

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* | ☒ Subdivision |
| ☐ Change of Consent Notice (s.221(3)) | ☐ Existing Use Certificate (s.139A) |
| ☐ Certificate of Compliance (s.139) | ☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) |
| ☐ Extension of time (s.125) | |
| ☐ Other (please specify) <input type="text"/> | |

*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:

Haves Bros Farms 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:

Paul Wright

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:

Hayes Bros Farms Limited

Property address/
location:

8. Application site details

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

Name/s:

Hayes Bros Farms Limited

Site address/
location:

Hayes Bros Farms Limited

678 Pupuke Mangapa Road, Kaeo 0479

Pt Kaingapipiwai No. 1G No. 2 Block

Postcode

Legal description:

Kaingapipiwai No. 1G No. 2 Bloc

Val Number: 00129-00600

Certificate of title:

NA280/56 (Part-cancelled)

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.

Two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo (RT NA280/56, 114.3161 ha).

Controlled activity under SUB-R3, CON-3. Lot 1 (2.0000 ha) existing residential

dwelling; Lot 2 (112.3161 ha) balance farm. No new land use activity.

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

☐ 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 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)

Hayes Bros Farms Limited c/o Doug Hayes

Email:

hayesbrosfarm@gmail.com

Phone number:

Work

Home

Postal address:

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

Postcode

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)

Doug C. Hayes

Signature:

(signature of bill payer)

Date 31/08/2026

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)

Paul Wright

Signature

Date 31/08/2026

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.*

31 August 2026

Resource Consents Team
Far North District Council
KERIKERI

Reference: PR-260801-01

Dear Sir/Madam,

RE: Proposed Subdivision of Land at 678 Pupuke Mangapa Road, Kaeo

I am pleased to submit an application on behalf of Hayes Bros Farms Limited for a proposed subdivision of land at 678 Pupuke Mangapa Road, Kaeo, zoned Rural Production. The application is for a controlled activity under the Far North District Plan to create one additional lot.

Please find attached:

- Planning Report
- Assessment of Environmental Effects
- Supporting Attachments

Should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Paul Wright

Planner

Far North Resource Consents

Planning Report & Assessment of Environmental Effects

Proposed Subdivision of
678 Pupuke Mangapa Road, Kaeo

31 AUGUST 2026

Issued by
Far North Resource Consents
resourceconsent.co.nz
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Report Overview

Report Type:	Planning: Resource Consent
Report Prepared for:	Hayes Bros Farms Limited
Consent Authority:	Far North District Council
Report Prepared by:	Paul Wright
Report Released by:	Paul Wright
Report Reference:	PR-260801-01
Issue:	v1.0
Date:	31 August 2026

Signature:

Paul Wright, CEng, MSc, GradDipTech, BBS, DAEM

Version History

Version	Version Change	Date
v1.0	Initial Release	31 August 2026

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Executive Summary

This application seeks resource consent for a two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo (Kaingapiwai No. 1G No. 2 Block, RT NA280/56, 114.3161 hectares, Annex A). The subdivision is classified as a controlled activity under the Far North District Plan as it meets the criteria for subdivision around an existing residential unit in the Rural Production Zone (SUB-R3, CON-3).

Key Points:

- The site's existing use is farming and residential.
- The proposal subdivides already-developed residential land from the working farm into a new lot of 2.0000 ha. No new land use activity is created.
- The balance lot retains full productive capacity at 112.3161 hectares.
- The site is almost entirely LUC Class 6 (not highly productive land). A strip of LUC Class 2 land is mapped along the road frontage near the Lot 1 area (the river corridor itself is located on the opposite side of Pupuke Mangapa Road and is not within the subject site). The subdivision does not diminish productive capacity as the land is already developed.
- Both proposed lots can be adequately serviced by existing on-site infrastructure.
- All adverse environmental effects are assessed as less than minor.

Activity Status: Controlled Activity under the Far North District Plan (SUB-R3, CON-3).

Recommendation: The application for a two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo be granted subject to any appropriate conditions.

1. Introduction

1.1. Purpose of Application

This application seeks resource consent for a two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo (Kaingapipiwai No. 1G No. 2 Block, 114.3161 hectares). The subdivision is classified as a controlled activity under the Far North District Plan as it meets the criteria for subdivision around an existing residential unit in the Rural Production Zone under SUB-R3 CON-3.

1.2. Scope of the Report

This report and assessment accompany the Resource Consent Application made by the applicant and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to subdivide land zoned Rural Production, to create one additional lot as a controlled activity under the Far North District Plan. The information provided in this report and assessment is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are detailed in the Application Form 9.

1.3. Statutory Framework

This application is assessed under the following statutory framework:

- Resource Management Act 1991
- Far North District Plan (Appeals Version, legal effect under s86B of the RMA)
- National Policy Statement for Highly Productive Land 2022 (as amended December 2025)
- National Policy Statements (where applicable)
- National Environmental Standards
- Northland Regional Policy Statement

2. The Site and Surrounding Environment

2.1. Property Details

Property Detail	Information
Address	678 Pupuke Mangapa Road, Kaeo, Northland
Legal Description	Kaingapipiwai No. 1G No. 2 Block
Record of Title	NA280/56 (Part-Cancelled)
Title Issued	25 May 1918 (prior ref NAPR120/43)
Estate	Fee Simple
Registered Owners	Hayes Bros Farms Limited
Total Area	114.3161 hectares more or less
District Plan Zone	Rural Production
Existing Use	Farming and Residential
Planned Use	Farming and Residential (No Change)
Access	Pupuke Mangapa Road (legal, metalled, irregular width)
LUC Classification	Almost entirely LUC Class 6; strip of LUC Class 2 mapped along road frontage (river corridor is on opposite side of road, outside site) Figure 5
Location Figures	Figures 1 & 2
Scheme Plan	Figures 3 & 4 (Drawing 5131 Rev A, BOI Survey Ltd)
Legal Instruments Affecting the Title	Proclamation 4928 (Road, 1920); Mortgage to ANZ (2011); Caveat by Top Energy (2015)

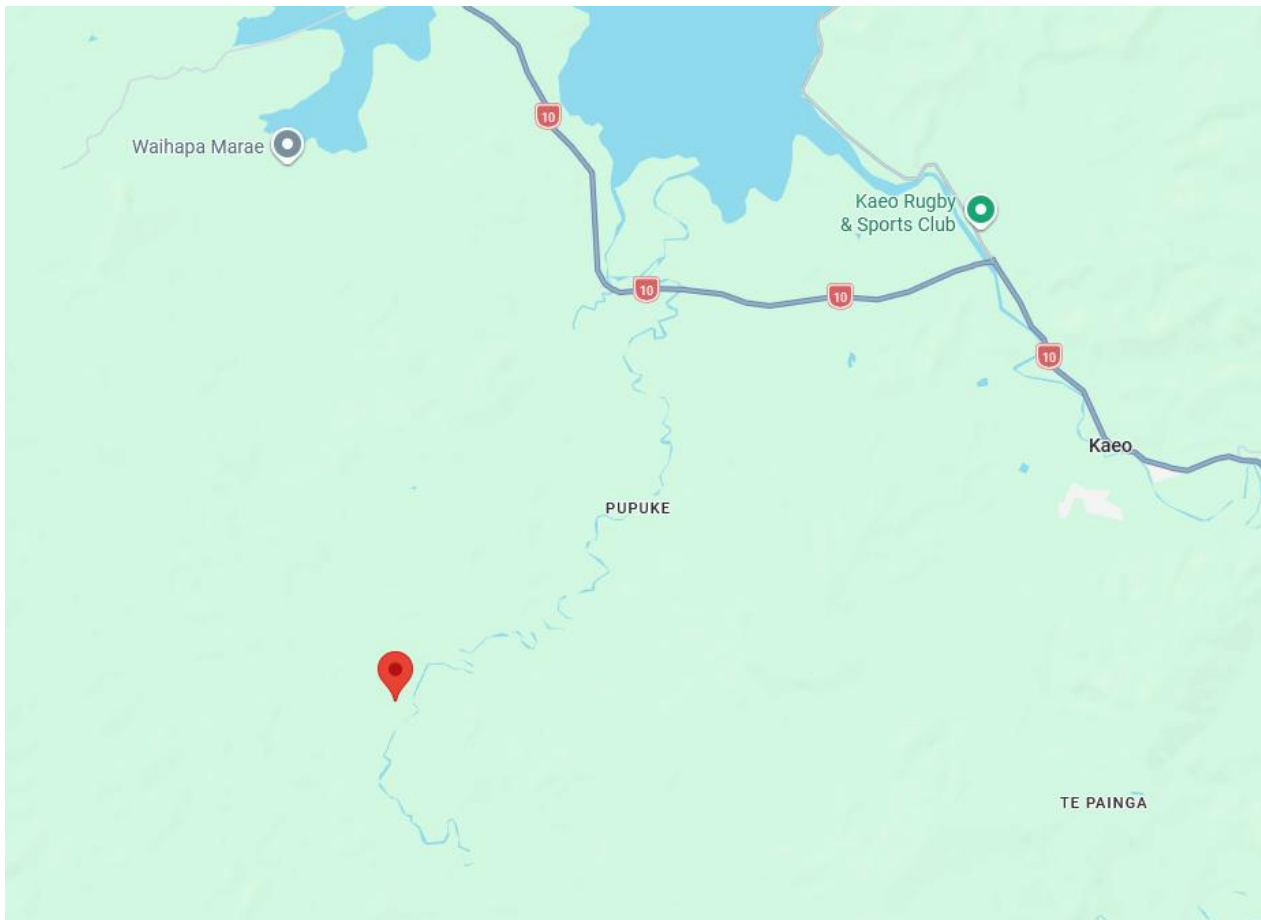


Figure 1: Pupuke Mangapa Road, Kaero – Location Map

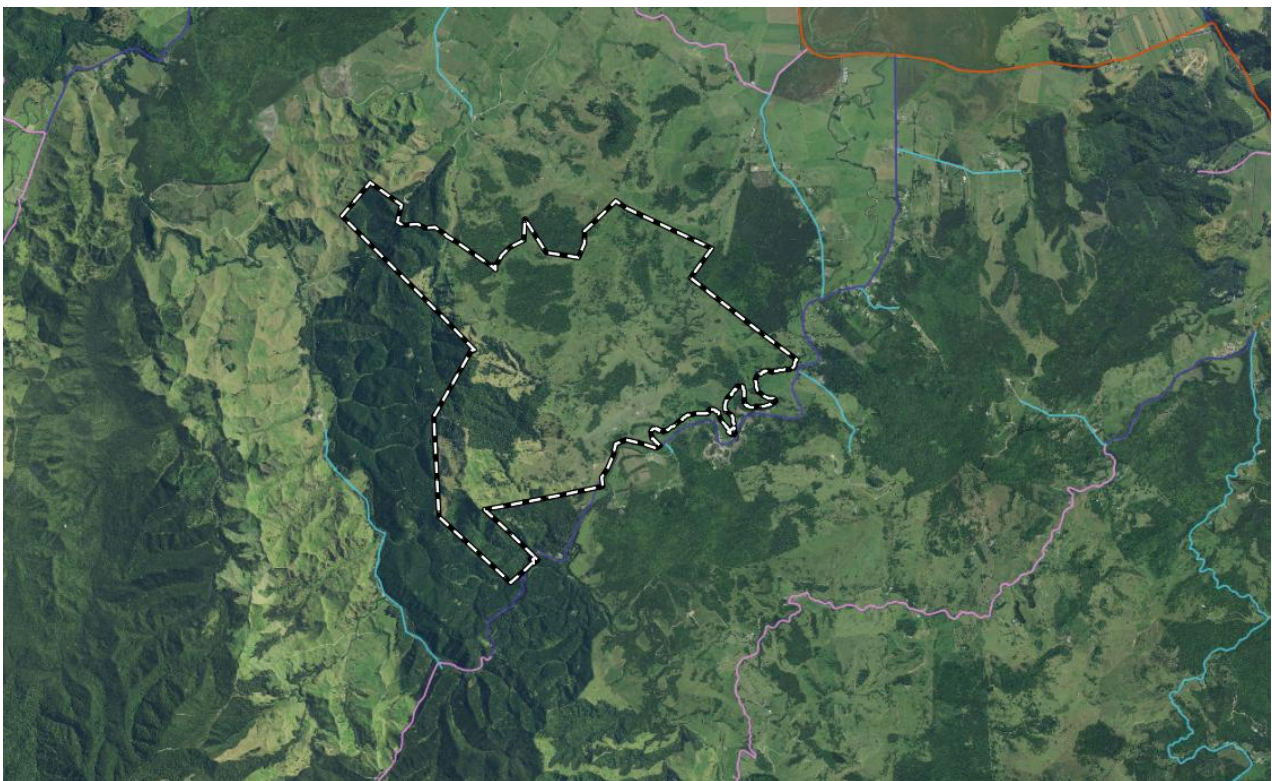


Figure 2: 678 Pupuke Mangapa Road, Kaero – Local Map



2.2. The Site

The 114.3161-hectare property is located on Pupuke Mangapa Road, west of Kaeo. The site comprises predominantly pastoral hill country used for farming, classified as LUC Class 6 (Figure 5). The existing residential dwelling and associated farm buildings and yards are located in the southern portion of the property near the road frontage. A strip of LUC Class 2 land is mapped along the road frontage. The river corridor itself is located on the opposite side of Pupuke Mangapa Road and is not within the subject site.

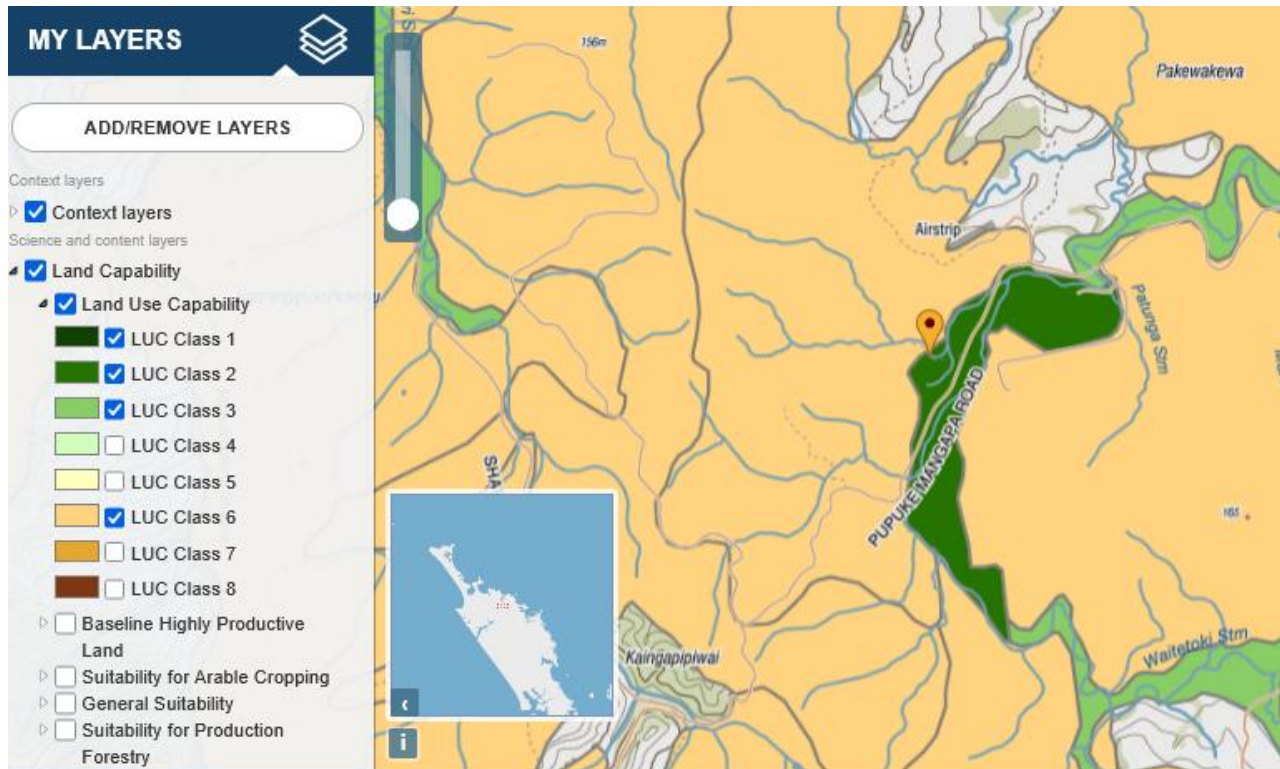


Figure 5: 678 Pupuke Mangapa Road, Kaeo – LUC Maps 2014-2016

The property is accessed from Pupuke Mangapa Road, which is a legal, metalled road of irregular width. Adjoining blocks include Part Kaingapiwai 1G1A, 1G1B, 1G1C, and 1G1D Blocks, Part Kaingapiwai 1F Block, Part Kaingapiwai No. 1G No. 2 Block (Residue RT NA280/56), and Lot 1 DP 137720. An unformed legal road runs near the eastern boundary.

The property is currently maintained as a working farm with an established residential dwelling and supporting farm infrastructure. The land use is farming with ancillary residential activity, consistent with the Rural Production Zone.

2.3. The Surrounding Environment

The surrounding area is characterised by rural farming and pastoral land use. The adjoining Kaingapiwai land blocks are in pastoral farming use. The broader landscape is typical Far North hill country. There is no immediately adjacent urban or rural-residential development pressure. The proposed subdivision maintains the established rural character of the local area.

3. The Proposal

3.1. Proposal

The proposed activity is a two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo. The scheme plan is at Annex B. The existing title (RT NA280/56) comprises two non-contiguous parcels of the original Kaingapiwai No. 1G No. 2 block. This subdivision applies to the larger parcel (114.3161 ha) and creates the following lots:

- Lot 1 (2.0000 ha) contains the existing residential dwelling and associated farm buildings and improvements. Lot 2 (112.3161 ha) is the balance farming lot. Easement A (Right of Way and Services) is proposed over Lot 1 in favour of Lot 2 to maintain farm access to the balance land.
- On completion of the subdivision, the existing title will be cancelled and two new titles issued. An amalgamation condition pursuant to s220(1)(b)(ii) and (iii) of the RMA requires that Lot 2 and the residue parcel of RT NA280/56 be held on a single record of title. This ensures the outcome is two titles, being Lot 1 and Lot 2 (together with the residue), and prevents the residue parcel from being separated as a standalone title.

The subdivision maintains the rural character of the area and is consistent with the purpose of the Rural Production Zone. No new land use activity is created. The subdivision formalises the existing land use pattern by separating the residential curtilage from the working farm.

Table 1: Subdivision Summary

Subdivision Summary	Lot 1	Lot 2
Area	2.0000 ha	112.3161 ha
Contains	Existing dwelling and farm buildings	Balance pastoral/farming land
Access	Pupuke Mangapa Rd (Existing)	Via Easement A over Lot 1
Use	Residential (Existing)	Farming (Continuing)
Utilities	Existing	Existing farm infrastructure
3 Waters	Existing (On site)	Existing farm supply
Amalgamation	N/A	With Residue RT NA280/56

3.2. Site Suitability

The site is deemed suitable for subdivision based on the following factors:

1. Lot 1 already contains a legally established residential dwelling and associated farm improvements. The subdivision formalises the existing land use pattern. No new development is enabled.
2. The balance lot (112.3161 ha) retains full productive capacity, well above the minimum allotment size threshold of 40 ha in the Far North District Plan.
3. No new building platform is created. The existing residential area is distinct from the farming land.
4. Residential subdivision can be achieved utilising existing infrastructure, and the existing development is within the permitted thresholds of the Rural Production Zone.

3.3. Subdivision Considerations

3.3.1. Access

Both lots will utilise the existing site access from Pupuke Mangapa Road. The existing formed access is suitable for residential and farming purposes. Easement A ensures Lot 2 retains right of way and services access across Lot 1 to the balance farmland. No upgrades to the accessway are required as part of this subdivision.

Road Boundary Note: The surveyor has identified that the legal road boundary stops short of the current formed road. Proclamation 4928 (23.9.1920) took part of the land for road purposes. This is a historical survey and legalisation matter for future resolution and does not affect this subdivision consent.

3.3.2. Wastewater

The existing dwelling on Lot 1 is serviced by an existing on-site wastewater treatment system which will be contained within proposed Lot 1. No new wastewater demand is created by the subdivision. Any future development will be assessed at the Building Consent stage in accordance with AS/NZS 1547:2012 and current Building Code requirements.

3.3.3. Stormwater

Existing stormwater patterns are maintained. No increase in impervious surfaces results from the subdivision. Natural ground soakage is adequate at this rural scale. As there are no earthworks required for the subdivision, the effects of sediment control are not applicable for this proposal.

3.3.4. Water Supply

The existing dwelling will maintain its water supply. There is no change to the residence or the existing firefighting water supply. Lot 2 retains existing farm water supply infrastructure. No new water supply demand is created by the subdivision.

3.3.5. Electricity and Telecommunications

For rural subdivisions, electricity and telecommunications connections are the responsibility of the lot owner. Top Energy Limited has existing infrastructure on the property (Caveat 10050332.1). Top Energy has confirmed that there is an existing power supply to proposed Lot 1 and that their requirement for this subdivision is nil (refer Top Energy letter dated 27 August 2026, Annex C). Lot 2 has existing farm power infrastructure. No new electricity connections are sought because of this subdivision. Telecommunications are provided by existing connections.

3.4. Existing Title Instruments

The title is subject to the following registered interests:

1. Proclamation 4928 (23 Sep 1920) - Road Taking
2. Mortgage 8758393.5 to ANZ National Bank Limited (27 May 2011)
3. Caveat 10050332.1 by Top Energy Limited (5 May 2015)

Mortgagee consent from ANZ is required and will be obtained after Consent is granted. Top Energy has confirmed that their requirement for this subdivision is nil and that there is an existing power supply to proposed Lot 1. A copy of the resource consent decision is to be provided to Top Energy upon completion

of the subdivision to obtain their final clearance letter for the s224 process. There are no existing easements, consent notices, or covenants on the title that would constrain the subdivision. An additional Easement (Easement A, Right of Way and Services) will be required for the new proposed lots.

3.5. Development Objectives

The subdivision seeks to achieve the following objectives:

- **Efficient Land Use:** Formalise the existing land use pattern by separating the residential curtilage from the working farm.
- **Farm Management:** Enable independent management of residential and farming activities.
- **Infrastructure Efficiency:** Utilises existing road infrastructure.
- **Productive Capacity:** Maintain productive capacity on the 112.3161 hectare balance lot.
- **Environmental Protection:** Avoid, remedy, or mitigate adverse effects on the environment through appropriate design and management measures if required.

4. Compliance

4.1. Summary

This section details the activity status of the proposed subdivision under the Far North District Plan and details the resource consents required. There are no rule breaches for the proposed activity.

4.2. Relevant Zoning

The site is zoned Rural Production under the Far North District Plan (Figure 6). The site is subject to 10 and 100 year River Flood Hazard Overlays for 10 and 100 year ARI Events (Figure 7). The existing dwelling is not in the flood zone and these overlays have no impact on the proposed subdivision.

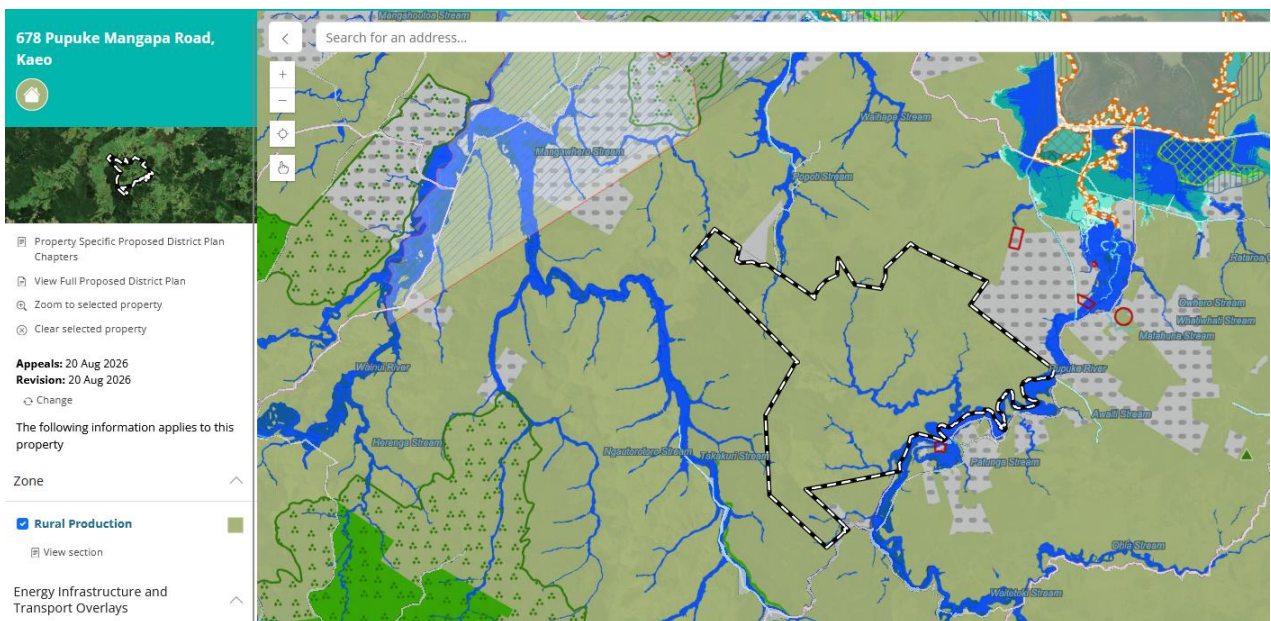


Figure 6: 678 Pupuke Mangapa Road, Kaero – Zoning Map



Figure 7: 678 Pupuke Mangapa Road, Kaero – River Flood Hazard Overlays for 10 and 100 year ARI Events

4.3. Subdivision Rules

4.3.1. SUB-R3 CON-3: Subdivision Around an Existing Residential Unit

The Far North District Plan provides for subdivision around an existing residential unit in the Rural Production Zone as a controlled activity under SUB-R3, CON-3. The assessment against the CON-3 criteria is as follows:

1. The residential unit has been legally established or building consent granted on or before 24 June 2026 - Confirmed. The existing dwelling predates the building consent regime and is confirmed by the FNDC Maps 2014-2016 (Figure 8) which shows the dwelling on the site and supported by the FNDC Rating Information Database (Property ID 3358545, Annex D) which records dwellings as existing improvements within the rating unit. The rating unit comprises multiple titles in common ownership including the subject title NA280/56.
2. One rural lifestyle allotment is created - Complies. Lot 1 is the single rural lifestyle allotment.
3. Allotment size is between 2,000m² and 2 ha - Complies. Lot 1 is 2.0000 ha.
4. Balance allotment is a minimum of 40 ha in size - Complies. Lot 2 is 112.3161 ha.
5. The site is not subject to any Precinct or Development Area overlay. The CON-3 exclusion for Precinct and Development Area overlays does not apply.

All SUB-R3, CON-3 criteria are satisfied. The activity is a Controlled activity.

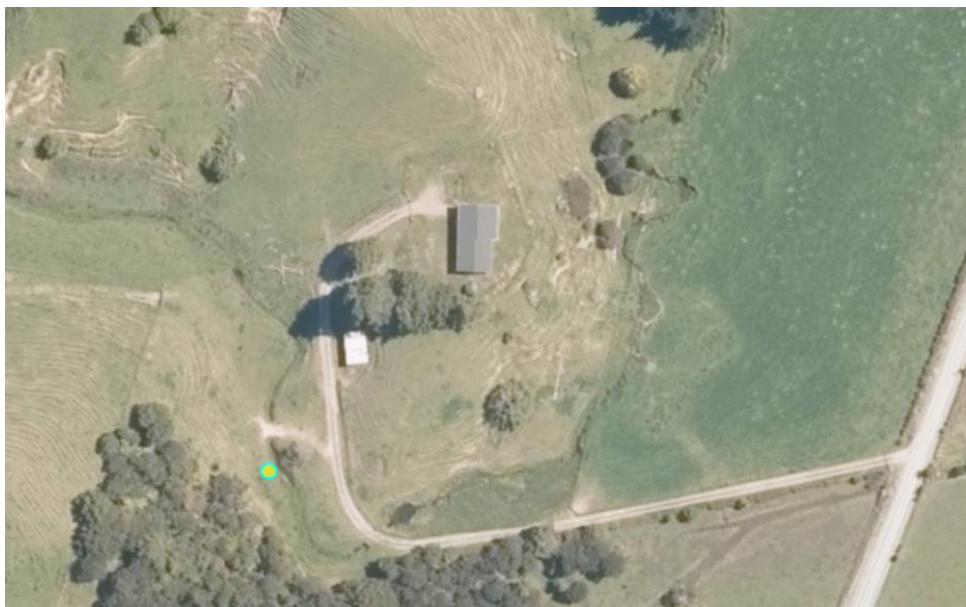


Figure 8: 678 Pupuke Mangapa Road, Kaero – FNDC Maps 2014-2016

4.4. Rural Production Zone Rules

The proposal does not breach any Rural Production Zone rules (RPROZ). The existing buildings and infrastructure comply with all zone standards. Each lot can accommodate its intended use within the permitted thresholds. Based on the site plan (Drawing 260801-31, Annex E), building coverage on Lot 1 is 240m² (1.2% of lot area), well within the 15% maximum under RPROZ-S4. Total impermeable surface coverage is 1,433m² (7.2% of lot area), comprising buildings (240m²) and existing access and hardstand areas (1,193m²). This is within the 10% maximum permitted under RPROZ-R2. Existing buildings on Lot 1

are setback 26.63m and 30.38m from the closest boundaries (refer site plan), comfortably exceeding the 10m minimum setback under RPROZ-S3. Pupuke Mangapa Road is an unsealed (metalled) road. The existing dwelling exceeds the 20m setback required from unsealed road boundaries under RPROZ-S3.

4.5. District Wide Rules

The subdivision's assessment against the District Wide rules is detailed in Table 2.

Table 2: District Wide Rules Applicability and Compliance

District Wide Rule	Applicability	Comment
Chapter 12.1 Landscapes and Natural Features	Does not apply	No landscape or natural feature overlay applies to the site
Chapter 12.2 Indigenous Flora and Fauna	Does not apply	No clearance of indigenous vegetation is proposed
Chapter 12.3 Soils and Minerals	Does not apply	Not applicable
Chapter 12.4 Natural Hazards	Does not apply	A River Flood Hazard area is mapped along the road frontage, associated with the river corridor on the opposite side of Pupuke Mangapa Road. The existing dwelling, farm buildings, and building platforms on Lot 1 are located outside the mapped flood extent. No new building platforms or earthworks are proposed. The subdivision is consistent with SUB-R11.
Chapter 12.5, 5A and 5B Heritage	Does not apply	Site contains no heritage values or sites, no notable trees, no Sites of Cultural Significance to Maori, no registered archaeological sites
Chapter 12.7 Waterbodies	Does not apply	There are no major waterways or named streams on the site
Chapter 12.8 Hazardous Substances	Does not apply	Activity is not a hazardous substances facility
Chapter 12.9 Renewable Energy	Does not apply	Activity does not involve renewable energy
Chapter 14 Financial Contributions	May apply	As determined by Council
Chapter 15.1 Traffic, Parking and Access	Complies	Existing accessway from Pupuke Mangapa Road is adequate

4.6. Compliance with Subdivision Standards

The subdivision complies with the following standards required by SUB-R3:

- SUB-S2 Building Platforms: Lot 1 contains the existing dwelling and building platform. Lot 2 is the balance farm lot.

- SUB-S3 Water Supply: Existing water supply is maintained on Lot 1, including sufficient water supply for firefighting purposes (SNZ PAS 4509:2008). There is no change to the residence or the existing firefighting water supply. Lot 2 retains farm water supply.
- SUB-S4 Stormwater Management: Existing stormwater patterns maintained. Natural ground soakage is adequate.
- SUB-S5 Wastewater Disposal: Existing on-site wastewater system on Lot 1 is contained within the lot boundary.
- SUB-S6 Telecommunications and Power Supply: Top Energy has confirmed their requirement for this subdivision is nil and that there is an existing power supply to proposed Lot 1 (Annex C). Lot 2 has existing farm power infrastructure. No new connections are sought. Telecommunications are provided by existing connections.
- SUB-S7 Easements: Easement A (Right of Way and Services) is proposed, burdening Lot 1 and benefitting Lot 2.
- SUB-S8 Esplanades: No esplanade reserve or strip is required. There are no major waterways or named streams on the property.

4.7. Resource Consents Required

Resource consent is required due to the creation of one additional lot. The activity status is a controlled activity under the Far North District Plan (SUB-R3, CON-3). No other resource consents are required.

5. Assessment of Environmental Effects

5.1. Proposed Activity

As detailed in section 3, the proposed activity is to subdivide an existing lot in the Rural Production area into two lots (2.0000 ha and 112.3161 ha).

5.2. Suitability and Allotment Sizes

The proposed subdivision creates two lots suitable for their intended purposes, one which is already developed. Lot 1 (2.0000 ha) contains the existing residential dwelling and can accommodate its continued residential use within the permitted thresholds for the zoning. Lot 2 (112.3161 ha) retains the full productive capacity of the farming land, substantially exceeding the 40 ha balance lot threshold under the Far North District Plan. The lot sizes are appropriate to their intended uses.

5.3. Natural Hazards and Land Stability

Natural Hazards: The FNDC planning maps identify River Flood Hazard areas (10-year and 100-year ARI) along the road frontage of the site, associated with the river corridor on the opposite side of Pupuke Mangapa Road (Figure 7). The existing dwelling, farm buildings, and building platforms on proposed Lot 1 are located outside the mapped flood extent. No new building platforms or earthworks are proposed as part of this subdivision. The subdivision does not divert flood flows, reduce floodplain storage capacity, or increase flood risk to other properties. The site is not mapped as being subject to coastal hazards, land instability, or other natural hazards. There is no identified reason under s106 of the RMA to decline this application.

Land Stability: The site comprises stable pastoral hill country. No earthworks are required for the subdivision itself. Future building development will be assessed at the Building Consent stage. Effects on land stability are nil.

5.4. Water Supply

No Council reticulated water supply is available. The existing dwelling on Lot 1 maintains its current water supply, including sufficient water supply for firefighting purposes. There is no change to the residence or the existing firefighting water supply. Lot 2 retains existing farm water supply infrastructure. No new water supply demand is created by the subdivision.

5.5. Storm Water

Stormwater from both lots will continue to be disposed of via natural ground soakage utilising the site's permeable soils and gentle to moderate slopes. No increase in impervious surfaces results from the subdivision. Existing impermeable surface coverage on Lot 1 is 1,433m² (7.2%), within the 10% maximum permitted under RPROZ-R2 (refer site plan, Drawing 260801-31, Annex E). As there are no earthworks required for the subdivision, the effects of sediment control are not applicable for this proposal.

5.6. Wastewater Disposal

The existing dwelling is serviced by an existing on-site wastewater treatment system, which is contained within proposed Lot 1 as shown on the site plan (Annex E). The entire disposal field is within the Lot 1 boundary.

5.7. Access

Both lots will utilise the existing access from Pupuke Mangapa Road. The existing access is adequate for residential and farming purposes without upgrade. Easement A ensures Lot 2 retains right of way and services access to the balance farm. Emergency services access is adequate. The proposal uses existing access and does not adversely affect road safety or accessibility.

5.8. Network Utilities

Electricity and telecommunication connections are not required for rural subdivisions and are the responsibility of the lot owner. Top Energy has confirmed that their requirement for this subdivision is nil and that there is an existing power supply to proposed Lot 1 (letter dated 27 August 2026, Annex C). Lot 2 has existing farm power infrastructure. No new electricity connections are sought as a result of this subdivision. Telecommunications are provided by existing connections. No new utility demand is created by the subdivision.

5.9. Indigenous Biodiversity

The site comprises pastoral grassland. No significant indigenous vegetation communities are present. No protected or threatened species or significant habitats are identified. The site is not mapped as a significant ecological area. The proposal does not adversely affect significant indigenous flora or fauna.

5.10. Easements for any purpose

The subdivision requires creation of the following easement:

New Easement: Easement A (Right of Way and Services) as detailed in the scheme plan, burdening Lot 1 and benefitting Lot 2. This ensures continued farm access to the balance land.

There are no existing easements on the title to be apportioned. No esplanade reserve or strip is required as there are no major waterways, named streams, or rivers on the property with beds averaging 3 metres or more in width. Easement documentation will be prepared by the applicant's solicitor and registered in accordance with standard practice. Effects are nil.

5.11. Landscape and Visual Amenity

No change to the visual landscape results from the subdivision. The existing buildings and farm infrastructure remain in place. The subdivision does not enable additional development beyond what already exists. The site is not subject to any Outstanding Landscape or Natural Feature overlay. Given the permitted baseline (rural production activities and buildings, and residential dwellings are permitted activities in the zone), the effects on visual amenity are less than minor.

5.12. Vegetation and Fauna

The property contains no resource feature overlays, wetlands or areas of indigenous vegetation within the application site.

5.13. Cultural and Heritage Values

The property is fee simple freehold land. The "Kaingapipiwai" name is the historical Maori land block survey reference from the original partition; the land was converted to fee simple prior to 1918. The site does not contain any historic sites, nor any archaeological sites. Neither does the site contain any Sites of Cultural Significance to Maori. Effects are nil.

5.14. Soil and Productive Capacity

The property comprises almost entirely LUC Class 6 soils (pastoral hill country with moderate to severe limitations), confirmed via the Land Resource Information System (LRIS) at Figure 5. A strip of LUC Class 2 land is mapped along the road frontage. The river corridor is located on the opposite side of Pupuke Mangapa Road and is not within the subject site. The proposed Lot 1 subdivision area sits on or near this LUC Class 2 land.

Regardless of which LUC class the Lot 1 footprint sits on, the subdivision does not affect the productive capacity of the landholding. Lot 1 (2.0000 ha) is already developed with the existing residential dwelling and farm buildings. This land is not currently in primary production and has not been for the life of those improvements. Lot 2 (112.3161 ha) retains full productive capacity.

The subdivision does not involve earthworks or soil disturbance. The life-supporting capacity of soil is maintained for its appropriate use. See section 6.4 for detailed assessment of productive capacity and NPS-HPL compliance. The effects are less than minor.

5.15. Access to, and protection of, waterbodies

There are no major waterways, named streams, or rivers on the subject site. On-site wastewater treatment and disposal systems are already established, and their disposal areas are not near natural water bodies. The subdivision does not affect any existing public access routes or rights of way. Effects are nil.

5.16. Land use compatibility (Reverse Sensitivity)

The proposal creates no change in land use. The existing residential and farming activities already co-exist on the property. No new sensitive activities are introduced. The balance farm continues without constraint. The subdivision formalises the existing land use pattern and reduces potential for future land use conflict through clear title separation. This subdivision is assessed as not presenting or increasing any risk of reverse sensitivity effects. Effects are nil.

5.17. Proximity to Airports

The site is outside of any identified buffer area associated with any airport.

5.18. Natural Character of the Coastal Environment

The site is not within the coastal environment.

5.19. Energy Efficiency and Renewable Energy Development/Use

Not applicable. The proposal has not considered energy efficiency as it is for subdivision only.

5.20. National Grid Corridor

Not applicable. The National Grid does not run through the application site.

5.21. Effects on Rural Character and Amenity

The lots are rural in nature/character. The size of the lots means that rural amenity will be maintained. The proposal will have no adverse effects on rural character and is consistent with the existing farming and residential use of the property.

5.22. Cumulative and Precedent Effects

5.22.1. Cumulative Effect

The proposal creates one additional lot from an existing property. No change to land use or intensification of development results. The farm productive capacity is maintained on 112.3161 hectares. The proposal does not create adverse cumulative effects.

5.22.2. Precedent Effect

The Far North District Plan specifically provides for this type of subdivision as a controlled activity under SUB-R3 CON-3. The subdivision is precisely the type of activity the plan anticipates and enables. The proposal does not establish a generalisable precedent for subdividing productive land; rather, it formalises existing development patterns specific to this site. No adverse precedent is set.

5.23. Positive Effects of the subdivision

The proposed subdivision efficiently utilises existing infrastructure by consolidating development on established accessways and roading. The subdivision formalises land use patterns consistent with the existing site development. By separating distinct land areas with clear titles, the subdivision enables appropriate property management for each parcel. The subdivision enables independent management of the residential and farming activities, facilitates succession planning, and maintains the full productive capacity of the farming land.

5.24. Effects Summary and Conclusion

The assessment identifies the proposed subdivision will generate less than minor adverse environmental effects, appropriately managed through standard conditions of consent. This is summarised in Table 3.

Table 3: Assessment of Environmental Effects Summary

Environmental Factor	Effect Level	AEE Section
Natural Hazards (s106 RMA)	Less than Minor	5.3
Water Supply	Less than Minor	5.4
Stormwater Management	Less than Minor	5.5
Wastewater Disposal	Nil	5.6
Access	Less than Minor	5.7
Network Utilities	Nil	5.8
Indigenous Biodiversity	Nil	5.9
Landscape and Visual Amenity	Less than Minor	5.11
Vegetation and Fauna	Nil	5.12
Cultural and Heritage Values	Nil	5.13
Soil and Productive Capacity	Less than Minor	5.14
Land use compatibility (Reverse Sensitivity)	Nil	5.16
Rural Character and Amenity	Nil	5.21
Cumulative and Precedent Effects	Less than Minor	5.22
OVERALL EFFECTS	LESS THAN MINOR	5.24

The subdivision generates less than minor adverse effects. No change in land use occurs. Infrastructure is adequate and can be maintained without adverse effects. No significant adverse effects on the environment or neighbouring properties result.

The proposal represents efficient land use consistent with existing development patterns and generates positive effects through formalisation of land use and maintenance of productive capacity. Resource consent is appropriate subject to standard conditions.

6. Statutory Assessment

6.1. Introduction

This application is assessed against the objectives and policies of the Far North District Council Proposed District Plan - Appeals Version, the Northland Regional Policy Statement, the National Policy Statement for Highly Productive Land 2022, and relevant National Environmental Standards.

6.2. Far North District Plan Objectives and Policies

6.2.1. Rural Production Zone Objectives and Policies

The proposed activity has been assessed against the Rural Production Zone Objectives (RPROZ-O1 to RPROZ-O4) and Policies (RPROZ-P1 to RPROZ-P7). The subdivision is fully consistent with these provisions:

- RPROZ-O1 (zone managed for primary production, long-term protection): Consistent. The 112.3161 ha balance lot is retained for farming. The subdivision protects the zone's availability for primary production.
- RPROZ-O2 (primary production and compatible activities): Consistent. The existing residential activity is a lawfully established existing activity within the zone.
- RPROZ-O3 (protects HPL, avoids reverse sensitivity, services on-site): Consistent. Highly productive land is not sterilised; no reverse sensitivity effects arise; primary production is not compromised on the 112.3161 ha balance; no natural hazard exacerbation; on-site infrastructure is adequate.
- RPROZ-O4 (rural character and amenity maintained): Consistent. No change to rural character results from the subdivision.
- RPROZ-P1 (enable primary production): Consistent. Farming continues on the balance lot.
- RPROZ-P2 (enable activities requiring a rural location): Consistent. The subdivision enables the maintenance of a lawfully established existing residential activity.
- RPROZ-P3 (manage sensitive activities to avoid reverse sensitivity): Not affected. No new sensitive activity is introduced. The existing residential use continues unchanged.
- RPROZ-P4 (maintain rural character): Consistent. Rural character is maintained.
- RPROZ-P5 (avoid incompatible land use): Consistent. No incompatible use is proposed.
- RPROZ-P6 (avoid subdivision that fragments HPL): Consistent. Specifically, paragraph (d) provides for rural lifestyle living where the subdivision is around an existing residential unit. This subdivision is directly anticipated and enabled by the policy framework.
- RPROZ-P7 (assessment matters): Consistent. The proposal does not increase loss of productive land, is consistent with rural character, involves no new buildings, creates no reverse sensitivity, and is adequately serviced.

The proposal is consistent with the objectives and policies of the Rural Production Zone.

6.2.2. Subdivision Objectives and Policies

The proposed activity has been assessed against the Subdivision Chapter Objectives (SUB-O1 to SUB-O6) and Policies (SUB-P1 to SUB-P10). The subdivision is consistent with these provisions:

- SUB-O1 (subdivision consistent with planned environment): Consistent. The subdivision results in allotments consistent with the Rural Production Zone.
- SUB-O2 (protection of natural features, landscapes, heritage and cultural values): Not affected. The site contains no Outstanding Natural Features, Outstanding Natural Landscapes, significant indigenous vegetation, Sites of Significance to Māori, or scheduled heritage resources.
- SUB-O3 (infrastructure planned to service subdivision): Consistent. Existing infrastructure services both lots.
- SUB-O4 (accessible, connected, integrated): Consistent. Existing access is maintained.
- SUB-O5 (protect HPL from inappropriate subdivision): Consistent. The subdivision does not compromise farming or forestry activities on highly productive land. See section 6.4 for detailed NPS-HPL assessment.
- SUB-O6 (sequenced subdivision supported by infrastructure): Not affected. The subdivision is a single-lot boundary adjustment around an existing dwelling, not a staged development requiring additional infrastructure.
- SUB-P1 (boundary adjustments): Not applicable. The proposal is a new lot creation, not a boundary adjustment.
- SUB-P2 (subdivision for public works, infrastructure or reserves): Not applicable. The subdivision is not for public works purposes.
- SUB-P3 (subdivision results in allotments consistent with zone): Consistent. Lot sizes comply with SUB-R3 CON-3.
- SUB-P4 (urban zone subdivision design): Not applicable. The site is in the Rural Production Zone.
- SUB-P5 (infrastructure provided in integrated manner): Consistent. Existing infrastructure is adequate.
- SUB-P6 (infrastructure provided at time of subdivision): Consistent. Existing infrastructure services both lots. No new infrastructure connections are required.
- SUB-P7 (avoid rural lifestyle subdivision in RPZ unless around existing residential unit): The proposed subdivision is around an existing residential unit as provided for by paragraph (c). This policy directly supports the proposal.
- SUB-P8 (avoid subdivision that fragments HPL): The subdivision does not result in cumulative loss of HPL availability, retains productive capacity on the 112.3161 ha balance, and does not fragment land into parcels unable to support farming.

The proposal aligns with the objectives and policies of the Subdivision Chapter and represents an appropriate subdivision activity under the Resource Management Act 1991.

6.3. Part 2 Assessment

The proposed subdivision achieves sustainable management under Part 2 of the RMA by:

- Making efficient use of land resources
- Providing for the wellbeing of the farming family
- Ensuring adverse environmental effects are avoided, remedied or mitigated
- Maintaining amenity values
- Utilising existing infrastructure efficiently

The subject site does not contain or affect any of the matters listed under Part 2, Section 6 as Matters of National Importance.

The subject site does not contain or affect any of the matters listed under Part 2, Section 7 that would preclude the proposed subdivision. The proposed lot sizes, layout, and on-site servicing will maintain amenity values and environmental quality.

The principles of the Treaty of Waitangi have been considered per Part 2, Section 8. The property is fee simple freehold land. It is assessed this proposed subdivision does not conflict with any of those principles.

6.4. National Policy Statement for Highly Productive Land 2022

6.4.1. HPL Classification

The site is zoned Rural Production under the Far North District Plan and is almost entirely LUC Class 6 land. Under NPS-HPL Clause 3.5(7), LUC Class 6 is not highly productive land. A strip of LUC Class 2 is mapped along the road frontage (the river corridor is on the opposite side of Pupuke Mangapa Road, outside the site). The Lot 1 subdivision area sits on or near this LUC Class 2 land. The proposed subdivision is therefore assessed against the NPS-HPL provisions in respect of any LUC Class 2 land that may fall within Lot 1.

However, the site qualifies under multiple NPS-HPL compliance pathways due to the nature of the subdivision (excising already-developed residential land from a large working farm).

6.4.2. Clause 3.8(1)(a): Retaining Productive Capacity

Clause 3.8(1)(a) provides that subdivision of HPL is not to be avoided where the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term.

Assessment: Lot 2 (112.3161 ha) retains the full productive capacity of the landholding. Lot 1 (2.0000 ha) is already developed with the existing residential dwelling and farm buildings. This land is not currently in primary production and has not been for the life of those improvements. The subdivision does not reduce productive capacity. It formalises an existing situation. This requirement is satisfied. Clause 3.8(1)(a) is the primary compliance pathway for this subdivision.

1. Clause 3.8(2)(a): The subdivision avoids any potential cumulative loss of HPL availability as the land within Lot 1 is already developed.
2. Clause 3.8(2)(b): The subdivision avoids reverse sensitivity effects as the existing residential use already co-exists with farming and no new sensitive activity is introduced.

6.4.3. Clause 3.10(1)(a): Permanent/Long-Term Constraints

For completeness, it is noted that even if any LUC Class 2 land falls within Lot 1, the exemption under Clause 3.10 would also be available (although it is not relied upon given Clause 3.8(1)(a) is satisfied):

Clause 3.10(1)(a) requires demonstration of permanent or long-term constraints meaning land-based primary production is not economically viable for at least 30 years. The land within Lot 1 is occupied by the existing residential dwelling and associated improvements. This constitutes a permanent constraint. Removal of the existing dwelling to restore the land to production is not a reasonably practicable option (Clause 3.10(2)).

Assessment of Reasonably Practicable Options (Clause 3.10(2)): The usable area is occupied by the existing dwelling and farm buildings. There is no prospect of returning this land to primary production absent demolition of the dwelling, which is not a reasonably practicable option. No reasonably practicable option can address the permanent constraints that make production economically unviable.

Clause 3.10(3) Assessment:

1. Clause 3.10(3)(a): The economic benefit of residential use has not been considered when evaluating options.
2. Clause 3.10(3)(b): The impact on the landholding as a whole has been considered.
3. Clause 3.10(3)(c): Future productive potential has been assessed objectively.

Pursuant to Clause 3.10(4), lot size alone has not been treated as determinative. The constraint is the existing development.

6.4.4. Clause 3.10(1)(b) Assessment: Avoidance of Adverse Effects

All three requirements of Clause 3.10(1)(b) are satisfied:

1. **No Significant Loss of Productive Capacity:** The site within Lot 1 has no functional productive capacity to lose. The land is already developed with a residential dwelling. The 112.3161 ha balance lot retains its full productive capacity.
2. **No Fragmentation:** The site does not form part of any large, geographically cohesive area of HPL being fragmented. The LUC Class 2 strip is a narrow corridor along the river. The 112.3161 ha balance lot remains intact.
3. **No Reverse Sensitivity:** The existing residential and farming activities already co-exist. No new sensitive activity is introduced. The subdivision formalises the existing pattern.

6.4.5. Clause 3.10(1)(c) Assessment: Benefits vs Costs

The environmental, social, cultural and economic benefits of the subdivision outweigh the long-term costs:

Category	Assessment
Environmental	Efficient use of constrained land; no loss of functional productive capacity; maintenance of rural character
Social	Enables succession planning for the farming family; formalises existing land use
Economic	Enables appropriate management of land that is already developed; efficient infrastructure utilisation
Cultural	No identified cultural sites affected
Costs	Theoretical loss of 2.0000 ha from productive potential (nil in practice as land is already developed)

6.4.6. Clause 3.11: Continuation of Existing Activities

The existing residential activity on Lot 1 is protected or allowed under section 10 of the RMA. Clause 3.11 of the NPS-HPL explicitly requires territorial authorities to enable the maintenance and operation of existing activities on HPL. Subdivision around the existing residential unit is precisely what the Far North District Plan SUB-R3 CON-3 pathway provides for.

6.4.7. NPS-HPL Compliance Assessment Conclusion

The proposed subdivision satisfies the NPS-HPL regardless of whether the Lot 1 footprint sits on LUC Class 2 or LUC Class 6 land:

Clause 3.8(1)(a): Satisfied. Productive capacity retained on 112.3161 ha balance.

Clause 3.10: Available if required (not relied upon). Permanent constraint (existing development) exemption would apply to any HPL within Lot 1.

Clause 3.11: Satisfied. Existing activities are to be enabled.

The Far North District Plan SUB-R3 CON-3 controlled activity pathway is itself designed to give effect to the NPS-HPL. The plan has already assessed this type of subdivision as appropriate in the Rural Production Zone.

The subdivision is not contrary to the objectives and policies of the NPS-HPL.

6.5. Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) provides direction for managing natural and physical resources in Northland. The following objectives and policies are relevant:

Objective 3.6 - Economic Activities (Reverse Sensitivity and Sterilisation): The subdivision is consistent with this objective. There are no reverse sensitivity effects as the existing residential and farming activities already co-exist. The site's productive capacity is maintained on the 112.3161 ha balance lot. There is no sterilisation of land with regionally significant mineral resources or infrastructure requirements.

Policy 5.1.1 - Built Environment: The subdivision is consistent with this policy as it enables efficient use of existing infrastructure, maintains compatibility with surrounding land use patterns, and generates no significant adverse effects.

Policy 5.1.3 - Reverse Sensitivity: The subdivision satisfies this policy as it does not introduce sensitive activities near established primary production. The existing residential and farming activities continue to co-exist as they have historically. There is no change of use and therefore no reverse sensitivity.

Conclusion: The subdivision is consistent with the objectives and policies of the Northland RPS.

6.6. Other National Policy Statements and National Environmental Standards

6.6.1. NES Freshwater

The site contains no natural wetlands.

6.6.2. NES Assessing and Managing Contaminants in Soil to Protect Human Health

There is no evidence the land has historically supported any activity to which the NES-CS applies, and the site is not identified as a HAIL site on NRC's Selected Land Use Register.

A desktop assessment has been undertaken to determine whether the site has been subject to any activities listed on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL). The assessment considered:

- Review of the Northland Regional Council HAIL/Selected Land Use Register (SLUR) mapping, which shows no HAIL sites identified on or adjacent to the property.
- The site has been in pastoral farming and residential use. There is no evidence of any HAIL activity having taken place on the property.
- No change of use is proposed as a result of the subdivision. The existing residential and farming activities continue unchanged.
- No new buildings or earthworks are proposed as part of this subdivision.

On the basis of this desktop assessment, the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is not triggered. No detailed site investigation is required.

6.6.3. NPS Indigenous Biodiversity

The site contains no indigenous vegetation.

6.7. Regional Water and Soil Plan & Proposed Regional Plan

The property is not erosion prone. The proposed development does not result in any need for a discharge consent or land use consent for land use disturbance. As such, it is considered that neither the Regional Water and Soil Plan nor the Proposed Regional Plan are relevant for this development.

7. s95A-E Assessment & Consultation

7.1. Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify a resource consent application:

- Step 1 specifies when public notification is mandatory in certain circumstances. No such circumstance exists for this proposal.
- Step 2 specifies the circumstances which preclude public notification. Under s95A(2)(a), a consent authority must not publicly notify a resource consent application for a controlled activity. Public notification is therefore precluded.
- Step 3 does not need to be considered as Step 2 precludes public notification for this controlled activity.

In summary, public notification is precluded under s95A(2)(a) as the application is for a controlled activity.

7.2. s95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of a resource consent application, if the application is not publicly notified pursuant to s95A:

- Step 1 identifies certain affected groups and affected persons that must be notified. None exist for this proposal.
- Step 2 specifies the circumstances that preclude limited notification. Under s95B(2)(a), a consent authority must not limited-notify a resource consent application for a controlled activity. Limited notification is therefore precluded.
- Step 3 does not need to be considered as Step 2 precludes limited notification for this controlled activity.

In summary, limited notification is precluded under s95B(2)(a) as the application is for a controlled activity.

7.3. s95D Level of Adverse Effects

The Assessment of Environmental Effects in this report assesses effects on the environment and concludes that these will be less than minor.

7.4. s95E Affected Persons

A person is an 'affected person' if the consent authority decides the activity's adverse effects on the person are minor or more than minor. A person is not an affected person if they have provided written approval for the proposed activity.

The activity is within the expected outcomes of subdivision and development of the Rural Production Zone. The proposal does not create any reverse sensitivity effects. Development already exists on the proposed Lot 1 with no off-site adverse effects. The Assessment of Environmental Effects concludes the proposal will not have any minor or more than minor effects on adjacent properties.

In summary, there are no affected persons.

8. Conclusion

8.1. Summary of Proposal

This application seeks resource consent for a two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo. The subdivision excises the existing residential dwelling (Lot 1, 2.0000 ha) from the working farm (Lot 2, 112.3161 ha). An amalgamation condition requires Lot 2 and the residue of RT NA280/56 to be held on a single record of title, as detailed in Section 3.1.

8.2. Activity Status

The subdivision is classified as a controlled activity under the Far North District Plan (SUB-R3, CON-3).

8.3. Overall Assessment

The subdivision achieves sustainable management and is consistent with Part 2 of the RMA. It is consistent with relevant District Plan, Regional, and National policy frameworks. All adverse environmental effects are less than minor and can be effectively managed through appropriate conditions. Productive capacity is maintained on the 112.3161 ha balance lot. The subdivision is appropriate for this specific site given its characteristics (existing residential development on a large farming property) and context (rural production environment), and generates positive effects through efficient land use, infrastructure utilisation, and succession planning.

8.4. Recommendation

Based on the comprehensive assessment provided in this application, it is respectfully requested that the Far North District Council grant resource consent for the proposed two-lot subdivision of 678 Pupuke Mangapa Road, Kaeo, subject to appropriate conditions.

8.5. Final Statement

This application provides comprehensive information to enable the Consent Authority to make an informed decision. The subdivision represents the formalisation of an existing land use pattern, separating a residential curtilage from a working farm, and is consistent with the established rural character of the area. It does not result in significant adverse environmental effects. There is no District Plan rule or national environmental standard which requires the proposal to be publicly notified. No affected persons have been identified.

The applicant is committed to working cooperatively with the Far North District Council to address any matters arising during the processing of this application and to ensure compliance with all conditions of consent.

Annexes

Annex A: Record of Title NA280/56

Annex B: Scheme Plan (Drawing 5131, Rev A, BOI Survey Ltd)

Annex C: Top Energy Confirmation (Letter dated 27 August 2026)

Annex D: FNDC Rating Information Database (Property ID 3358545)

Annex E: Site Plan Proposed Lot 1 (Drawing 260801-31, v1.00.2026, PJW)



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier

NA280/56

Part-Cancelled

Land Registration District **North Auckland**

Date Issued 25 May 1918

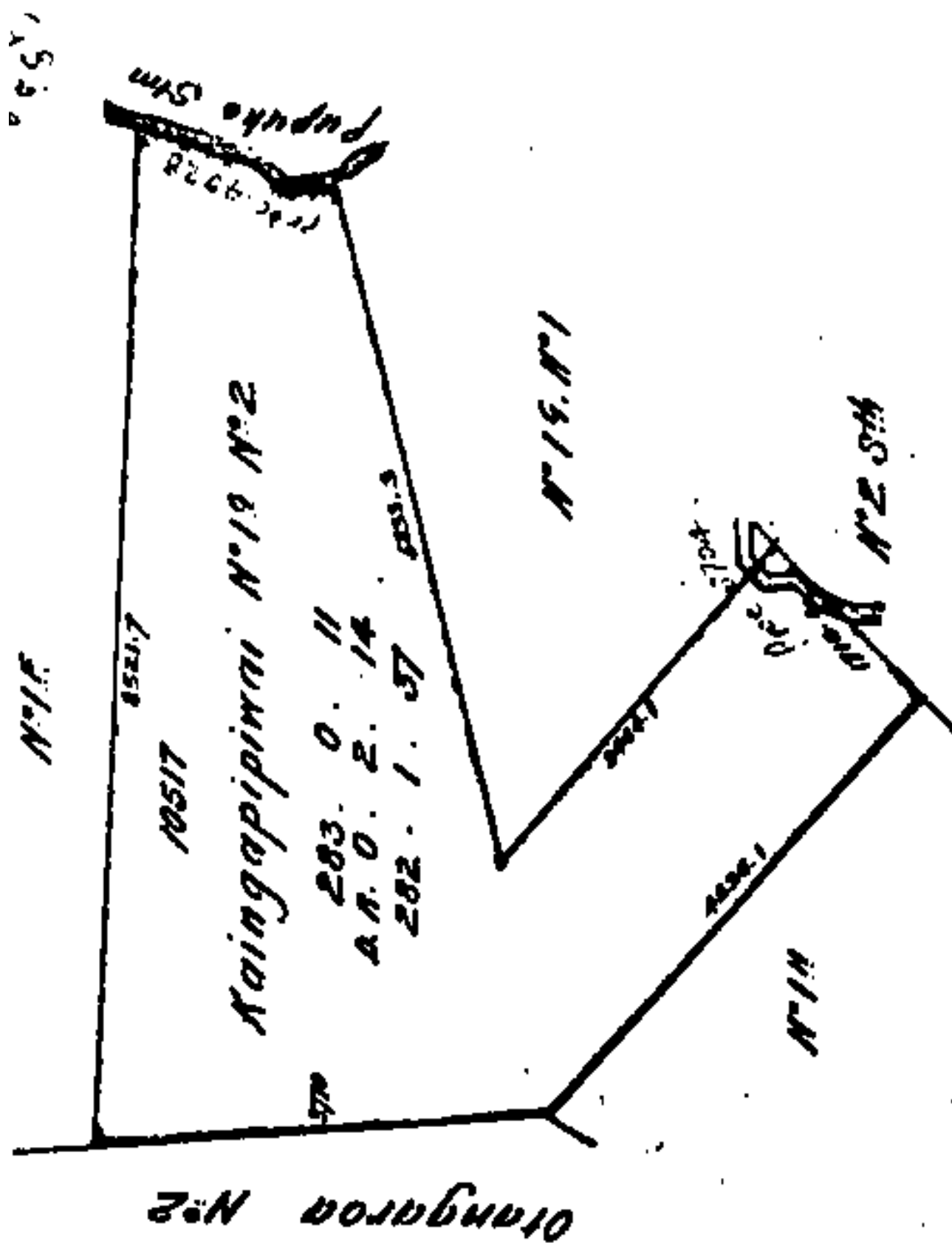
Prior References

NAPR120/43

Estate	Fee Simple
Area	114.3161 hectares more or less
Legal Description	Kaingapipiwai No. 1G No. 2 Block
Registered Owners	
	Hayes Bros Farms Limited

Interests

4928 Proclamation taking part of within land for a Road - 23.9.1920 at 10.00 am
8758393.5 Mortgage to ANZ National Bank Limited - 27.5.2011 at 3:56 pm
10050332.1 CAVEAT BY TOP ENERGY LIMITED - 5.5.2015 at 4:35 pm





Part Kaingapiwai
1F Block

Part Kaingapiwai
No. 1G No. 2 Block
Part RT NA280/56

LOT 2

SEE SHEET 02 of 02

LOT 1

Part Kaingapiwai
1G1A Block

Pupuke Mangapa Road
Legal, Metal, Irregular Width

Unformed
Legal Road

Kaingapiwai
1G1C Block

Part Kaingapiwai
1G1B Block

Kaingapiwai
1G1D Block

Part Kaingapiwai
No. 1G No. 2 Block
Residue RT NA280/56

Pupuke Mangapa Road
Legal, Metal, Irregular Width

Lot 1
DP 137720

PROPOSED AMALGAMATION CONDITION:

Pursuant to s220(1)(b)(ii) & (iii) Resource Management Act 1991
That Lot 2 Hereon and Part Kaingapiwai No. 1G No. 2 Block
(Residue RT NA280/56) be held in the same record of title.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
Right of Way & Services	(A)	LOT 1 HEREON	LOT 2 HEREON

NOTES:

- THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE USE INTENDED BY, AND AGREED WITH THE CLIENT AND MUST NOT BE USED FOR ANY OTHER PURPOSE.
- BOI SURVEY LTD ACCEPTS NO RESPONSIBILITY FOR THIS PLAN OR DATA DEPICTED ON THIS PLAN BEYOND THE AGREED SCOPE OF WORK.
- DO NOT SCALE OFF DRAWINGS.
- ALL SERVICES & FEATURES ARE ILLUSTRATIVE AND INDICATIVE ONLY. TO BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORKS.
- BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

COMPRISED IN RT: NA280/56
TOTAL AREA: 114.3161 HA
COUNCIL: Far North District Council
ZONE: Rural Production

A	For Consideration	SB	29/05/26
Rev	Description	By	Date



BOI SURVEY LTD
55B Shepherd Road
Kerikeri 0230

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021 376 267

Client & Site Address:
Hayes Bros Farms Limited
678 Pupuke Mangapa Road
Kaero

Description:
**PROPOSED SUBDIVISION OF
KAINGAPIWAI 1G2 BLOCK**

Job No: 5000	Drawing Ref: 5131 - Hayes Bros Farm
A3 Scale: 1:6000	Co-Ord System: NZGD Mt Eden 2000
Datum: NZVD 2016	Origin: Not Specified
Sheet: 01 Of 02	Rev: A



LOT 2
112.31 Ha

Part Kaingapipiwai
No. 1G No. 2 Block
Part RT NA280/56

LOT 1
2.0000 Ha

Part Kaingapipiwai
1G1A Block

Pupuke Mangapa Road
Legal, Metal, Irregular Width

Pupuke Mangapa Road
Legal, Metal, Irregular Width

- NOTES:
1. THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE USE INTENDED BY, AND AGREED WITH THE CLIENT AND MUST NOT BE USED FOR ANY OTHER PURPOSE.
 2. BOI SURVEY LTD ACCEPTS NO RESPONSIBILITY FOR THIS PLAN OR DATA DEPICTED ON THIS PLAN BEYOND THE AGREED SCOPE OF WORK.
 3. DO NOT SCALE OFF DRAWINGS.
 4. ALL SERVICES & FEATURES ARE ILLUSTRATIVE AND INDICATIVE ONLY. TO BE VERIFIED ON SITE BEFORE PROCEEDING WITH WORKS.
 5. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

COMPRISED IN RT: NA280/56
TOTAL AREA: 114.3161 HA
COUNCIL: Far North District Council
ZONE: Rural Production

A	For Consideration	SB	29/05/26
Rev	Description	By	Date



BOI SURVEY LTD
55B Shepherd Road
Kerikeri 0230

tony@boisurvey.co.nz
021 376 267

Client & Site Address:
Hayes Bros Farms Limited
678 Pupuke Mangapa Road
Kaeo

Description:
**PROPOSED SUBDIVISION OF
KAINGAPIWAI 1G2 BLOCK**

Job No: 5000	Drawing Ref: 5131 - Hayes Bros Farm
A3 Scale: 1:1000	Co-Ord System: NZGD Mt Eden 2000
Datum: NZVD 2016	Origin: Not Specified
Sheet: 02 Of 02	Rev: A

PROPOSED AMALGAMATION CONDITION:
Pursuant to s220(1)(b)(ii) & (iii) Resource Management Act 1991
That Lot 2 Hereon and *Part Kaingapipiwai No. 1G No. 2 Block (Residue RT NA280/56)* be held in the same record of title.

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
Right of Way & Services		LOT 1 HEREON	LOT 2 HEREON

27 August 2026

Paul Wright
Far North Resource Consents
Kerikeri

Email: fnresourceconsent@gmail.com

To Whom It May Concern:

PROPOSED SUBDIVISION

Doug Hayes – 678 Pupuke Mangapa Road, Kaeo. Kaingapipiwai 1G2 Block.

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. 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

The Rating Information Database

Rate Information Database last updated : 10/08/2026

Property Details for Valuation: 00129-00600

Property Address : 678 Pupuke Mangapa Road, Kaeo 0479

Current Legal Description : LOT 1 DP 440348 SEC 1 SO 462215 KAINGAPIIWAI 1A2 1B-1D PT KAINGAPIIWAI 1F 1G2 BLOC

Title References : NA-280/146, NA-258/140, NA-282/222, NA-255/105, NA-280/56, NA-705/90, CT-547938, CT-648097

Values for Property ID : 3358545

Code	Type	Value
CV	Capital Value (\$)	5700000
IV	Improvement Value (\$)	820000
LA	Land Area (sq metres)	6831095
LV	Land Value (\$)	4880000

Rateability : Rateable

Land Use : 14 - Primary Industry-Store Livestock

Section 20-20A Local Government (Rating) Act 2002 – Rating units in common ownership

Main assessment : None

Linked assessment(s) : None

Nature of Improvements: 3 Dwelling Fencing Other Buildings Other Improvement

Rates for 2027 for rate assessment : 5015529

Rate Type	Type	Value	Rate or Charge	Amount
Stormwater Public Good Rate	Rating Unit	1		10.00
Sewerage Public Good	Rating Unit	1		15.00
Water Public Good	Rating Unit	1		15.00
Roading Rate Uniform Rate	Separate Part	3.00000	100.00	300.00
Roading Rate Farming Differential	Land Value	4880000	0.00014590	711.99
General Rate Uniform Annual General Charge	Separate Part	3.00000	450.00	1,350.00
Ward Services Rate BOI-Whangaroa Differential	Separate Part	3.00000	477.80	1,433.40
General Rate General Differential	Land Value	4880000	0.00411780	20,093.89
NRC Council Services Rate	Separate Part	3.00000	210.42	631.26
NRC Pest Management Rate	Separate Part	3.00000	109.25	327.75
NRC Flood Infrastructure Rate	Separate Part	3.00000	43.11	129.33
NRC Emergency and Hazard Management Rate	Separate Part	3.00000	57.75	173.25
NRC Regional Rescue Services Rate	Separate Part	3.00000	11.09	33.27
NRC Sporting Facilities Rate	Separate Part	3.00000	7.94	23.82
NRC Far North Transport Rate	Separate Part	3.00000	8.44	25.32
NRC Kaeo-Whangaroa Rivers Management Rate	Separate Part	3.00000	47.30	141.90
NRC Economic Development Rate - Far North District	Land Value	4880000	0.00003640	177.63
NRC Land and Freshwater Management Rate	Land Value	4880000	0.00028900	1,409.83



Existing On site
Waste Water Field

Existing Dwelling

Existing Impervious
Access and Buildings

Impervious Calculation	
Buildings	240 sqm
Access	1,193 sqm
Total	1,433 sqm
% Impervious	7.2%
Impervious Permitted	10%
Buildings Permitted	15%
Impervious Permitted under RPROZ-R2	
Buildings permitted under RPROZ-S4	

NOTES
- Closest Boundary Setbacks Detailed
- Do not scale from plans

OWNER
Hayes Brothers
C/O Doug Hayes

PROJECT
Subdivision - Services
PROJECT NO.
260801-31

ISSUE
v1.00.2026
DRAWN BY
PJW