

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

2. Type of consent being applied for

(more than one circle can be ticked):

- | | |
|---|--|
| ☐ Land Use | ☐ Discharge: Total volume = <input type="text"/> m ³
<i>Note; volumes >3m³ requires NRC Consent.</i> |
| ☐ Fast Track Land Use* | |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Subdivision |
| ☐ Certificate of Compliance (s.139) | ☐ Existing Use Certificate (s.139A) |
| ☐ Extension of time (s.125) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |

☐ Other (please specify)

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

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

☐ Yes ☐ No

4. Consultation

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

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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

5. Applicant details

Name/s:

Chris and Loretta Dawson

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:

Williams & King, Attention: Natalie Watson

Email:

Phone number:

Postal address:

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

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:

Peter Rex Dawson & Vicki Patricia Dawson

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the proposal

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

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

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 for 5 working days 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)

Chris and Loretta Dawson

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)

Christopher Phillip Dawson

Signature:

(signature of bill payer)

Date 11-Sep-2026

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)

Natalie Watson

Signature

Date 11-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.*

Chris and Loretta Dawson

Proposed Subdivision & Setback / Sunlight Infringement for Accessory Buildings

47 Barnes Road, Akerama, Hukerenui

Williams & King, Kerikeri¹
10 September 2026



Photograph 1: Existing dwelling on Lot 1

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

1. OVERVIEW

Peter Rex Dawson and Vicki Patricia Dawson own a property located on the eastern side of Barnes Road, in Hukerenui and legally described as Sections 37 and 38 SO 529118 and held in record of title 1008762. The applicants, Chris and Loretta Dawson, are seeking resource consent to subdivide this property to create a separate record of title for the existing residential dwelling (proposed Lot 1 – 1.6850ha) leaving Lot 2 as the balance farm area of 40.8989ha.

The subject site is accessed from Barnes Road via direct frontage, with each lot having an existing vehicle crossing.

A proposed accessory building is to be located within 10m of the proposed boundary between Lots 1 and 2, and land use consent is sought for an infringement of setback from boundary and height in relation to boundary standards. An existing shed will temporarily remain within 10m of the proposed boundary and also requires land-use consent for a setback infringement. The existing shed is intended to be relocated; however, this may not occur prior to section 224c certification.

Under the Far North Proposed District Plan – Appeals Version, the site is zoned Rural Production. The subdivision complies with the controlled activity standard allowing subdivision around an existing residential unit; however, the river flood hazard area overlay directs a restricted discretionary activity status.

The subject site is zoned Rural Production in the Far North Operative District Plan. The proposal has been assessed as being a non-complying activity under the Operative District Plan.

The proposal creates no additional rural-residential fragmentation beyond the existing occupation pattern: proposed Lot 1 contains the established dwelling and associated services, while proposed Lot 2 retains more than 40ha for primary production. The proposed boundary follows existing occupation and fence lines, the identified flood hazard remains within the balance farm lot, and the setback and height infringements are internal to the subdivision.

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

2. DESCRIPTION OF PROPOSAL

2.1 Subdivision layout and lot sizes

The purpose of the proposal is to enable the creation of one additional Record of Title, establishing a separate Record of Title for the existing residential dwelling, which is located at 47 Barnes Road. Proposed Lot 2 retains more than 40ha for primary production.

The proposed boundary follows existing occupation and fence lines, the identified river flood hazard remains within the balance farm lot.

The proposed subdivision creates Lots 1 and 2 as summarised in **Table 1**.

Table 1: Summary of proposed lot sizes, and land use.

Lot Number	Gross Area (Subject to Final Survey)	Existing Use
Lot 1	1.6850ha	Existing residential dwelling and on-site wastewater system. Existing and proposed shed / garage.
Lot 2	40.8989ha	Primary production.

Refer to the Scheme Plan in **Appendix 1** and **Figure 1** below. All areas and dimensions are subject to final survey.

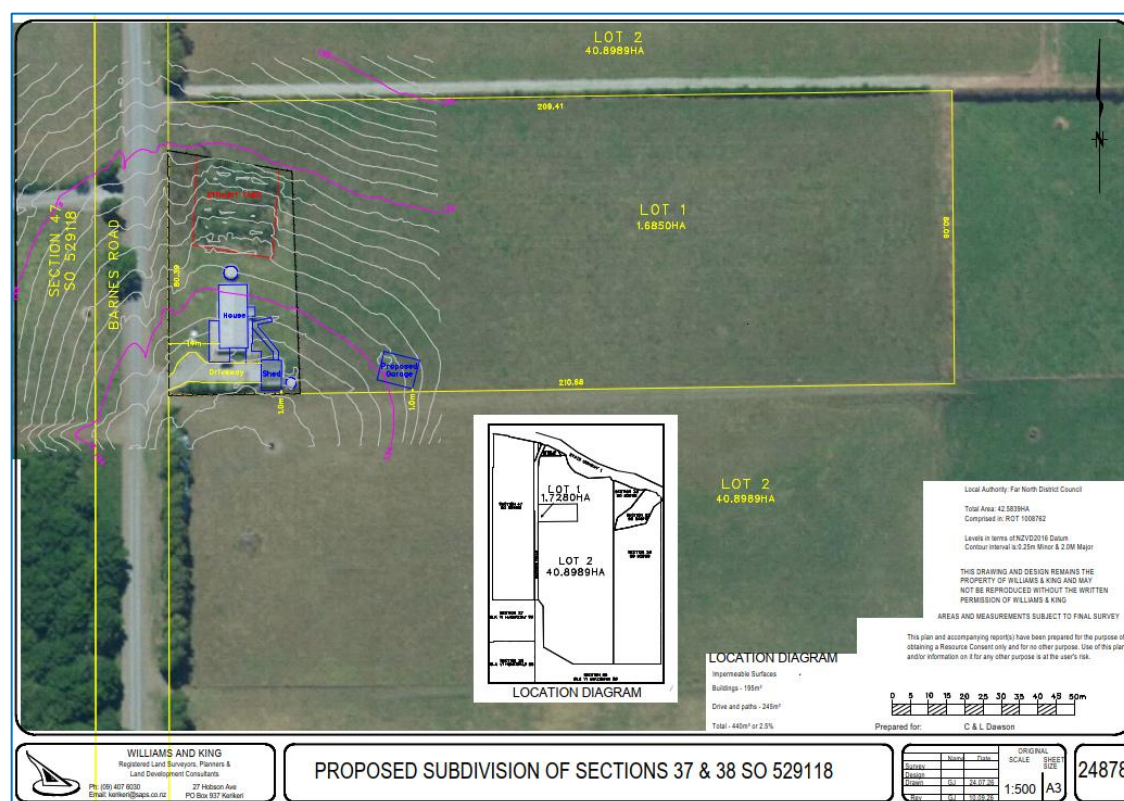


Figure 1: Scheme Plan of Proposed Subdivision

2.2 Setback and height in relation to boundary infringements

An existing shed on Lot 1 is located approximately 1m north of an existing fenceline, which occupies one of the new boundaries between Lots 1 and 2. This shed is a typical skyline double garage with stud height of 2.1m.

A new 10m x 8m Totalspan garage is proposed, with a gable roof with a stud height of 3.6m rising to an apex height of 4.672m. Refer to the floor and elevation plans in **Appendix 2**. This will be placed on an angle to the existing fence line / proposed boundary, with a minimum setback of 1m.

Land use consent is sought to allow the existing and proposed accessory buildings to remain or be placed as shown on the Scheme Plan in **Appendix 1**.

2.3 Property access arrangements

Vehicle access to Lots 1 and 2 is from Barnes Road, with each lot having direct frontage. Barnes Road currently serves three dwellings, including the existing dwelling on Lot 1. Barnes Road is formed sealed at its intersection with State Highway 10, and then transitions into an unsealed surface along the subject site's frontage.

The proposed subdivision increases use of Barnes Road by one additional record of title. No alterations to the existing physical access arrangements are proposed.

Lot 1 has an existing formed crossing place off Barnes Road, while Lot 2 has multiple crossings for farm access and access to the farm utility buildings.

2.4 Wastewater and stormwater management

The existing dwelling on Lot 1 is serviced by a septic tank, with treated wastewater disposed via mounded evapo-transpiration beds located to the north of the dwelling, which have been planted in flax and are fenced off.



Photograph 2: Mounded evapotranspiration beds for onsite wastewater disposal.

Stormwater from the roof surface of the dwelling is collected in an above ground water tank, which overflows to a soakage hole, which is retained within the area of Lot 1. An additional above ground water tank collects rainwater from the shed roof.

Existing wastewater and stormwater systems are documented within BC-2009-888-0 records, within Council's property file. Refer to the as-built plan in **Figure 2**.

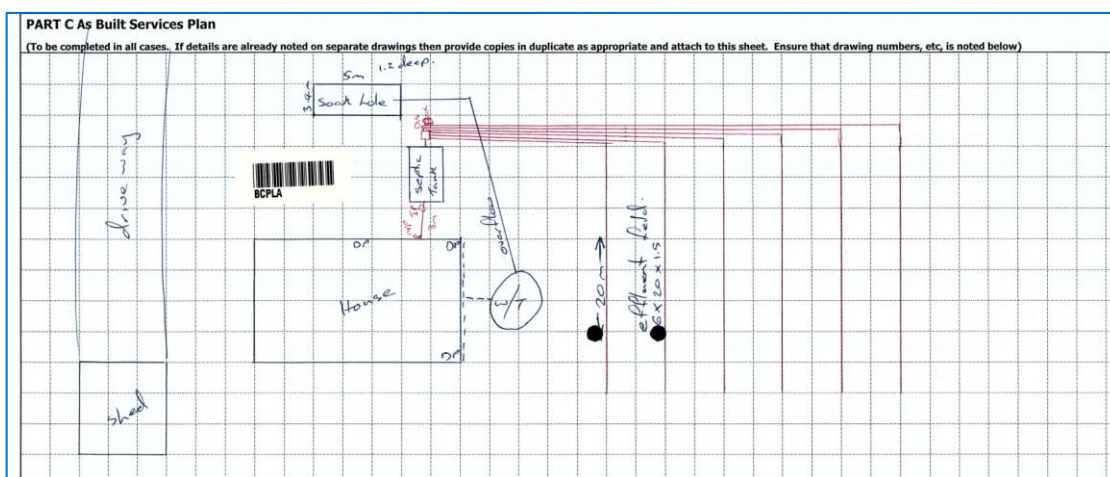


Figure 2: As built plan showing existing stormwater and wastewater services on Lot 1.

Existing proportional impermeable surface coverage on Lot 1 remains very low, and well within the permitted activity standards for the Rural Production Zone.

3. APPLICATION SITE DETAILS AND DESCRIPTION

3.1 Location

The application site is located at 47 Barnes Road, in Akerama, between Towai and Hukerenui. Refer to the maps in **Figures 3 and 4**.

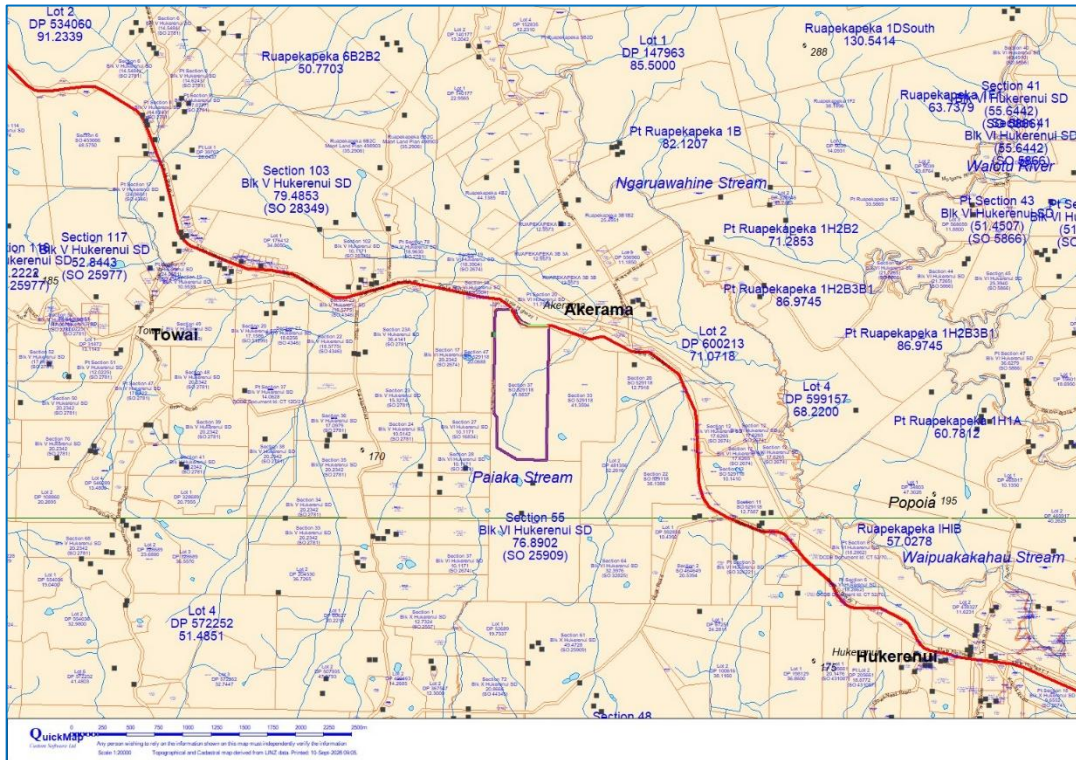


Figure 3: Location Map (Source: QuickMap).

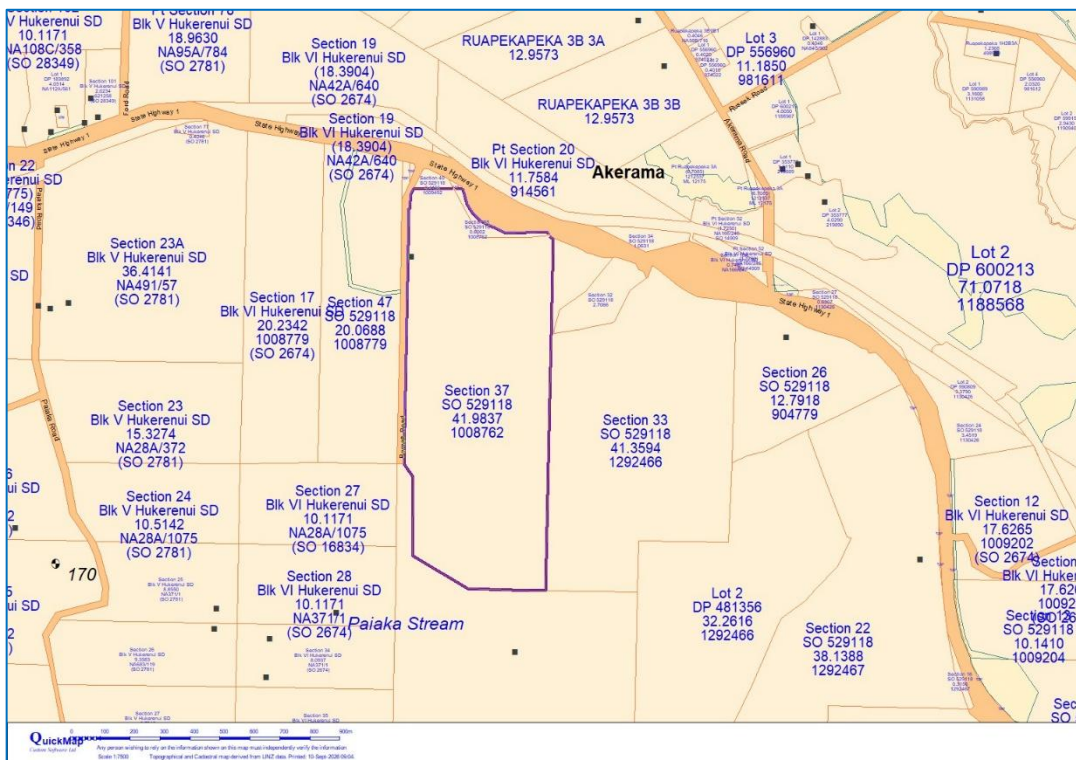


Figure 4: Cadastral Map Highlighting the Subject Record of Title (Source: QuickMap).

3.2 Legal details

Legal details of the application site are summarised below and in the record of title (**Appendix 3**).

Table 2: Summary of Record of Title.

RECORD OF TITLE IDENTIFIER & LEGAL DESCRIPTION	TITLE AREA	INTERESTS
Record of Title: 1008762 Legal Description: Section 37-38 Survey Office Plan 529118	42.5839ha more or less	Subject to Section 11 Crown Minerals Act 1991 (affects Section 38 SO 529118) Subject to Part IVA Conservation Act 1987 (affects Section 38 SO 529118) B922939.1 Gazette Notice (NZ Gazette 18.12.1988 No. 146 p. 4065) declaring the adjoining State Highway No. 1 (Awanui-Bluff) to be a limited access road - 1.12.1988 at 3.00 pm Subject to Section 8 Coal Mines Amendment Act 1950 (affects Section 37 SO 529118) Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land (affects Section 37 SO 529118) Subject to Section 120(9) Public Works Act 1981

3.3 Natural and recorded features

3.3.1 Soils / New Zealand Land Resource Inventory Land Use Capability

The subject site is recorded as being within the Land Use Capability Unit 4e12. This Land Use Capability Units is not classified as comprising highly versatile soils in the Regional Policy Statement definition, or as highly productive land in the National Policy Statement for Highly Productive Land 2022.

Soil Map Reference Number: NZMS 290 Sheet Q06/07 describes the soils as Hukerenui and Wharekohe silt loams being imperfectly to very poorly drained soils of the rolling and hill land.

3.3.2 Natural Hazards

Northland Regional Council natural hazard mapping identifies a river-flood-hazard area within Lot 2, following a tributary of the Paiaka Stream. The mapped hazard does not extend into Lot 1.

3.4 Existing land use and structures

Lot 1 contains an existing dwelling with associated water storage tanks, onsite wastewater treatment and disposal system and stormwater management system. These have been authorised under BC-2009-888/1. A power pole with transformer is located near the north western corner of Lot 1.

Lot 2 is in grazed pasture, comprising fenced paddocks, farm sheds and metalled hardstand area.

Refer to **Photographs 3 – 5**.



Photograph 3: Existing dwelling on Lot 1.



Photograph 5: View north over Lot 1 towards existing farm buildings on Lot 2.



Photograph 4: View east over Lot 1.

4. DISTRICT PLAN ASSESSMENT

4.1 Far North Proposed District Plan – Appeals Version (“PDP”)

The application site is zoned Rural Production in the PDP. The proposal is assessed against the relevant rules of the PDP as follows.

4.1.1 Area-Specific Matters – Rural Production Zone

Rule	Discussion	Compliance	Appeals
RPROZ-R2 Impermeable surface coverage	Existing impermeable surface coverage on Lots 1 and 2 will not exceed 10%.	Complies – permitted activity	These provisions have been appealed – equivalent Operative District Plan rules also assessed.
RPROZ-R3 Residential activity	Existing residential activity on Lot 1 complies with the permitted standard, allowing a single residential unit located on a site less than 40ha.	Complies – permitted activity.	
RPROZ-S2 Height in	The existing and proposed accessory buildings do not comply in relation to the proposed southern boundary of Lot 1.	Does not comply-restricted	

relation to boundary		discretionary activity	
RPROZ-S3 Setback	The existing and proposed accessory buildings do not achieve a 10m setback in relation to the proposed boundary.	Does not comply - Restricted discretionary activity	
RPROZ-S4 Building or structure coverage	Existing building / structure coverage will not exceed 15% of any of the lot areas.	Complies	

4.1.2 District-Wide Matters – Energy, Infrastructure, & Transport – Transport

Rule	Discussion	Compliance	Appeals
TRAN-R2 New or altered vehicle crossings ...	No new or altered vehicle crossings are proposed.	Not applicable.	These provisions have not been appealed and can be considered operative.
TRAN-R13 New or altered vehicle crossings accessed from a State Highway ...	No new or altered vehicle crossings off the State Highway are proposed.	Not applicable.	

4.1.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance	Appeals
SUB-R3 Subdivision of land to create a new allotment.	CON-3 applies to subdivision around the existing dwelling on proposed Lot 1, which has an area between 2,000m ² and 2ha. Proposed Lot 2 retains more than 40ha. The assessment refers to record of title 1008762 and proposed Lots 1 and 2 only.	Controlled activity status	This provision has been appealed – equivalent Operative District Plan rule/s to be assessed.
SUB-R11 Subdivision of a site within flood hazard areas	Existing and future building platforms outside of the spatial extent of the 1 in 100 year flood hazard area are available. No flood water diversion will result. Vehicle access is not affected by flooding.	Restricted discretionary activity status	This provision has not been appealed.

4.1.4 Summary of Activity Status under the Proposed District Plan

The proposed activity has been assessed as a restricted discretionary activity under the PDP.

4.2 Far North Operative District Plan (“ODP”)

The application site is zoned Rural Production and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the ODP, being the equivalent provisions of the PDP that are under appeal, as follows.

4.2.1 Rural Production Zone

Rule	Discussion	Compliance
8.6.5.1 PERMITTED ACTIVITIES		
8.6.5.1.1 Residential Intensity	No issues.	Complies – permitted activity
8.6.5.1.2 Sunlight	The existing and proposed accessory buildings do not comply.	Does not comply – restricted discretionary activity under Rule 8.6.5.3.3
8.6.5.1.3 Stormwater management	Existing impermeable surface coverage on each lot will not exceed 15%.	Complies – permitted activity
8.6.5.1.4 Setback from Boundaries	The existing and proposed accessory buildings do not achieve a 10m setback in relation to the proposed boundary.	Does not comply – restricted discretionary activity under Rule 8.6.5.3.4

4.2.2 Subdivision

Rule	Discussion	Compliance
13.6 GENERAL RULES		
13.6.5 Legal Frontage	Each lot will have direct frontage to Barnes Road.	Complies
13.6.12 Suitability for Proposed Land Use	Each lot has an existing land use.	Not applicable
13.7 CONTROLLED ACTIVITIES		
13.7.2.1 Minimum Area for Vacant New Lots and New Lots Which Already Accommodate Structures	Lot 1 is less than the controlled activity minimum lot size (20ha). Lot 2 exceeds 20ha.	Does not comply
13.7.2.2 Allotment Dimensions	Each lot contains the required dimension.	Complies
13.8 RESTRICTED DISCRETIONARY ACTIVITIES		
13.8.1 Subdivision within the Rural Production Zone	(a) Lot 1 is less than 12ha. Lot 2 complies. (b) and (c): Record of title 1008762 was issued on 9 June 2021 following road legalisation works associated realignment of State Highway 1. The resulting title date post-dates 28 April 2000 and these subdivision standards are not met.	Does not comply
13.9 DISCRETIONARY (SUBDIVISION) ACTIVITIES		
13.9.1 Minimum Area for Vacant New Lots and New Lots Which Already Accommodate Structures	The minimum lot size of 4ha is not achieved by Lot 1. Management Plan subdivision is not proposed.	Does not comply
13.11 NON-COMPLYING (SUBDIVISION) ACTIVITIES		
13.11(a) Non-Complying (Subdivision) Activities	The proposal has been assessed as a non-complying activity.	Non-complying activity status

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

Overall, the proposal has been assessed as a non-complying activity. Section 104D of the RMA sets out the specific requirements for the determination of non-complying activities.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 104(1)(a) and (ab) requires the consent authority to have regard to any actual and potential effects on the environment of allowing the activity; and any measure proposed or agreed to by the application for the purpose 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. Under Section 104(2), when forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard or the plan permits an activity with that effect.

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment of environmental effects addresses the relevant assessment criteria listed in 13.10 of the Operative District Plan as specified in Rule 13.11 (Non-Complying (Subdivision) Activities), the matters of control listed in Rules SUB-R3 and the matters of discretion listed in Rule SUB-R11 where relevant.

5.1 Allotment sizes and dimensions

The subdivision pattern along Barnes Road primarily consists of rural sites used for pastoral grazing with residential dwellings infrequently located within these rural areas.

The subject record of title was issued in 2021 as a consequence of road legalisation associated with the State Highway 1 Akerama improvements and realignment, rather than through subdivision undertaken to create an additional rural-residential allotment. The subdivision opportunity otherwise available under the Operative District Plan had not been exercised before those works. Although the title post-dates 28 April 2000, that administrative history is relevant to the proposal's site-specific context it is reasonable to take into account the fact that the rate of subdivision provided for in the Operative District Plan has not yet been implemented in this location and distinguishes it from subdivision that would create unanticipated rural-residential fragmentation.

The subdivision design is based on the existing layout of the built development on Lot 1, with the new boundaries following exiting fence lines around the existing buildings on Lot 1. Each lot provides sufficient area and dimensions to provide for the existing residential and rural land uses. Servicing for Lot 1 already exists. The proportion of impermeable surface coverage remains low.

Both Lots 1 and 2 include an allotment dimension / building platform dimension that complies with the controlled activity standard for subdivision in the Rural Production Zone.

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

5.2 Natural and other hazards

The mapped river flood hazard applies to land that is to be retained for primary production, and will not be used for an activity where material damage could result, and it is considered that there is no significant risk from natural hazards that would cause subdivision consent to be refused in terms of Section 106(1)(a) of the RMA. The proposal has no effect on overland flow paths or any upstream or downstream flooding. No mitigation of flood hazard is required.

Likewise, Lot 1 has an existing dwelling, and the subdivision will not generate any new effects or risks in relation to fire hazard. There is ample open area available on balance Lot 2 to achieve adequate setbacks from areas of vegetation, as required by the District Plan rule 'Fire Risk to Residential Units'.

The proposed subdivision is considered to adequately avoid and mitigate adverse effects related to natural and other hazards, such that they are less than minor.

5.3 Water supply

The property does not benefit from water reticulation, and existing water supply for Lot 1 is provided by way of collection and storage of rainwater. This same method is available for future buildings requiring potable water supply on Lot 2. Adequate water supply can be provided for the proposed subdivision, and no adverse effects with respect to water supply are anticipated.

5.4 Stormwater disposal

No additional impermeable surfaces are required to complete the proposal, and the existing extent of impermeable surface coverage on Lot 1 will comply with the permitted activity standard for the Rural Production Zone of the Operative and Proposed District Plans. Rainwater is collected from the roof surface and stored in water tanks for domestic use from the roof area of each building. Water tank overflow is discharged to a soakage area. There will be no change in existing stormwater management with respect to Lot 1.

5.5 Sanitary sewage disposal

Lot 1 contains an existing onsite wastewater system that will be retained within the proposed lot boundaries. Lot 2 retains more than 40ha and contains multiple potential building locations. Any future activity requiring onsite wastewater disposal on Lot 2 will need to demonstrate compliance with the applicable regional and district requirements at the time it is established, with this being feasible based on the large area of Lot 2. The subdivision itself does not require a new wastewater system and will not alter the operation of the existing Lot 1 system.

It is therefore considered that the proposal does not generate any adverse environmental effects in terms of sanitary sewage disposal.

5.6 Energy and telecommunications supply

The existing dwelling on Lot 1 is already serviced with power and telecommunications. The subdivision does not require any change to the existing electricity or telecommunications arrangements. The site is within a rural environment, and there is no need for power or telecommunications supplies to be confirmed via consent conditions.

Top Energy has confirmed that it has no requirements in relation to the proposal; see **Appendix 5**.

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

5.7 Easements for any purpose

No easements are required.

5.8 Building Locations

Lot 1 contains an existing dwelling with other suitable areas available for development. There are multiple suitable building sites on Lot 2, which retains an area of more than 40ha.

The existing shed and proposed garage are approximately 1m from the proposed boundary between Lots 1 and 2. Because this boundary is internal to the subdivision, the infringements do not affect any third-party property. The buildings are separated from existing residential activities and will not result in loss of privacy, shading or visual dominance. Their location reflects the existing occupation pattern and proposed boundary alignment.

5.9 Property access

Property access from Barnes Road to the boundary of each lot is already formed as previously described.

The large primary production site (Lots 2) is intended to remain as a primary production site at this stage, as it will continue to be used for farming. Additional traffic generated by the proposed subdivision would arise if there was a new land use activity established on this site, for example, a new residential dwelling on the site. The proposed level of traffic can be accommodated by the existing property access provisions.

Access to the lots off Barnes Road is sufficiently setback from the intersection of Barnes Road and State Highway 1, and NZTA has confirmed that they do not consider themselves to be an affected party (see **Appendix 4**).

The proposed subdivision creates one additional record of title but does not alter the existing physical access arrangements. Lot 1 will continue to use its existing formed crossing from Barnes Road, while Lot 2 will continue to use the existing farm crossings. Any increase in traffic would arise only if an additional land-use activity were established on Lot 2. The existing accesses are sufficiently separated from the Barnes Road and State Highway 1 intersection, and NZTA has confirmed that it does not consider itself an affected party. Accordingly, the existing access arrangements can safely accommodate the proposal, and effects on road operation and traffic safety will be less than minor.

5.10 Archaeological and cultural effects

There are no known or recorded archaeological sites on the subject property.

For this proposal, it is considered that an Accidental Discovery Protocol advisory note can be applied to the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

5.11 Preservation and enhancement of vegetation and fauna

The proposal does not involve any removal or disturbance of indigenous vegetation. Direct and indirect adverse effects on indigenous vegetation and fauna are avoided.

5.12 Landscape and visual effects

Lot 1 will retain private open space surrounding the existing buildings and their outdoor areas. As outlined previously, the location of the existing and proposed accessory buildings in relation to the new proposed boundary will not have any effects in terms of loss of privacy, shading, or visual dominance.

Lot 2 will form a large rural title, which is likely to continue to retain its pastoral land use. There are a number of possible building sites on this property, which are able to be developed without affecting the outlook or privacy of any adjacent property. It is considered that there will be no adverse impacts on the visual amenity, or privacy of adjoining properties as a result of the proposed subdivision activity.

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

The existing rural character and visual quality values of the site and its surroundings can be retained, and potential adverse visual and landscape effects are considered to be less than minor.

5.13 Soil

The site does not contain highly versatile soils / highly productive land. Primary production activities will continue on Lot 2, at the same scale as the current activity. As such, the adverse effects on soil resources will be less than minor.

5.14 Land use compatibility

The existing interface between the pastoral primary production activities on Lot 2 and residential dwelling on Lot 1 is existing. Likewise, the proximity of the existing dwelling to the unsealed carriageway of Barnes Road is an existing situation. As such, the proposal is not considered to generate adverse effects associated with incompatible land use and reverse sensitivity, such that the existing and possible future uses of Lots 1 and 2 and surrounding land can be accommodated.

6. STATUTORY ASSESSMENT

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *National Policy Statement for Highly Productive Land 2022 Amended August 2024*
- *National Policy Statement for Natural Hazards 2025*
- *Regional Policy Statement for Northland*
- *Far North Proposed District Plan – Appeals Version*
- *Far North Operative District Plan*
- *Regional Plan for Northland*

6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List.² All land outside of proposed Lot 1 will remain as primary production land.

The proposal does not require consent under the above regulations.

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

The Northland Regional Council Wetlands Mapping does not record any wetlands within the site. The proposed subdivision does not involve any vegetation clearance, earthworks, or taking, use, diversion, damming, or discharge of water. Therefore, the proposal is not considered to have any implications in terms of the above regulations.

² Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 7 September 2026 from <https://localmaps.nrc.govt.nz/localmapviewer/?map=65b660a9454142d88f0c77b258a05f21>

6.2 National Policy Statements

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

The subject land comprises Land Use Capability Unit 4e12, which does not meet the definition of ‘highly productive land’ in the NPS-HPL. The above national policy statement is therefore not relevant to the proposed activity.

6.2.2 National Policy Statement for Natural Hazards 2025

Risk Matrix

When undertaking an assessment of natural hazard risk, the following risk matrix and associated tables must be applied to enable assessment of the consequence level and likelihood level and to determine the level of natural hazard risk applicable.

- Lot 1 is located above the mapped river flood hazard area associated with the water course through Lot 2. Lot 2 contains multiple building sites unaffected by river flood hazard.
- Lots 1 and 2 are not shown to be erosion prone land in the NRC mapping.
- The liquefaction vulnerability assessment is shown as ‘unlikely’ at the location of the existing dwelling on Lot 1, and on the multiple building areas on Lot 2.

Therefore, the likelihood level (using Table 1) is considered to be classified as ‘Unlikely’.

The consequence level (Table 2) can be described as minor.

Therefore, the level of natural hazard risk is considered to be low.

Table 1: Likelihood table

Likelihood level	Annual exceedance probability (AEP)	Average recurrence interval (ARI) or ‘return period’
Almost certain	10% or more	Up to and including 10 years
Very likely	10% to 5%	Over 10 and up to and including 20 years
Likely	5% to 2%	Over 20 and up to and including 50 years
Possible	2% to 1%	Over 50 and up to and including 100 years
Unlikely	1% to 0.2%	Over 100 and up to and including 500 years
Rare	0.2% to 0.02%	Over 500 and up to and including 5,000 years
Very rare	Less than 0.02%	More than 5,000 years

Table 2: Consequence table

Consequence level	Damage to property	Potential for injury or fatalities
Catastrophic	Severe damage to land and building(s), potential for collapse or total destruction of structures. Building(s) need to be demolished, rebuilt or relocated.	High threat to life safety, with probable fatalities and/or critical injuries.
Major	Major damage to land and building(s), including structural damage. Loss of use and substantial repair required.	Unsafe for people, with potential for many injuries, or critical injuries and/or fatalities.

Moderate	Some damage to land and non-structural damage to building(s). Limited loss of use, repairs required.	Unsafe for people, with potential for injuries, although expected to be minor.
Minor	Minor damage to land and building(s). No loss of use, minimal repairs required.	Isolated minor injuries possible.
Negligible	No loss of use, no building repairs required.	No injuries.

Part 2: Objective and policies

2.1 Objective

1. *Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.*

This has been considered using the risk matrix and, in terms of the relevant policies, as outlined below.

2.2 Policies

Policy 1: *When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.*

A low level of natural hazard risk has been assessed.

Policy 2: *Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.*

Lot 2 includes a range of possible building sites. No management of natural hazard risk is required as part of this application.

Policy 3: *Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.*

Not applicable.

Policy 4: *Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.*

Not applicable.

Policy 5: *Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.*

Most recent natural hazard mapping has been referred to.

Policy 6: *The potential impacts of climate change to at least 100 years into the future must be considered.*

The mapped river flood hazard is confined to part of Lot 2. The proposal does not include flood diversion works or development within the mapped hazard area. On the information available, allowing for future climate-related changes does not alter the assessed low level of natural-hazard risk.

6.3 Regional Policy Statement for Northland (“RPS”)

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

The subject site is not within the coastal environment or an outstanding natural landscape or feature and does not include any areas of high or outstanding natural character.

Policy 5.1.1 – Planned and coordinated development is relevant, and requires co-ordinated location, design and building or subdivision, use and development. Relevant matters have been considered in preceding sections of this report. In particular:

- Servicing with the necessary infrastructure is already established for each lot.
- The site is not near any significant mineral resources.
- The relationship between residential and primary production activities will not change as a result of the subdivision and the proposal will not result in incompatible land uses in close proximity or encourage reverse sensitivity commensurate with policy 5.1.1(e).
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- No new adverse effects on significant ecological areas or species will result.
- Adverse effects associated with natural hazards are avoided.
- 5.1.1(f) seeks to ensure that plan changes and subdivision to/in a primary production zone does not materially reduce the potential for soil-based primary production on land with highly versatile soils, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities. The site is not mapped as having “highly versatile soils” in terms of the Regional Policy Statement categorisation.
- Policy 5.1.1(g) requires subdivision ... to “*maintain or enhance the sense of place and character of the surrounding environment except where changes are anticipated by approved council growth strategies and/or plan provision*”. The existing rural and residential use of the lots is consistent within the predominant land use and subdivision development in the surrounding environment. The character of the surrounding environment can be retained.
- The proposal has no implications on matters such as renewable energy, sustainable design technologies.
- Policy 5.1.1(h) requires subdivision, use and development to be, or be able to be, serviced by necessary infrastructure. In terms of this policy. The land is suitable for stormwater, wastewater and water to be managed on site. Being within a rural environment, there is no requirement for electricity and telecommunications to be provided at subdivision stage.

6.4 District Plan Objectives and policies

6.4.1 Far North Proposed District Plan

The proposal satisfies the restricted discretionary activity subdivision and land use criteria of the PDP, and the relevant matters over which discretion is restricted, which reflect the PDP’s intent, have been adequately addressed within the preceding information.

6.4.2 Far North Operative District Plan

The objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the District Plan are relevant to this proposal. Comments on the objectives and policies of the Rural Environment and Rural Production Zone have been grouped together as they have many overlapping themes. As discussed below, it has been concluded that the proposal is not contrary to the overall objectives and policies of the District Plan and consequently meets the test of section 104D(1)(b).

RURAL ENVIRONMENT

8.3 OBJECTIVES

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.*
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.*
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.*
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment*
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.*
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.*

8.4 POLICIES

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.*
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.*
- 8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.*
- 8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.*
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse effects from the existing use – i.e. reverse sensitivity).*
- 8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.*
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.*
- 8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), ... on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.*

RURAL PRODUCTION ZONE

8.6.3 OBJECTIVES

- 8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.*
- 8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*
- 8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*
- 8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.*
- 8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.*
- 8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.*
- 8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.*
- 8.6.3.9 To enable rural production activities to be undertaken in the zone.*

8.6.4 POLICIES

- 8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

Promote sustainable management.

Given the nature of the proposal, which creates a separate record of title around an established residential land use activity and built development, the proposed subdivision is considered to represent sustainable management, resulting in less than minor adverse effects on natural and physical resources.

Ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

The site does not contain highly productive land or highly versatile soils, and it is considered that the life supporting capacity of soils is not compromised, with the subdivision being an appropriate activity. The remainder of land outside of Lot 1 will continue to be used for soil based primary production, at the same scale as it presently is.

Avoid, remedy or mitigate adverse effects.

Adverse effects are predominantly avoided through the nature of the proposal, which relates to existing residential and rural activities, and reflects the existing land use and built development layout.

Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna / promote protection of significant natural values.

The proposal has no implications in terms of significant indigenous vegetation or habitats of indigenous fauna.

Avoid conflicts between land use activities / reverse sensitivity.

The subdivision formalises an existing relationship between the residential activity on Lot 1 and primary production on Lot 2. Proposed Lot 1 follows the established residential occupation area, while Lot 2 retains the balance farm. Because the interface already exists and the proposal does not introduce a new sensitive activity closer to farming operations, it will not materially increase reverse-sensitivity effects. If Council considers an additional mechanism necessary, a consent notice advising future owners of Lot 1 of the lawful rural production activities on Lot 2 would further reinforce this outcome.

Promote maintenance and enhancement of amenity values.

The amenity values of the existing environment can be retained.

Enable efficient use and development of the Rural Production Zone, enable people and communities to provide for their social, economic and cultural well being and for their health and safety.

The proposal is an efficient use of the land, allowing the applicants to create a separate title for an existing residential activity.

SUBDIVISION

13.3 OBJECTIVES

13.3.1 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.

13.3.2 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.

13.3.5 To ensure that all new subdivisions provide ... on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 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.

13.3.9 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).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

13.4 POLICIES

13.4.1 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:

- (a) natural character, particularly of the coastal environment;
- (b) ecological values;
- (d) amenity values;
- (e) cultural values
- (g) existing land uses.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 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.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of ... significant habitats of indigenous fauna, threatened species, the natural character of ... riparian margins ... where appropriate.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.11 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.

13.4.13 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:

- (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;
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land ...
- (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;
- (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 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.

Provide for subdivision so as to be consistent with the purpose of the various zones and promote sustainable management of natural and physical resources.

The proposed activity is consistent with the Rural Production zone objectives and policies.

Ensure subdivision is appropriate and does not compromise the life supporting capacity of air, water, soil or ecosystems. Avoid, remedy and mitigate adverse effects.

The proposed subdivision does not adversely affect air, water or soil resources, and avoids adverse effects on ecosystems.

Provide sufficient water storage.

Provide electricity supply sufficient to meet the needs of activities that will establish on the lots created.

Support energy efficient design.

Promote efficient provision of infrastructure.

The proposal has no implications in terms of these matters, with existing infrastructure available for existing land uses, and the ability to provide onsite water storage and supply electricity for any future land use activities.

Take into account natural and other hazards.

Existing buildings are established on Lot 1. The balance area contains a range of building site locations, which are outside of mapped natural hazard area.

Require safe and effective vehicular and pedestrian access. Provide in such a way as will avoid, remedy or mitigate adverse effects.

The proposal uses existing vehicle access formations. Potential increase in traffic volumes will be minimal.

Provide for the protection, restoration and enhancement of significant habitats of indigenous fauna, significant indigenous vegetation, natural character of riparian margins where appropriate.

Preserve, and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters.

The proposed subdivision does not result in any change to ecological values or natural character, and does not change the character of the relevant zone.

6.4.2 Weighting assessment of Far North Operative and Proposed District Plans

An Appeals Version of the Proposed District Plan has been published, which identifies the Proposed District Plan provisions that are subject to appeal, with provisions that have not been appealed able to be treated as being operative. Where provisions are subject to appeal, the equivalent provisions of the Operative District Plan continue to apply and be afforded appropriate weighting under s104 of the RMA. As such, the relevant objectives and policies of both the Operative and Proposed District Plan have been considered.

The boundary activity rule infringements (setback and height in relation to boundary) both fall within the restricted discretionary activity status, demonstrating a consistent planning outcome under both the Operative and Proposed District Plan frameworks.

In terms of the subdivision activity, the primary appeal of relevance seeks amendments to PDP Rule SUB-R3 and other rules, which will reduce fragmentation and loss of productive land, and address problems of residential sprawl and sporadic development in rural areas.

CON-3 of SUB-R3 provides for a very limited subdivision potential, and in recognition of the diversity within the Rural Production Zone of the Far North District, to support housing flexibility without undermining long-term protection of land for primary production. With PDP Rule SUB-R3 being weighted according to its appeal status, the PDP provisions support granting of consent in terms of an overall judgement under sections 104 and 104D of the RMA.

6.5 Regional Plan for Northland

No consents are required under the Proposed Regional Plan.

6.6 Part 2 of the Resource Management Act 1991

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

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

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

7 Other matters

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

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

8 Treaty of Waitangi

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

The proposal is considered to promote sustainable management as per the purpose of the Act (Section 5) by creating a separate Record of Title for the existing residential activity, leaving the balance land available for primary production in a manner that is consistent with the existing situation, and in a location that does not compromise any significant natural values. The proposal will not detract from the existing amenity, character or landscape values present in the surrounding environment.

There are no relevant matters of national importance.

The proposed subdivision is considered to be an efficient use of this land, which supports existing built development and land use activities. In these circumstances there will be no detriment to amenity values, or the overall quality of the environment in terms of section 7.

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

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

7. OTHER MATTERS

Section 104(1)(c) requires the consent authority, subject to Part 2 of the Act, to have regard to any other matter the consent authority considers relevant and reasonably necessary to determine the application.

7.1 Precedent effect

The precedent resulting from granting a resource consent is an 'other matter' that Council can have regard to in considering an application for consent for a non-complying activity. The non-complying activity status does not of itself create a precedent effect; however, a relevant consideration is

whether granting this consent, and the anticipation that like cases will be treated alike, will contribute to an adverse cumulative effect that follows from this activity.

Case law has indicated that although precedent effects are relevant, they should not be attributed too much weight, as every application must be considered on its own merits and against the relevant provisions of the District Plan (Berry v Gisborne District Council [2010] NZEnvC 71).

The proposal is distinguishable from general rural-residential subdivision because record of title 1008762 was created through road legalisation associated with the State Highway 1 Akerama realignment, rather than through subdivision intended to create an additional lifestyle allotment. Proposed Lot 1 contains an established dwelling and services, proposed Lot 2 retains more than 40ha for primary production, and the subdivision is provided for as a restricted discretionary activity under the PDP. Granting consent in these site-specific circumstances would not set a wider precedent.

8. CONSULTATION & NOTIFICATION ASSESSMENT

8.1 Consultation

New Zealand Transport Agency has been consulted, and have responded that:

“NZTA has assessed the proposed activity and determined that the application is unlikely to result in an adverse effect on the operation of State Highway 1. Therefore, in this instance NZTA is not considered to be an affected party to the proposed activity”.

8.2 Public notification

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

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects of the proposal have been assessed as being less than minor, as set out in Section 5 of this Report. As such, public notification is not considered necessary.

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

8.3 Limited notification

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

Step 2: Limited notification is not precluded.

Step 3: Section 95E(2) provides guidance as to how a consent authority should assess an activity's adverse effects on a person for the purposes of Section 95E, including clause (a), where they may disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect. There is no permitted baseline for subdivision that needs to be considered as part of this assessment.

Section 95E(1) specifies that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

No person is considered to be an affected person in terms of this proposed activity as:

- The site is not within 500m of land administered by the Department of Conservation.
- The proposed boundary activities (boundary setback and height in relation to boundary infringements relating to the existing and proposed accessory buildings) are internal to the subdivision, and do not affect any other person.
- No new vehicle crossings are required.
- The existing rural character and amenity values can be retained.

As such, it is considered that limited notification is not required via Step 3.

Step 4: No special circumstances exist.

8.4 Summary of Notification Assessment

On the basis of the effects assessment in section 5, the internal nature of the boundary infringements, the absence of new vehicle crossings, and NZTA's confirmation that it does not consider itself an affected party, the application can appropriately proceed on a non-notified basis.

9. CONCLUSION

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

- the proposal passes the gateway test in section 104D(1) because:
 - the adverse effects of the activity on the environment resulting from the proposed activity will be less than minor; and
 - the proposal is not contrary to the objectives and policies of the Operative District Plan; and the relevant provisions of the Proposed District Plan support the proposal.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.
- The proposal is not contrary to the relevant National Environmental Standards, the National Policy Statements, or the Regional Policy Statement for Northland.

We also note that:

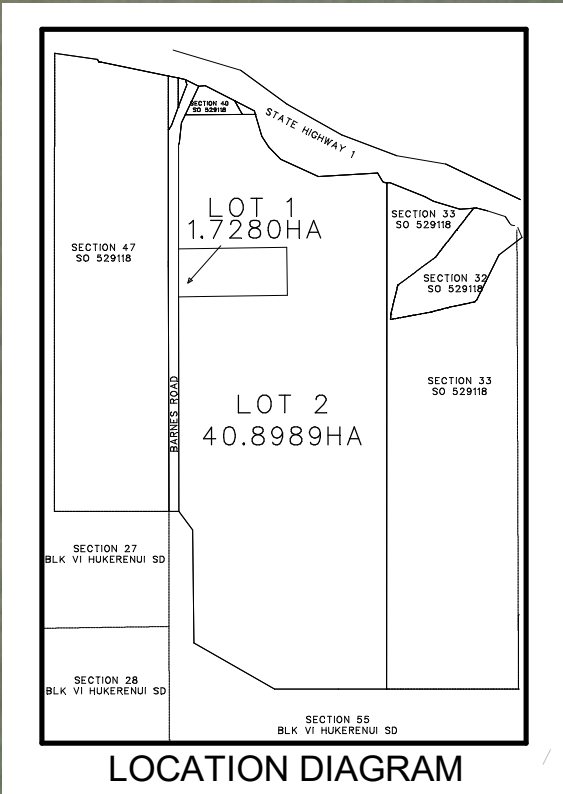
- The proposal has been assessed as satisfying the statutory requirements to proceed without notification.

Signed: 
Natalie Watson,
Resource Planner

Date: 10 September 2026
WILLIAMS & KING
Kerikeri

10. APPENDICES

Appendix 1	Scheme Plan
Appendix 2	Total Span Shed Floor and Elevation Plans
Appendix 3	Record of Title
Appendix 4	New Zealand Transport Agency Correspondence
Appendix 5	Top Energy Correspondence



LOT 2
40.8989HA

LOCATION DIAGRAM

Impermeable Surfaces
Buildings - 195m²
Drive and paths - 245m²
Total - 440m² or 2.5%

Local Authority: Far North District Council

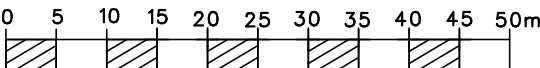
Total Area: 42.5839HA
Comprised in: ROT 1008762

Levels in terms of NZVD2016 Datum
Contour interval is: 0.25m Minor & 2.0M Major

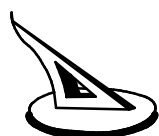
THIS DRAWING AND DESIGN REMAINS THE
PROPERTY OF WILLIAMS & KING AND MAY
NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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



Prepared for: C & L Dawson



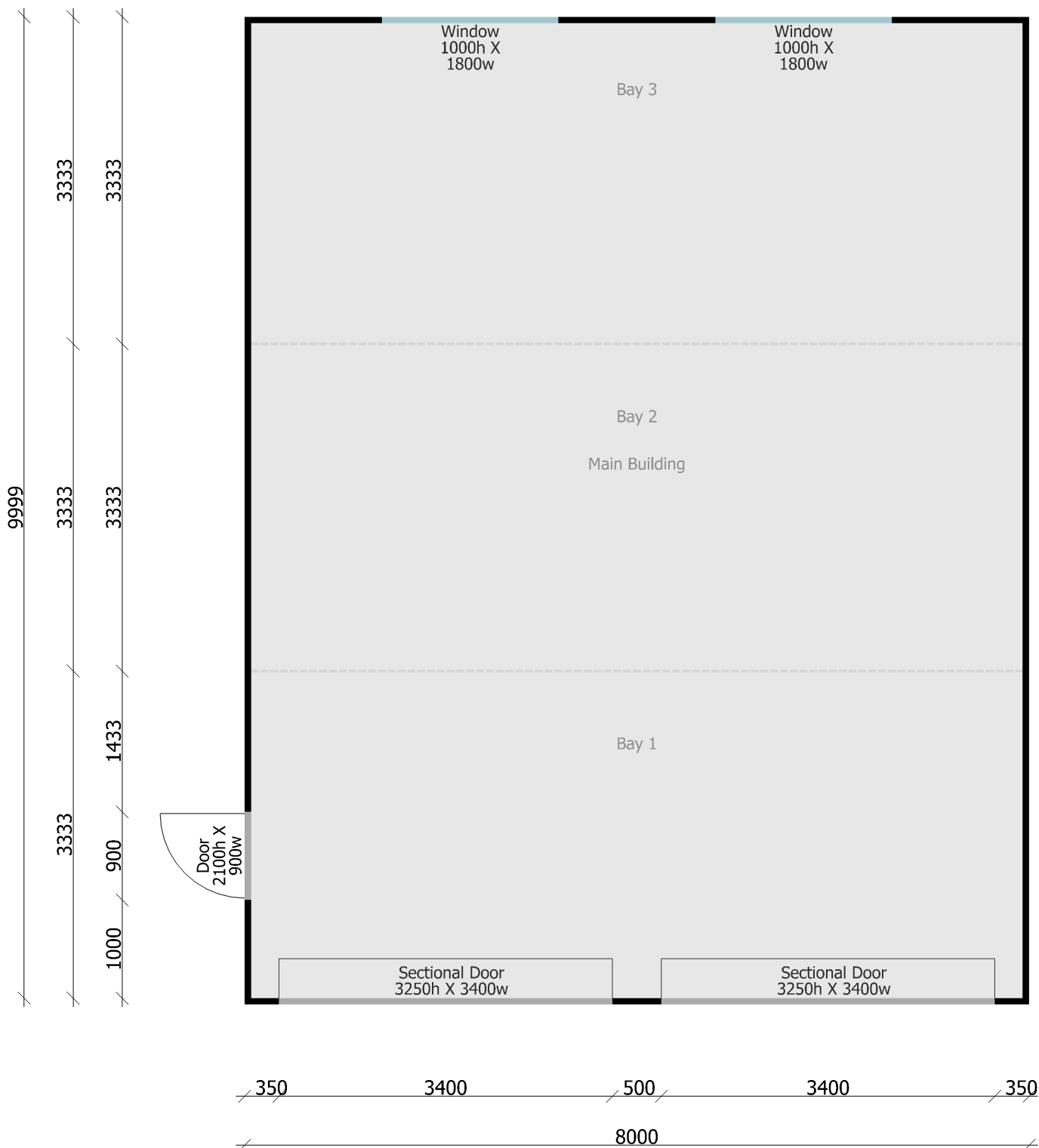
WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 407 6030 27 Hobson Ave
Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF SECTIONS 37 & 38 SO 529118

			ORIGINAL	
			SCALE	SHEET SIZE
Survey	Name	Date	1:500	A3
Design				
Drawn	GJ	24.07.26		
Rev	GJ	10.09.26		

24878



* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Northland representative.
 'NOTE' Drawings are not construction issue. Shop drawings (For Construction) will be detailed prior to fabrication.

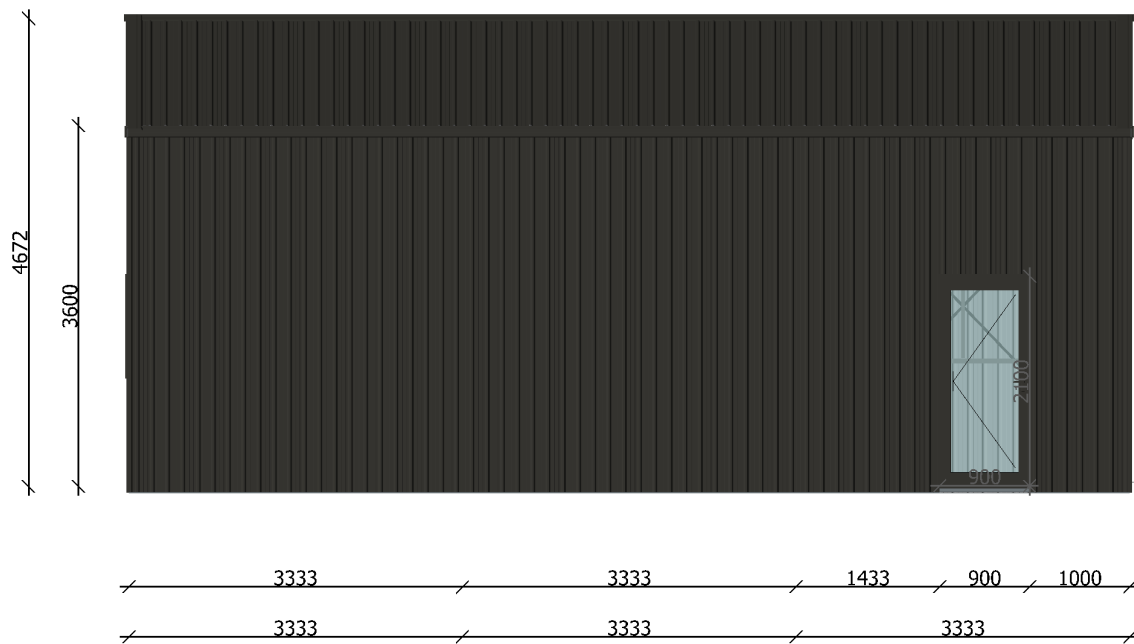
Taraunui Limited
 784 State Highway 1, RD8, Whangarei, 0178,
 New Zealand
 Phone: 09 432 2054
 Email: Darin.neeley@totalspan.co.nz

For:
 Chris Dawson
 47 Barnes Road, Hūkerenui, 0182

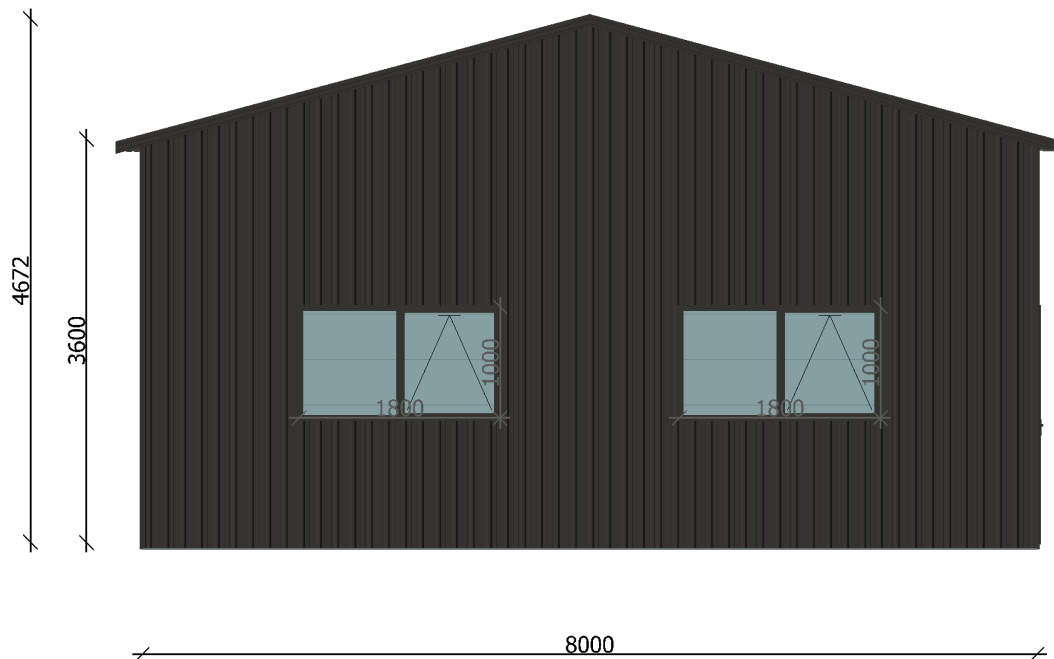
Gable Range
 Project Number: DCN.147

03 Sept 2026
 Page 1 of 4





* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Northland representative.



* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Northland representative.

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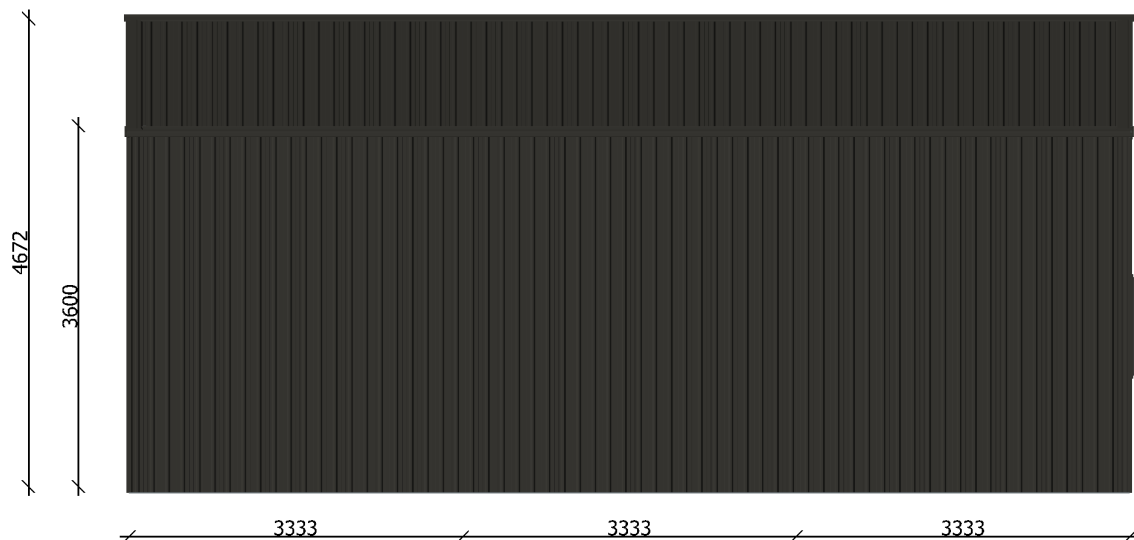
Taraunui Limited
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New Zealand
Phone: 09 432 2054
Email: Darin.neeley@totalspan.co.nz

For:
Chris Dawson
47 Barnes Road, Hūkerenui, 0182

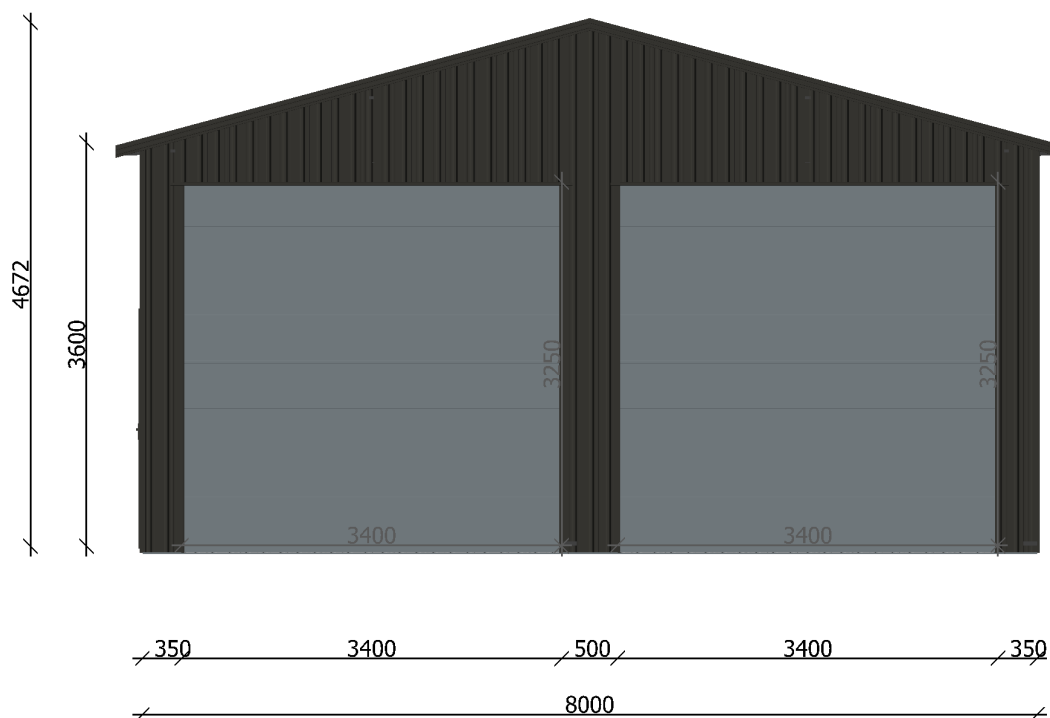
Gable Range
Project Number: DCN.147

03 Sept 2026
Page 2 of 4





* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Northland representative.



* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan Northland representative.

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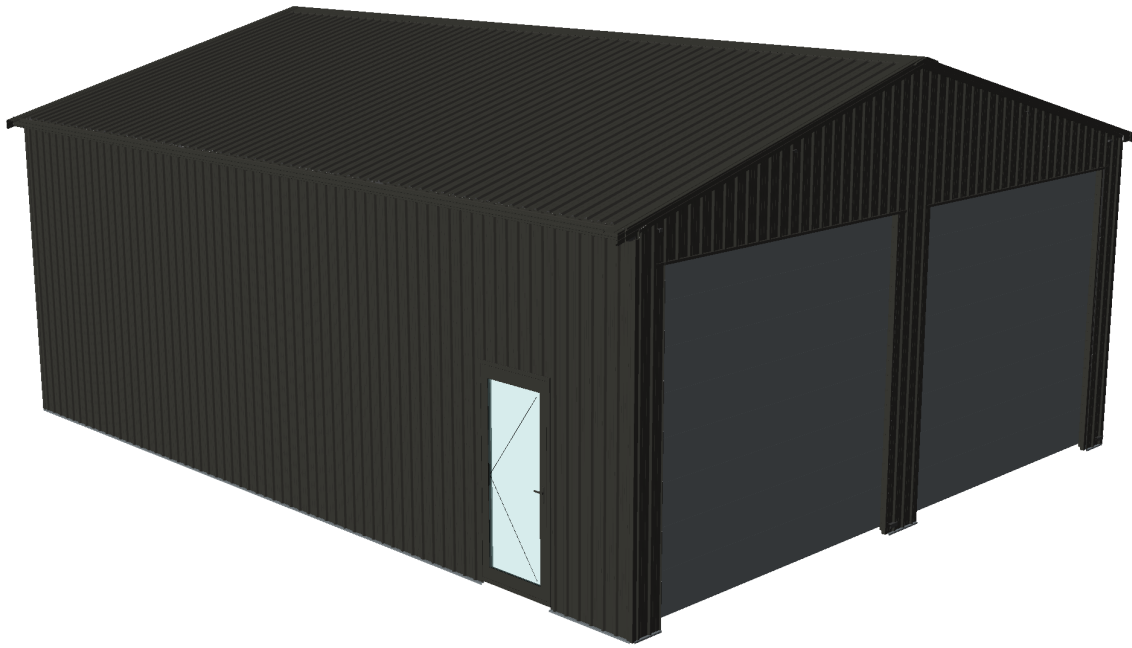
Taraunui Limited
784 State Highway 1, RD8, Whangarei, 0178,
New Zealand
Phone: 09 432 2054
Email: Darin.neeley@totalspan.co.nz

For:
Chris Dawson
47 Barnes Road, Hūkerenui, 0182

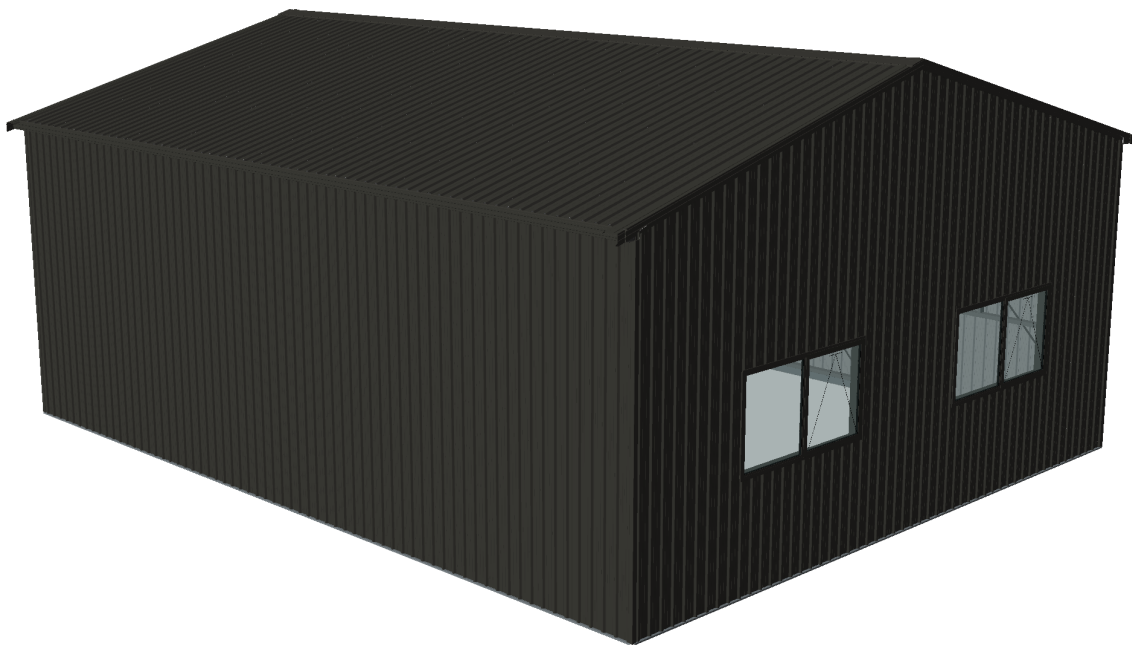
Gable Range
Project Number: DCN.147

03 Sept 2026
Page 3 of 4





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Taraunui Limited
 784 State Highway 1, RD8, Whangarei, 0178,
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 Chris Dawson
 47 Barnes Road, Hūkerenui, 0182

Gable Range
 Project Number: DCN.147

03 Sept 2026
 Page 4 of 4





**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 **1008762**
Land Registration District **North Auckland**
Date Issued 09 June 2021

Prior References

12148670.3 NA97B/128

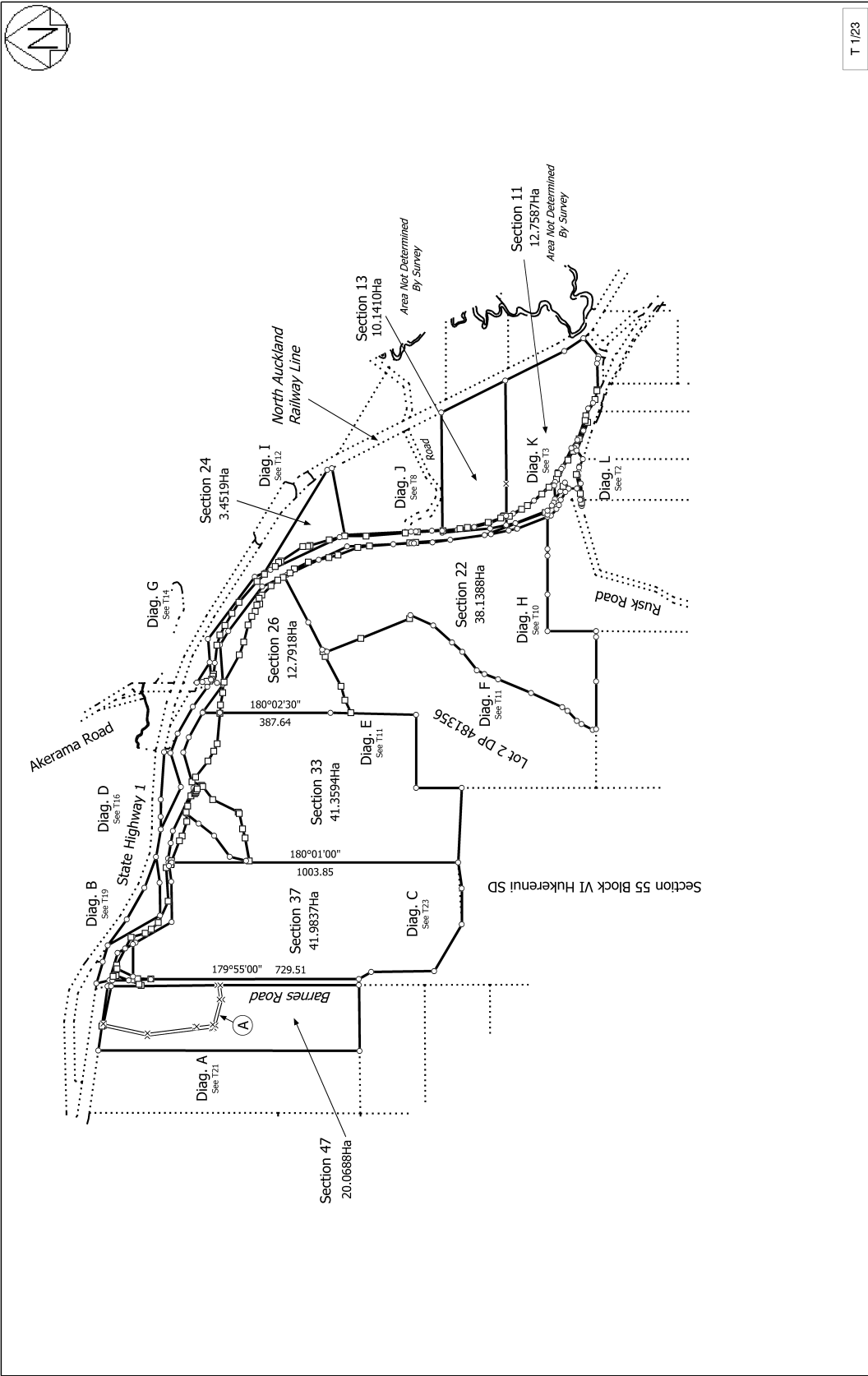
Estate Fee Simple
Area 42.5839 hectares more or less
Legal Description Section 37-38 Survey Office Plan 529118

Registered Owners

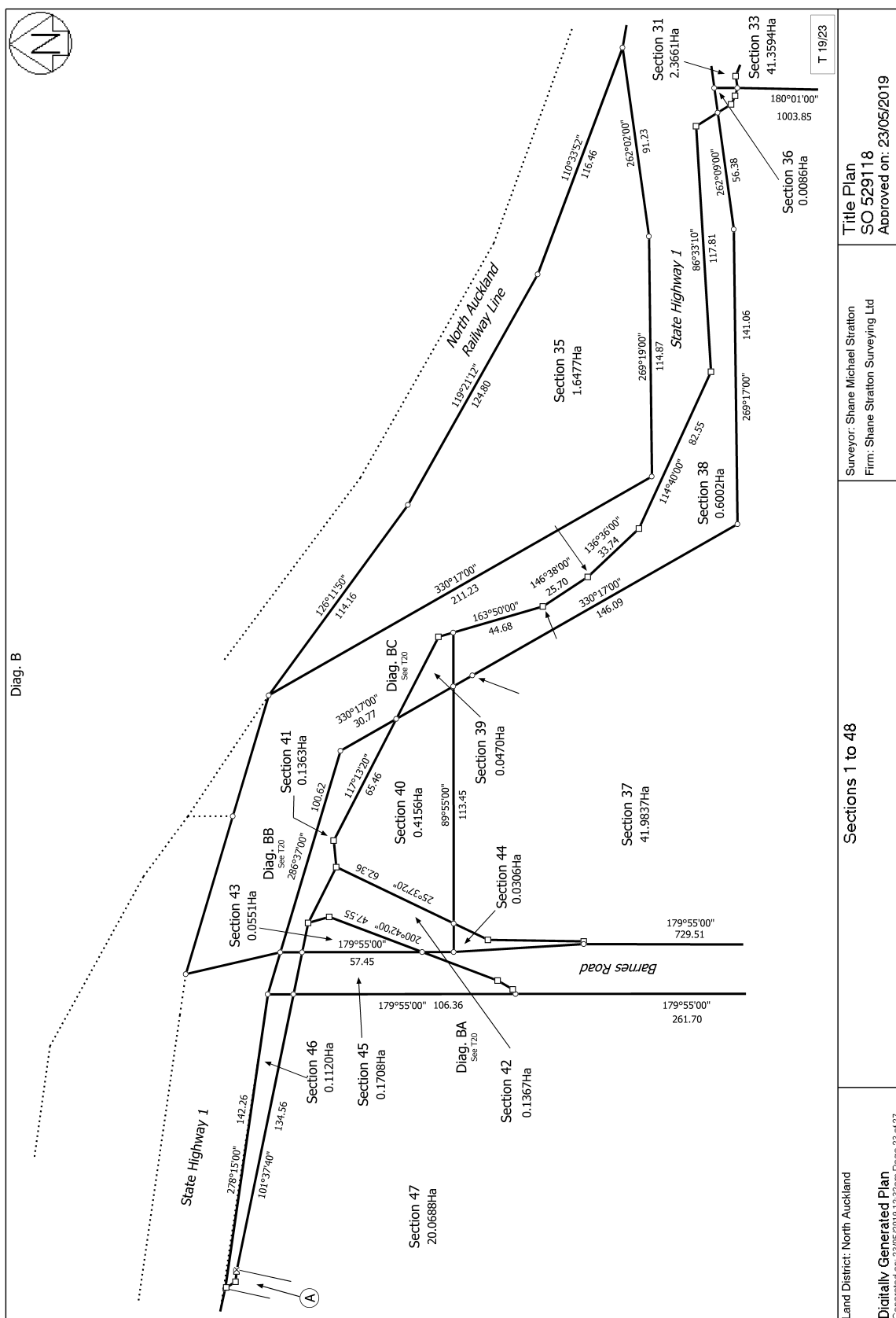
Peter Rex Dawson as to a 1/2 share
Vicki Patricia Dawson as to a 1/2 share

Interests

Subject to Section 11 Crown Minerals Act 1991 (affects Section 38 SO 529118)
Subject to Part IVA Conservation Act 1987 (affects Section 38 SO 529118)
Subject to Section 8 Coal Mines Amendment Act 1950 (affects Section 37 SO 529118)
Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land (affects Section 37 SO 529118)
B922939.1 Gazette Notice (NZ Gazette 18.12.1988 No. 146 p. 4065) declaring the adjoining State Highway No. 1 (Awanui-Bluff) to be a limited access road - 1.12.1988 at 3.00 pm
C556300.2 Mortgage of Section 37 SO 529118 to ASB Bank Limited - 6.1.1994 at 10.31 am
Subject to Section 120(9) Public Works Act 1981



Land District: North Auckland	Sections 1 to 48		Surveyor: Shane Michael Stratton Firm: Shane Stratton Surveying Ltd	Title Plan SO 529118 Approved on: 23/05/2019
Digitally Generated Plan Generated on: 23/05/2019 12:32am Page 5 of 27				



Natalie Watson

From: Shaun Baker <Shaun.Baker@nzta.govt.nz>
Sent: Thursday, 13 August 2026 11:14 am
To: Natalie Watson
Subject: 47 Barnes Road, Hūkerenui, Hikurangi, Northland - Application-2026-1049
CRM:0520000151

Kia ora Natalie,

Thank you for getting in touch with the NZ Transport Agency Waka Kotahi (NZTA) in regards with your proposal for a 2 lot subdivision at 47 Barnes Road, Hukerenui. I'm handling this case from our end.

NZTA has assessed the proposed activity and determined that the application is unlikely to result in an adverse effect on the operation of State Highway 1. Therefore, in this instance NZTA is not considered to be an affected party to the proposed activity.

You may use this email as evidence to Far North District Council to confirm this position. If the Council requires a formal written approval under section 95E of the Resource Management Act 1991, then please get in touch with me directly or via environmentalplanning@nzta.govt.nz.

Ngā mihi
Shaun

Shaun Baker (he/him)
Planner, Poutiaki Taiao - Environmental Planning
Te Toki Tārai - System Design
Te Toki – Transport Services
Email: Shaun.Baker@nzta.govt.nz
Phone: +6499541303

NZ Transport Agency Waka Kotahi
Level 5, AON Centre, 29 Customs Street West
Private Bag 106602, Auckland 1143, New Zealand
[Connect with us on social media](#)



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7 September 2026

Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

To Whom It May Concern:

PROPOSED SUBDIVISION

C & L Dawson – 47 Barnes Road, Hukerenui. Section 37 SO 529118.

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

Top Energy's requirement for this subdivision is nil. Top Energy advises that there is an existing power supply to proposed lot 1. Design and costs to provide a power supply to lot 2 could be provided after application and an on-site survey have been completed.

Link to application: [Top Energy | Top Energy](#)

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

Yours sincerely



Aaron Birt

Planning and Design

E: aaron.birt@topenergy.co.nz