

# 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 Schedule 4). 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):

- |   |   |
|---|---|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision  | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> 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?

Kareponia Marae - Ngati Patukoraha

Who else have you consulted with?

NA

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council [tehonosupport@fndc.govt.nz](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

Theresa Burkhardt

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

NA

**Email:**

**Phone number:**

Work

Home

**Postal address:**

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

Postcode

*\* 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:**

Theresa Burkhardt

**Property Address/  
Location:**

## 8. Application Site Details

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

**Name/s:**

Theresa Burkhardt

**Site Address/  
Location:**

**Legal Description:**

**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.

Please contact applicant prior to site visit

## 9. Description of the Proposal:

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

The applicant proposes to undertake a staged subdivision by way of boundary adjustment in the Rural Production Zone. The proposed subdivision involves three certificates of titles.

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

## 10. Would you like to request Public Notification?

☐ Yes ☒ No

## 11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ☐ Building Consent
- ☐ Regional Council Consent (ref # if known)
- ☐ National Environmental Standard consent
- ☐ Other (please specify)

## 12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☒ Yes ☐ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☒ Yes ☐ No ☐ Don't know

- ☒ Subdividing land ☐ Disturbing, removing or sampling soil
- ☐ Changing the use of a piece of land ☐ Removing or replacing a fuel storage system

## 13. Assessment of Environmental Effects:

*Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.*

Your AEE is attached to this application ☒ Yes

## 13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

## 14. 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) Theresa Burkhardt

**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)

Theresa Burkhardt

**Signature:**

(signature of bill payer)

**MANDATORY**

## 15. 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](http://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.

## 15. Important information continued...

### Declaration

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

**Name:** (please write in full)

Theresa Burkhardt

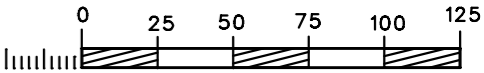
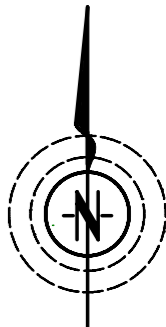
**Signature:**

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

### Checklist (please tick if information is provided)

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

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



**SHEET TITLE:**  
**Proposed  
Boundary Adjustment of  
Lots 2 & 3 DP 107402**  
**Stage: 1**

Local Authority: [Far North District Council](#)  
District Plan Zone: [Rural Production](#)  
Height Datum: -  
Local Reference:  
Contour Interval:  
Major: - Minor: -  
Address: [5796 & 5818 S. H. No.10, Kareponia](#)  
Title(s): [NA59D/887, NA59D/888](#)

[GENERAL DISCLAIMERS](#)

AREAS AND MEASUREMENTS ARE  
SUBJECT TO FINAL SURVEY

Underground services have not been located, and  
may not exist within any easement area depicted  
hereon or in the final survey plan.

**JOB/CLIENT:**  
**[T. A. Burkhardt](#)**

**Job No:** [24608](#)  
**File:** [Scheme Plan 2500@A3.lcd](#)

	Name	Date
Surveyed		
Drawn	<a href="#">KW</a>	<a href="#">May 2025</a>
Rev No.	<a href="#">0</a>	

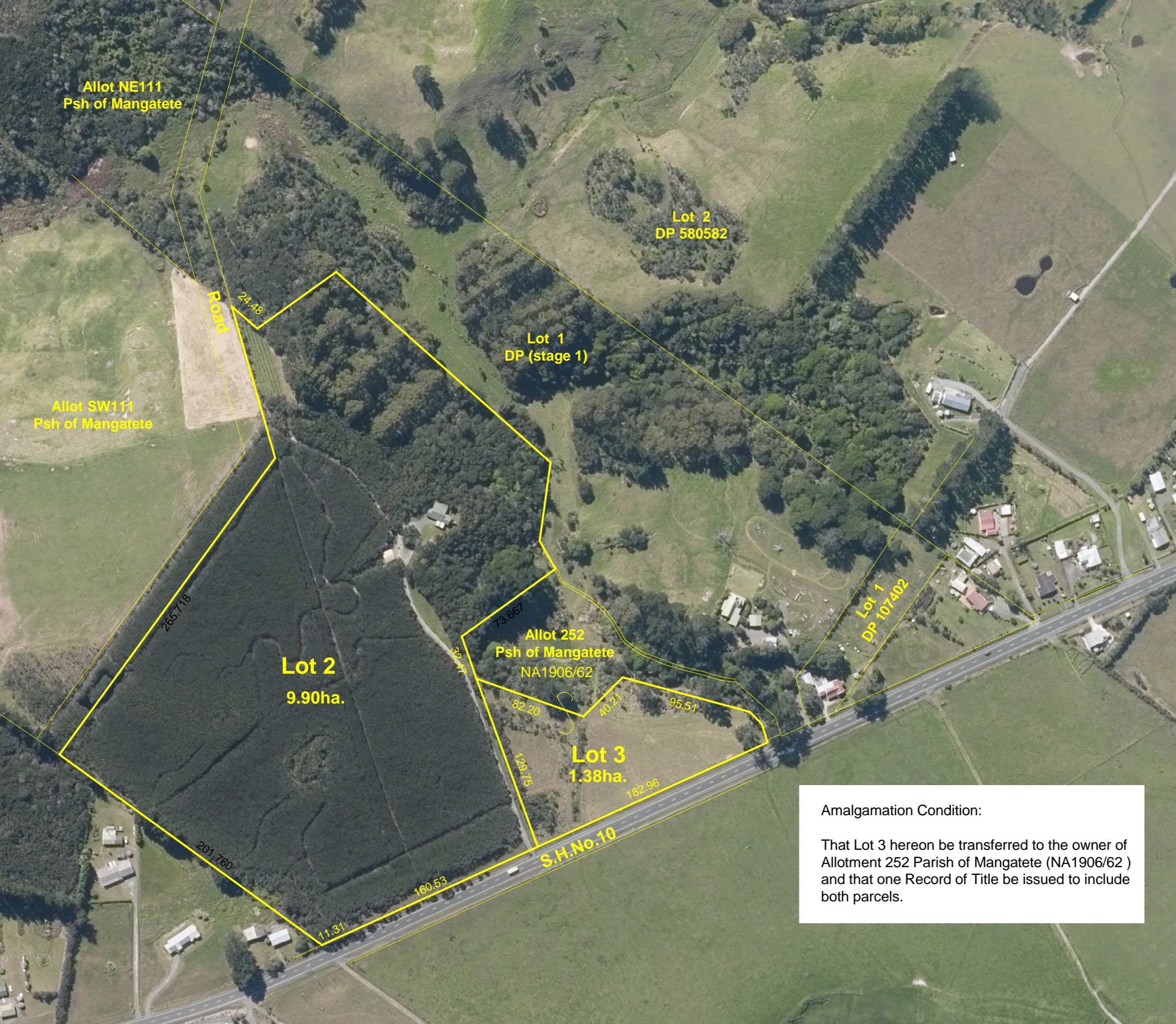
**Williams & King**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-4076032  
Email: [kerikeri@surveyandplanning.co.nz](mailto:kerikeri@surveyandplanning.co.nz)

**SCALE @ A3**  
**1:1000**

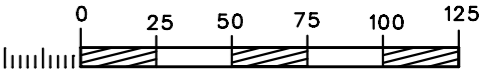
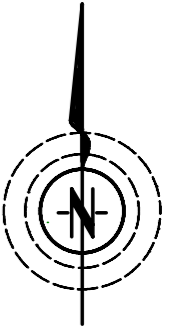
**SHEET No**  
**1/2**

Note:

Area A is subject to an existing sewage  
drainage right created by Transfer B596016.1



Mount Eden 2000 Orientation



SHEET TITLE:

Proposed  
Boundary Adjustment of  
**Lots 4 DP (Stage 1)**  
Stage: 2

Local Authority: [Far North District Council](#)  
District Plan Zone: [Rural Production](#)  
Height Datum: -  
Local Reference:  
Contour Interval:  
Major: - Minor: -  
Address: [5796 & 5818 S. H. No.10 , Kareponia](#)  
Title(s): [NA59D/887, NA59D/888](#)

[GENERAL DISCLAIMERS](#)

AREAS AND MEASUREMENTS ARE  
SUBJECT TO FINAL SURVEY

Underground services have not been located, and  
may not exist within any easement area depicted  
hereon or in the final survey plan.

JOB/CLIENT:

**T. A. Burkhardt**

Job No: [24608](#)  
File: [Scheme Plan 1-2500@A3.lcd](#)

	Name	Date
Surveyed		
Drawn	<a href="#">KW</a>	<a href="#">May 2025</a>
Rev No.	<a href="#">0</a>	

**Williams & King**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-4076032  
Email: [kerikeri@surveyandplanning.co.nz](mailto:kerikeri@surveyandplanning.co.nz)

**SCALE @ A3**  
**1:1000**

**SHEET No**  
**2/2**

Amalgamation Condition:

That Lot 3 hereon be transferred to the owner of  
Allotment 252 Parish of Mangatete (NA1906/62 )  
and that one Record of Title be issued to include  
both parcels.



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1906/62**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 February 1961

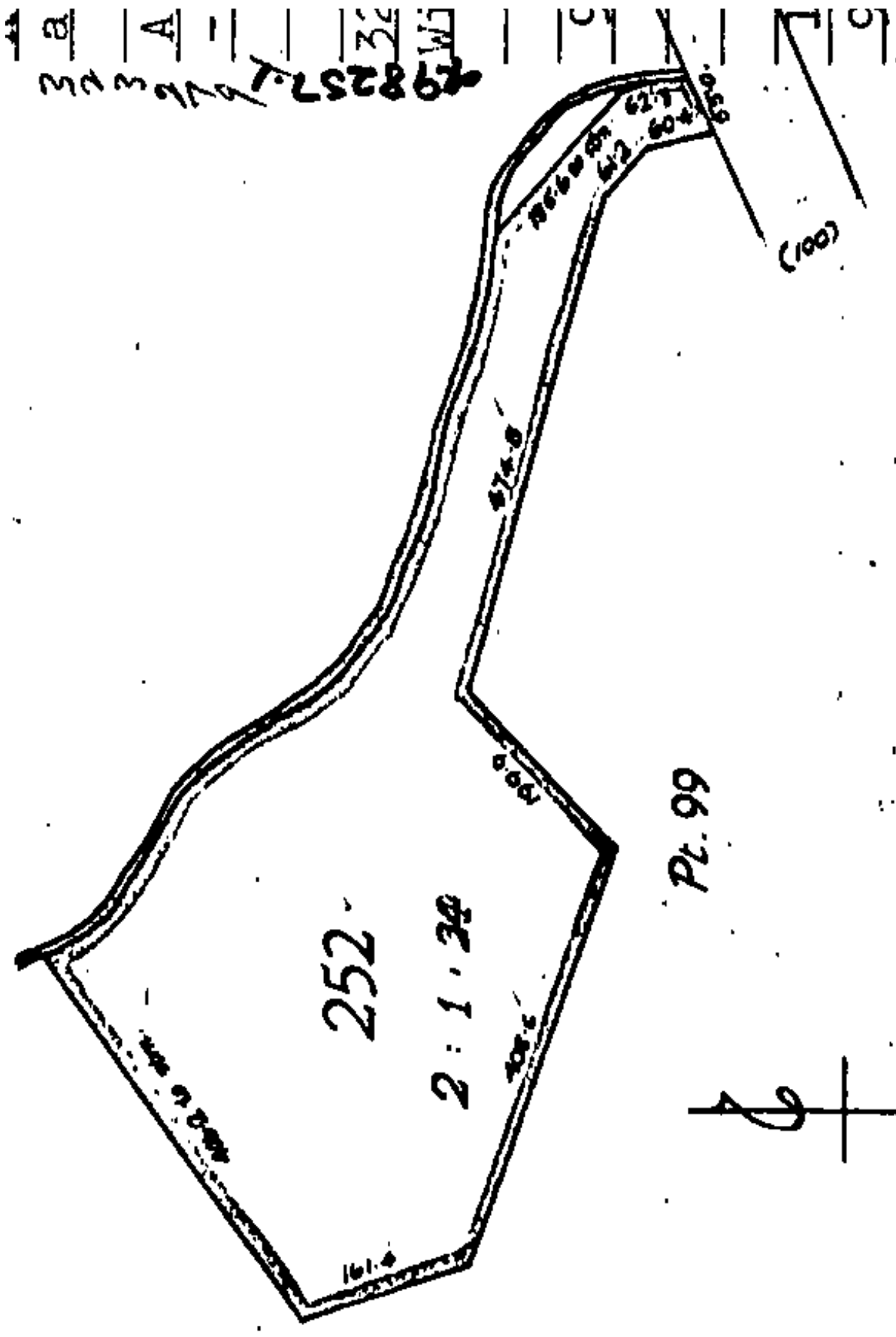
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**Estate** Fee Simple  
**Area** 9712 square metres more or less  
**Legal Description** Allotment 252 Parish of Mangatete  
**Registered Owners**  
Jeniffer May Larson

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**Interests**

Subject to Section 59 Land Act 1948  
905755.1 Gazette Notice (14.12.1978 No. 108 p 3422) declaring the adjoining State Highway No. 10 (Pakaraka to Awanui via Mangonui) to be a limited access road - 20.11.1979 at 9.14 am





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA59D/887**  
**Land Registration District** **North Auckland**  
**Date Issued** 15 November 1985

**Prior References**  
NA752/316

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**Estate** Fee Simple  
**Area** 9.6232 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 107402  
**Registered Owners**  
Jeniffer May Larson

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**Interests**

905755.1 Gazette Notice (New Zealand Gazette 14.12.1978 p 3422) declaring part of State Highway No.10 (Pakaraka to Awanui via Mangonui) to be a limited access road - 20.11.1979 at 9.14 am  
Subject to a sewage drainage right over part marked A on DP 107402 created by Transfer B596016.1 - 22.10.1986 at 1.37 pm





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA59D/888**  
**Land Registration District** **North Auckland**  
**Date Issued** 15 November 1985

**Prior References**  
NA752/316

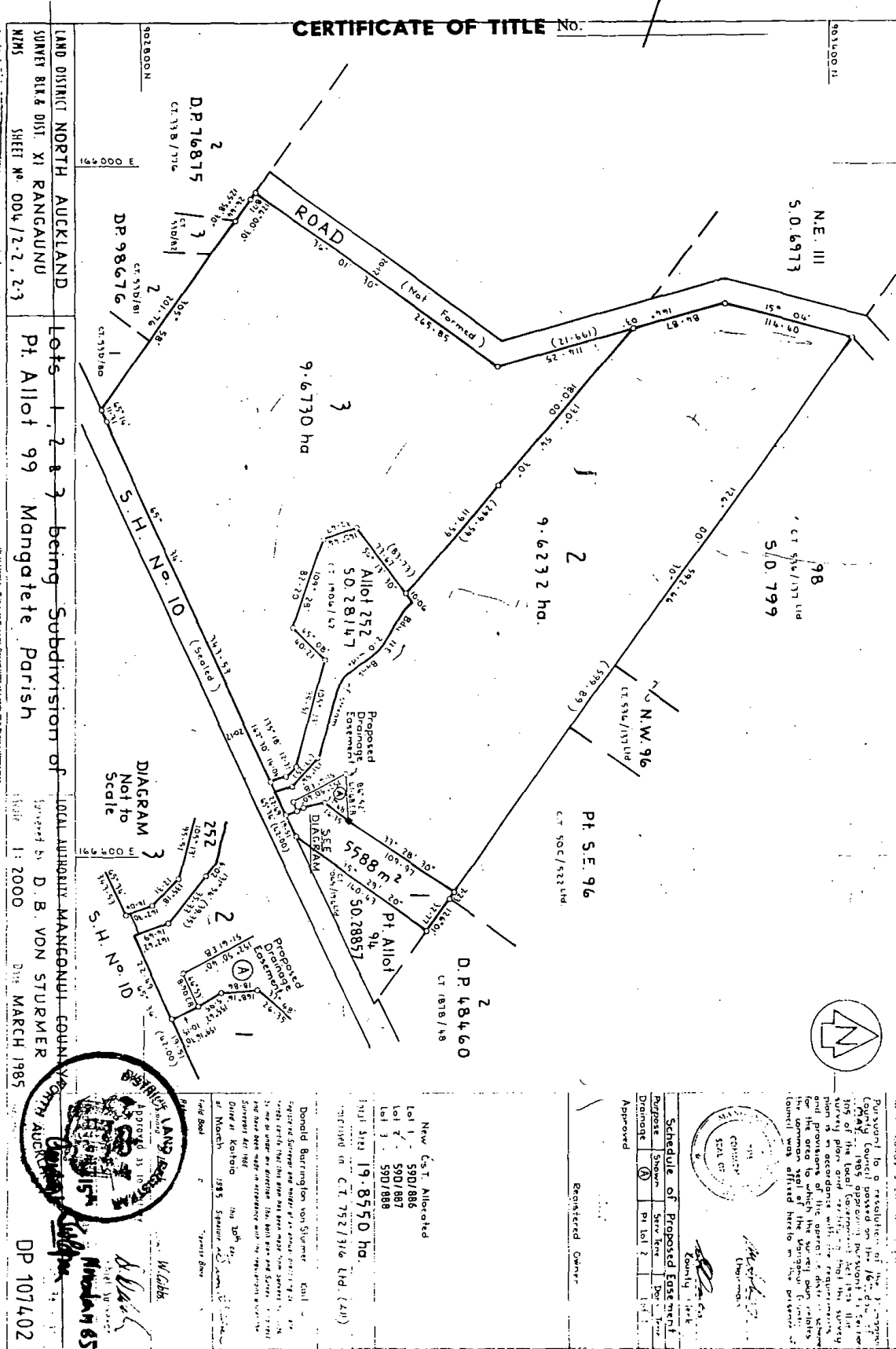
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**Estate** Fee Simple  
**Area** 9.6730 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 107402  
**Registered Owners**  
Theresa Annetta Burkhardt

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**Interests**

905755.1 Gazette Notice (New Zealand Gazette 14.12.1978 p 3422) declaring part of State Highway No.10 (Pakaraka to Awanui via Mangonui) to be a limited access road - 20.11.1979 at 9.14 am



Don't forget to get your copy of the proposed subdivision plan from the local authority.

On 19th March 1985, the proposed subdivision plan was approved by the local authority. The plan shows the proposed subdivision of the land into three lots. The plan also shows the proposed drainage system for the land. The plan is subject to the provisions of the Resource Management Act 1976.



Schedule of Proposed Easement			
Purpose	Shown	Servient Tenement	Dom. Tenement
Drainage	(A)	Pt. Allot 2	Lot 1
Approved			

Registered Owner

New Cst. Allotment  
 Lot 1 - 590/886  
 Lot 2 - 590/887  
 Lot 3 - 590/888  
 Total Area 19.8750 ha.  
 Situated on C.T. 752/316 Ltd. (A1)

Donald Barrington von Sturmer, Esq.  
 Registered Surveyor and Engineer  
 1985, September 15th  
 at Manukau



W. Lobb  
 Richard 85

NZ Transport Agency Waka Kotahi Reference: Application-2025-0907

11 August 2025

Theresa Burkhardt  
5818 State Highway 10,  
Kareponia

Sent via Email: kareponia5818@gmail.com

Dear Theresa,

**A two-stage boundary adjustment at 5818 State Highway 10, Kareponia.**

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

**Proposal**

Resource consent is sought for the following activities:

- A two-stage boundary adjustment of Lot 3 DP 107402, Lot 2 DP 107402 and Allot 252 PSH OF Mangatete.
- Stage 1 adjusts the boundaries of the proposed Lots 1 and 4 to transfer 1.6ha of land from Lot 1 to Lot 4, resulting in:
  - Lot 1 of 8.01ha, containing an existing dwelling
  - Lot 4 of 11.28ha, containing an existing dwelling.
- Stage 2 results in:
  - Lot 1 of 8.01ha, containing an existing dwelling
  - Lot 2 of 9.90 ha, containing an existing dwelling.
  - Lot 3 of 1.38ha, being a vacant lot which will be amalgamated with Allot 252 PSH OF Mangatete.

**Assessment**

In assessing the proposed activity, NZTA notes the following:

- The primary objective of NZTA is to ensure that State Highway 10 (SH 10) in the vicinity of the proposal operates in an integrated, safe and sustainable manner.
- SH 10 in this location has an average daily traffic volume of 4060 (6% heavy vehicles). SH 10 is relatively straight in the vicinity of the proposal.
- The proposed Lot 1 gains access via the existing crossing to SH 60 (CP-77).
- The proposed Lot 2 gains access via the existing crossing to SH 60 (CP-78b).
- The proposed Lot 3 gains access via existing crossing to SH 60 (CP-78).
- NZTA's safety engineer and network manager have reviewed the proposal and raised no concerns with the condition of existing Crossing Places 77, 78 and 78b.

**Limited Access Road (LAR)**

Your site adjoins State Highway 10 which is identified as a limited access road. Per Section 91 of the Government Roadway Powers Act 1989, to access your site you require a crossing place authorised by NZTA. In this instance

### **Conditions**

In discussion with NZTA you have agreed to include the following conditions as part of your resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore our full legal name is referred to in the conditions and approval.

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roadway Powers Act 1989.

### **Determination**

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

### **Limited Access Road**

As the site fronts a Limited Access Road, the New Zealand Transport Agency provides approval under Section 93 of the Government Roadway Powers Act 1989 for the site to gain direct access from the state highway as described in this written approval.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

### **Expiry of this approval**

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from The New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).

Yours sincerely,



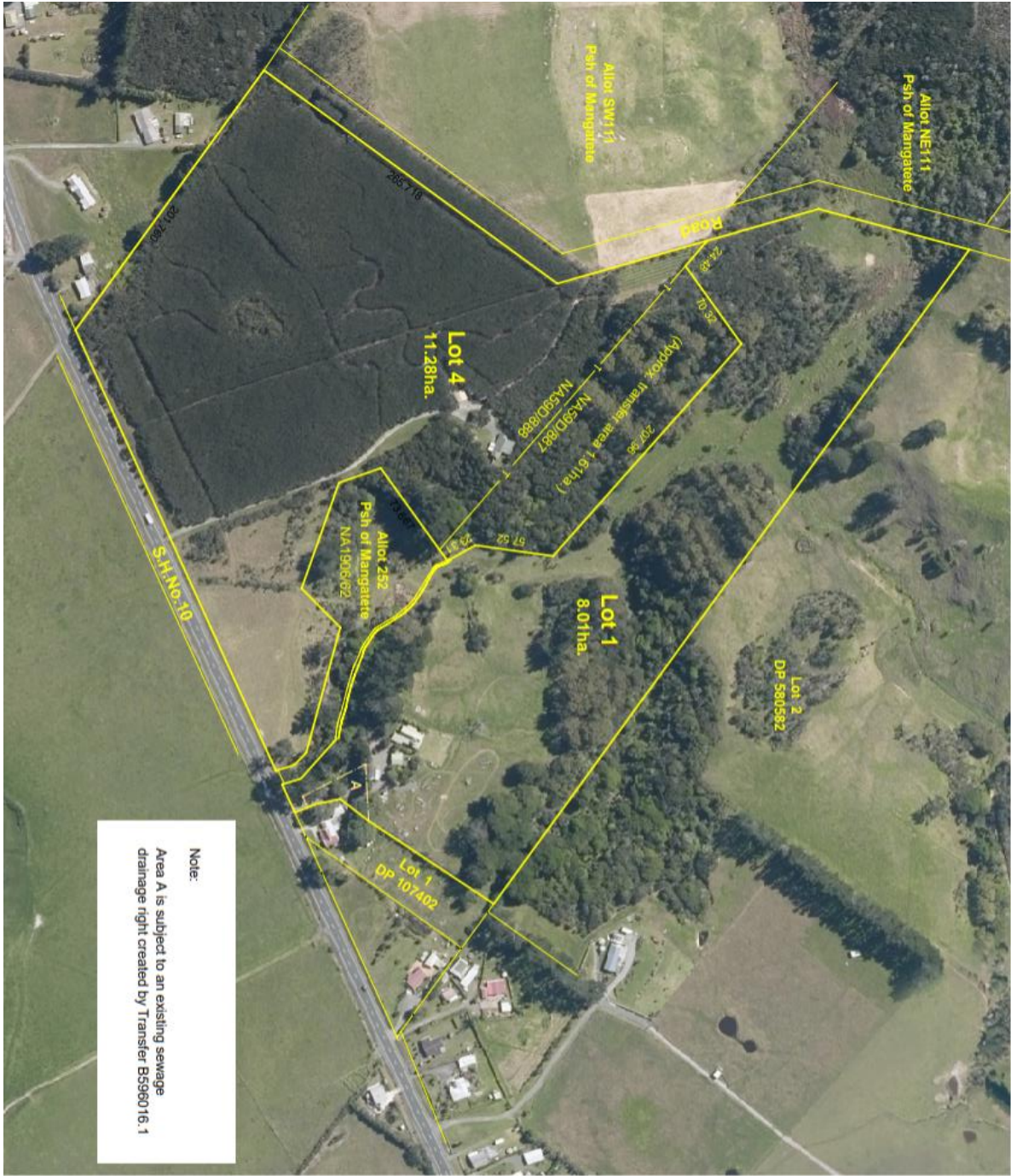
Sam Kay  
Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

Enclosed:

- Attachment 1: Proposed Scheme Plan

Attachment 1: Scheme Plan



Mount Eden 2000 Orientation

**SHEET TITLE:**  
**Proposed  
Boundary Adjustment of  
Lots 2 & 3 DP 107402**  
**Stage: 1**

**Local Authority:** Far North District Council  
**District Plan Zone:** Rural Production  
**Local Board:**  
**Local Services:**  
**Contour Interval:**  
**Major:** Minor  
**Address:** 5796 & 5818 S. & No. 10, Karapotihi  
**Title(s):** NA500087, NA500088  
**GENERAL DISCLAIMERS**  
**AREAS AND MEASUREMENTS ARE  
SUBJECT TO FINAL SURVEY**  

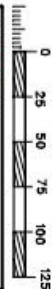
Underground services have not been located, and  
may not exist within any assessment area depicted  
hereon or in the final survey plan.

**JOB/CIENT:**  
**T. A. Birkhardt**

**Job No:** 20003  
**File:** Scheme Plan 20003A1a1d  
**Name:** **Date:**  
**Surveyed:**  
**Drawn:** NW May 2025  
**Rev No:** 0

**Williams & King**  
Registered Land Surveyors, Planners &  
Environmental Consultants  
27 Hobson Ave  
PO Box 517, Kerikeri  
Tairāwhiti  
New Zealand  
Email: [williams@williamsking.co.nz](mailto:williams@williamsking.co.nz)  
Web: [www.williamsking.co.nz](http://www.williamsking.co.nz)

**SCALE @ A3** **SHEET No**  
**1:1000** **1/2**



SHEET TITLE:

**Proposed  
Boundary Adjustment of  
Lots 4 DP (Stage 1)  
Stage: 2**

Local Authority:	Fair North District Council
District Plan Zone:	Rural Production
Height Datum:	
Local Reference:	
Contour Interval:	
Major:	Minor
Address:	5796 & 5918 S. H. No.10, Kaiparua
Thesis:	NA590087, NA590088

**GENERAL DISCLAIMERS**

**AREAS AND MEASUREMENTS ARE  
SUBJECT TO FINAL SURVEY**

Underground services have not been located, and  
may not exist within any easement area depicted  
hereon or in the final survey plan.

**JOB/CCLIENT:**

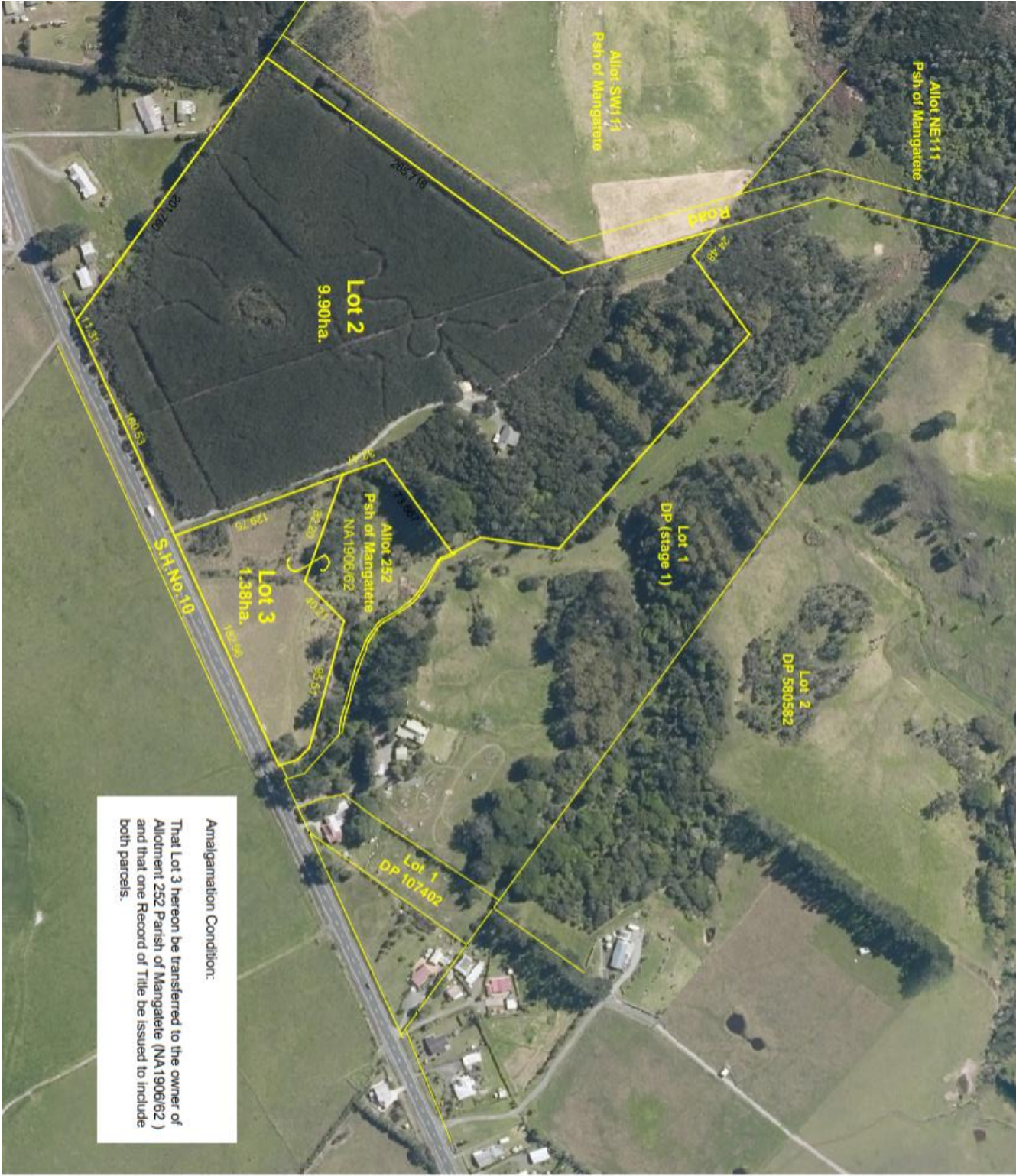
**T. A. Byrkhart**

**Job No: 26608**  
**File: Selma Plan 1-2000@ASL**

File:	Name	Date
Surveyed	NY	Mar 2023
Drawn	U	
Rev No.	0	

**Williams & King**  
Registered Land Surveyors &  
Land Development Consultants  
27 Hobson Ave  
PO Box 537, Kerikeri  
Tic: 09-497 0033 Fax: 09-497 0532  
Email: [sean@williamsking.co.nz](mailto:sean@williamsking.co.nz)

<b>SCALE @ A3</b>	<b>SHEET No</b>
1:1000	22



**Amalgamation Condition:**  
That Lot 3 hereon be transferred to the owner of  
Allotment 252 Parish of Mangateke (NA1906/62)  
and that one Record of Title be issued to include  
both parcels.

## PAIRATAHI RD

Survey no.	O04/031
Survey date	17 November 1994
Grid reference	O04 378 855
Area	125.9 ha
Altitude	20-60 m asl

### ***Ecological unit***

- (a) Flax-cabbage tree shrubland on alluvial flats
- (b) Raupo reedland on alluvium
- (c) Open water
- (d) Manuka-kanuka shrubland on raised marine terrace and slope
- (e) Sydney golden wattle-manuka shrubland on raised marine terrace
- (f) Manuka-cabbage tree shrubland on raised marine terrace and alluvium
- (g) Secondary kanuka forest in gully

### ***Landform/geology***

Hill country of Motatau Complex calcareous mudstone and sandstone lithofacies with podsolised sand deposits on erosional (marine) terrace remnants on ridge tops, Holocene alluvial flats and wetlands in the valley of an unnamed stream, and an area of consolidated parabolic dunes to the north of the valley.

### ***Vegetation***

Type (a) Flax-cabbage tree shrubland. At the confluence of the stream mouth with the Whangatane Spillway is a fairly modified wetland area in which flax and cabbage tree are common and manuka frequent. Various exotic species such as *Watsonia* and privet are also common.

Type (b) Raupo reedland. Further up the tributary is a raupo swamp with occasional flax and cabbage tree. A small amount of open water is present behind a small dam (Type (c)).

Type (d) Manuka-kanuka gumland shrubland. Occurs on the ridge tops and is between 1 and 3 m tall. *Schoenus tendo* and mingimingi are common in the understorey, with *Cassytha* being locally common. *Epacris pauciflora* and *Schoenus brevifolius* are frequent. *Dracophyllum lessonianum* occurs throughout. Comb fern and the sundew *Drosera peltata* are frequent in the ground layer. In open areas, *Thelymitra pulchella* occurs frequently as does the "coral" lichen. A northern form of the orchid *Prasophyllum colensoi* is present near SH10 and is of significant botanical interest.

On the northeast side *Hakea* and Sydney golden wattle is locally frequent.

Type (e) Sydney golden wattle-manuka shrubland. On the slopes and in gullies, constituting almost half of the total area, Sydney golden wattle is occasionally to frequently emergent over manuka with occasional mamaku and cabbage tree.

The understorey consists of wheki, waterfern, ponga and mingimingi. Also present are cabbage tree, gorse, tobacco weed, pampas, flax, hangehange, pohuehue, rasp fern, lady fern and kiokio.

About 20% is abundant Sydney golden wattle, with manuka common.

Type (f) Manuka-cabbage tree association. Occurs in tiny pockets with an open canopy. Giant umbrella sedge and soft rush are common in the ground layer.

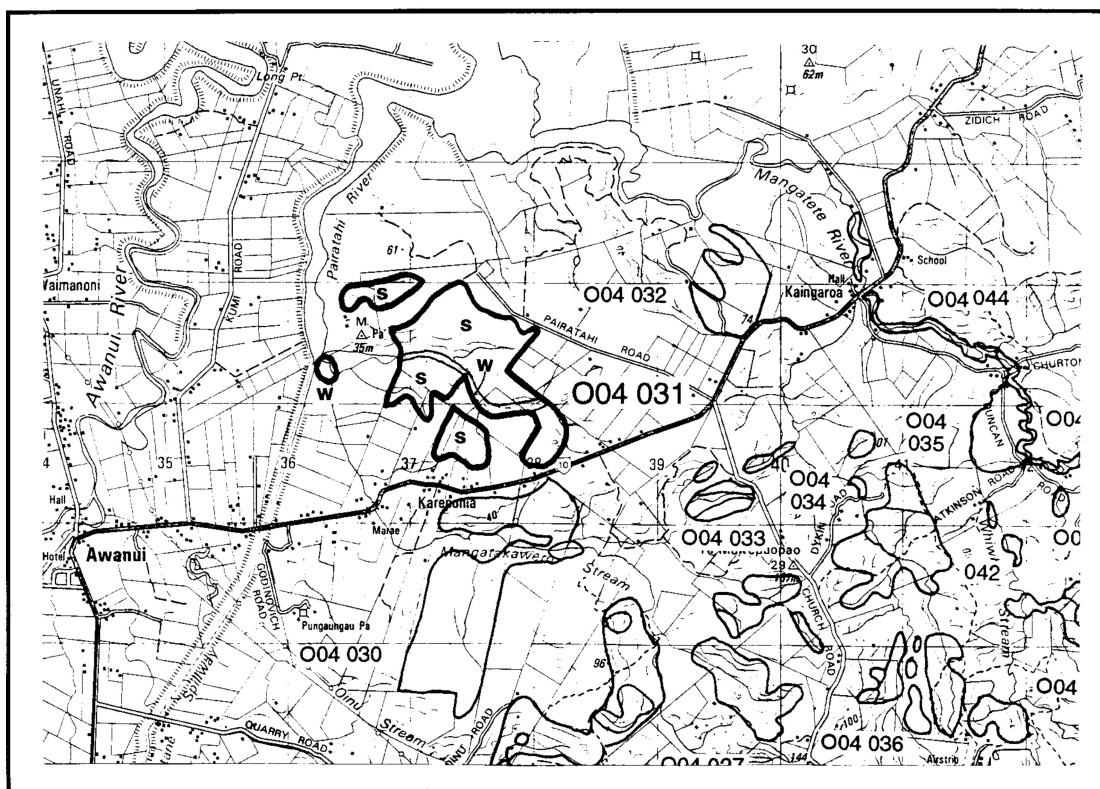
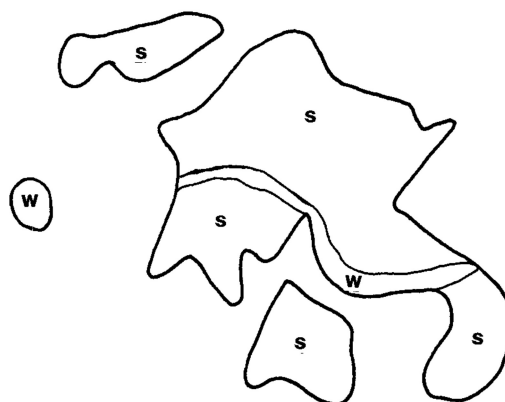


Figure 37. Pairatahi Road, O04 031

Each grid is 1000 m × 1000 m and equals 100 ha.

s = shrubland; w = wetland.



Type (g) Kanuka forest (not mapped). Near the head of the main valley are small areas of regenerating kanuka forest with occasional towai, puriri, cabbage tree and mamaku on gully sides. Such areas have a dense understorey of hangehange, mingimingi, mapou, bracken, ponga, wheki and water fern.

#### Significant flora

*Prasophyllum* aff. *colensoi* – a northern form of botanical interest.

#### Fauna

NI fernbird (R. Pierce pers. comm.) (regionally significant species). Banded kokopu (Category C threatened species). Presence of NI brown kiwi (Category A threatened species) probable but not confirmed.



Alan Macrae &lt;kareponia5818@gmail.com&gt;

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**5818 State Highway 10, Kareponia**

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**Kareponia Trustees** <kareponia.trustees@gmail.com>

Wed, Aug 20, 2025 at 1:07 PM

To: Alan Macrae &lt;kareponia5818@gmail.com&gt;

Cc: Kareponia Marae Trustees &lt;pesubritzky5@gmail.com&gt;, Kareponia Marae Trustees &lt;hohepa.maclean@gmail.com&gt;, Kareponia Marae Trustees &lt;rubenpaparoa58@gmail.com&gt;, Kareponia Marae Trustees &lt;robyn.herewini@yahoo.com&gt;, Kareponia Marae Trustees &lt;crjohnson37@gmail.com&gt;, Rob Herewini &lt;Deedeecee1509@hotmail.com&gt;

Tēnā koe Theresa

Thank you once again for attending our hui on Sunday 17 August 2025 and for sharing your proposal with the Trustees and whānau.

The Kareponia Marae Trustees, on behalf of Patukōraha (Ngāti Kahu), have considered your presentation and can confirm that we do not see any adverse cultural effects arising from the proposed subdivision by way of boundary adjustment at [5818 State Highway 10, Kareponia](#).

We acknowledge and appreciate the respectful way you engaged with the marae and wider hapū, and we wish you well as you progress your application with the Far North District Council.

Ngā manaakitanga,

Trina Vela

Secretary| Kareponia Marae Trustees

**mobile:** [022 372 2442](tel:0223722442)**email:** [kareponia.trustees@gmail.com](mailto:kareponia.trustees@gmail.com)**address:** [5988 State Highway 10, AWANUI](#) 0483

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# SUBDIVISION RESOURCE CONSENT APPLICATION

5818 & 5796 STATE HIGHWAY 10, KAREPONIA  
LOTS 2 & 3 DP 107402 and Allotment 252 Parish of Mangatete

## ASSESSMENT OF ENVIRONMENTAL EFFECTS

APPLICANT:

THERESA BURKHARDT

31 August 2025

Final

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Appendix B – Records of Title

Appendix C – NZTA Consultation

Appendix D – Pairatahi Road, Survey # 004/031

Appendix E - Hapū Engagemen

### 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>To:</b>	Far North District Council
<b>Site address:</b>	5818 State Highway 10, Kareponia
<b>Applicant's name:</b>	Theresa Burkhardt
<b>Address for service:</b>	5818 State Highway 10 R.D 3 Kaitaia 0483
<b>Legal descriptions:</b>	Site 1: Lot 3 Deposited Plan 107402 Site 2: Lot 2 Deposited Plan 107402 Site 3: Allotment 252 Parish of Mangatete
<b>Site areas:</b>	Site 1: 9.6730 ha Site 2: 9.6232 ha Site 3: 9712 m2
<b>Site owner:</b>	Site 1: Theresa Burkhardt Site 2: Jennifer May Larson Site 3: Jeniffer May Larson
<b>Operative District Plan zoning:</b>	Rural Production
<b>Operative District Plan overlays/resource areas:</b>	None
<b>Proposed District Plan zoning:</b>	Rural Production
<b>Brief description of proposal:</b>	The proposal is to carry out a subdivision by way of a boundary adjustment of three sites, to be carried out over two stages and resulting in the creation of no additional allotments.
<b>Summary of reasons for consent:</b>	Overall, resource consent is required as a <b>Restricted Discretionary Activity</b> in accordance with Rules 13.8.1(c) of the Far North District Plan (Rural Production Zone).

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

#### AUTHOR



**Theresa Burkhardt**

**Date: 31 August 2025**

## 2.0 PROPOSAL

The applicant, Theresa Burkhardt, proposes to undertake a staged subdivision by way of boundary adjustment in the Rural Production Zone. The proposed subdivision involves three certificates of titles, legally described as follows:

- Lot 2 DP 107402 held in Record of Title NA59D/887 (9.6232 ha)
- Lot 3 DP 107402 held in Record of Title NA59D/888 (9.6730 ha)
- Allotment 252 Parish of Mangatete held in Record of Title NA1906/62 (9712 m<sup>2</sup>)

A copy of the scheme plans have been provided in **Appendix A**. The proposed development will be undertaken in two stages and will result in the following allotments:

### Stage One:

A boundary adjustment between Lots 2 (NA59D/887) and 3 DP 107402 (NA59D/888) whereby a total land area of 1.6ha will be transferred from NA59D/887 to NA59D/888. Stage One of the proposed boundary adjustment will result in the following allotment areas, as per the scheme plan:

- Lot 1 – 8.01 ha
- Lot 4 – 11.28ha

### Stage Two:

A boundary adjustment between proposed Lot 2 (parent title NA59D/888) and Allot 252 PSH of Mangatete (NA1906/62), whereby a total land area of 1.38ha will be transferred from proposed Lot 2 to NA1906/61. Stage Two of the proposed boundary adjustment will result in the following allotment areas, as per the scheme plan:

- Lot 2 – 9.9ha
- Lot 3 – 2.8ha (including NA1906/62)

Effectively, no additional allotments will be created, and the use of the sites will remain unchanged.

Overall, the proposal has been assessed as a **Restricted Discretionary Activity** in accordance with Rules 13.8.1(c) of the operative Far North District Plan (District Plan).

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

## 3.0 SITE CONTEXT

The subject sites are situated at 5818 and 5796 State Highway 10, Kareponia and are legally described as Lot 3 DP 107402, Lot 2 DP 107402 and Allotment 252 Parish of Mangatete (see Figure 1).

The subject sites have an area of 9.6730 ha, 9.6232 ha and 9712 m<sup>2</sup> respectively.

Proposed Lot 1 contains an existing dwelling, garage and associated services as per previous Council approvals. Proposed Lot 2 also contains an existing dwelling and associated services. Proposed Lot 3 is vacant and in productive use. The use of all three sites will remain unchanged.

The three sites are currently accessed via multiple existing vehicle crossings off State Highway 10, Kareponia and which have been formed to an appropriate standard. Given the use of the site will remain unchanged, it is anticipated that no vehicle crossing upgrades will be required.

No easements are required.



*Figure 1 – Aerial of subject sites*

In terms of vegetation, the sites contain some pasture and some indigenous vegetation. There are significant areas of indigenous vegetation or significant habitats of indigenous fauna. These have been discussed in further detail below.

No vegetation clearance is required as part of this application.

The surrounding environment is largely characterised by production and rural-residential activities.

## 4.0 DISTRICT PLAN RULES ASSESSMENT

### OPERATIVE DISTRICT PLAN

#### **SUBDIVISION:**

An assessment of the proposal against the relevant subdivision rules of the Far North District Plan is provided below:

Rural Production Zone	Relevant Standards	Compliance
<b>Rule 13.8.1</b> Subdivision within the Rural Production Zone	3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m <sup>2</sup> and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000;	The proposed subdivision is able to meet this criteria.  Resource consent is required for a <b>Restricted Discretionary Activity</b>
<b>Rule 13.7.2.2</b> Allotment Dimensions	A minimum square building envelope of 30m x 30m is required and should not encroach into the permitted activity boundary setbacks for the relevant zones.	Existing built development within proposed Lot 1 will remain compliant with setback requirements. Proposed Lot 2 has sufficient area for multiple building envelopes which have the ability to comply with setback requirements  <b>Controlled Activity</b>

## **PROPOSED DISTRICT PLAN**

The Proposed Far North District Plan (PDP) was notified on Wednesday 27 July 2022. Rules in a Proposed Plan have legal effect once the council makes a decision on submissions relating to that rule and publicly notified this decision, unless the rule has immediate legal effect in accordance with section 86(3) of the Resource Management Act 1991 (the Act).

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, only rules in the PDP with immediate legal effect are relevant. These rules are identified with a 'hammer' in the plan. Rules that do not have immediate legal effect do not trigger the need for a resource consent under the PDP.

An assessment of the proposal against the rules with immediate legal effect has been undertaken. In this case there are none that are relevant to the proposal. Therefore, no consideration needs to be given to any of the rules under the PDP.

Overall, the proposal requires resource consent as a **Restricted Discretionary Activity**.

## **5.0 NATIONAL ENVIRONMENTAL STANDARDS FOR CONTAMINATED SOILS (NES CONTAMINATED SOILS)**

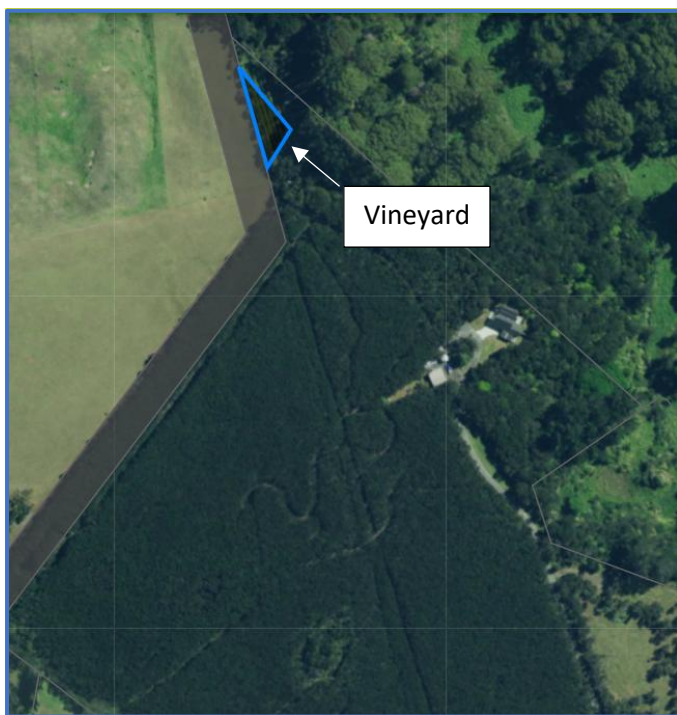
All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NES Contaminated Soils. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous

Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

One of the subject sites (Lot 3 DP 107402) contains a small hobby vineyard (see Figure 2 below). As such the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NЕСS) requires addressing. Subdividing land is one of the activities that can trigger NESCS, and vineyards are listed on the HAIL (Hazardous Activities and Industries List). The hobby vineyard covers an area of approximately 500m<sup>2</sup>. It is small in scale, non-commercial, persistent pesticides have not been used and there is no chemical storage on the site. As such the applicant does not consider that the NESCS applies.

In addition, the site is already developed, no changes to activities on the site are proposed and the vineyard is remaining within the same parent title.

The applicant can provide a written statement confirming that the area of the site has only ever been used for small scale, hobby vineyard, which is non-commercial, purposes, and that no persistent pesticides have been used or stored on-site.



*Figure 2 – Location of hobby vineyard*

## 6.0 NATIONAL ENVIRONMENTAL STANDARDS FOR FRESHWATER (NES FRESHWATER)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Given the proposal is effectively for a boundary adjustment where no new lots will be created and no new activities will be introduced, it is considered that no further assessment is required under the NES Freshwater.

## 7.0 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

The subject site contains LUC 4 and 6 soils which are not classified as 'highly productive' under the NPSHPL. Therefore, the NPSHPL is not applicable to the site.

## 8.0 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

The subject sites contain some indigenous vegetation. In the Department of Conservation 2002 publication Natural Areas of Maungataniwha Ecological District for the Protected Natural Areas Programme<sup>1</sup>, identifies Survey number O04/031 Pairatahi Road, as potentially being within the subject sites. The map of this survey area has been included as Appendix D.

The 1.61 ha area that is identified as the 'transfer area' in the proposed scheme plan, contains a mixture of indigenous vegetation and exotic trees, pinus radiata and eucalyptus. If protection of indigenous vegetation is required as a condition of the consent, then the applicant considers that this area is appropriate to be protected, provided that the mechanism is either a covenant under the QEII Trust or under the Reserves Act 1977 and provides for the removal of the exotic trees if required.

### **Step 1: Mandatory public notification is required in certain circumstances**

*Under Section 95A(3) an application must be publicly notified if:*

- a) the applicant has requested that the application be publicly notified;*
- b) public notification is required under Section 95C.*

The applicant is not requesting public notification under clause (a). Clause (b) provisions relate to where an applicant does not provide further information formally requested under Section 92, which is not applicable in this case.

Public notification is not required and therefore Step 2 must be considered.

### **Step 2: If not required by Step 1, public notification precluded in certain circumstances**

*Under Section 95A (4) an application must not be publicly notified if:*

- a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification;*
- b) the application is for a resource consent for 1 or more of the following, but no other, activities:*
  - i. a controlled activity;*
  - ii. a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;*

None of the above apply, therefore public notification is not precluded.

Step 3 must be considered.

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<sup>1</sup> [Natural areas of Maungataniwha Ecological District: Northland Conservancy Ecological Districts Survey Reports: Land conservation publication](#)

### **Step 3: Public notification required in certain circumstances**

Public notification is precluded if:

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

The proposal requires consideration under s95D of the Act. An assessment of environmental effects is provided in Section 8.0 below which concludes that any adverse effect will be less than minor.

### **Step 4: Public notification in special circumstances**

Section 95A(9) sets out that the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary; or
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

If the answer is yes, then those persons are required to be notified.

In this case, the proposal is for a subdivision activity which is provided for as restricted discretionary activity. As such, it is considered that this level of development is anticipated by the Far North District Plan and that there is nothing out of the ordinary that could give rise to special circumstances.

### **Public Notification Conclusion**

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;
- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as effect will be less than minor; and
- Under step 4, there are no special circumstances.

Therefore, this application can be processed without public notification.

## **10.0 LIMITED NOTIFICATION ASSESSMENT (SECTIONS 95B, 95E TO 95G)**

### **Step 1: Certain affected protected customary rights groups must be notified**

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this land.

**Step 2: If not required by step 1, limited notification precluded in certain circumstances**

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

The above does not apply to the proposal, and therefore limited notification is not precluded.

**Step 3: If not precluded by step 2, certain other affected persons must be notified**

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1)(b), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity as defined in the Act or a prescribed activity under s360H(1)(b), and therefore an assessment in accordance with s95E is required, of which is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

**Step 4: Further notification in special circumstances**

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment above, special circumstances are not considered to apply to this proposal.

## **SECTION 95E STATUTORY MATTERS**

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

The sections below set out an assessment in accordance with section 95E, and an assessment of potential adverse effects.

### **Written Approvals**

No written approvals have been provided as it is considered that the effects on adjacent properties as a result of this proposal will be less than minor, as outlined below.

The applicant has consulted with NZTA and the letter of approval is provided in **Appendix C**.

### **Assessment of Effects on the ‘Localised Environment’**

The matters to which Council shall restrict its discretion, as outlined in Sections 13.8.1 and 13.7.3 of the Far North District Plan, are addressed below:

#### *AMENITY, CHARACTER AND LANDSCAPE EFFECTS*

The subject sites are situated 4 kilometres south east of Awanui on State Highway 10. The surrounding environment is characterised by a mix of activities including rural production, and residential.

Services within proposed Lot 1 and Lot 2 are existing and no changes in the activities on the sites are proposed. Proposed Lot 3 is of a sufficient size to accommodate suitable building platforms and associated services, whilst maintaining ample pastoral land for rural lifestyle activities. The activities on the sites will remain unchanged.

In terms of vegetation, the site is largely in pasture with the exception of boundary planting along the northern boundary of the subject site, the eastern boundary of proposed Lot 1 and a portion of the road boundary of proposed Lot 1. There are no significant areas of indigenous vegetation or significant habitats of indigenous fauna. No vegetation clearance is required as part of this application, and the existing boundary planting will continue to provide effective screening for proposed Lot 1 when viewed from the north and the public road.

No earthworks are required as part of this proposal.

Based on the above, it is considered that the proposal will maintain the existing amenity, character and landscape values associated with the surrounding rural environment and any adverse effects on those values are assessed as less than minor.

#### *INDIGENOUS FLORA AND FAUNA*

As mentioned above, there is indigenous flora or habitats of indigenous fauna within or in proximity to the subject site.

#### *NATURAL AND OTHER HAZARDS*

As per NRC Natural Hazards map, the site is partially susceptible to flooding hazards. However, all existing built development is located outside of the flood extent. The Haigh Workman report concludes that proposed Lot 2 is able to accommodate future built development without exacerbating natural hazards.

#### *PROPERTY ACCESS*

The three sites are currently accessed via three existing vehicle crossings off State Highway 10, Kareponia which have been formed to an appropriate standard. Given the uses of the sites will remain unchanged, it is anticipated that no vehicle crossing upgrades will be required.

#### *SERVICING EFFECTS*

Proposed Lots 1 and 2 are currently connected to electricity or telecommunications. Proposed Lot 3 has the ability to connect, though it is noted that new connections are not a requirement in the Rural Production Zone. The applicant has offered a consent notice condition informing any future owners that new connections will be their responsibility.

#### *EASEMENTS FOR ANY PURPOSE*

No easements are required in this instance.

#### *PRESERVATION OF HERITAGE RESOURCES*

The subject sites are not known to contain any heritage resources.

#### *ACCESS TO RESERVES AND WATERWAYS*

The subject sites have no reserves or waterways nearby.

#### *LAND USE COMPATIBILITY*

There are no additional lots to be created as a result of this proposal and the uses of the sites will remain unchanged. All existing activities on site are subject to previous Council approvals and have not resulted in any reverse sensitivity effects.

#### *PROXIMITY TO AIRPORTS*

The subject site is located at least 9km from the nearest airport. As such, this matter is not relevant to the proposal.

#### *CONCLUSION*

Taking the above into account, it is considered that there will be no adverse effects on the wider and localised environment. As such, no parties are considered to be adversely affected.

#### **LIMITED NOTIFICATION CONCLUSION**

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and

- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

## 11.0 CONSIDERATION OF APPLICATIONS (SECTION 104)

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- any actual and potential effects on the environment of allowing the activity;
- any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- any other matter a council considers relevant and reasonably necessary to determine the application.

As a Restricted Discretionary activity, section 104C of the Act states that:

- 1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which-*
  - a) *A discretion is restricted in national environmental standards or other regulations;*
  - b) *It has restricted the exercise of its discretion in its plan or proposed plan.*
- 2) *The consent authority may grant or refuse the application.*
- 3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which-*
  - a) *A discretion is restricted in national environmental standards or other regulations;*
  - b) *It has restricted the exercises of its discretion in its plan or proposed plan.*

## 12.0 EFFECTS ON THE ENVIRONMENT (SECTION 104(1)(A))

An assessment of effects on adjacent properties has been provided and it was concluded that any adverse effects will be less than minor.

Further, it is considered that the proposal will result in positive effects including the efficient use of rural land while maintaining character and amenity values intrinsic to rural communities.

Overall, it is considered that when taking into account the positive effects, any actual and potential adverse effects on the environment of allowing the activity are appropriate.

## 13.0 DISTRICT PLAN AND STATUTORY DOCUMENTS (SECTION 104(1)(B))

The following planning documents prepared under the RMA are considered relevant to this application.

### **Regional Policy Statement for Northland**

The Northland Regional Policy Statement (RPS) covers the management of natural and physical resources across the Northland region. The provisions within the RPS give guidance at a higher planning level in terms of significant regional issues, therefore providing guidance to consent applications and the development of District Plans on a regional level. Given the nature and scale of the proposed subdivision, being a restricted discretionary activity with no new lots being created, it is considered that this level of development is entirely compatible with the intent of the RPS.

## **Operative Far North District Plan – Objectives and Policies**

The relevant objectives and policies of the District Plan can be found in the Rural Environment, Rural Production Zone, and Subdivision Chapters. As a restricted discretionary activity, the proposal is considered to be generally consistent with the relevant objectives and policies. The site is already in rural production/residential use which will remain unchanged as a result of the proposal. The rural character of the site will therefore not be eroded by the proposed subdivision.

## **Proposed Far North District Plan – Objectives and Policies**

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only ‘have regard to’ the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and Rural Production Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- RPROZ-01 to RPROZ-04
- RPROZ-P1 to RPROZ-P7

## **Conclusion**

For the reasons outlined above, it is considered that the proposal is consistent with the relevant objectives and policies of the RPS, ODP, and PDP.

## **14.0 PART 2 MATTERS**

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

The subject sites are within the rohe of the Ngāti Kahu hapū, Patukōraha and the applicant has engaged with the Kareponia Marae Trustees, as hapū representatives. A marae trustee carried out a

site visit on Friday 11<sup>th</sup> of July 2025 and the applicant attending a Kareponia Marae Trustees hui on Sunday the 18<sup>th</sup> of August 2025. The Kareponia Marae Trustees comments on the proposal are provided in **Appendix E**.

Overall, the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant objectives and policies of the RPS, and the Operative District Plan provisions. Accordingly, it is considered that the proposal will not offend the general resource management principles set out in Part 2 of the Act.

## 15.0 OTHER MATTERS (SECTION 104(1)(C))

The applicant considers that all relevant matters related to this application have been considered and that no other matters require consideration.

## 16.0 CONCLUSION

The proposal involves the subdivision by way of a staged boundary adjustment of Lots 2 and 3 DP 107402, and Allotment 252 Parish of Mangatete. No additional allotments are created as a result of this proposal.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

### AUTHOR



**Theresa Burkhardt**

**Date: 31 August 2025**

### **APPENDICES:**

**Appendix A – Scheme Plan**

**Appendix B – Records of Title**

**Appendix C – NZTA Consultation**

**Appendix D – Pairatahi Road, Survey # 004/031**

**Appendix E - Hapū Engagement**