Te Kaunihera o Te Hiku o te Ika
Far North District Council

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

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)**
◯ **Discharge:** Total voume = _____ 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)
◯ **Other (please specify)** _____

3. Would you like to opt out of the fast track process?

◯ **Yes** ✔ **No**

4. Consultation

Have you consulted with Iwi/Hapū? ◯ **Yes** ☑ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s: Wakelin Road Dairy 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: Trig Consultants Limited c/- Lee Marr

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: Wakelin Road Dairy Limited

Property address/ location:

Postcode

8. Application site details

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

Name/s: Wakelin Road Dairy Farm

Site address/ location: 335 Wakelin Road

Kerikeri Postcode 0293

Legal description: Lots 1, 2, 3, 4, and 5 DP 28650 **Val Number:**

Certificate of title:

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ◯ **Yes** ☑ **No**

Is there a dog on the property? ◯ **Yes** ☑ **No**

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

9. Description of the proposal

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

Creation of one additional title

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** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard Consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

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**
- ◯ **Changing the use of a piece of land**
- ◯ **Disturbing, removing or sampling soil**
- ◯ **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**
- ◯ **Landslips**
- ◯ **Coastal Erosion**
- ◯ **Coastal Inundation**
- ◯ **Active Faults**
- ◯ **Liquefaction**
- ◯ **Tsunami**

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) Wakelin Road Dairy Limited

Email:

Phone number: Home

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) Lee Marr

Signature:
(signature of bill payer)

Date 17-Nov-2026

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)

Signature

Date 17-Nov-2026

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

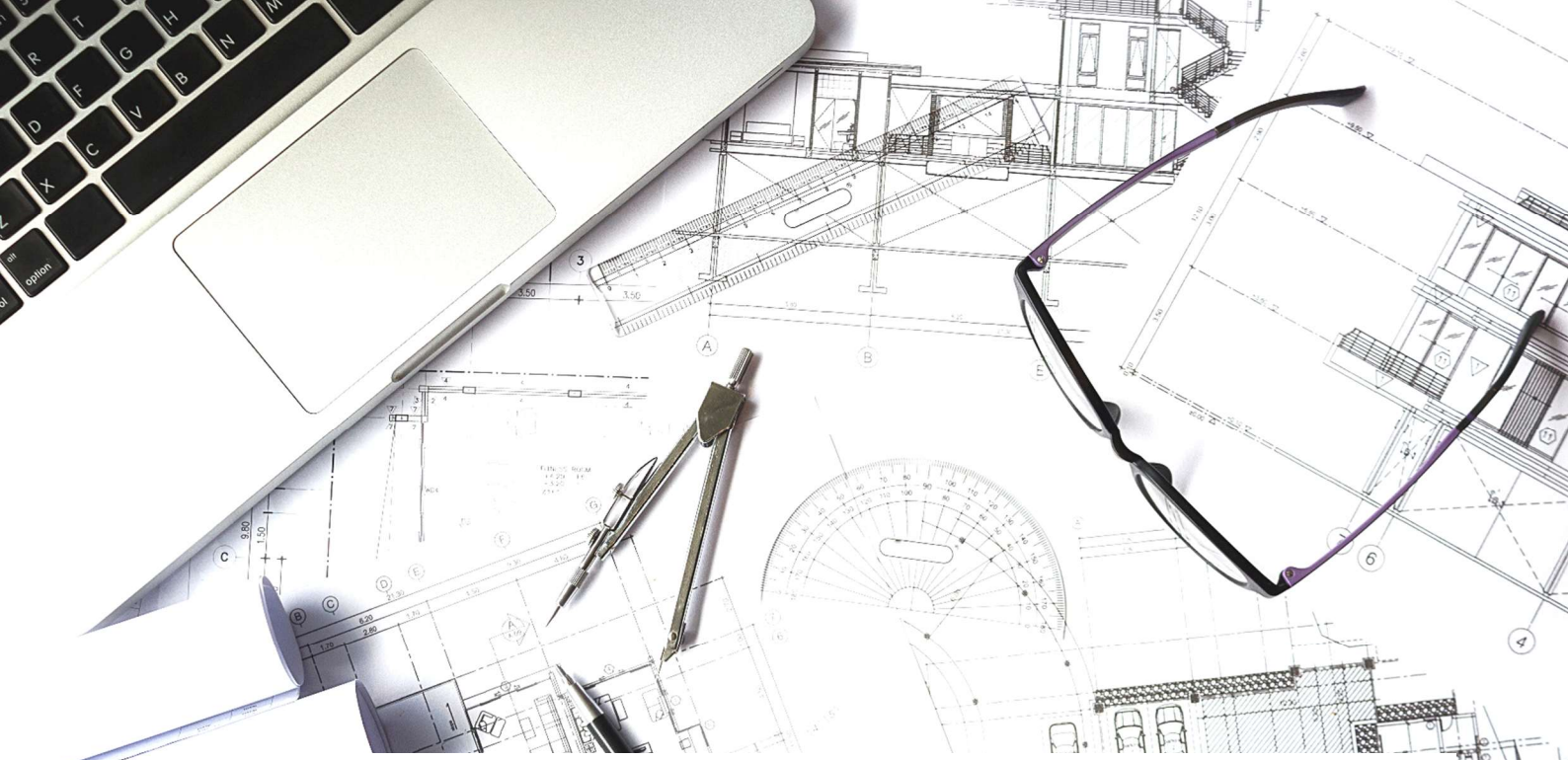
See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- [ ] Payment (cheques payable to Far North District Council)
- [x] 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
- [x] Applicant / agent / property owner / bill payer details provided
- [x] Location of property and description of proposal
- [x] 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
- [x] 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



TRIG CONSULTANTS

SURVEYORS | PLANNERS | ENGINEERS

ASSESSMENT OF ENVIRONMENTAL EFFECTS

TO SUPPORT A RESOURCE CONSENT APPLICATION

FOR A TITLE RE-ALLOCATION SUBDIVISION

AT 351 WAKELIN ROAD, KERIKERI

FOR WAKELIN ROAD DAIRY LIMITED

26341

09/11/2026

Document Control Record

General Information - Consultant

Document Prepared By:

Trig Consultants Limited

299 Hobsonville Road,

Hobsonville,

Auckland 0618

T 09 416 4635

E admin@trigconsultants.co.nz

W https://trigconsultants.co.nz/

This report has been prepared solely for the benefit of Wakelin Road Dairy Limited. No liability is accepted by this company or any employee or sub-consultant of this company with respect to its use by any other person.

This disclaimer shall apply notwithstanding that the report may be made available to other people for an application for permission or approval or to fulfil a legal requirement.

Quality Assurance Statement			
Proposed Subdivision at 351 Wakelin Road, Kerikeri	**Prepared by:**	**Reviewed by:**	**Prepared for:**
	Lee Marr	Nigel Baynes	Wakelin Road Dairy Limited

Contents

Document Control Record 1

1. INTRODUCTION 4

1.1. Overview of Proposed Development 4

1.2. Subject Site Details 4

2. SITE AND SURROUNDING ENVIRONMENT 6

2.1. Site Description 6

3. ZONING OF THE SUBJECT SITE 6

3.1. Far North Proposed District Plan 6

4. PROPOSAL 7

4.1. Earthworks 7

4.2. Transport Design 7

4.3. Vegetation Removal 7

4.4. Natural Hazard – Flooding 7

5. STATUTORY REQUIREMENTS 8

5.1. Resource Management Act 1991 8

5.2. Far North Proposed District Plan – Consent Requirements 8

5.3. Planning Act & Natural Environment Act 8

5.4. Overall Status 9

5.5. SUB-R3 Conditions 9

5.6. SUB-R3 Matters of control 9

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS 10

6.1. Amenity and Character Effects 10

6.2. Traffic Effects 10

6.3. Subdivision Effects 10

6.4. Earthworks Effects 10

6.5. Servicing Effects 11

6.6. Positive Effects....11
6.7. Summary of Effects....11
7. NOTIFICATION ASSESSMENT....11
7.1. Public Notification Assessment (Sections 95A, 95C and 95D)....13
7.2. Limited Notification Assessment (Sections 95B, 95E – 95G)....13
7.3. Special Circumstances (Section 95B(10))....14
7.4. Notification Conclusion....14
8. SECTION 104 ASSESSMENT....14
8.1. Actual and Potential Effects on the Environment (Section 104 (1)(a))....15
8.2. Relevant Policy Documents (Section 104(1)(b))....15
8.2.1. Relevant National Policy Statements & Environmental Standards....15
8.2.2. Relevant PDP Objectives & Policies....16
8.3. Other Matters (Section 104 (1)(c))....16
8.4. Section 106....17
9. RESOURCE MANAGEMENT ACT – PART 2 ASSESSMENT....17
10. CONCLUSION....17
APPENDIX 1 – RECORDS OF TITLE....19
APPENDIX 2 – PROPOSED TITLE ALLOCATION....20

1. INTRODUCTION

1.1. Overview of Proposed Development

The Applicant (Wakelin Road Dairy Limited) seeks resource consent to undertake a subdivision that involves the re-allocation of a single Title into two Titles at 351 Wakelin Road, Kerikeri, referred to as the 'subject site'.

The proposal requires subdivision consent as a **Controlled Activity** under the Far North Proposed District Plan.

1.2. Subject Site Details

Address	351 Wakelin Road, Kerikeri
Appellation	Lots 1-5 DP 28650
Titles	NA722/287 & NA722/288 (refer to Appendix 1)
Property Area	249.3635ha
Far North Proposed District Plan Zoning	Rural Production Zone
Overlays	Natural Hazards: River Flood Hazard Zone (100 Year ARI Event)

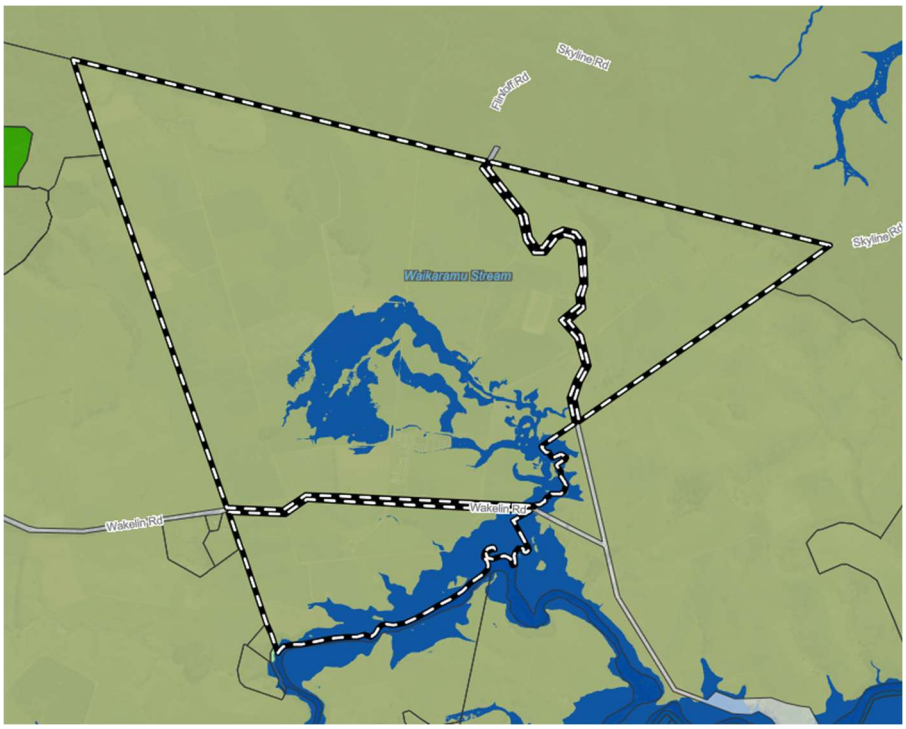


Figure 1: Subject Site (source: Far North Proposed District Plan Maps)

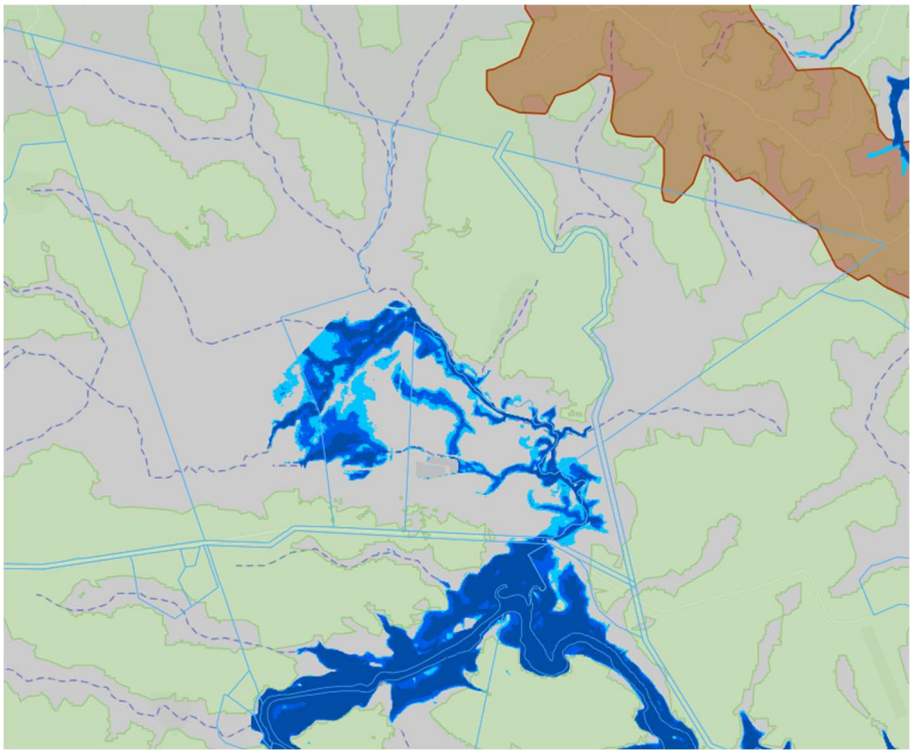


Figure 2: Natural Hazards Map showing River Flood Hazard Zone in blue, Erosion Prone Land in brown, Liquefaction Vulnerability in green, and rivers dotted (source: Far North Atlas/Kohinga Mahere)

2. SITE AND SURROUNDING ENVIRONMENT

2.1. Site Description

The property at 351 Wakelin Road, Kerikeri, is located on both sides of Wakelin Road. The site is held in two titles: NA722/287 containing Lot 1 DP 28650, and NA722/288 containing Lots 2-5 DP 28650 (refer to Appendix 1 for copies of Titles). The total area of the site is 249.3635ha.

The site is roughly shaped like a large triangle. Topography on the site rises gently from the southern boundary with the Waitangi River, towards steeper hills to the north of the site. Other features of the site include a natural lake on Lot 4, and the Waikaramu Stream which crosses through the centre of the site.

The site is used for dairy farming and is dominated by fenced and grassed paddocks. Other site features related to dairy farming include effluent storage and water supply ponds, farm tracks, a milking shed, and tractor and machinery storage sheds. The site also includes existing dwellings located on Lot 1 (one dwelling and garage), Lot 2 (two dwellings with garages, and worker accommodation), Lot 3 (one dwelling), and Lot 5 (one dwelling). The site contains scattered trees, and a fenced and treed area along the edge of the Waitangi River.

The site has multiple accesses from Wakelin Road, including two on Lot 1, four on Lot 2, two on Lot 3, and two on Lot 5 (Lot 4 has frontage to an unformed paper road, but is in practice landlocked – it will continue to be held on the same Title as Lots 2 and 3). Wakelin Road in this location is gravelled and terminates shortly beyond the eastern boundary of the site.

The surrounding environment is rural in character. Dairy farms are located to the east, west and south of the site, and a plantation forest is located to the north.

3. ZONING OF THE SUBJECT SITE

3.1. Far North Proposed District Plan

The subject site is zoned Rural Production Zone (RPOZ) in the Far North Proposed District Plan (PDP). While the PDP is not fully operative, the outstanding appeals related to subdivision in the RPOZ relate only to reducing the minimum lot size requirement. As the proposal meets the existing larger RPOZ minimum lot size (40 ha minimum), it is considered that no assessment against the Operative District Plan is required.

4. PROPOSAL

The proposal seeks to create an additional Title from one existing title. Existing Title NA722/288 contains Lots 2, 3, 4, and 5 DP 28650. It is proposed to place Lot 5 DP 28650 on its own individual Title. That will result in Lots 2, 3, and 4 being held on one new Title, and Lot 5 on another. No changes are proposed to Lot 1 DP 28650 which will continue to be held on Title NA722/287. The areas of the resulting Titles will be 52.02ha for Lot 1, 148.85ha for Lots 2, 3, and 4, and 48.5ha for Lot 5. No physical changes are proposed as part of the subdivision, and no change to existing access is proposed.

4.1. Earthworks

No earthworks are proposed as part of the subdivision.

4.2. Transport Design

No access changes are proposed.

4.3. Vegetation Removal

There is no vegetation removal proposed for the subdivision.

4.4. Natural Hazard – Flooding

Part of the subject site is located within the River Flood Hazard Zone (refer to Figure 3 below). No new structures are proposed and there are no access changes. There will be no change to the existing flood hazards.

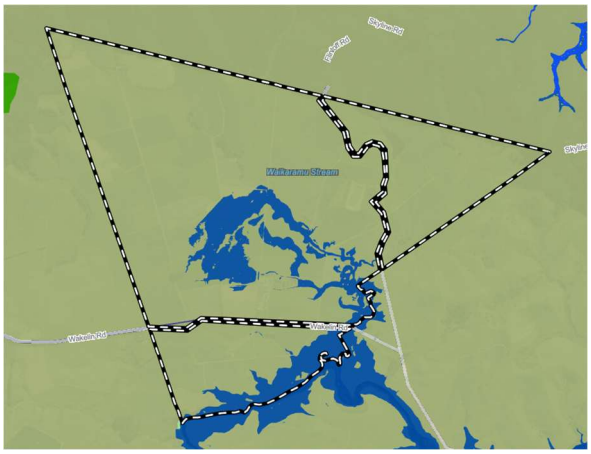


Figure 3: River Flood Hazard Zone: 100 Year Average Return Interval (ARI) (in Blue) (source: PDP Maps)

5. STATUTORY REQUIREMENTS

5.1. Resource Management Act 1991

Pursuant to Section 88(2)(b) of the Resource Management Act 1991, an application for resource consent shall include an assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be mitigated.

Section 88 of the Act specifies that an assessment of effects shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment and shall be prepared in accordance with the Fourth Schedule of the Act.

Matters to be considered by the Council when assessing an application for resource consent under Section 104 of the Act include, subject to Part 2, any actual or potential effects on the environment and any relevant objectives, policies, rules or other provisions of a Plan or Proposed Plan.

5.2. Far North Proposed District Plan – Consent Requirements

With reference to the details contained above, the following reasons for consent are identified.

Activity	Status	Description
SUB-R3		
Subdivision of land to create a new allotment in the Rural Production Zone	**Controlled Activity**	While the proposal will not create any additional allotments, it will create one additional Title fully contained on Lot 5 that complies with all standards in CON-1, 2 and 3 (refer to Section 5.5 below)

5.3. Planning Act & Natural Environment Act

As of 30 October 2026, the transitional provisions of the Planning Act and Natural Environment Act are in force. A review of the changes to the PDP has been undertaken, based on the Far North District Council's Interpretation

Document[1]. In this case it is considered that the changes do not affect the proposal as there are no transitional provisions that relate to subdivision, and the proposal includes no land use component that may be affected by these provisions.

5.4. Overall Status

Overall, this application requires consent as a Controlled Activity for the proposed subdivision.

5.5. SUB-R3 Conditions

CON-1 of the PDP requires subdivision to comply with standards relating to building platform, water supply, stormwater management, wastewater disposal, telecommunications and power supply, and requirement for easements. In this case all servicing is provided on-site, and existing dwellings are located on each Title created. It is considered that the proposal complies with CON-1.

CON-2 requires that the proposal comply with minimum allotment size of 40ha in SUB-S1 and esplanade requirements of SUB-S8. The Title containing Lots 2, 3, and 4 will have an area of 148.85ha, and the Title containing Lot 5 will have an area of 48.5ha, both exceeding minimum allotment size. No esplanade reserve or strip is proposed as the resulting lots are greater than 4ha in area. It is considered that the proposal meets CON-2.

CON-3 relates to subdivision around dwellings. It is not considered relevant in this instance.

It is considered that the proposal meets all relevant conditions of SUB-R3.

5.6. SUB-R3 Matters of control

For a controlled activity under Rule SUB-R3 control is reserved to the following matters of control in a to h. Considering the proposal against these matters, the following comments are made:

- a. the design and layout of the allotments will not change, and the sites will continue to have the ability to accommodate the dairy farming activities located on them;

- b. no easements or instruments are required for the purpose of public access and reserves;

[1] https://www.fndc.govt.nz/__data/assets/pdf_file/0032/63878/Interpretation-Document-301026.pdf

- c. as the proposal neither includes physical works nor enables additional development, there will be no effects on the surrounding area;

- d. there are no known sites or areas of significance to Māori located on the site and no physical changes are proposed or enabled;

- e. there will be no effect on historic heritage and cultural values, natural features and landscapes, wetland, lake, river margins, natural character, or indigenous biodiversity;

- f. the only natural hazard identified on the Planning Maps is potential flooding. The proposal will not exacerbate flooding, and will not change the areas affected;

- g. the proposal will not give rise to any land use incompatibility with neighbouring properties;

- h. is not considered relevant.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

Having regard to the matters above, the following effects on the environment have been identified:

6.1. Amenity and Character Effects

The proposal does not include any physical changes to the subject site and will not enable any new development. Amenity and character effects are considered to be nil.

6.2. Traffic Effects

Existing access is provided to each proposed Title, and no changes are proposed to this. All allotments will continue to have appropriate access. There are no adverse traffic effects.

6.3. Subdivision Effects

As the proposal does not change the existing allotment boundaries and purely creates one additional title which meets minimum lot size requirements, no effects are considered to result from the subdivision.

6.4. Earthworks Effects

No earthworks are proposed.

6.5. Servicing Effects

The resulting sites will continue to have on-site servicing and no changes are proposed. No easements are necessary to ensure continuing access to servicing.

6.6. Positive Effects

The development contributes to the efficient use of land in that it enables Lot 5 to be contained on its own Title to provide for management efficiency.

6.7. Summary of Effects

Overall, any potential adverse effects resulting from the proposed subdivision are considered to be nil and will not enable any development that is not already anticipated on the site.

7. NOTIFICATION ASSESSMENT

The following notification assessment is prepared in accordance with sections 95A-95G of the RMA, as amended from 18 October 2017 onwards.

Effects that must be disregarded

Council is required to disregard any effects on the persons who own or occupy the land in, on, or over which the activity will occur, and on persons who own or occupy any adjacent land (s95D(a)). The land adjacent to the subject site is listed in the following table.

Address	Legal Description	Owner
254 Wakelin Road	Lot 2 DP 210726	LJ Rowlinson & SL Rowlinson-Fowke
256A Wakelin Road	Lot 5 DP 210726	MV & JG Pupich
256B Wakelin Road	Lot 4 DP 210726	TM Tait
398 Wakelin Road	Lot 1 DP 598292, Lot 5 & 7 DP 336682	Perma Farms Ltd
406 & 528 Kerikeri Inlet Road	Pt Lot DP 76526 & Pt Sec 9 Bl III Kawakawa SD	Crown Land (State Forest)
888 State Highway 10	Lot 6 DP 210726	IT Hamilton Blakeman & DL Milner

956 Puketona Road	Lot 1 DP 560357	DS & AJ Weston & GQ Trustees 2012 Ltd
1056 State Highway 10	Sec 20 SO 456454	MA Otway

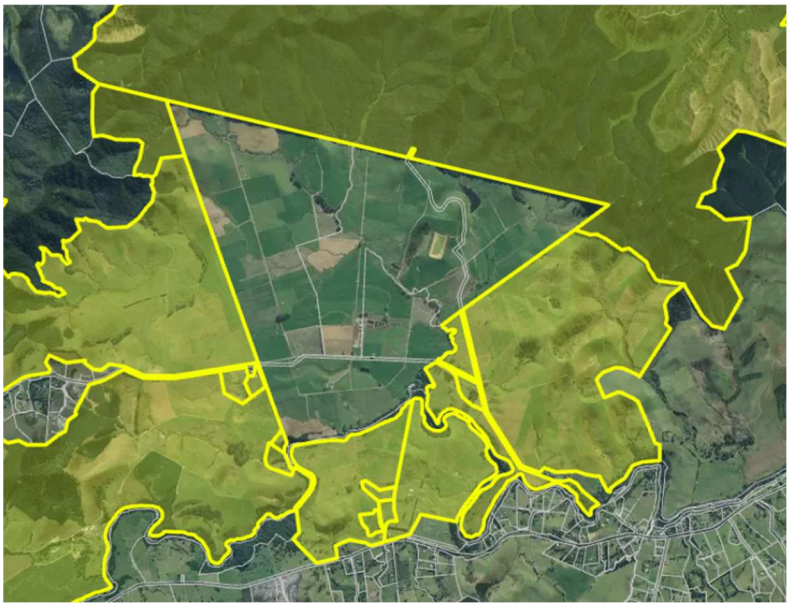


Figure 4: Adjacent Properties

Effects that may be disregarded

Permitted Baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account, and the council has the discretion to disregard those effects where an activity is not fanciful.

In this instance, the permitted baseline is not applicable as all types of subdivision require resource consent in the Rural Production zone.

Assessment

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented.

In this case, the receiving environment is described as the subject site itself and its immediate surrounding areas which include the existing established buildings and development on the site.

7.1. Public Notification Assessment (Sections 95A, 95C and 95D)

Section 95A of the RMA establishes four steps to determine whether to give public notification of a resource consent application. These steps are addressed in the statutory order below.

Step 1

There is no mandatory requirement/request for public notification.

Step 2

The application is for a controlled activity, so public notification is precluded under section 95A(5)(b)(i).

Step 3

Not applicable, as public notification is precluded under Step 2. Proceed to Step 4.

Conclusion

Public notification is precluded under Step 2.

7.2. Limited Notification Assessment (Sections 95B, 95E – 95G)

Section 95B of the RMA establishes four steps to determine whether to give limited notification of a resource consent application. These steps are addressed in the statutory order below.

Step 1

There are no protected customary rights groups or customary marine title groups affected by the proposal. No persons to whom a statutory acknowledgement applies are affected by the proposal.

Step 2

The application is not precluded from limited notification as, although it is for a controlled activity, it is also for the subdivision of land.

Step 3

The application requires assessment of whether there are any affected parties in accordance with Section 95B(8) and 95E of the RMA. Under section 95E(1), a person is an affected person if the adverse effects on that person are minor or more than minor (but are not less than minor). For a controlled activity, section 95E(2)(b) also requires the Council to disregard any adverse effect that does not relate to a matter over which control is reserved.

With reference to the assessment throughout section 6 and in particular to the adjacent properties in the table above, any potential or actual adverse effects to adjacent properties are considered to be less than minor for the following reasons:

- The proposal does not include any physical changes
- The proposal does not enable any additional development that was not already enabled.
- There will be no change to the existing access or traffic generation on Wakelin Road.

7.3. Special Circumstances (Section 95B(10))

It is considered that there are no special circumstances that would warrant the notification of this application.

7.4. Notification Conclusion

On the basis of the above assessment under sections 95A and 95B of the Resource Management Act 1991, this application may be processed without notice because:

a) Public notification is precluded under section 95A(5)(b)(i) as the proposal is a controlled activity.

b) No persons are considered to be affected by the proposal.

c) That, pursuant to section 95A(4), there are no special circumstances to warrant notification.

8. SECTION 104 ASSESSMENT

Section 104(1) states that, subject to Part 2, when considering an application for resource consent, any submissions received, and deciding whether to grant consent for an application, the consent authority must have regard to:

- Any actual and potential effects on the environment of allowing the activity under section 104(1)(a);

- Any relevant provisions of a national, regional or district planning document under section 104(1)(b); and
- Any other relevant matters under section 104(1)(c).

As a Controlled Activity Council must grant the application and may only impose conditions related to the matters of control (pursuant ot section 87A(2) and section 108.

8.1. Actual and Potential Effects on the Environment (Section 104 (1)(a))

The adverse effects on the environment that are generated by the proposal have been assessed in Section 6 of this report and are considered to be nil.

8.2. Relevant Policy Documents (Section 104(1)(b))

8.2.1. Relevant National Policy Statements & Environmental Standards

The relevant national planning documents are addressed below:

- In relation to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), this standard is not considered relevant as regulation 5(8) states that land is only a 'piece of land' under the NES-CS (and therefore subject to it) if it subdivides land in a way that causes the piece of land to stop being production land. In this case, the resulting large Titles will ensure the productive use of the land can continue.

- In relation to the National Environmental Standard for Electricity Network Activities (NES-ENA), there is an existing 11kV line within Lot 5, close and parallel to the northern road boundary. As this proposal does not create any new allotment, it is considered that the rules related to subdivision (regulation 91 of the NES-ENA) are not triggered. No changes to existing activities, or physical changes, are proposed.

- In relation to the National Policy Statement for Highly Productive Land (NES-HPL), a small part of the site adjacent to the Waitangi River is classed as 3s 2 (refer Figure 5 below). Under the New Zealand Land Resource Inventory Land Use Capability (LUC) classification, LUC Unit 3s 2 represents Highly Productive Land (HPL). At this specific Kerikeri site, it identifies areas of high-quality, versatile volcanic soils (typically standard Kerikeri friable clay) that have minor physical limitations. It is noted that the land use of the site is not changing, there is no additional development proposed or enabled by the subdivision, and the area containing the highly productive land is not being sterilised or fragmented, and will all be contained on the separate Title for Lot 5 of the subdivision.

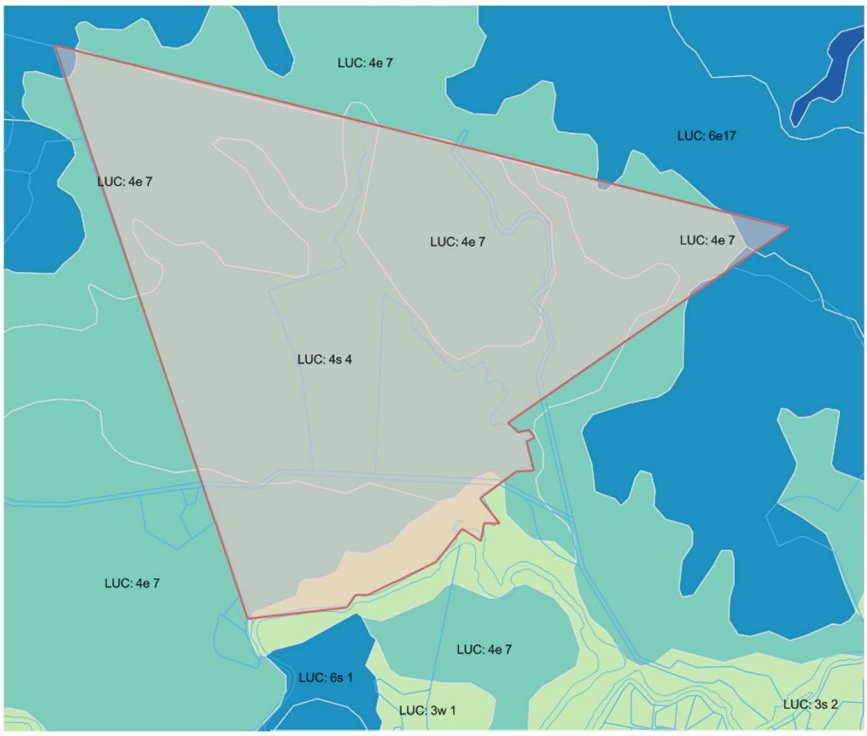


Figure 5: Land Use Capability Classes for the subject site (source: Far North Maps: Land Use & Land Cover Map)

8.2.2. Relevant PDP Objectives & Policies

The purpose of the Rural Production zone is to provide for primary production activities and other activities that have a functional need to be in the rural environment. Policies seek to protect highly productive land from sterilisation and fragmentation and ensure subdivision activities are undertaken in a manner that enhances rural character and amenity values. The existing dairy farm activity on the site will continue to operate and will not be compromised by the proposed subdivision as the smallest land unit will still be 48.5ha in area. This will also ensure that adverse effects on highly productive land, and on rural character and amenity values are avoided.

8.3. Other Matters (Section 104 (1)(c))

Section 104(1)(c) of the Resource Management Act directs Council to consider "*…any other matters that the consent authority considers relevant and reasonably necessary to determine the application.*"

There are no "other matters" considered relevant to this application.

8.4. Section 106

Section 106 states that a consent authority may refuse to grant a subdivision consent if it considers that there is a significant risk from natural hazards. In this case, the only identified natural hazard is flooding, and no development is proposed within the area mapped as being subject to flooding, and no changes are proposed to access. Each resulting title will retain legal and physical access to Wakelin Road.

9. RESOURCE MANAGEMENT ACT – PART 2 ASSESSMENT

With regards to section 5, Part 2 of the Act, the proposal is considered to meet the purpose of the Act being the sustainable use and development of natural and physical resources. In particular, the proposal will create one additional Title, with no physical changes to the subject site, and hence no effects on the environment. It will provide for social and economic wellbeing by providing for flexibility of land management.

Section 6(a), (d), (e) and (h) are engaged given the Waitangi River, the lake on Lot 4 and the mapped flood hazard. However, as no physical works are proposed and no development is enabled, the proposal will not affect the natural character of the river and lake margins, public access along them, the relationship of Māori with these waterbodies, or the management of significant risks from natural hazards.

With regard to Section 7 of the Act, the proposed subdivision is considered to be an efficient use of the site as it retains two production scale rural units and maintains existing amenity values. The proposed subdivision will continue to be compatible with the surrounding environment.

Furthermore, the proposal is not considered to be in conflict with the principles of the Treaty of Waitangi (Section 8).

10. CONCLUSION

Overall, the proposed subdivision is considered to meet the relevant matters of control / assessment criteria under the Far North Proposed District Plan.

It is noted that the proposal will result in positive effects through the provision of efficient use of the land, while maintaining the character and amenity of the surrounding rural locality.

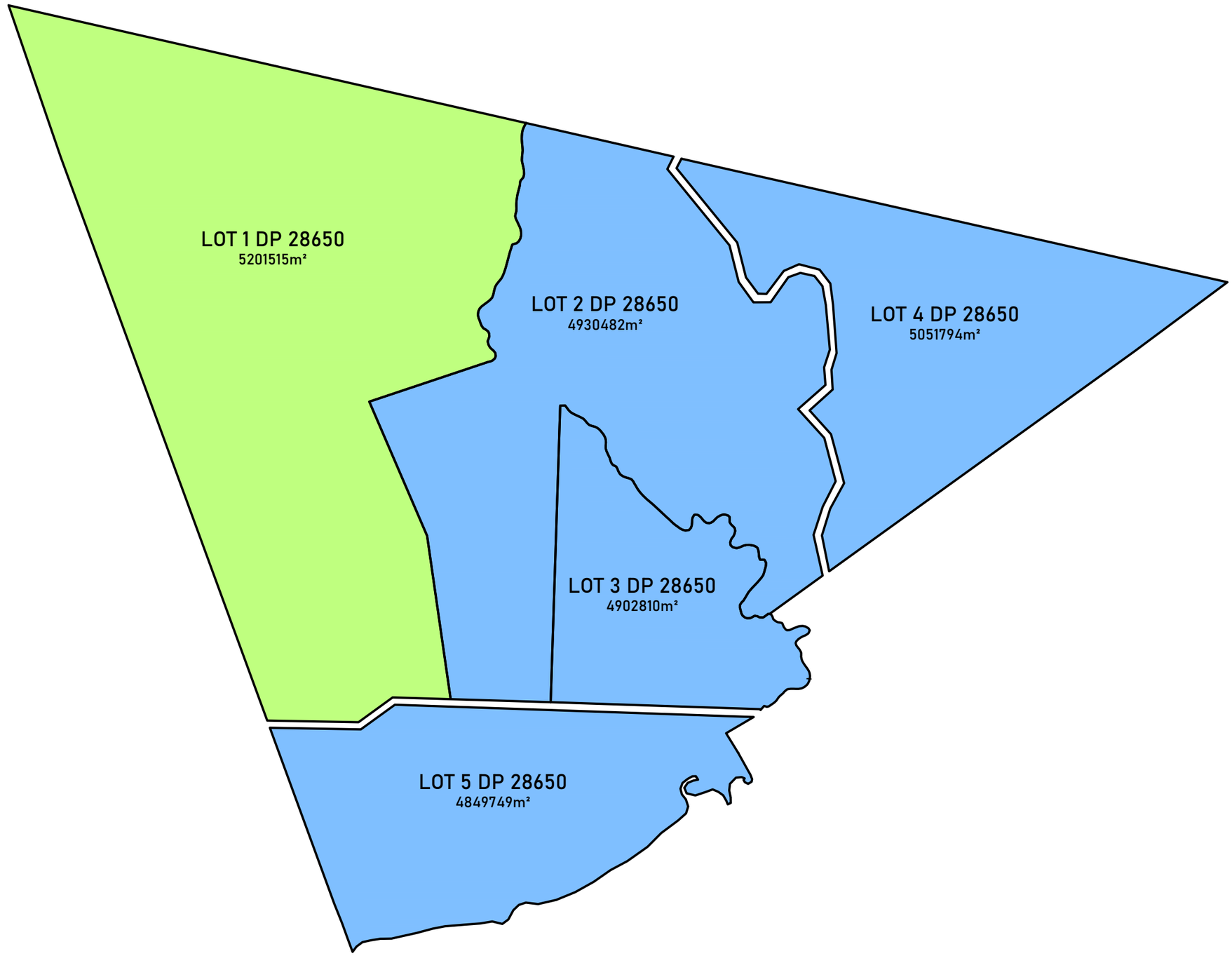
An assessment of potential adverse effects has been provided in Section 6 above. It is considered that any adverse effects relating to the proposal will be nil in relation to the wider environment and adjoining properties.

The proposal is consistent with the relevant objectives and policies and the purpose and principles of the RMA 1991.

Overall, it is concluded that the application can be granted consent on a non-notified basis subject to appropriate conditions.

APPENDIX 1 – RECORDS OF TITLE

APPENDIX 2 – PROPOSED TITLE ALLOCATION



DRAWN	H.BECHU	10/2026
DESIGNED	--	--

REV	CHANGES MADE	CHECKED BY	DATE
0	ORIGINAL	L.MARR	29/10/26

NOTES:

COPYRIGHT:
This document and the copyright in this document remain the property of TRIG CONSULTANTS LTD The contents of this document may not be reproduced either in whole or in part by any means

EXISTING TITLE LEGEND

- EXISTING NA722/287
- EXISTING NA722/288

TRIGCONSULTANTS
SURVEYORS | PLANNERS | ENGINEERS
(09)416 4635 | Admin@trigconsultants.co.nz

PROJECT:

WAKELIN DAIRY FARM
WAIMATE NORTH ROAD, KERIKERI

TITLE:

EXISTING TITLE ALLOCATION
OF
LOTS 1 - 5 DP 28650

SCHEME PLAN

SCALE	1:12 [A3]
DRAWING PATH	C:\TRIG CONSULTANTS\TRIG TEAM - GENERAL\JOBS\2026 JOBS\26341 - 351 WAKELIN ROAD, KERIKERI\07. CAD DRAWINGS\SCHEME

JOB NUMBER	SHEET	REVISION
26341-01	1 of 2	0

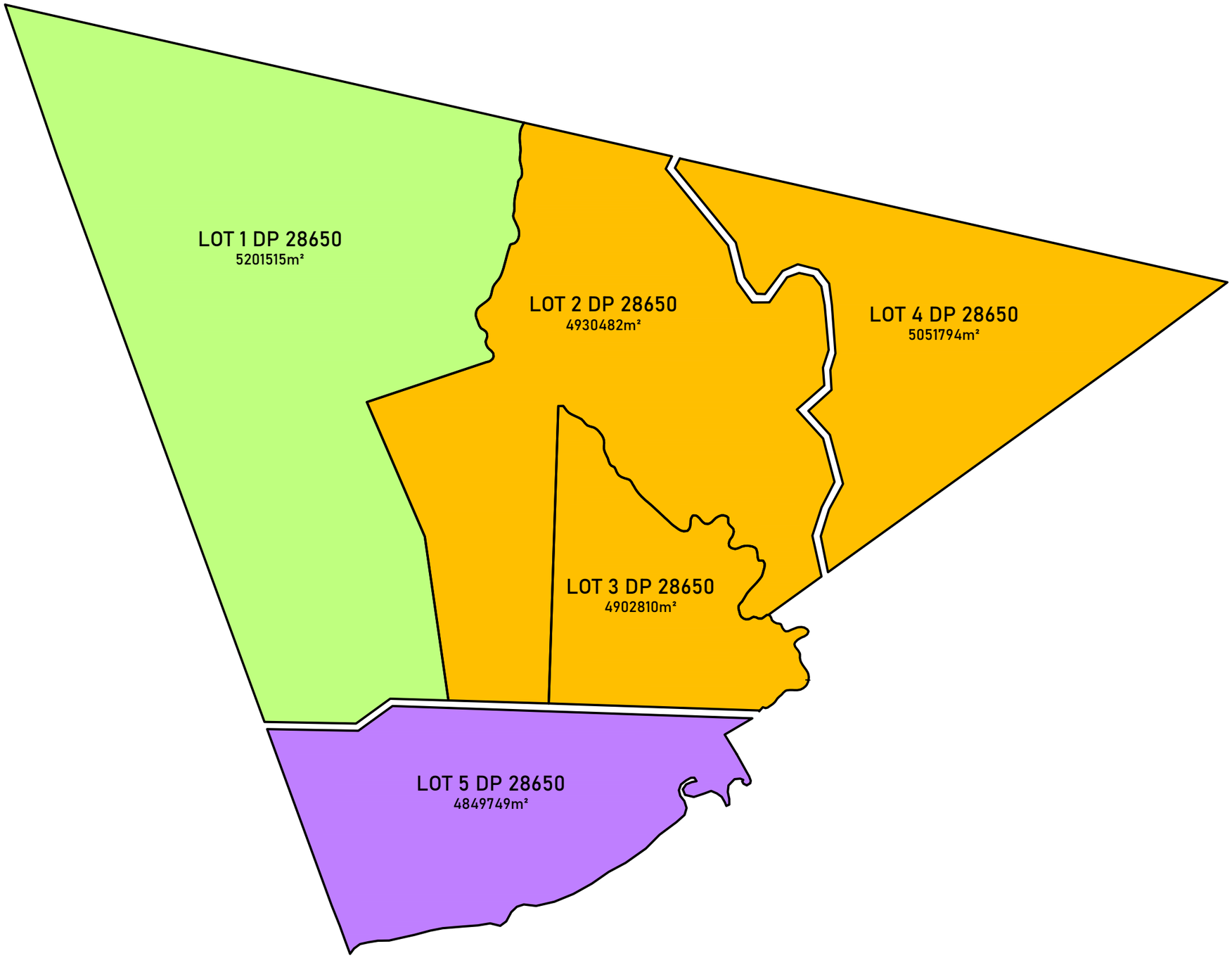
N

DRAWN	H.BECHU	10/2026
DESIGNED	--	--

REV	CHANGES MADE	CHECKED BY	DATE
0	ORIGINAL	L.MARR	29/10/26

NOTES:

COPYRIGHT:
This document and the copyright in this document remain the property of TRIG CONSULTANTS LTD The contents of this document may not be reproduced either in whole or in part by any means



PROPOSED TITLE LEGEND

- EXISTING NA722/287
- PROPOSED NEW TITLE 1
- PROPOSED NEW TITLE 2

TRIGCONSULTANTS
SURVEYORS | PLANNERS | ENGINEERS
(09)416 4635 | Admin@trigconsultants.co.nz

PROJECT:

WAKELIN DAIRY FARM
WAIMATE NORTH ROAD, KERIKERI

TITLE:

PROPOSED TITLE ALLOCATION
OF
LOTS 1 - 5 DP 28650

SCHEME PLAN

SCALE	1:12 [A3]	
DRAWING PATH	C:\TRIG CONSULTANTS\TRIG TEAM - GENERAL\JOBS\2026 JOBS\26341 - 351 WAKELIN ROAD, KERIKERI\07. CAD DRAWINGS\SCHEME	
JOB NUMBER	SHEET	REVISION
26341-01	2 of 2	0

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA722/287**
Land Registration District	**North Auckland**
Date Issued	15 December 1939

Prior References
NA229/266

Estate	Fee Simple
Area	159.5473 hectares more or less
Legal Description	Lot 1 Deposited Plan 28650
Registered Owners	

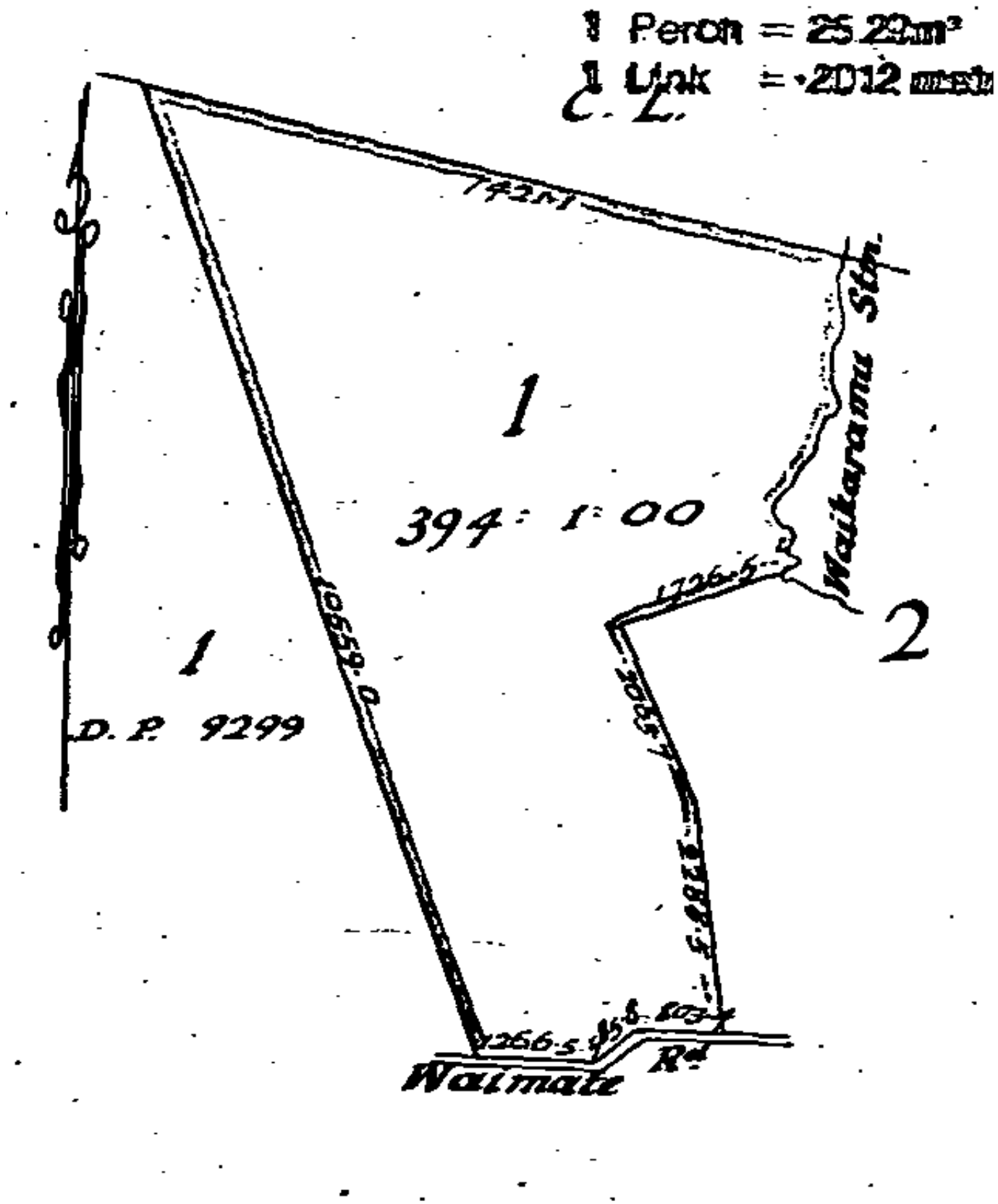
Wakelin Dairy Limited Partnership

Interests

8964044.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Far North District Council - 20.1.2012 at 7:00 am

10801881.3 Mortgage to Rabobank New Zealand Limited - 1.6.2017 at 4:49 pm

11834536.2 Variation of Mortgage 10801881.3 - 25.9.2020 at 4:01 pm


1 Perch = 25.29m²
1 Link = .2012 metre
C. L.
742 Ft
1
394 : 1 : 00
Waikarama Stm.
1326.5
2
1065.9
1
D. P. 9299
1265.5
Walmate Rd

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA722/288**
Land Registration District	**North Auckland**
Date Issued	19 December 1939

Prior References
NA229/266

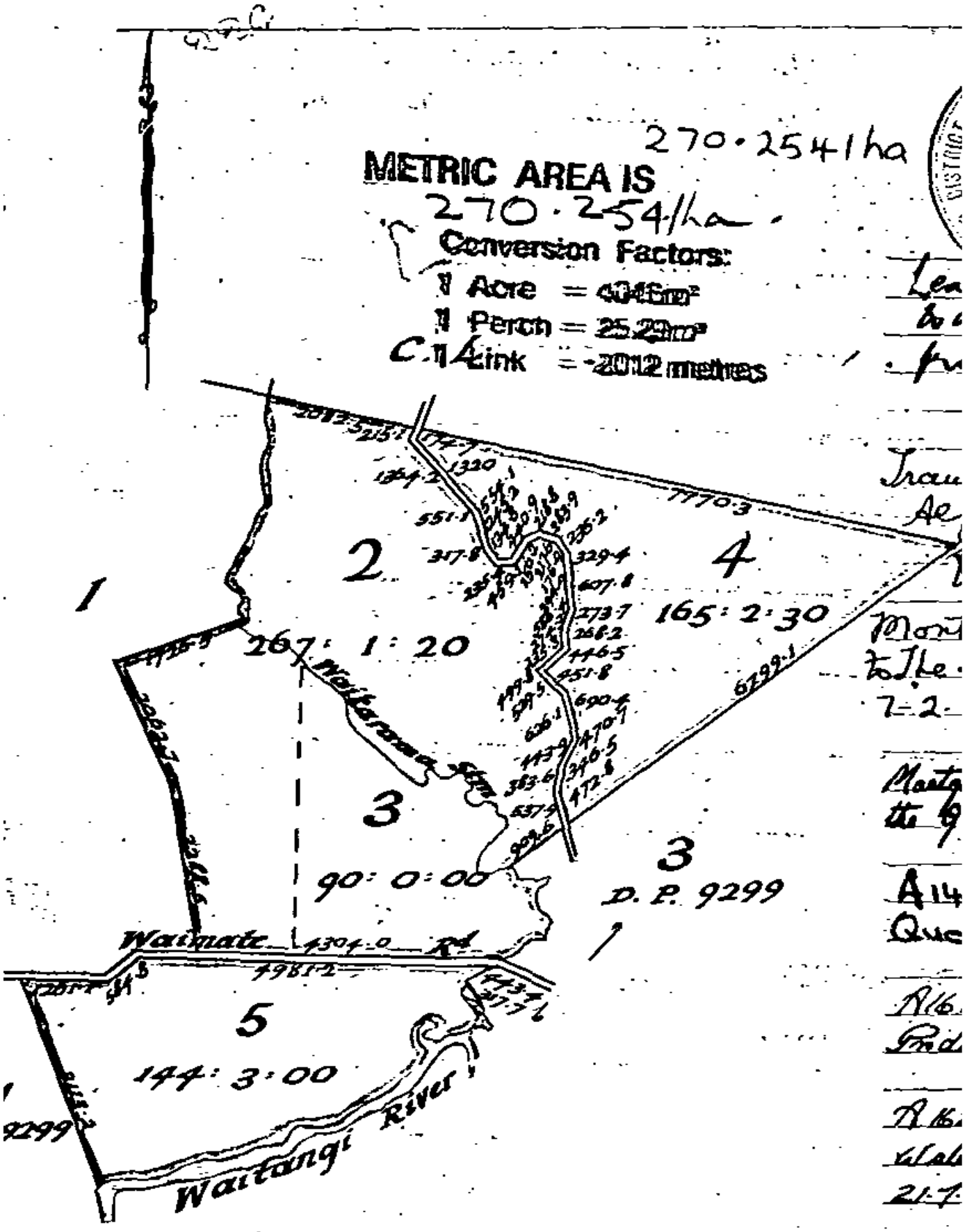
Estate	Fee Simple
Area	270.2540 hectares more or less
Legal Description	Lot 2-3 and Lot 4 and Lot 5 Deposited Plan 28650

Registered Owners
Wakelin Dairy Limited Partnership

Interests

10801881.3 Mortgage to Rabobank New Zealand Limited - 1.6.2017 at 4:49 pm

11834536.2 Variation of Mortgage 10801881.3 - 25.9.2020 at 4:01 pm


270·2541ha
METRIC AREA IS
270·254 1/ha.
Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = ·2012 metres
2
4
1
267: 1: 20
165: 2: 30
3
90: 0: 00
3
D. P. 9299
5
144: 3: 00
Waimate
Waitangi River