those matters over which Council has restricted its discretion have been considered. Those matters are set out in ODP Rule 10.6.5.3.1(i)–(xii), and relate exclusively to the visual amenity of buildings in the General Coastal Zone.
3. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
4. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:

The following statutory documents are relevant to this application:

- *New Zealand Coastal Policy Statement 2010 (NZCPS)*
- *Northland Regional Policy Statement 2016 (RPSN)*
- *Operative Far North District Plan 2009 (ODP)*
- *Proposed Far North District Plan 2022 (PDP)*

New Zealand Coastal Policy Statement 2010: The NZCPS provides higher-order policy direction for managing the effects of development in the coastal environment. The relevant policies relate to the preservation of natural character (Policy 13), outstanding natural features and landscapes (Policy 15), and the management of subdivision, use, and development in the coastal environment (Policy 25). The proposal has been designed to minimise modification to natural landform and

vegetation, uses recessive colours and materials, and does not compromise the outstanding natural landscape values of the Te Kahikatoa ridgelines. The proposal is consistent with the policy direction of the NZCPS.

Northland Regional Policy Statement 2016: The RPSN gives effect to the NZCPS in the Northland context and provides policy measures for managing development within the mapped coastal environment and areas identified as having outstanding natural landscape values and high natural character. The site is within the RPSN coastal environment. Both building sites are, in the ODP context, within the General Coastal Zone; the implement shed site is outside the mapped ODP Outstanding Landscape overlay. Mr Cocker's landscape assessment confirms that the proposed buildings avoid and mitigate through design any adverse effects on the outstanding natural landscape and high natural character of the harbour entrance ridgelines. The proposal is consistent with the relevant RPSN objectives and policies, including Objective 3.14 and Policy 4.6.1.

Operative Far North District Plan 2009: The application site is zoned General Coastal Zone (GCZ). The GCZ objectives (Rules 10.6.3.1–10.6.3.3) seek to provide for appropriate development consistent with the need to preserve natural character, protect the coastal environment from inappropriate development, and manage resources to meet the needs of future generations. The proposal represents appropriate use and development of a large coastal farm property associated with the redevelopment of a longstanding tourist facility. The buildings are well integrated into the landscape, minimise earthworks and vegetation disturbance, and use recessive colours. The proposal is consistent with the GCZ objectives and the assessment criteria under Rule 10.6.5.3.1.

Proposed Far North District Plan 2022: The PDP was notified on 27 July 2022. Hearings concluded at the end of 2025 and Council decisions on submissions are anticipated in June 2026. Limited weight applies to the PDP overall. The PDP zones the site Rural Production with Coastal Environment, Outstanding Natural Landscape, and High Natural Character overlays. All immediately operative PDP rules (IB-R1–R5, heritage rules, earthworks rules EW-R12, EW-R13, EW-S3, EW-S5) are assessed as Permitted. The PDP outcomes sought are consistent with those of the ODP in terms of preserving the natural character and landscape values of the site, and no conflict between the ODP and PDP policy frameworks is identified. No weighting exercise is required.

4. In regard to section 104(1)(c) of the Act the following other matters are relevant and reasonably necessary to determine the application:

Te Rūnanga o Whaingaroa was consulted by the applicant prior to lodgement. A Cultural Impact Assessment (2025) was provided and a response letter from Te Rūnanga o Whaingaroa dated 16 February 2026 notes the cultural significance of the Te Kahikatoa ridgelines as historic lookout points and records the rūnanga's acceptance of the proposal subject to conditions. The ADP condition reflects this. Heritage New Zealand Pouhere Taonga (Stuart Bracey) confirmed on 1 April 2026 that

no known archaeological sites are within immediate adjacency of the building sites and agreed that an ADP approach is appropriate.

5. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

6. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Whitney Peat, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name – Nick Williamson

Date: 12 May 2026

Title – Acting Senior Planner

3 August 2026

Rochelle
Northland Planners Ltd
KERIKERI

Re: Kingfish Lodge Boundary Extension – Purchase of Archer Property

Tēnā koe Rochelle,

Re: An application from Mike Sullivan to purchase land and extend the boundary at Kingfish Lodge Whangaroa.

Te Rūnanga o Whaingaroa welcome this early opportunity to provide feedback in relation to this application.

Te Rūnanga o Whaingaroa wish to record that the ridgelines, bush and lands above the Kingfish Lodge property, including the land owned by the Archer family and proposed for purchase by the applicant, has significant and rich history for Māori and hapū of Whangaroa, much of which is unrecorded but is part of the oral history that has been passed down over generations.

On this basis Te Rūnanga o Whaingaroa wishes to place on record an interest in any further development or activity in relation to the land in question.

Te Rūnanga o Whaingaroa has no objection to the extension of the property boundary at Kingfish Lodge as proposed by the applicant at this time. But reserves the right to object to any further development of the land in question and expects to be consulted and involved in a timely fashion with any future planning for the property.

Please contact Te Ūkaipo – Iwi Environmental Management Unit, Te Rūnanga o Whaingaroa, P.O. Box 88, KAEO 0478. Email: Viv.Taka@whaingaroa.iwi.nz.

Kind regards
Ngā mihi

Eljon Fitzgerald
Te Ūkaipo – Iwi Environmental Management Unit
Te Rūnanga o Whaingaroa