



**APPLICATION FOR RESOURCE CONSENT TO THE FAR
NORTH DISTRICT COUNCIL PURSUANT TO SECTION 88 OF
THE RESOURCE MANAGEMENT ACT 1991**

**Non Complying Boundary Adjustment in the Coastal
Residential Zone and Outstanding Natural Feature 54.**

17-19 Manning Street, Rawene

Assessment of Environmental Effects

February 2026



INTRODUCTION AND PROPOSAL

- 1.1 Anne Mylrea Humphreys, Christopher Keith Humphreys and Victoria Anne Humphreys (“the Applicant”) seek resource consent under the Resource Management Act 1991 and the Far North District Council District (“FNDC”) Operative District Plan (“ODP”) and Proposed District Plan (“PDP”) for a boundary adjustment between two lots in the Coastal Residential Zone. The subdivision will take place around two existing dwellings.
- 1.2 The Register of Title information is summarised in Table 1 below;

Existing Title	Existing Area
Section 185 Town of Rawene	1,022m ²
Section 184 Town of Rawene	1,022m ²

Table 1 :

Register of Title Information

- 1.3 In summary form, this proposed subdivision will result in one allotment of approximately 1244m² (Lot 1) which contains the “western dwelling” and one allotment of 800m² (Lot 2) which contains the “eastern dwelling.”

DOCUMENTATION

- 1.4 This application is accompanied by the following documents;
- i. Register of Title (**Attachment 1**)
 - ii. Adjacent Land Analysis (**Attachment 2**)
 - iii. FNDC Files & Correspondence (**Attachment 3**)
 - iv. Scheme Plan (**Attachment 4**)
 - v. Prior Engineering Reports (**Attachment 5**)
 - vi. Section 86B of the RMA 1991 Check (**Attachment 6**)
 - vii. Operative District Plan Development Control Check (**Attachment 7**)
 - viii. Relevant ODP Assessment Criteria (**Attachment 8**)
 - ix. Fourth Schedule Compliance Assessment (**Attachment 9**)
 - x. NRPS : Relevant Objectives & Policies (**Attachment 10**)
 - xi. ODP : Relevant Objectives & Policies (**Attachment 11**)
 - xii. PDP : Relevant Objectives & Policies (**Attachment 12**)
 - xiii. Service Provider Correspondence (**Attachment 13**)
 - xiv. Application Form & Checklist (**Attachment 14**).

DESCRIPTION OF SITE AND SURROUNDS

- 1.5 The land is as legally described in Table 1 with the two Titles having a combined land area of approximately 2044m². The current Register of Title is appended in **Attachment 1** for ease of reference. There are no covenants with Council, consent notices or similar restrictions present.
- 1.6 The subject site(s) are rectangular in shape with a fall to the west towards the Hokianga Harbour. Vegetation is primarily exotic tree species, albeit with some natives (flaxes,



cabbage trees etc) interspersed and located primarily along the boundaries of the site (s). Within the site as a whole there are two single level detached dwellings present. The western dwelling is of relatively recent Hardiplank weatherboard construction with a coloursteel roof and carport. The eastern dwelling is a much older structure, with timber weatherboard and corrugated iron cladding, coloursteel roofing, and attached garage sited immediately adjacent the road boundary. The dwellings can be seen in the images below.



Figure 1 : Western Dwelling & Carport

Source Site Visit as at 2/11/25.



Figure 2 : Eastern Dwelling

Source Site Visit as at 2/11/25.



1.7 Access is presently via a concreted crossing and access which runs along the northern boundary to serve both dwellings. This detail can be seen in the images below.



Figure 3 : Existing Crossing and Access

Source Site Visit as at 2/11/25.



Figure 4 : Aerial Imagery

Source FNDC GIS as at 18/02/26.

1.8 The subject sites are located within the western margins of the township of Rawene overlooking the Hokianga harbour. The site is located within a well-established



residential area, with a grid pattern of development derived from the earliest surveys. Adjacent land analysis for the purposes of later assessment under s95D of the Act is contained in **Attachment 2**.

- 1.9 The subject site is zoned Coastal Residential under the Operative District Plan (“ODP”), with an Outstanding Natural Feature 54 limitation listed in the Resource Maps, as illustrated in Figures 5 - 6 below.

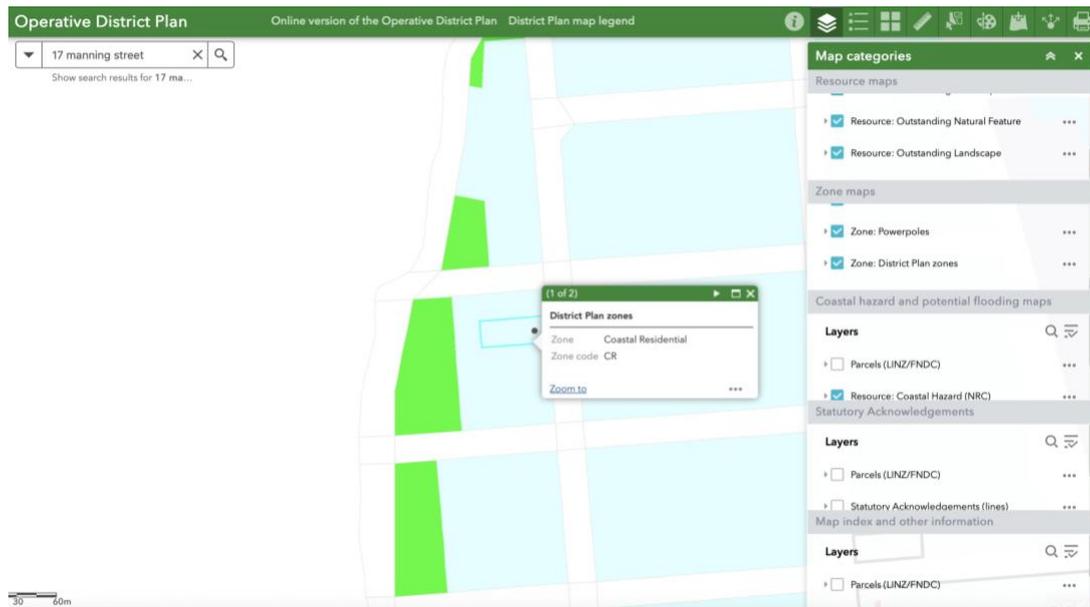


Figure 5 : FNDC ODP Zoning Map

Source FNDC GIS 26/09/25

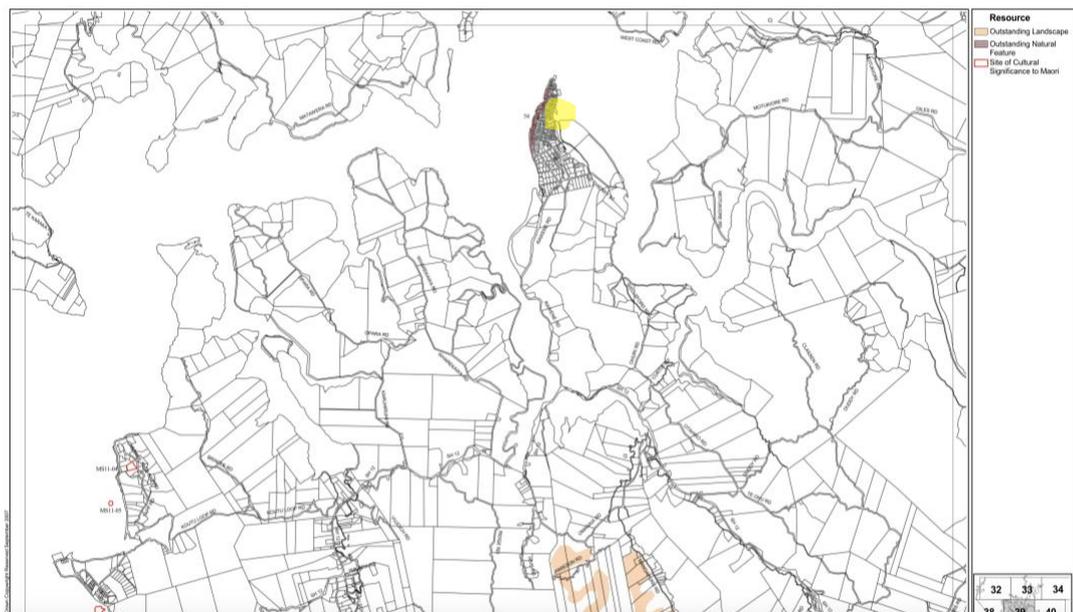


Figure 6 : FNDC Resource Maps

Source FNDC ODP



1.10 Council's GIS system provides a more refined view of the boundaries of the ONF and allows a calculation of the area of the site that the ONF overlays (approximately 682m²). This can be seen in figures 7-8 below.

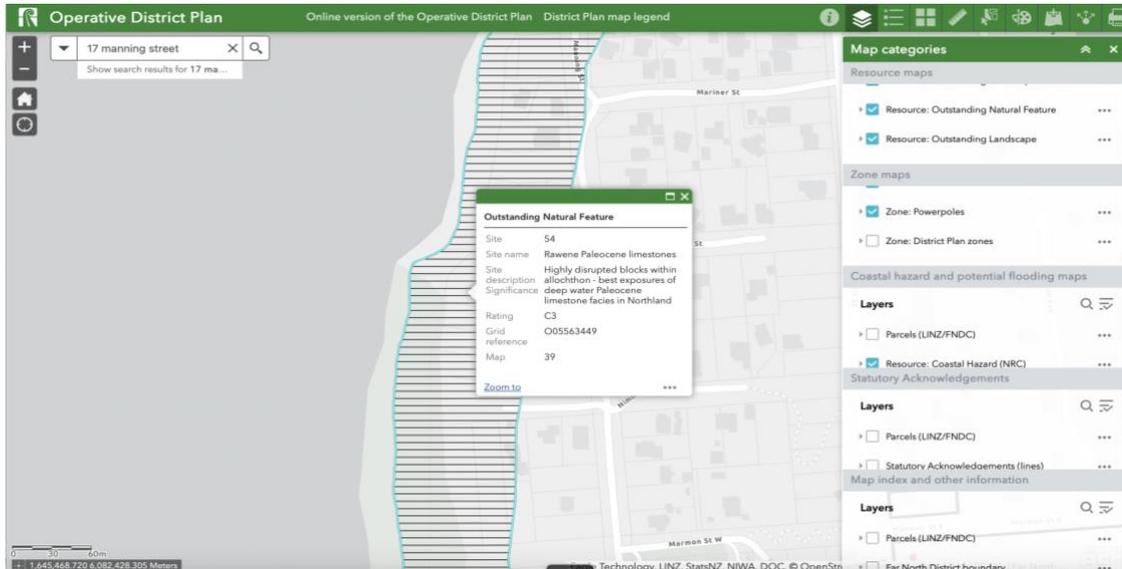


Figure 7 : Outstanding Natural Feature Mapping

Source FNDC ODP

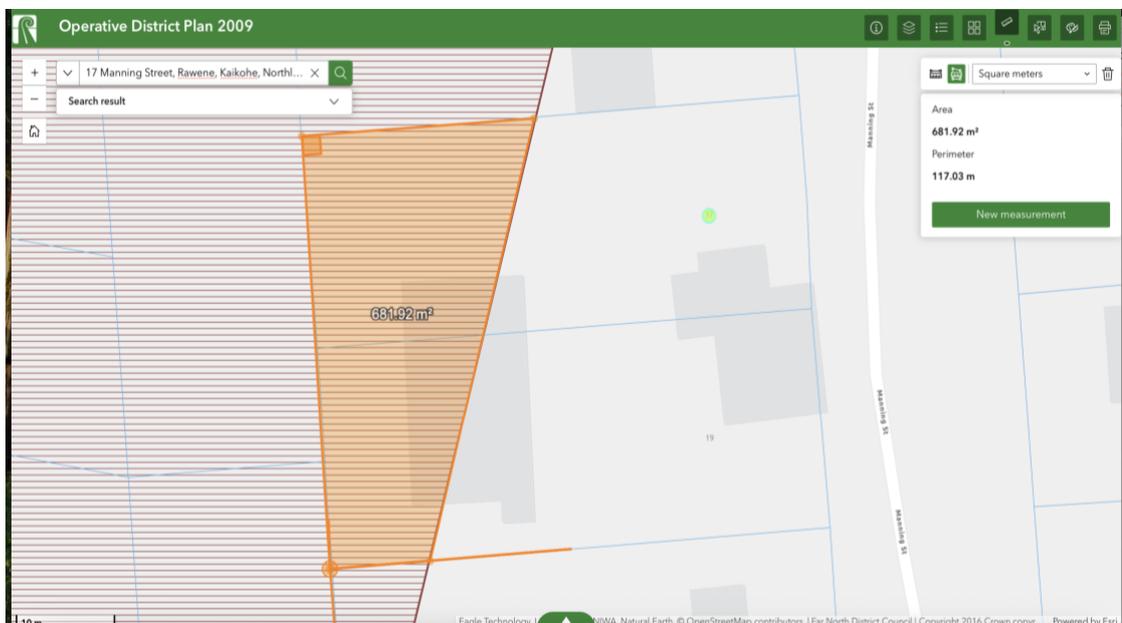


Figure 8 : Outstanding Natural Feature Area Calculation

Source FNDC GIS 18/02/26



1.11 No HAIL sites are present as per the screenshot below;

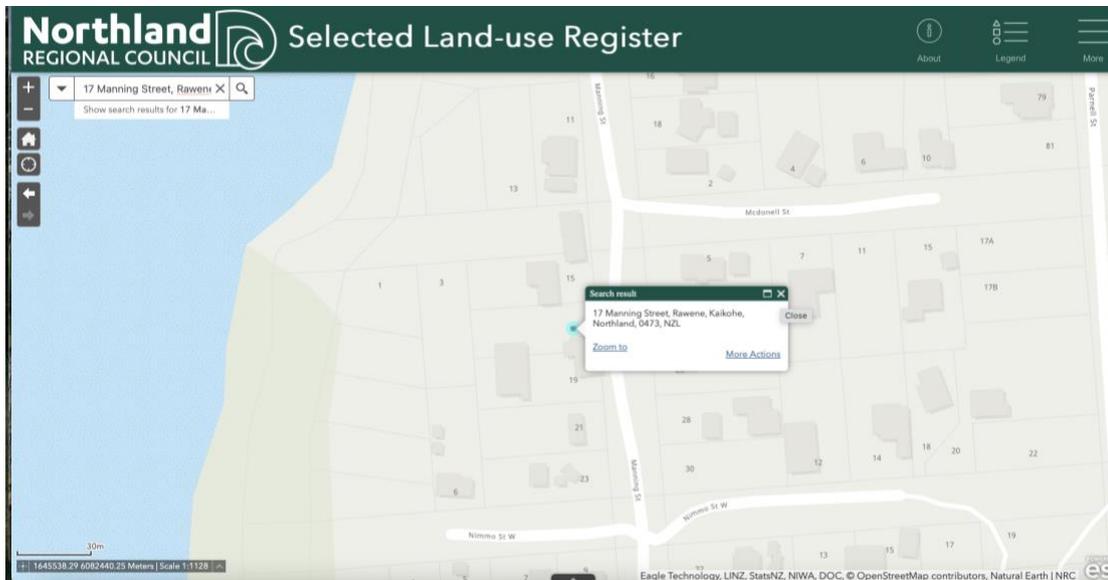


Figure 9 : HAIL Map

Source NRC GIS 18/02/26

1.12 No recorded NZAA Archaeological sites are shown on the site in Councils GIS. The site does not contain any District Plan Historic Sites, District Plan Archaeological Sites, or District Plan sites of Significance to Māori.

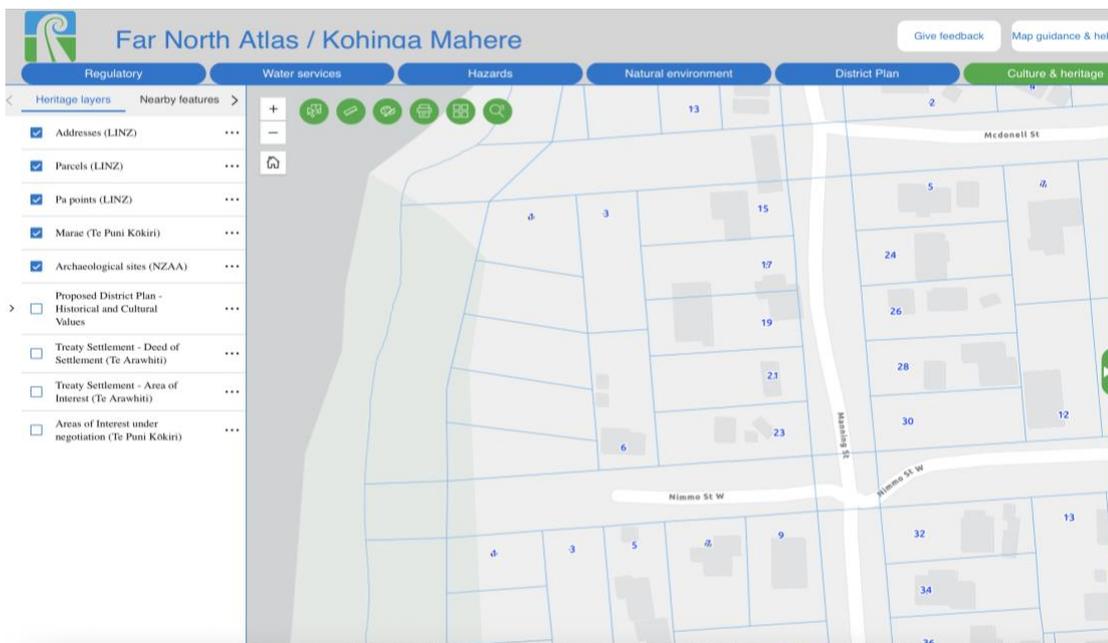


Figure 10: NZAA Archaeological Sites

Source FNDC GIS 26/09/25

1.13 The site is not located within any flood plain or coastal hazard area, but is within a general liquefaction area as per the screenshot below (in green).

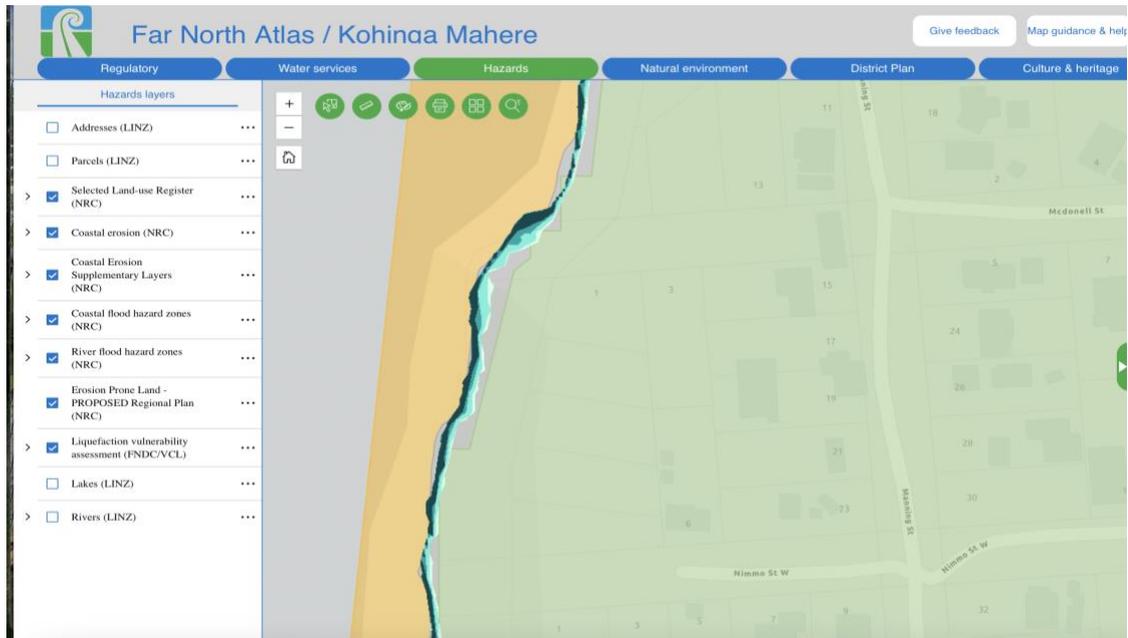


Figure 11: Hazards

Source FNDC GIS 18/02/26

- 1.14 The site is zoned “General Residential” under the Proposed District Plan (“PDP”). The site is also notated as being within the Rawene Heritage Area – Part B as well as the Coastal Environment. This can be seen in Figure 12 below.



Figure 12 : FNDC PDP Zoning Maps

Source FNDC GIS 26/09/25

- 1.15 No notable trees, Sites and Areas of Significance to Māori, Outstanding Natural Landscapes, Outstanding Natural Features, or Statutory Acknowledgment Areas are notated on the PDP maps as being located on the subject site. Notably, the PDP mapping indicates that the Outstanding Natural Feature shown on the ODP maps is well removed from the site on the riparian area of the Hokianga harbour to the west.



Site History

- 1.16 The site has an unusual history. The Applicant obtained resource consent from Council to subdivide the site by way of a boundary adjustment in a very similar manner to that now proposed back in November 2007 (FNDC Reference: RC-2080131). Please refer to **Attachment 3**.
- 1.17 Council subsequently issued the s.223 certificate on 8 February 2010 and the s.224(c) certificate on 8 February 2011. These certificates confirmed that all Council subdivision conditions had been satisfied at that time.
- 1.18 In parallel with this subdivision consent process, the Applicant also applied for building consent to construct the western dwelling which was predicated on the new boundary arrangement approved under RC-2080131. Notably, Council examined the presence of the ONF feature as shown on the ODP maps and reached a conclusion that the proposed dwelling did not affect the ONF and as a consequence also did not require a resource consent for the establishment of the western dwelling. Please refer to the last page within Attachment 3.
- 1.19 In this respect BC 1358 was issued in 2009 and the western dwelling was constructed with the code compliance certificate issued on 19 November 2012. FNDC records confirm that the issue of the Building Consent was held up until the s.224C certificate was issued for the subdivision. A copy of the building consent approval and correspondence to this effect is also included in Attachment 3 for reference.
- 1.20 However for an unknown reason, it appears that the firm acting for the Applicant at that time did not deposit the necessary final certification with LINZ to allow titles to issue. The Applicant advises that they had no knowledge of this until they recently attempted to sell one of the lots.
- 1.21 The Applicant has then got in contact with Council to discuss this issue once it was discovered. That guidance in the form of a helpful email from Council suggested that;

“...Once the certificates are issued, the council is no longer involved in the subdivision. To complete the subdivision process, you will need to submit these documents to Land Information New Zealand. I recommend contacting your surveyor about this...”

The Applicants surveyor has then got in contact with LINZ to discuss this issue. LINZ has responded that they could entertain the land transfer plan being deposited but only if “fresh” s.223/s.224 certificates could be obtained from Council.

- 1.22 Correspondence was sent to Council on this matter to see if consideration could be given to simply reissuing the s.223/s.224 certificates to resolve the issue, and as suggested by LINZ. However, Council signalled that this would not be straightforward.



Correspondence to this effect is also included in Attachment 3.

- 1.23 This means that the Applicant is in the position where they have followed all due process with respect to Council requirements and conditions, to find themselves in a position where they not only do not have separate title to sell, but the western dwelling constructed on their property also straddles the common boundary line.
- 1.24 Lastly, no building consents can be located for the eastern dwelling on the site, but given its age, and the fire that destroyed Council records for the local area in 1987, it is inferred that the eastern dwelling benefits from existing use rights given no concerns were raised in the earlier subdivision application on the site.
- 1.25 To expedite the current Title matter, this is a fresh resource consent application to obtain re-approval for a subdivision granted by the FNDC back in 2007, albeit with some minor adjustments to the original plan of subdivision to ensure that easements are in the correct locations.

Subdivision Concept Design

- 2.1 The proposed subdivision layout is shown below, with a further full detailed plan set in **Attachment 4** for ease of reference.

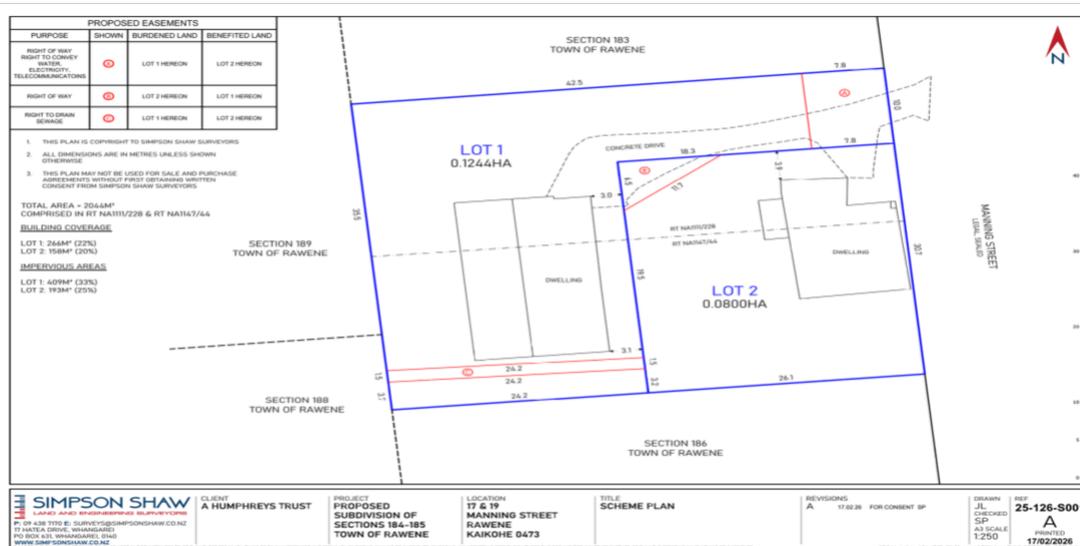


Figure 13 : Scheme Plan

Source Simpson Shaw Surveyors

- 2.2 The subdivision design is straightforward, comprising a boundary adjustment that will create new site boundaries around two existing dwellings in appropriate locations and is consistent with what has been approved by Council previously, noting the already mentioned minor changes to easement boundaries.



Planning Design Considerations

- 2.3 The creation of lot boundaries around existing dwellings is typically straightforward when (as in this case) boundary setbacks, levels of building coverage, impermeable surface etc) are appropriately maintained in the design. Consideration of Outstanding Natural Feature 54 as indicated by Councils GIS has been taken into account however. Based on available evidence, it appears that the subject site has been erroneously mapped as containing this feature. In addition the western dwelling (being the dwelling located within the mapped ONF area) already exists. As a consequence no additional conditions requiring the protection of the ONF are proposed in this application.

Engineering Design Considerations

- 2.4 Engineering reports were prepared for the site at the time of the 2007 subdivision and the 2009 building consent that confirmed that all necessary services were in place and that the site was suitable for development. A copy of the previous engineering reports are contained in **Attachment 5** for ease of reference. The Applicant confirms that the subject site remains fully serviced and that no material changes to infrastructure capacity or site servicing arrangements have occurred since the earlier engineering assessments supporting the existing approvals. Appropriate conditions can be carried across to the proposed subdivision if required by Council.

DISTRICT PLANNING FRAMEWORK

- 3.1 At the present time, the principal district planning instruments relevant to this subdivision are the ODP, PDP and Variation 1 to the PDP. There are no other plan changes relevant to this proposal.

Proposed District Plan

- 3.2 The FNDC publicly notified its PDP on 27th July 2022. Whilst hearings on the PDP have commenced, no decisions have yet been issued by the Hearings Commissioners. It is understood that decisions will be issued by Council in May 2026.
- 3.3 Under s86B of the Resource Management Act 1991 a rule in a Proposed District Plan has legal effect only once a decision on submissions have been made, unless the criteria under s.86B(3)(a) to (e) apply.
- 3.4 In terms of s.86B(3) of the Act, a review of the PDP shows that there are no provisions that relate to water, air or soil, significant indigenous vegetation, significant indigenous habitats of fauna, or aquaculture activities that require resource consent in this intervening period, however there are rules on historic heritage that have legal effect and which are relevant.
- 3.5 Tabulated analysis of the PDP provisions are contained in **Attachment 6**. We note that the PDP provides for a boundary adjustment as a controlled activity under SUB R1,



however later rules identify that “subdivision” in a heritage area requires consent. As a consequence, a conservative approach is adopted and consent is also sought under the following rules of the PDP;

- Restricted Discretionary consent subdivision of a site within a heritage area overlay pursuant to Rule SUB-R13.

3.6 The heritage rules and associated objectives and policies of the PDP are particularly relevant for the s.104 assessment undertaken later in this report. This matter is discussed further in paragraph 4.20 to 5.7 of this report.

Operative District Plan

3.7 Tabulated analysis of the ODP provisions is contained in **Attachment 7**. The analysis confirms that consent is required under the following rules of the ODP;

- Controlled Activity subdivision consent for a boundary adjustment pursuant to Rule 13.7.1.
- Controlled activity subdivision consent for subdivision of land containing an Outstanding Natural Feature where ongoing protection is not provided pursuant to Rule 13.7.3.9.
- Non Complying activity resource consent as the boundary adjustment does not provide for a building platform outside of the Outstanding Natural Feature pursuant to Rule 13.7.2 (xix).

3.8 Overall this boundary adjustment subdivision consent application is considered a non-complying activity.

STATUTORY REQUIREMENTS

Section 104 & 106 – Consideration of Subdivision Consent Applications

3.9 Section 104 of the Resource Management Act 1991 sets out those matters that must be considered when assessing an application for resource consent. Subject to Part II of the Act, Section 104B requires a consent authority to have regard to the following matters:

“s. 104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.”

3.10 As a non-complying activity subdivision, and in addition to s.106 matters, Council may grant or refuse the application. The ODP provides a range of assessment criteria for discretionary subdivision in Rule 13.10 of the ODP that may be considered by Council



in making that determination, notwithstanding that this proposal is for a non-complying activity. These are set out in **Attachment 8**.

- 3.11 With respect to these subdivision assessment criteria, the proposal results in lots that are of sufficient size to accommodate dwellings and adequate water supply, stormwater and wastewater disposal are able to be provided and are already in place as demonstrated by the previously issued consents for the site. Moreover service providers have been consulted, who have reconfirmed that adequate power and telecommunications can be provided. Appropriate provision for easements can be made. Whilst there is a ONF mapped on the site and this appears to be in error based on Council correspondence on the file and the later PDP mapping, regardless the dwellings exist and no further changes to the site are proposed. The form of development is envisaged by the plan provisions in the zone and lot sizes are consistent with others present in the local area. The proposal is in accordance with these assessment criteria.
- 3.12 The prior supporting engineering report elaborates on the matters relevant to these assessment criteria as well as s.106 of the Act, and does not raise concerns.
- 3.13 The Fourth Schedule of the Act outlines the matters that must be included in an assessment of effects. A compliance schedule demonstrating how this AEE meets the requirements of the Fourth Schedule is contained in **Attachment 9**.
- 3.14 The subsequent sections of this AEE address the requirements of s.5, s.104 and the Fourth Schedule of the Act as appropriate to the scale of the activity, and as necessary to provide an informed assessment of this proposal.

ASSESSMENT OF EFFECTS

- 4.1 The Council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

Permitted Baseline

- 4.2 The permitted baseline may be taken into account and the Council has the discretion to disregard those effects. In terms of the subject site, it is noted that under the ODP, dwellings on a sewered site can be constructed at the rate of one unit per 800m² of site area.

Receiving Environment

- 4.3 The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed. There are no known



consents in the area or that have been recently applied for on adjacent sites that may impact this proposal. However if Council is aware of any relevant applications, this AEE can be updated as required to reflect any change in circumstances.

Section 106 Matters

- 4.4 The previously supplied engineering reports in **Attachment 5** that accompanied the most recent subdivision and building consent contains an assessment on engineering matters, including stability. Moreover, the proposed subdivision appropriately provides for legal access to each of the proposed lots as demonstrated by the updated scheme plan. There are no adverse effects of the nature identified in s.106 of the Act that preclude this subdivision from proceeding. Specifically, the boundary adjustment does not alter the exposure of the dwellings to hazards, nor does it increase the number of persons or properties at risk.

PROVISIONS OF ANY RELEVANT PLAN, POLICY STATEMENT, OR OTHER REGULATION

- 4.5 Ten new or amended national direction instruments under the Resource Management Act 1991 came into effect on 15 January 2026. The following analysis has been informed by these most recent amendments for completeness.

National Policy Statement for Natural Hazards (2025)

- 4.6 This legislation is about managing natural hazard risk to people and property associated with subdivision use and development using a risk-based proportionate approach. New risk matrices have been devised addressing the likelihood and consequence of natural hazard events. As already discussed, the dwellings already exist on the site, and are clear of mapped natural hazards with the exception of a general notation on liquefaction across the broader area. As a consequence no conflict with Policy 1 or Policy 5 of the NPS Natural Hazards is anticipated.

National Policy Statement for Infrastructure (2025)

- 4.7 The objective of this National Policy Statement is to ensure the national, regional and local benefits of infrastructure are provided. This is to occur by enabling infrastructure to support the social, economic and cultural wellbeing of people and communities and their health and safety. In this respect there is no regionally significant infrastructure in the locality and standard conditions requiring access formation etc will deal with effects on the local roading network. As a consequence there is no conflict with Policy 1, 8 or 10 of the NPS Infrastructure.

New Zealand Coastal Policy Statement (“NZCPS”)

- 4.8 The site is visible from the coast, but as already stated, the existing dwellings appear as part of the existing Rawene settlement when viewed from the coastline. Moreover, the development complies with the FNDC ODP standards for density of development, impermeable surfaces and stormwater control. As a consequence no adverse effects on the coasts natural character, intrinsic values or water quality that will arise. With respect to the mapped ONF specifically, the proposal is nonetheless consistent with



Policy 15 of the NZCPS, because it is an adjustment of legal boundaries only, it does not introduce new building platforms, earthworks, or vegetation clearance that could otherwise degrade the existing natural character of ONF 54.

National Environmental Standards for Assessing and Managing Contaminated in Soils to Protect Human Health (2011) (NES :CS)

- 4.9 With respect to the NES:CS specifically, the site has not been used for cropping purposes and the Applicants have advised that they are not aware of any HAIL activities present. In addition, the HAIL GIS Maps on Councils website have been reviewed, and this does not indicate any HAIL sites on the property.

National Environmental Standards for Freshwater (2025) (“NES:FW”)

- 4.10 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is not inconsistent with the objectives of the NPS FW in that the density of development is specifically envisaged by the zone provisions and the dwellings exist.

National Policy Statement for Freshwater Management(2025) (“NPS:FW)

- 4.11 The NPS : FW sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. It is considered that the proposal is consistent with the objectives of the NPS FW in that the works already exist and no changes are proposed to the site as a consequence of this proposed boundary adjustment application.

NPS Indigenous Biodiversity

- 4.12 The site contains no significant natural area or other indigenous vegetation of note.

The Northland Regional Policy Statement

- 4.13 The Northland Regional Policy Statement (“NRPS”) was made operative in May 2016. The site is located outside of any outstanding natural landscape, outstanding natural features, or natural character areas. The site is located as being within the coastal environment. This can be seen in Figure 14 below.

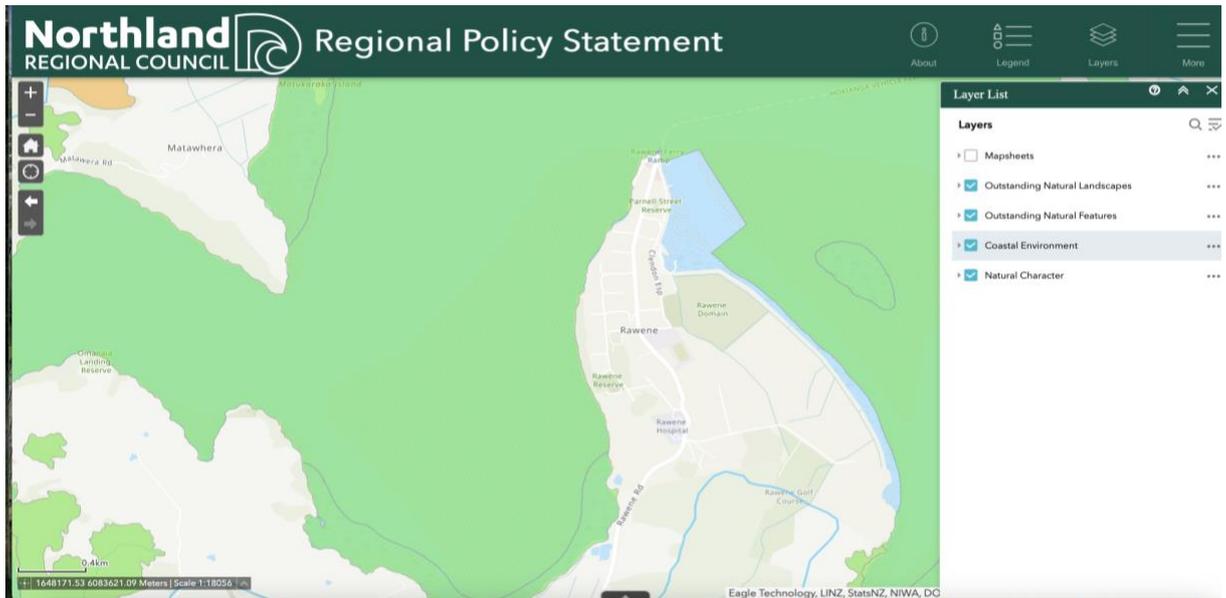


Figure 14: Regional Policy Statement Map

Source NRC GIS 18/02/26

- 4.14 The NRPS contains objectives and policies related to infrastructure and the coastal environment. The objectives and policies considered relevant to this proposed subdivision are contained in **Attachment 10**.
- 4.15 As outlined earlier in this report, the hazard risk has been addressed in the previously supplied engineering report. This proposal does not detract from the qualities and characteristics that make up the natural character of the coastal environment, the natural character of freshwater bodies or their margins. The proposal is consistent with the relevant NRPS objectives and policies.

FNDC ODP Objectives and Policies

- 4.16 As already stated, the proposal constitutes a non-complying activity overall under the FNDC DP. The pertinent objectives and policies are contained in **Attachment 11**.

Commentary – Subdivision Objectives and Policies

- 4.17 The proposed subdivision is of a nature specifically envisaged by the zone provisions (13.3.1). The lot sizes, dimensions and location of the allotments have been designed so as to take into account existing land uses (13.4.1). The existing dwellings are located in the less environmentally sensitive portions of the site and take into account solar gain to facilitate energy efficient design (13.3.9, 13.4.15 (a)). Whilst there is an ONF mapped on the rear portion of the site, based on Council correspondence within the property file as well as more up to date mapping, available evidence indicates the ONF is located clear of the site. In any case, the subdivision is taking place around existing development previously consented by Council. The proposal is in accordance with these objectives and policies.



Commentary –Coastal Residential Zone Objectives and Policies

- 4.18 The proposed subdivision is appropriate for a coastal residential zoned site in an urban area. The proposal will enable the continued use of the existing dwellings in a coastal settlement (10.8.3.1), appropriately avoid, remedy or mitigate effects on the coastline (10.8.3.2) and enable a subdivision around existing development that is compatible with the local urban amenity and coastal environmental values present in the local area. Of particular note are objective 10.3.2 (c) and 10.4.1 (a), which signal that preservation of outstanding natural features is a key consideration of development taking place in the coastal environment. In this respect and as already stated, whilst there is an ONF mapped on the rear portion of the site, based on available evidence, this appears to be in error and there is no conflict with the objectives and policies on ONF matters.

Summary

- 4.19 In summary, for the reasons detailed above, the proposal can be considered consistent with the pertinent objectives and policies contained within the FNDC ODP.

PDP Objectives and Policies

- 4.20 The pertinent objectives and policies are contained in **Attachment 12**. As the objectives and policies of the General Residential zone are consistent with the ODP, this proposal sits comfortably with these as the proposed development will achieve the objectives of the zone as it will cater for variety of densities in an area identified to accommodate growth (GRZ-01 and GRZ-04) with appropriate infrastructure being in place (GRZ-P8 (f)).
- 4.21 As with the General Residential zone objectives and policies, the associated subdivision objectives and policies sit comfortably alongside this proposal as the proposal will achieve the objectives of the zone SUB-01 (a), contribute to local character and sense of place (SUB01 (b)) and SUB-P3 (a) to (d) and does not increase risk from natural hazards (SUB 01 (e) and SUB-P11 (d) as the dwellings exist. Moreover, appropriate infrastructure is provided (SUB-03(a) and SUB-P6 (a) and (b)).
- 4.22 With respect to the Heritage Overlay provisions, there is only one general objective that applies to the Rawene Heritage Area which requires the identification of significant heritage areas, including landforms to be identified and protected (HA-01). More specifically in the zone description the PDP states that with respect to Part B of the overlay that;

“Part B: Covers the area which falls within the early township, within which the properties follow a distinctly different (earlier) subdivision form. A number retain examples of villa, bungalow and state house construction. The area reflects surviving historical boundaries, commercial, residential and public buildings, and areas of higher archaeological potential for early settlement along the ridgeline either side of Parnell Street.”



- 4.23 As addressed previously there are no recorded archaeological sites or heritage features (buildings, trees, other) located on the subject site. Whilst objective SUB 02 provides for the protection of historic heritage values, and policy SUB P11 requires subdivision to be managed to address effects on historic heritage, as already mentioned, all development already exists on the site and no changes are being made. In addition the resulting allotment pattern maintains the established grid-based subdivision pattern characteristic of the Rawene township. The proposal is in accordance with these objectives and policies.

Variation 1 to the PDP

- 4.24 The Far North District Council has notified Proposed Plan Variation 1 (Minor Corrections and Other Matters) to the Proposed District Plan. Proposed Plan Variation 1 makes minor amendments to correct minor errors, amend provisions that are having unintended consequences, remove ambiguity and improve clarity and workability of provisions. There are multiple zones and provisions of the PDP that are affected by this variation. Examples of this include changes to the wording of both rural, urban and special purpose zones. The variation does not seek changes to the subdivision provisions in the General Residential Zone of Heritage Overlay areas. Submissions for this variation closed in December 2024 so the provision have no effect on activity classification and little if any weight in the decision making process for this application at the current time.

ANY OTHER RELEVANT AND REASONABLY NECESSARY MATTER

Weighting of District Planning Documents

- 5.1 In general terms the weight afforded to the objectives and policies of a PDP are determined by the extent to which the PDP provisions have been tested in the statutory process. Typically, a PDP notified by a consent authority will garner greater weighting in the process a few years after notification as decisions are issued and appeals are resolved in accordance with the time frames prescribed in the RMA 1991.
- 5.2 However this is not the case with FNDC PDP. Whilst the statutory process for the PDP substantively commenced on 27 July 2022 with the public notification of the PDP, according to the FNDC website, the PDP received “...a high number of submissions with 580 original submissions (with over 8,500 original submission points), and 549 further submissions (with 26,174 further submission points) covering a broad range of issues...”
- 5.3 As a consequence of that significant number of submissions, as well as staffing issues, Council wrote to the Minister for Environment on 15 July 2024 seeking an extension of time until 27 May 2026 for the issue of Council decisions on the PDP. This extension of time was granted by the Minister for the Environment on 17 September 2024.



- 5.4 All of this means that despite being in the public realm for a number of years, the PDP has not yet had any decisions issued on submissions by either the Hearings Panel or Council.
- 5.5 As a consequence, the PDP is afforded limited weight at the present time. This is setting aside the fact that the Council will still need to make a decision as to whether or not they will accept the recommendations of the Hearings Panel. The Council decisions will then be subject to potential challenge via appeal.
- 5.6 We also note that in parallel with this, the government has issued a range of updates to various National Policy Statements and National Environmental Standards, and the Hearings Panel is currently seeking legal advice on the implications of these amendments on their decision making process.
- 5.7 In our opinion all of this means that the Operative District Plan is the dominant document in the weighing up of the objectives and policies of the district planning documents.

Statutory Assessment: Section 104D Gateway Test

- 5.8 Pursuant to Section 104D of the Act, Council may only grant consent to a non-complying activity if it is satisfied that either the adverse effects on the environment will be minor (s104D(1)(a)), or the application is not contrary to the objectives and policies of the relevant plans (s104D(1)(b)).
- 5.9 The proposal is a boundary adjustment between two already developed allotments. No new development rights are created, and the physical footprint of the built environment remains unchanged. Consequently, any adverse effects on the values of ONF 54 are less than minor. Compared with the existing title configuration, the proposed boundary adjustment does not create any additional realistic building opportunity within the mapped ONF extent, having regard to the permitted development density in the zone, the existing dwelling locations, yard requirements and site topography and therefore does not intensify potential effects.
- 5.10 The proposal has been assessed against the objectives and policies of the Coastal Residential Zone and the ONF provisions of the ODP, and the objectives and policies of the PDP, including heritage matters. As the boundary adjustment facilitates a more logical title configuration around existing dwellings consistent with the intent of the zone and local area, whilst not adversely affecting either the ONF or local heritage features, the proposal is not contrary to the intent of either the ODP or PDP.
- 5.11 The application therefore passes both limbs of the gateway test.



PART 2 OF THE RMA

- 6.0 The purpose of the RMA under s5 is to promote the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way or at a rate that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.
- 6.1 This application is considered to be consistent with this purpose. In particular, the proposal seeks to enable the wellbeing (social and economic) of the applicants by allowing efficient utilisation of their site and will ensure that adverse effects of the proposal on the environment will be avoided, remedied and/or mitigated.
- 6.2 Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for and includes among other things and in no order of priority, the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.
- 6.3 While the ODP maps ONF 54 across part of the site, available evidence indicates the mapping is inaccurate and the feature itself is located outside the subject site. In addition, the proposal does not involve physical works within the mapped ONF area, and therefore maintains the identified values of that feature regardless.
- 6.4 Whilst the site is also within a Heritage Overlay as contained within the PDP, as already stated the proposal does not involve physical works, and the realigned boundaries will be consistent with the cadastral grid pattern present in the local area. The site also does not contain records of any significant indigenous vegetation and/or habitats of indigenous fauna, or any archaeologically significant items.
- 6.5 Section 7 identifies a number of “other matters” to be given particular regard by a council in the consideration of any assessment for resource consent, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values. The proposal is considered to be consistent with the maintenance and enhancement of amenity values.
- The development has been designed to take into account the existing dwellings, and will not result in any adverse impacts on adjacent sites.
 - The proposal will enable an efficient use of physical resources as it will utilise land already used for residential purposes.
- 6.6 Section 8 requires all persons exercising functions and powers under the RMA to ‘take into account’ the Principles of the Treaty of Waitangi. No section 8 issues are considered to result.



6.7 Overall, the application is consistent with Part 2 of the RMA for the following reasons:

- The proposal provides for the wellbeing of people within the FNDC District by providing for the efficient utilisation of an existing site;
- The proposal avoids, remedies or mitigates adverse effects on the environment.

WRITTEN APPROVALS / CONSULTATION

- 7.1 No other written approvals have been sought with this application as the nature of the subdivision is specifically provided for in the zone, and no other parties are adversely affected.
- 7.2 Moreover, the proposed subdivision is taking place around consented dwellings. This layout will ensure that the proposed subdivision will not result in adverse effects on adjacent / other parties.
- 7.3 The Applicant has however consulted with service providers (Top Energy, Chorus) and confirmation of servicing is contained in **Attachment 13**.



SECTION 95 NOTIFICATION

8.0 Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

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

8.1 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)). For the reasons outlined earlier in this report public notification is not required as the activities will have or are likely to have adverse effects on the environment that are less than minor (s95A(8)(b)).

Step 4: public notification in special circumstances

8.2 If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.



- 8.3 “Special circumstances” have been defined by the Court of Appeal as those that are unusual or exceptional, but they may be less than extraordinary or unique (*Peninsula Watchdog Group (Inc) v Minister of Energy* [1996] 2 NZLR 529). With regards to what may constitute an unusual or exceptional circumstance, Salmon J commented in *Bayley v Manukau CC* [1998] NZRMA 396 that if the district plan specifically envisages what is proposed, it cannot be described as being out of the ordinary and giving rise to special circumstances.
- 8.4 In *Murray v Whakatane DC* [1997] NZRMA 433, Elias J stated that circumstances which are “special” will be those which make notification desirable, notwithstanding the general provisions excluding the need for notification. In determining what may amount to “special circumstances” it is necessary to consider the matters relevant to the merits of the application as a whole, not merely those considerations stipulated in the tests for notification and service.
- 8.5 In this instance there are no special circumstances as the nature of the consent application is consistent with the rules, and objectives and policies for subdivision in the Residential zone. The proposal is typical of boundary adjustments within established residential areas and as already stated, the ONF appears to have been erroneously mapped on the site.

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, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
 - Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
 - Under step 4, there are no special circumstances that warrant the application being publicly notified.
- 8.6 It is therefore recommended that this application be processed without public notification.



Limited notification assessment (sections 95B, 95E-95G)

- 8.7 If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified.

- 8.8 There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).
- 8.9 In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). In this instance, the proposal is not on and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

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

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

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

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.



Adversely affected persons assessment (sections 95B(8) and 95E)

9.0 As already stated, and as illustrated earlier in this AEE, there are less than minor effects on persons arising from this application.

Step 4: further notification in special circumstances

9.1 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 warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

9.2 In this instance there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

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, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

9.3 It is therefore recommended that this application be processed without limited notification.



CONCLUSION

10. Under the FNDC ODP the application site is zoned Coastal Residential. The proposal seeks subdivision consent for a boundary adjustment which is consistent with the assessment criteria as well as the objectives and policies of the zone, notwithstanding the proposal constituting a non-complying activity.
- 10.1 The application has been assessed in terms of the matters detailed in the relevant sections of the RMA (1991), and the FNDC ODP. The environmental effects arising from the proposal are less than minor.
- 10.2 In my opinion, the proposal accords with Section 104 of the RMA and can be granted resource consent on a non-notified basis.

Neil Mumby
Planning Consultant
B. Soc.Sci (REP) (Hons)
MNZPI(Full),
Member
ISOCARP
February 2026

Attachment 1



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




R. W. Muir
Registrar-General
of Land

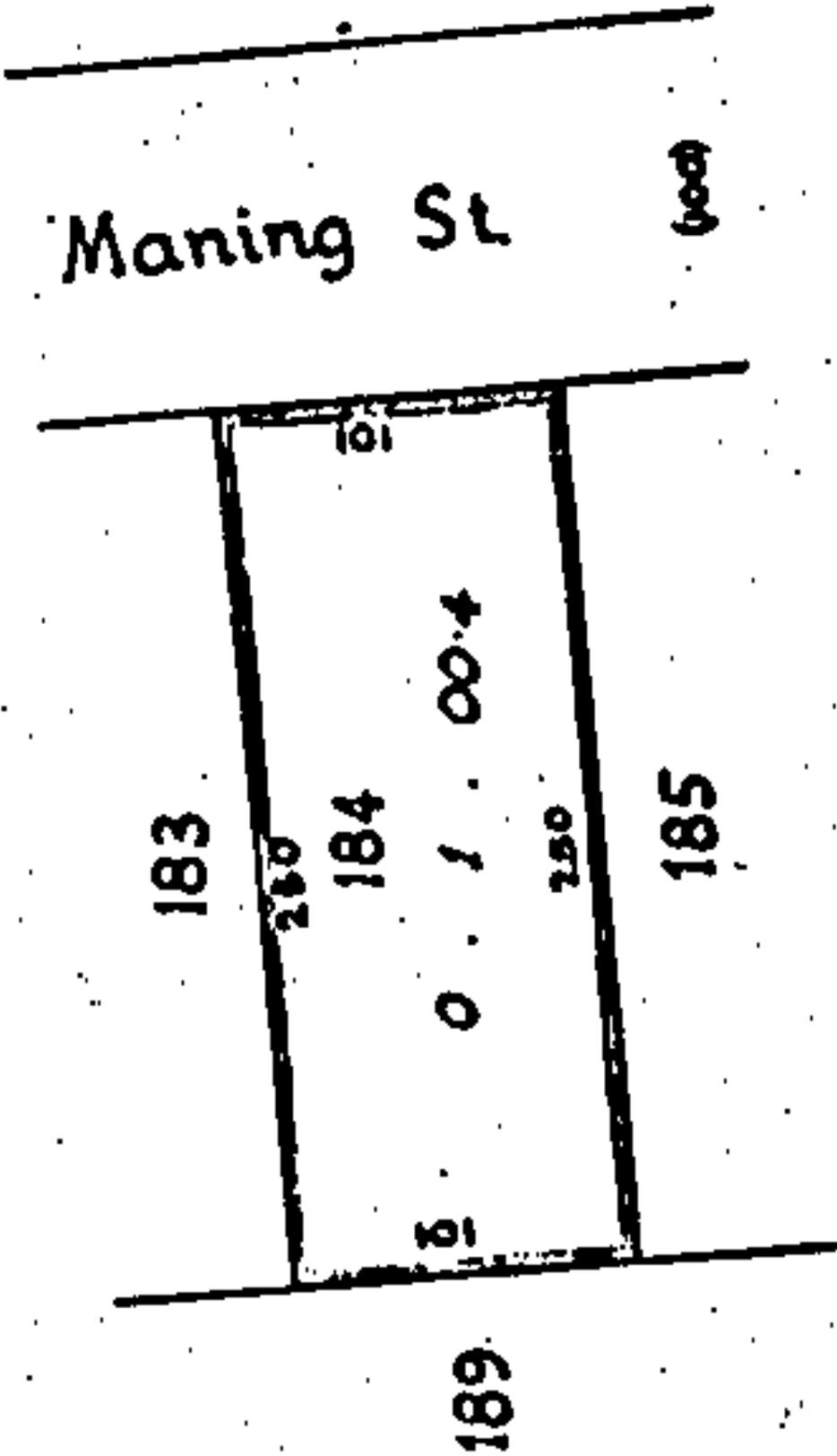
Identifier NA1111/228
Land Registration District North Auckland
Date Issued 18 November 1954

Prior References
NAPR208/357

Estate Fee Simple
Area 1022 square metres more or less
Legal Description Section 184 Town of Rawene

Registered Owners
Anne Mylrea Humphreys, Christopher Keith Humphreys and Victoria Anne Humphreys

Interests
Subject to Section 59 Land Act 1948





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



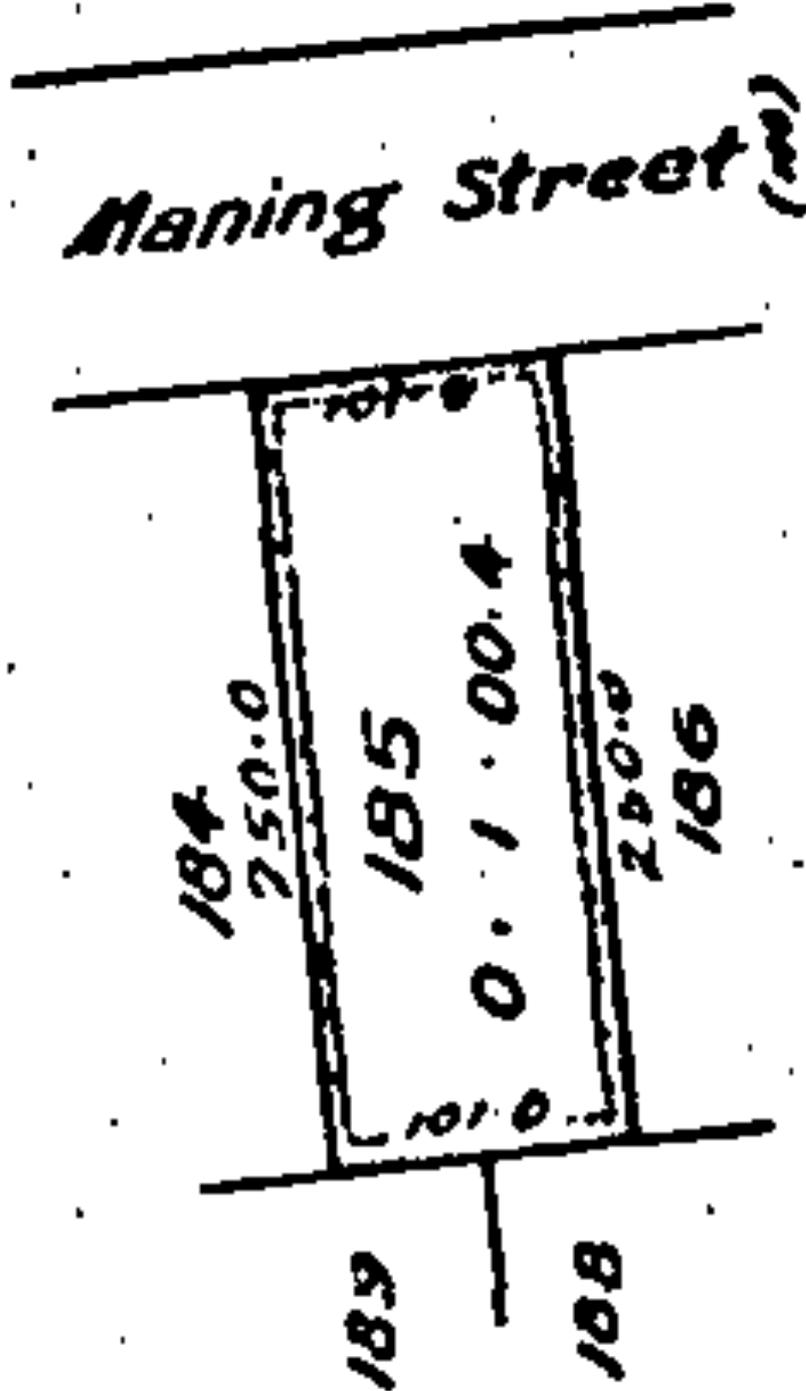

R. W. Muir
Registrar-General
of Land

Identifier NA1147/44
Land Registration District North Auckland
Date Issued 22 July 1955

Prior References
NAPR209/145

Estate Fee Simple
Area 1022 square metres more or less
Legal Description Section 185 Town of Rawene
Registered Owners
Anne Mylrea Humphreys, Christopher Keith Humphreys and Victoria Anne Humphreys

Interests
Subject to Section 59 Land Act 1948



Attachment 2

Adjacent Land Assessment

17-19 Manning Street, Rawene

- 1.1 Adjacent land uses are residential in nature, with a residential zoning present on all adjacent sites. A table identifying the legal descriptions of adjacent land (where available) and associated land uses are contained in Table 1 below;

Street Address	Legal Description	Property Description
15 Manning Street	Section 183 Town of Rawene	Residential dwelling on a site comprising some 1113m ² .
5 McDonnell Street	Section 182 Town of Rawene	Residential dwelling and accessory buildings on a site comprising some 1012m ² .
24 Manning Street	Section 181 Town of Rawene	Residential dwelling on a site comprising some 1012m ² .
26 Manning Street	Section 180 Town of Rawene	Residential dwelling and accessory buildings on a site comprising some 1012m ² .
28 Manning Street	Section 179 Town of Rawene	Residential dwelling on a site comprising some 1022m ² .
21 Manning Street	Section 186 Town of Rawene	Residential dwelling on a site comprising some 1022m ² .
6 Nimmo Street	Section 188 Town of Rawene	Residential dwelling and accessory buildings on a site comprising some 1022m ² .
3 McDonnell Street	Section 189 Town of Rawene	Section with an accessory building comprising some 1022m ² .

1.2 An image showing the location of the adjacent land is below in Figure 2 below;

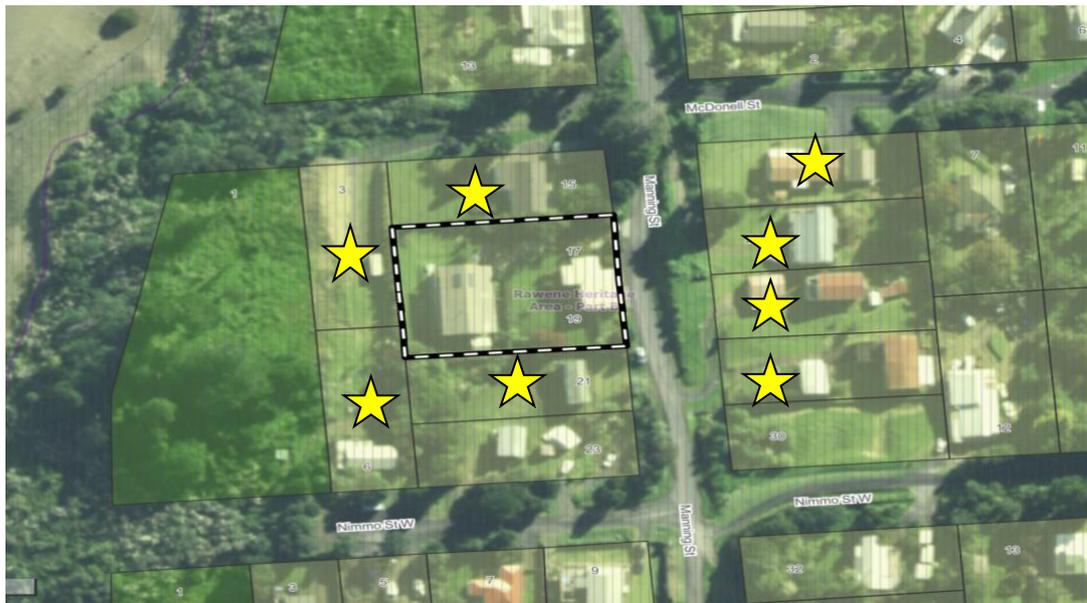


Figure 2 : Adjacent Land Assessment

Key

 = Adjacent Land

Attachment 3



**Far North
District Council**

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Application No: RC-2080131-RMASUB

5 November 2007

Anne Humphreys
C/- Fraser Thomas Limited
PO Box 154
Paihia 0247

Dear Sir / Madam

Re: RC-2080131-RMASUB – RESOURCE CONSENT APPLICATION

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Resource Consents Manager of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the Planner who prepared the decision.

Your consent expires five years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent by way of obtaining Section 223 (survey plan) approval from the Council within the five year period.

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

Depending on the costs charged against your consent, you will find enclosed either an invoice or a credit note. Any additional costs shown on an invoice need to be paid as soon as possible. If you receive a credit note, you have the option of requesting a refund by cheque, or transferring the amount to any other Council account.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully

**Customer Services Officer – Planning Consents
Regulatory & Customer Services Department**

COPY



Far North
District Council

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2080131

Being the Subdivision of SECS 184 & 185 Rawene Township

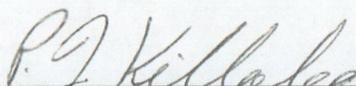
PURSUANT to ~~Section 221~~ and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing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

SCHEDULE

Lot 1 DP 416969

- (i) Any dwelling constructed on the Lot will require foundations specifically designed by a Chartered Professional Engineer. This information shall be submitted when applying for Building Consent.

SIGNED:

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

DATED at KERIKERI this 8th day of February 2011



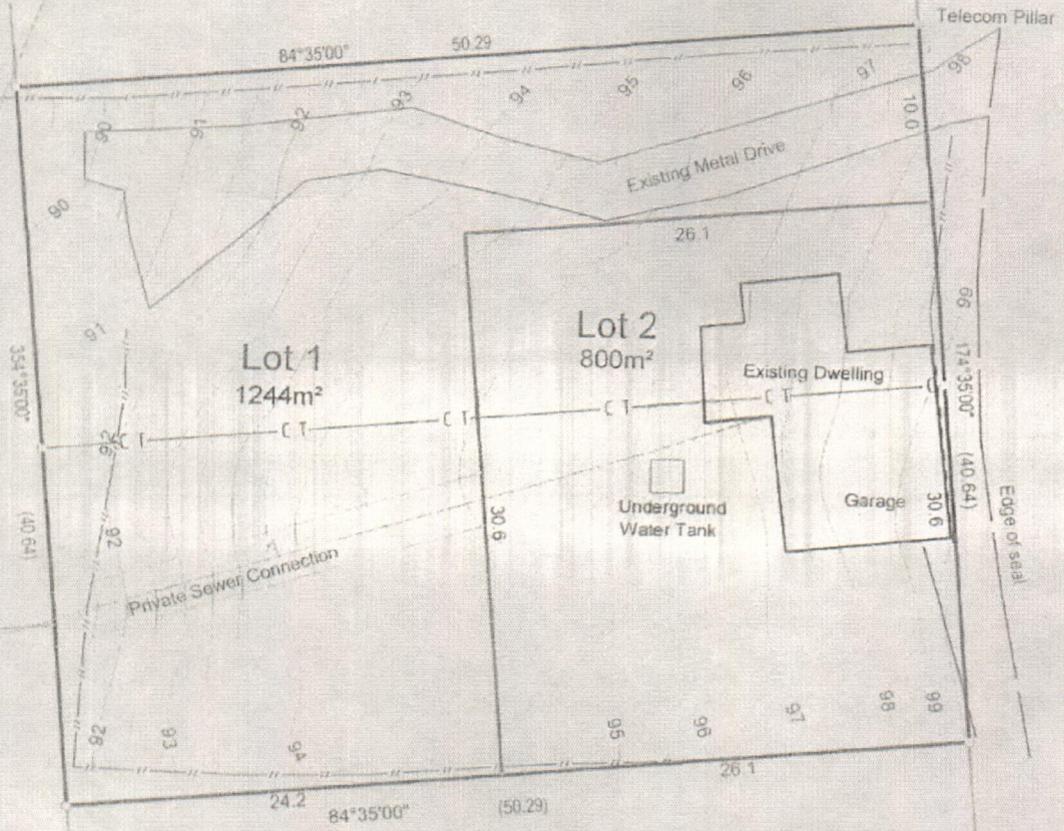
SSMH
Lid = 89.08

APPROVED PLAN

PLANNER *S.D. Wood*
 RC 2080131 Date 9/10/07

Sec 183
Town of Rawene
(SO 877)

Sec 189
Town of Rawene
(SO 877)



SSMH
Lid = 89.18
IL = 87.17

Sec 189
Town of Rawene
(SO 877)

Sec 186
Town of Rawene
(SO 877)

APPROVED	GP 31/07/07	APPN. REF.	1575
ISSUED			
DATE	GP 08/08/07		
PROJECT			
REVISION			

- Levels are in terms of a false datum of 100m on OIS 1 DP 132801
- Contours are at 0.5m intervals
- Dimensions and areas are subject to final land transfer survey

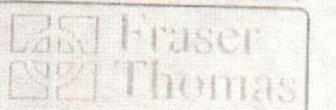
Proposed Easement			
Purpose	Shown	Dominant Tenement	Servient Tenement
Right to drain Sewage	<input checked="" type="checkbox"/>	Lot 2 hereon	Lot 1 hereon

TOTAL AREA : 2044m²
 COMPRISED IN C'sT NA1111/228
 NA1147/44

Anne Humphreys

17 & 19 Manning Street
Rawene

Lots 1 & 2 Being a
Proposed Boundary
Adjustment on
Secs 184 & 185
Town of Rawene



• CONSULTING ENGINEERS
 • RESOURCE MANAGERS
 • ENVIRONMENTAL CONSULTANTS
 • SURVEYORS & PLANNERS

80 COLMAR ROAD, PAPANUI, CHRISTCHURCH 8013
 TEL: 03 378 2012 FAX: 03 378 2013
 100 COLMAR ROAD, PAPANUI, CHRISTCHURCH 8013
 TEL: 03 378 2012 FAX: 03 378 2013
 Email: sales@fraserthomas.co.nz

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SCALE 1:300

FILE NO: P:\Data\12299\dwg\12299sc.ccx

12299/SC



SSMH
Lid = 89.08

COPYRIGHT

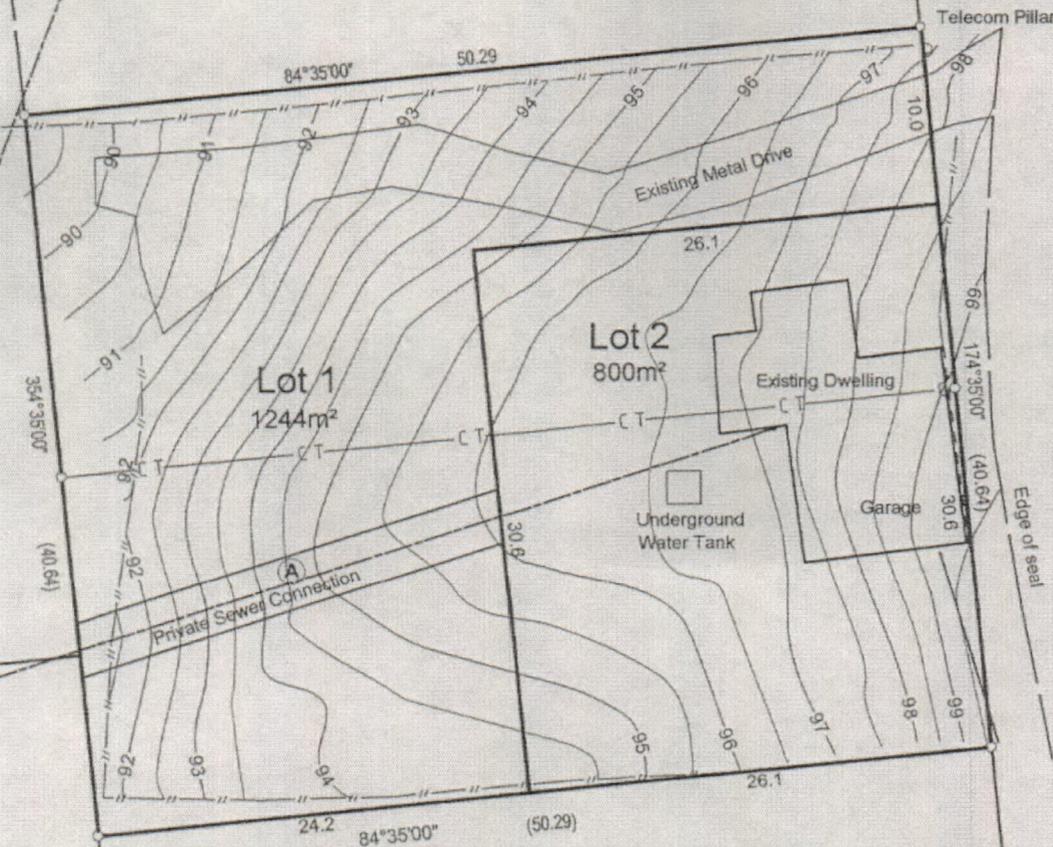
Sec 183
Town of Rawene
(SO 877)

Sec 189
Town of Rawene
(SO 877)

Sec 189
Town of Rawene
(SO 877)

Sec 186
Town of Rawene
(SO 877)

Public SS Line @ 150



Telecom Pillar

Manning Street
Legal Road, 20.12 wide, sealed

Power Pillar

SURVEYED	GP 31/07/07	APPROVED	DATE
DESIGNED	GP 06/08/07		
DRAWN			
CHECKED			
REVISION	CHANGES	CHECKED	DATE

- NOTES
1. Levels are in terms of a false datum of 100m on OIS I DP 132801.
 2. Contours are at 0.5m intervals.
 3. Dimensions and areas are subject to final land transfer survey.

Proposed Easement

Purpose	Shown	Dominant Tenement	Servient Tenement
Right to drain Sewage	(A)	Lot 2 hereon	Lot 1 hereon

TOTAL AREA : 2044m²
 COMPRISED IN C'sT NA1111/228
 NA1147/44

CLIENT
 Anne Humphreys

PROJECT
 17 & 19 Manning Street
 Rawene

TITLE
 Lots 1 & 2 Being a
 Proposed Boundary
 Adjustment on
 Secs 184 & 185
 Town of Rawene

Fraser Thomas

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

112 KOLMAR ROAD, PAPATOTOE WILLIAMS ROAD, PAKIA
 PO BOX 22-273, HUNTERS CORNER PO BOX 164, PAKIA
 TEL: 949-275 7075 TEL: 949-462-7058
 FAX: 949-275 7076 FAX: 949-462-7059
 Email: admin@FTS.co.nz Email: info@FTS.co.nz

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CAD FILE No.	P:\Data\12299\dwg\12299sc.ccx		
DRAWING No.	12299/SC	REVISION	

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

IN THE MATTER OF
The Resource Management Act 1991

AND

IN THE MATTER OF
an application for Resource Consent
under the aforesaid Act by

Anne Humphreys

FILE NUMBER RC-2080131-RMASUB

That pursuant to Sections 104A, 108 and 220 of the Resource Management Act 1991, the Council grants its consent to Anne Humphreys to subdivide by way of a boundary adjustment at 17 & 19 Manning Street, Rawene, being more particularly described as SECS 184 & 185 RAWENE TOWNSHIP contained in certificate of title reference NA-1147/44 & NA-1111/228 (North Auckland Registry) subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Fraser Thomas, referenced 12299/SC and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. That, prior to approval under Section 223 of the Act, the survey plan shall show:
 - (a) All easements duly granted and reserved
3. That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:
 - a) Upgrade and seal both entrances in compliance with Councils Engineering Standard FNDC/S/6. Both entrances are to be sealed between the existing seal edge and the property boundary.
 - b) Provide evidence that the sanitary sewer pipe line from Lot 2 was relayed along the southern boundary of Lot 1 and a Code of Compliance was issued by Council for the work.
 - c) Provide evidence that each lot has a separate metered connection to Councils Reticulated Water supply complying with the requirements of Councils Utilities Manager
 - d) Provide evidence that each lot has a separate connection to Councils Reticulated Sanitary Sewer complying with the requirements of Councils Utilities Manager.

- e) Provide written confirmation from telecommunication and electrical service providers that all services requirements have been met.
- f) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.
 - (i) **Lot 1**
Any dwelling constructed on Lot 1 will require foundations specifically designed by a Chartered Professional Engineer. This information shall be submitted when applying for Building Consent.

After consideration of the application under Section 104, the following reasons are given for this decision pursuant to Section 113 of the Act:

- (a) Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.
- (b). There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the Proposed District Plan as it applies to the specific circumstances of this proposal.
- (c). The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.

STATUTORY INFORMATION

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- (1) Pursuant to **Section 102** of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this Policy, the activity to which this Consent relates is subject to Development Contributions.

You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this Consent relates or, in the case of a subdivision, prior to the issue of a **Section 224 (c)** Certificate.

Further information regarding Councils Development Contributions Policy may be obtained from the Long Term Community Consultation Plan (LTCCP) or Councils web page at www.fndc.govt.nz

DECISION PREPARED BY: Tammy Wooster, Planning Assistant

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P. J. Killalea RESOURCE CONSENTS MANAGER
Pat Killalea

5th November 2007 DATE
RC-2080131-RMASUB



SSMH
Lid = 89.08

Sec 183
Town of Rawene
(SO 877)

APPROVED PLAN

PLANNER *S.P. Wood*
RC 2080131 Date 9/10/07

DATE	GP 31/07/07	APPROVED	DATE
DRAWN	GP 06/08/07		
TRACED			
CHECKED			
REVISION	CHANGES	DATE	DATE

- NOTES
- 1 Levels are in terms of a false datum of 100m on OIS 1 DP 132801
 - 2 Contours are at 0.5m intervals
 - 3 Dimensions and areas are subject to final land transfer survey

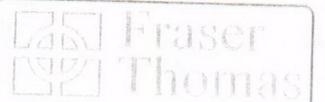
Proposed Easement			
Purpose	Shown	Dominant Tenement	Servient Tenement
Right to drain Sewage	A	Lot 2 hereon	Lot 1 hereon

TOTAL AREA : 2044m²
COMPRISED IN C'ST NA1111/228
NA1147/44

APPROVED BY
Anne Humphreys

17 & 19 Manning Street
Rawene

Lots 1 & 2 Being a
Proposed Boundary
Adjustment on
Secs 184 & 185
Town of Rawene



• CONSULTING ENGINEERS
• RESOURCE MANAGERS
• ENVIRONMENTAL CONSULTANTS
• SURVEYORS & PLANNERS

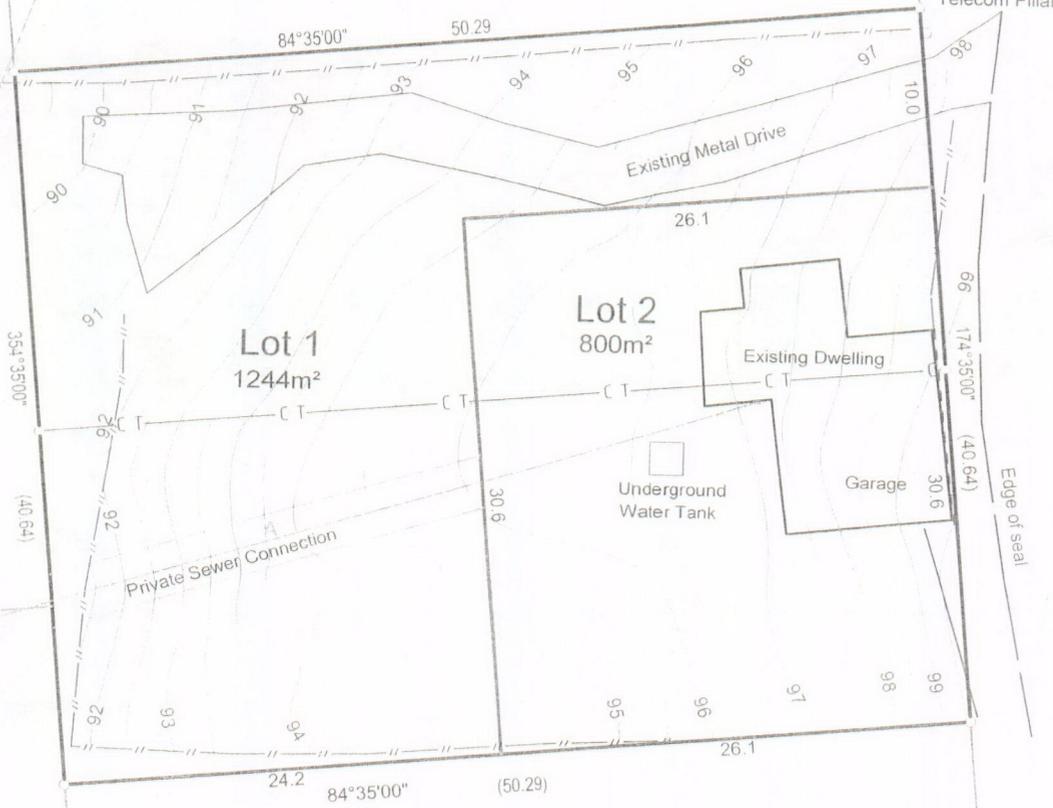
152 KOLMAR ROAD, PARAPETOE, WILLIAMS ROAD, PARAPETOE
P.O. BOX 23-273, HUNTERS CORNER, P.O. BOX 154, PARAPETOE
TEL: +64 9 278 7075 TEL: +64 9 402 7838
FAX: +64 9 278 3697 FAX: +64 9 402 7838
Email: admin@fraserthomas.co.nz Email: parapeo@fraserthomas.co.nz

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SCALE 1:300
CADD FILE No. P:\Data\12299\dwg\12299sc.ccx
DRAWING No. 12299/SC

Sec 189
Town of Rawene
(SO 877)

Public SS Line @ 150



Manning Street
Legal Road, 20.12 wide, sealed

Edge of seal

Power Pillar

SSMH
Lid = 89.18
IL = 87.17

Sec 189
Town of Rawene
(SO 877)

Sec 186
Town of Rawene
(SO 877)



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2080131
Survey Number	LT 416969	Survey Purpose	LT Subdivision
Surveyor Reference	12299LT2.nzt	Land District	North Auckland
Surveyor	Bruce MacLeod Frith		
Surveyor Firm	Fraser Thomas Ltd (Auckland)		
Dataset Description	LOTS 1 AND 2 BEING A SUBDIVISION OF SECTIONS 184 - 185 RAWENE TOWNSHIP		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

Dated this 8th day of February 2011

Signature

Signed by Patrick John Killalea, Authorised Officer, on 08/02/2011 01:59 PM

Receipt Information

Transaction Receipt Number	5327474
Signing Certificate (Distinguished Name)	Killalea, Patrick John
Signing Certificate (Serial Number)	1019721305
Signature Date	08/02/2011

*** End of Report ***



Far North
District Council

10 FEB 2011

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2080131

Being the Subdivision of SECS 184 & 185 Rawene Township

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

SCHEDULE

Lot 1 DP 416969

- (i) Any dwelling constructed on the Lot will require foundations specifically designed by a Chartered Professional Engineer. This information shall be submitted when applying for Building Consent.

SIGNED:

Mr Patrick John Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this

8th

day of

February

2011



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	17/19 Manning St, Rawene RC2080131
Survey Number	LT 416969	Survey Purpose	LT Subdivision
Surveyor Reference	12299LT2.nzt	Land District	North Auckland
Surveyor	Bruce MacLeod Frith		
Surveyor Firm	Fraser Thomas Ltd (Paihia)		
Dataset Description	LOTS 1 AND 2 BEING A SUBDIVISION OF SECTIONS 184 - 185 RAWENE TOWNSHIP		

TA Certificates

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement set out in the Memorandum of Easements attached as a supporting document to plan 416969

I hereby certify that plan 416969 was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 8th day of February 2010

Signature

Signed by Patrick John Killalea, Authorised Officer, on 08/02/2010 04:26 PM

*** End of Report ***



COPY

20/11/12

FORM 7
CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

Building Consent Number: BC-2009-1358/1

THE BUILDING

Street Address of Building

17 Manning Street, Rawene 0443

Legal description of land where building is located:

Lot 1 DP 416939

Building Name:

Level/Unit Number:

Current, lawfully established, use:

Dwelling

Location of Building within site / block number:

Year first constructed:

THE OWNER

Name of Owner:

Anne Humphreys and Wayne Stollery

Contact Person Name:

Anne Humphreys

Mailing Address:

PO Box 157
Rawene 0443

Street Address / Registered Office:

As Above



Phone Number:

Landline:

Mobile:

09 405 7753

021 165 8282

Daytime:

After Hours:

Facsimile Number:

Email Address:

anne.humphreys@xtra.co.nz

Website:

First point of contact for communications with the building consent authority:

Far North District Council

Freephone: 0800 920029

Memorial Avenue

Phone: (09) 401 5200

Private Bag 752

Fax: (09) 401 2137

Kaikohe 0440

Email: ask.us@fndc.govt.nz

New Zealand

Website: www.fndc.govt.nz

BUILDING WORK

The following building work is authorised and issued by Far North District Council:

Foundations for Relocated New Dwelling plus Deck; Steps; Baseboards and Attached Lean-to Carport

CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- (a) the building work complies with the building consent.

Signature:

Malcolm Stevenson

Position:

Building Officer

On behalf of:

Far North District Council (Building Consent Authority)

Date:

19 November 2012



**Far North
District Council**

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

ISSUE CCC

19 November 2012

Anne Humphreys and Wayne Stollery
PO Box 157
Rawene 0443

Dear Sir / Madam

Building consent number: BC-2009-1358/1
Property ID: 3352395
Address: 17 Manning Street, Rawene 0443
Description: Foundations for Relocated New Dwelling plus Deck;
Steps; Baseboards and Attached Lean-to Carport

Issue of Code Compliance Certificate (CCC)

The Far North District Council wishes to congratulate you on successfully completing your Building project. This brings the consent process to its conclusion and your property file will be updated with this information.

In issuing the code compliance certification, your building is now entering the monitoring and maintenance phase. We would like to bring your attention to this, to ensure that your building will continue to perform in the built environment.

This certificate is issued with reliance on producers statements supplied by or on behalf of the building owner as statements of compliance.

Regular and ongoing monitoring and maintenance of all building elements is necessary for specified intended life purposes; you may wish to contact your designer to establish a site specific maintenance schedule to ensure the minimum performance criteria is achieved.

Please refer to the Department of Building and Housing website, www.dbh.govt.nz, for guidance documents or alternatively, Building Research Association of New Zealand (Branz) has available for purchase a best practise book on maintaining your home.

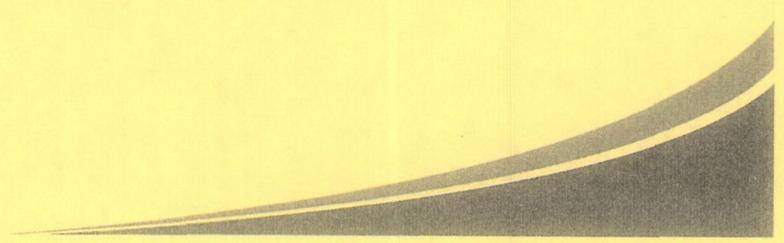
Yours faithfully

Malcolm Stevenson
Building Controls Officer
Environmental Management

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

2011/11/19



17-2-09 posted with BC.



Far North District Council

Private Bag 752, Memorial Ave

Kaikohu 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

**PROJECT INFORMATION MEMORANDUM NO. BC-2009-1358/0
SECTION 31, BUILDING ACT 2004**

DETAILS OF APPLICANTS

Name	Anne Humphreys
Address	C/- Keith Hay Homes 4 Great North Road Kamo 0112
Contact Person	Nick Godfrey
Telephone	09 4351511

SITE LOCATION

Address	17 Manning Street, Rawene 0443
Legal Description	Lot 1

PROJECT DESCRIPTION

Consent Type:	Foundation Only
Estimated Value (including GST):	\$39000
Floor Area:	136 m2

PROPOSED WORK

Foundations for Relocated New Dwelling plus Deck; Steps; Baseboards and Attached Lean-to Carport

INTENDED LIFE

50 years.

This Project Information Memorandum is : (Cross where applicable)

- Confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 2004, and requirements of the building consent
 - Not yet applied
 - No.BC-2009-1358/0
- Notification that the proposed work may not be undertaken because a necessary Authorisation has been refused
- Type of Activity - **Permitted**
- See attached **conditions**

FOR COUNCIL USE

Date Received: 01/05/09 District Plan Fee \$300.00 Receipt No: 1585831

PROJECT INFORMATION MEMORANDUM NO. BC-2009-1358/0
SECTION 31, BUILDING ACT 2004

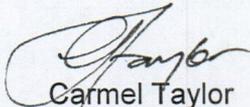
THIS PROJECT INFORMATION MEMORANDUM INCLUDES

(Cross each applicable box, attach relevant documents and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings)

- Information identifying special features of the land concerned
District Plan Zone – **Coastal Residential**
Outstanding Natural Feature Number 54 – Rawene Paleocene Limestones
- Details of authorisations which have been granted
BC-2011-724/0 Dry chamber installation
- Details of authorisations which have been refused
- Notification of any authorisation which must be obtained before the proposed building work may be undertaken
- Information about the land or buildings concerned notified to Council by any statutory Organisation having the power to classify land and buildings
Topography – **Gentle to Moderate**
Wind Zone – **Very High, Sea Spray Zone**
- Details of relevant utility systems
Sewer available
Sewer available
Water available

SIGNED FOR AND ON BEHALF OF COUNCIL

Name:
Position:
Email:


Carmel Taylor
PIM PROCESSING OFFICER
carmel.taylor@fndc.govt.nz

Date: 17 February 2011



Far North District Council

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

CONDITIONS FOR PIM APPLICATION No: BC-2009-1358/0

APPLICANT NAME:	Anne Humphreys
PROPERTY ID:	3352395
PROJECT DESCRIPTION:	Foundations for Relocated New Dwelling plus Deck; Steps; Baseboards and Attached Lean-to Carport
SITE LOCATION:	17 Manning Street, Rawene 0443
LEGAL DESCRIPTION:	Lot 1

1. Further to consent notice condition registered on subdivision RC2080131, any dwelling constructed on Lot 1 will require foundations specifically designed by a Chartered Professional Engineer.

Advice Notice:

1. Please note that it has been identified that an Outstanding Natural Feature (number 54) is located on your site, which is Rawene Paleocene limestone (information attached from the Geological Society of New Zealand as well as a map from the District Plan for your information). After investigation by Council it has been determined that the proposed development is unlikely to affect the Natural Feature identified. Therefore it has been determined that a Resource Consent will not be required for this development.
2. Building to be setback at least 1.5m from sewer line.

Carmel Taylor
PIM OFFICER

Environmental Management

Email: carmel.taylor@fndc.govt.nz



**FORM 5
BUILDING CONSENT**

Section 51, Building Act 2004

Building Consent Number: BC-2009-1358/0

THE BUILDING

Street Address of Building: **17 Manning Street, Rawene 0443**

Legal description of land where building is located: **Lot 1 PP 2080131**

Building Name:

Location of Building within site/block number:

Level/Unit Number:

THE OWNER

Name of Owner: **Anne Humphreys and Wayne Stollery**

THE CONTACT PERSON

Contact Person Name: **Nick Godfrey**

Mailing Address: **C/- Keith Hay Homes
4 Great North Road
Kamo 0112**

Street Address / Registered Office: **As Above**

Landline: **09 4351511**

Mobile Phone Number: **027 4746782**

After Hours:

Facsimile Number: **09 4143743**

Email Address: **nick@khh.co.nz**

Website:

First point of contact for communications with the council / building authority:

Nick Godfrey
C/- Keith Hay Homes
4 Great North Road
Kamo 0112

BUILDING WORK

The following building work is authorised by this building consent:

Foundations for Relocated New Dwelling plus Deck; Steps; Baseboards and Attached Lean-to Carport

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled to inspect, at all times during normal working hours or while building work is being done.

COMPLIANCE SCHEDULE

A compliance schedule is not required for the building.

ATTACHMENTS

Copies of the following documents are attached to this building consent:

Project information memorandum number: BC-2009-1358/0
Development contribution notice: DCF-5316-BC

PRODUCER STATEMENTS

PS3 Application of a Product:- Please provide a PS4 from engineer certifying foundations are through fill and embedded a minimum of 500mm into original ground.

OTHER REQUIREMENTS

1. Further to consent notice condition registered on subdivision RC2080131, any dwelling constructed on Lot 1 will require foundations specifically designed by a Chartered Professional Engineer.

Advice Notice:

1. Please note that an Outstanding Natural Feature occurs on your site, which is Rawene Paleocene limestone (information attached from the Geological Society of New Zealand as well as a map from the District Plan for your information). Please note that normally a Resource Consent would be required as per rule 12.1.6.3.3 DEVELOPMENT ON AN OUTSTANDING NATURAL FEATURE, however due to the nature of this feature which is 'deep water Paleocene limestone' it would be highly unlikely to occur on site, therefore in this instance it has been noted that a Resource Consent is not required.
2. Building to be setback at least 1.5m from sewer line.
3. A Code Compliance Certificate required from Whangarei District Council for relocate prior to the issue of the FNDC Code Compliance Certificate
4. Sewer and storm water connection to have manhole or inspection chamber to surface at junction of common drain to determine ownership and be easement.

Signature:

pp: C. M. Lane
Stuart Jobe
Building Officer

Position:

On behalf of:

Far North District Council

Date:

18 February 2011

Sharon Tipene

From: Graham Petrie [gpetrie@ftl.co.nz]
Sent: Friday, 28 January 2011 11:19 a.m.
To: Sharon Tipene
Cc: Tyrone Hansford; 'Dave Airey'
Subject: RE: Re Anne Humphreys - RC 2080131

Hi Sharon,

Application was posted this morning so you should have it Monday. Building are patiently waiting on the 224c in order to issue the BC which is pre-approved subject to 224c, so I've CC'd Tyrone so he knows where things are at and so Planning and Building can coordinate with each other.

Cheers,

Graham Petrie - Survey Manager



ENGINEERS • RESOURCE MANAGERS • SURVEYORS

www.fraserthomas.co.nz

p 64 (0)9 402 7838 - f 64 (0)9 402 7838 - m 64 (0)27 55 66 272

Williams Road, PO Box 154, Paihia 0247, NZ

From: Sharon Tipene [mailto:Sharon.Tipene@fnhc.govt.nz]
Sent: Wednesday, 26 January 2011 2:30 p.m.
To: 'gpetrie@ftl.co.nz'
Subject: Re Anne Humphreys - RC 2080131

Hi Graham

Last year on 22 December 2010, you phoned to request Councils engineer to complete engineering inspection at 17-19 Manning Road, Rawene (RC 2080131) prior to lodgement of the 224c. Due to Rex's workload at that time and with Christmas breaks looming, I advised you that Rex would be on leave from 24.12.10 and would return to office on 17 January 2011.

I can confirm that Rex visited

17 - 19 Manning Street, Rawene on 25 January 2011 and confirms that:

Condition 3(a) Upgrade and seal both entrances in compliance with Councils Engineering Standard FNDC/S/6. Both entrances are to be sealed between the existing seal edge and property boundary.

We look forward to receiving your application for 224c in due course.

Regards

Sharon Tipene
Technical Support Officer, Planning
Environmental Management.

1/02/2011



Neil Mumby <neilmumby5@gmail.com>

Duty planner response for Humphreys

1 message

Chris Humphreys <chris@turks.co.nz>

Wed, Oct 15, 2025 at 3:08 PM

To: "neil.mumby@cablebayconsulting.co.nz" <neil.mumby@cablebayconsulting.co.nz>

From: Duty Planner <Duty.Planner@fndc.govt.nz>**Sent:** Tuesday, September 23, 2025 13:33**To:** Chris Humphreys <chris@turks.co.nz>**Subject:** RFS 4269132 - Subdivision certificates and completion

You don't often get email from duty.planner@fndc.govt.nz. [Learn why this is important](#)

Kia ora Chris,

Thanks for contacting the duty planner.

The subdivision consent RC2200054-RMASUB was approved in November 2007 with s223 and s224 certificates issued February 2010 and February 2011 respectively. You may wish to request a property file for this site which will give you more information on the subdivision, the certificates approval process and any other consents at the site. I have included a link to this below.

Once the certificates are issued, the council is no longer involved in the subdivision. To complete the subdivision process, you will need to submit these documents to Land Information New Zealand. I recommend contacting your surveyor about this.

For more general planning questions, please feel free to reach out.

<https://www.fndc.govt.nz/services/property/request-a-property-file>

[Certificates under ss 223 and 224 Resource Management Act 1991 – when to include as part of the dealing to deposit the plan | Land registration Guidance](#)

Ngā mihi,

Rachel - Duty Planner

Resource Consents

P 09 407 0444 | Duty.Planner@fndc.govt.nz

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

Pokapū Kōrero 24-hāora | 24-hour Contact Centre 0800 920 029
fndc.govt.nz

Please note - The views and opinions provided by the Duty Planner in this email are their preliminary view only and relate to the specific questions and information you have asked/provided. If the details of the proposal change in the future, please be aware that the advice provided might change, and we would encourage you to come back for a further discussion. We would also encourage you to seek your own Professional Planning/Engineering advice before making decisions on a future development.

-----Original Message-----

From: Rachel Bate <Rachel.Bate@fndc.govt.nz>

Sent: Friday, 12 September 2025 11:34 am

To: Duty Planner <Duty.Planner@fndc.govt.nz>

Subject: Allocated: RFS 4269132 Priority 3: Planning - Message Track.

A new Customer Request has been lodged and you have been assigned as the Actioning Officer. Please check the Customer Services system for further information.

11-Sep-2025 13:36:44 - Elga-Jean Ru

Name: Chris Humphrey

Phone: +64 21 132 2939

Email: chris@turks.co.nz

Address: [17 Manning Street, Rawene](#)

Query: Customer has called in regard to an resource consent issued for boundary realignment in 2010 for the property above.. Customer advised that the resource consent has expired and they are needing to get a 224c Certificate for it. Customer is wanting to speak with someone about how he goes out getting it renewed and reissued to him. Please contact and discuss, Thanks Team



Neil Mumby <neilmumby5@gmail.com>

FW: A Humphreys (25-126) Request 1967806 - Survey _ Titles Information

1 message

Jofe Graham-Jenkins <jofe@simpsonshaw.co.nz>
To: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>

Mon, Nov 10, 2025 at 10:15 AM

Hi Neil

As requested

Nga mihi

Jofe

Jofe Graham-Jenkins Te Kapotai, Ngapuhi | **Survey Technical Manager** | SIMPSON SHAW | P: 09 438 7170 | W: www.simpsonshaw.co.nz | C: 027 448 3597

From: Sarah Pascoe <sarah@simpsonshaw.co.nz>
Sent: Monday, 10 November 2025 9:57 am
To: Jofe Graham-Jenkins <jofe@simpsonshaw.co.nz>
Subject: FW: A Humphreys (25-126) Request 1967806 - Survey _ Titles Information

FYI.

Please do not hesitate to make contact with any questions.

Kind Regards,

Sarah Pascoe BSurv, MSSNZ | **Licensed Cadastral Surveyor** | SIMPSON SHAW | P: 09 438 7170 | W: www.simpsonshaw.co.nz

Days of work: Mon, Tues, Wed and Thur 9am – 3pm

From: noreply@landonline.linz.govt.nz <noreply@landonline.linz.govt.nz>
Sent: Friday, 7 November 2025 9:02 am
To: Sarah Pascoe <sarah@simpsonshaw.co.nz>
Subject: A Humphreys (25-126) Request 1967806 - Survey _ Titles Information



Attn: Sarah Rose Pascoe

Request Type: Survey _ Titles Information

LT 416969 could still be deposited if fresh s223/224 certificates are obtained and either linked to the CSD or lodged as part of the new title dealing

Regards

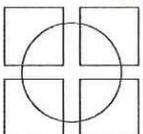
Jackie Marett
Mātanga Ture Kiritaki / Customer Regulatory Specialist

Reply to: jmarett@linz.govt.nz

Your request has been completed.

Please do not reply to this email as it is sent from an un-monitored email account. If you require or wish to email LINZ customer support use: customersupport@linz.govt.nz - and quote this request number (1967806).

Fraser Thomas Ltd
P O Box 154 : Williams Road
PAIHIA : NORTHLAND : NEW ZEALAND
TEL +64 9 402 7838 FAX +64 9 402 7838

09 40 57 875
 Fraser
Thomas
ENGINEERS · RESOURCE MANAGERS · SURVEYORS

FAXED
- 0955
17/9/10
GP.

DATE : 17/9/10
TO :
ATTN : Anne Humphreys.
SUBJECT : Subdivision Approvals.

JOB No : 12299
SENDER : Graham Petrie
No of pages (incl cover page) : 5

Dear Anne,

I have attached the s223 certificate & confirmation from LINZ that the subdivision plan has been approved as to survey.

I also attach the fax I received from FNDC confirming the extent of the limestone feature. Unfortunately the plan is difficult to read, however, I confirm that it shows the feature being confined to the foreshore area. It certainly does not extend into your property!

My contact at FNDC in relation to this was Lue-ane Ballantyne. You might want to give her a call.

Regards.

Graham Petrie



19 November 2025

Resource Consents Department
Far North District Council
Memorial Avenue
Private Bag 752
Kaikohe 0440

By Email Only

Dear Sir / Madam;

RE: REQUEST FOR RE-CERTIFICATION OF S.223 AND S.224(C) CERTIFICATES – RC-2080131 - RMASUB

- 1.0 We act for Chris Humpreys (“the Applicant”) who is an owner of the land at 17-19 Manning Street, Rawene (“the site”).
- 1.1 The Applicant obtained resource consent from the Far North District Council (“FNDC”) to subdivide the site by way of a boundary adjustment on 5 November 2007 (FNDC Reference: RC-2080131). A copy of the approval is attached at **Appendix 1** for your ease of reference.
- 1.2 FNDC subsequently issued the s.223 certificate on 8 February 2010 and the s.224(c) certificate on 8 February 2011. These certificates confirmed that all FNDC subdivision conditions had been satisfied at that time. A copy of these certificates are attached at **Appendix 2** for your ease of reference.
- 1.3 In parallel with this subdivision consent process, the Applicant also applied for building consent to construct a second dwelling which was predicated on the new boundary arrangement approved under RC-2080131.
- 1.4 In this respect BC 1358 was issued in 2009 and the second dwelling was constructed with the code compliance certificate issued on 19 November 2012. FNDC records confirm that the issue of the Building Consent was held up until the s.224C certificate was issued

for the subdivision. A copy of the building consent approval and correspondence to this effect is attached at **Appendix 3** for your ease of reference.

1.5 However for an unknown reason, it appears that the firm acting for the Applicant at that time did not deposit the necessary final certification with LINZ to allow titles to issue. The Applicant advises that they had no knowledge of this until they recently attempted to sell one of the lots.

1.6 The Applicant has then got in contact with the FNDC to discuss this issue once it was discovered. That guidance in the form of a helpful email from the FNDC indicates that;

“...Once the certificates are issued, the council is no longer involved in the subdivision. To complete the subdivision process, you will need to submit these documents to Land Information New Zealand. I recommend contacting your surveyor about this...”

A copy of this correspondence is attached at **Appendix 4**.

1.7 The Applicants surveyor has then got in contact with LINZ to discuss this issue. LINZ has responded that they could entertain the land transfer plan being deposited but only if fresh s223/224 certificates are obtained from the FNDC.

“LT 416969 could still be deposited if fresh s223/224 certificates are obtained and either linked to the CSD or lodged as part of the new title dealing”

A copy of this correspondence is attached at **Appendix 5**.

1.8 This means that the Applicant is in the position where they have followed all due process with respect to FNDC requirements, to find themselves in a position where they do not only not have separate title, but the second dwelling constructed on their property straddles the old boundary line. Moreover it appears that LINZ and the FNDC may have a different perspective on what is required to resolve the issue.

1.9 As you know, under the RMA 1991 once s.224(c) is issued, the subdivision is considered fully approved. Moreover a dwelling has been constructed with its location predicated on the new subdivision layout. This suggests that although the subdivision consent was issued back in 2007 it has not lapsed in terms of the RMA 1991. Moreover, LINZ has confirmed that the plan itself (LT 416969) is still capable of deposit if new certificates from FNDC are obtained.

1.10 Given these circumstances, we request that FNDC's consider a **re-issue** of the s.223 and s.224(c) certificates to enable the land transfer plan to be deposited.

1.11 We can provide a fresh copy of the survey plan matching that which was previously certified, along with any further supporting documentation required to confirm that the original subdivision conditions were fully met at the time of Council's certification.

1.12 To assist us in progressing this, could you please confirm:

- Whether the FNDC is in agreement with the approach that has been outlined or whether they will require a fresh resource consent application to be submitted.
- If appropriate, any additional information FNDC requires to support re-issue of the certificates. In that respect, we understand standard processing fees will apply and the Client can arrange payment at the required time.

1.13 We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Mumby', with a long horizontal flourish underneath.

Neil Mumby

Director

Cable Bay Consulting Ltd



Neil Mumby <neilmumby5@gmail.com>

RE: 17-19 Manning Street, Rawene.

1 message

Eden Nathan <Eden.Nathan@fndc.govt.nz>
To: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>

Mon, Nov 24, 2025 at 6:03 PM

Apologies Neil, I accidentally pressed send before finishing the email.

Furthermore, we appreciate that in your letter you have noted that the subdivision is considered fully approved. Moreover, a dwelling has been constructed with its location predicated on the new subdivision layout. This suggests that although the subdivision consent was issued back in 2007 it has not lapsed in terms of the RMA 1991.

If the applicant would like to obtain a legal opinion in regard to that position, then we could consider it however based on our current understanding and recent practices we consider that in this instance a new resource consent is required if the applicant would like to carry out the subdivision through to receiving new record of titles.

Please let me know if you have any further queries in regard to this.

Kind regards,

**Eden Nathan**

Intermediate Resource Planner - Resource Consents - Tima Kakapo

M 272303133 | P 6494089418 | Eden.Nathan@fndc.govt.nz

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

[Pokapū Kōrero 24-hāora](#) | [24-hour Contact Centre 0800 920 029](#)fndc.govt.nz

From: Eden Nathan

Sent: Monday, 24 November 2025 5:59 pm
To: 'Neil Mumby' <neil.mumby@cablebayconsulting.co.nz>
Subject: RE: 17-19 Manning Street, Rawene.

Good afternoon Neil,

Hope you enjoyed the weekend. As I mentioned when we talked, I would discuss this matter with our Principal Planner as she is the person who approves majority of the certificate applications we receive.

Our understanding is that if Council was to un-sign and then re-sign the s223 and s224 certificates that we can't as the underlying consent has lapsed and instead a new resource consent would need to be applied for to continue with the subdivision.



Eden Nathan

Intermediate Resource Planner - Resource Consents - Tima Kakapo

M 272303133 | P 6494089418 | Eden.Nathan@fndc.govt.nz

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

[Pokapū Kōrero 24-hāora](#) | 24-hour Contact Centre 0800 920 029

fndc.govt.nz



From: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>
Sent: Wednesday, 19 November 2025 2:54 pm
To: Eden Nathan <Eden.Nathan@fndc.govt.nz>
Subject: 17-19 Manning Street, Rawene.

CAUTION: This email originated from outside Far North District Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Eden, thanks for your time on the phone today to discuss the Karamea subdivision as well as the captioned

project.

I have attached the letter as requested to obtain FNDC comment on the matter of s.223 / s.224 recertification. It is an interesting one.

Thanks again.

Kind regards

Neil

CONDITIONS OF APPLICATION

Application N° : BC-2009-1358/0

NAME : Anne Humphreys

DATE : 29-Apr-2009

Condition of Form4A:

Not yet applied for

No works to commence until Resource Consent/Earthworks permit has been applied for and granted by Council.

Lodged - but not granted yet

No works to commence until RC _____ lodged _____ has been granted by Council.

Granted

Works to comply with all conditions of RC _____ granted by Council on _____.

Any other conditions applicable:

Refer to Photocopy.

~~Consent notice condition from RC 2080131~~
~~a new crossing required~~
~~as per subdivision condition provide evidence that sanitary sewer pipe line from lot 2 to be relayed along the southern boundary of lot 1 prior to issue of CCC.~~

~~Building to be setback at least 1.5m from consent sewer line~~

CCC REQUIRED FROM W.P.C. (For not located) PRIOR TO ISSUE OF ENDC CCC.

ENGINEER TO CERTIFY FOUNDATIONS ARE THROUGH FILL AND EMBEDDED A MINIMUM OF 500mm INTO ORIGINAL GROUND. P94.

Revision 22-0-2010.
SEWER & STORM WATER CONNECTIONS TO HAVE MANHOLES OR INSPECTION CHAMBERS TO SURFACE AT JUNCTION OF COMMON DRAINS, TO DETERMINE OWNERSHIP. ALSO BE ON BASIN.

Handwritten signature.

- 1. Further to consent notice condition registered on subdivision RC2080131, any dwelling constructed on Lot 1 will require foundations specifically designed by a Chartered Professional Engineer.

Advice Notice:

- 1. Please note that it has been identified that an Outstanding Natural Feature (number 54) is located on your site, which is Rawene Paleocene limestone (information attached from the Geological Society of New Zealand as well as a map from the District Plan for your information). After investigation by Council it has been determined that the proposed development is unlikely to affect the Natural Feature identified. Therefore it has been determined that a Resource Consent will not be required for this development.
- 2. Building to be setback at least 1.5m from sewer line.

Attachment 4

PROPOSED EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATOINS	(A)	LOT 1 HEREON	LOT 2 HEREON
RIGHT OF WAY	(B)	LOT 2 HEREON	LOT 1 HEREON
RIGHT TO DRAIN SEWAGE	(C)	LOT 1 HEREON	LOT 2 HEREON

- THIS PLAN IS COPYRIGHT TO SIMPSON SHAW SURVEYORS
- ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE
- THIS PLAN MAY NOT BE USED FOR SALE AND PURCHASE AGREEMENTS WITHOUT FIRST OBTAINING WRITTEN CONSENT FROM SIMPSON SHAW SURVEYORS

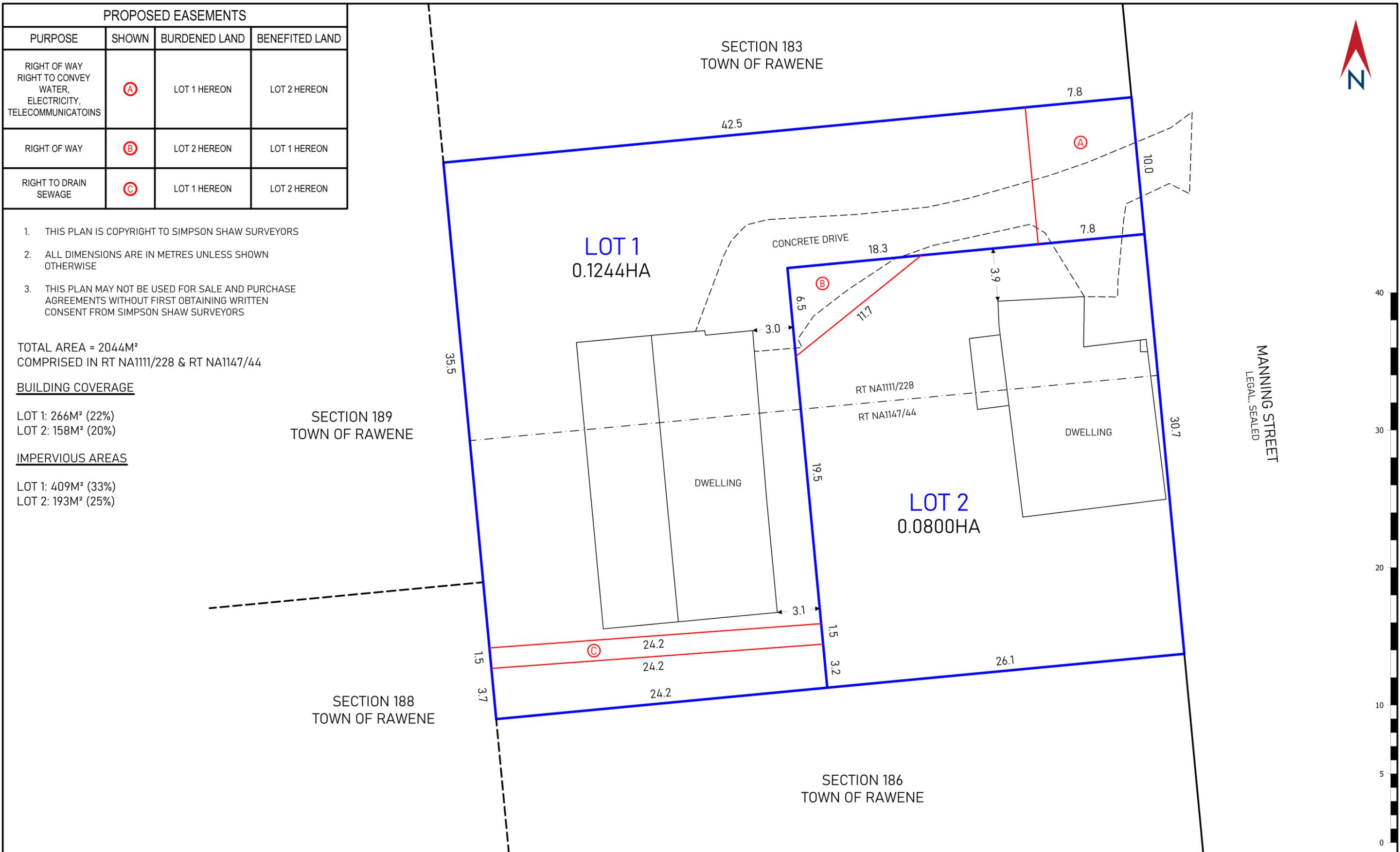
TOTAL AREA = 2044M²
 COMPRISED IN RT NA1111/228 & RT NA1147/44

BUILDING COVERAGE

LOT 1: 266M² (22%)
 LOT 2: 158M² (20%)

IMPERVIOUS AREAS

LOT 1: 409M² (33%)
 LOT 2: 193M² (25%)



SIMPSON SHAW
 LAND AND ENGINEERING SURVEYORS
 P: 09 438 7170 E: SURVEYS@SIMPSONSHAW.CO.NZ
 17 HATEA DRIVE, WHANGAREI
 PO BOX 631, WHANGAREI, 0140
 WWW.SIMPSONSHAW.CO.NZ

CLIENT
A HUMPHREYS TRUST

PROJECT
**PROPOSED
 SUBDIVISION OF
 SECTIONS 184-185
 TOWN OF RAWENE**

LOCATION
**17 & 19
 MANNING STREET
 RAWENE
 KAIKOHE 0473**

TITLE
SCHEME PLAN

REVISIONS
 A 17.02.26 FOR CONSENT SP

DRAWN
 JL
 CHECKED
 SP
 A3 SCALE
 1:250

REF
25-126-S001
A
 PRINTED
17/02/2026

Attachment 5

05 February 2009

**HUMPHREYS
19 MANNING STREET, RAWENE**

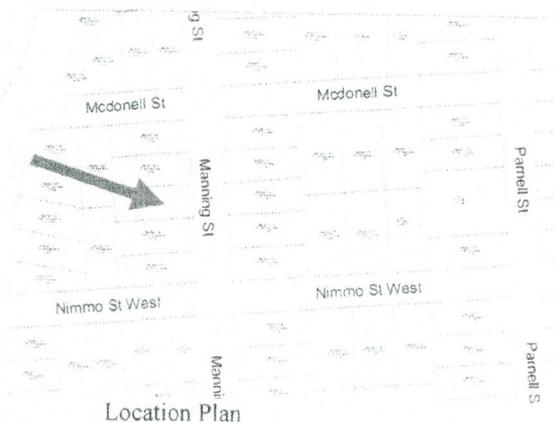
Foundation Report

38335

Site Details

Site Owner : Anne Humphreys
 Site Address : 19 Manning St, Rawene
 Legal Description : Section 185, TN of Rawene [underlying Lot]
 Engaged By : Keith Hay Homes

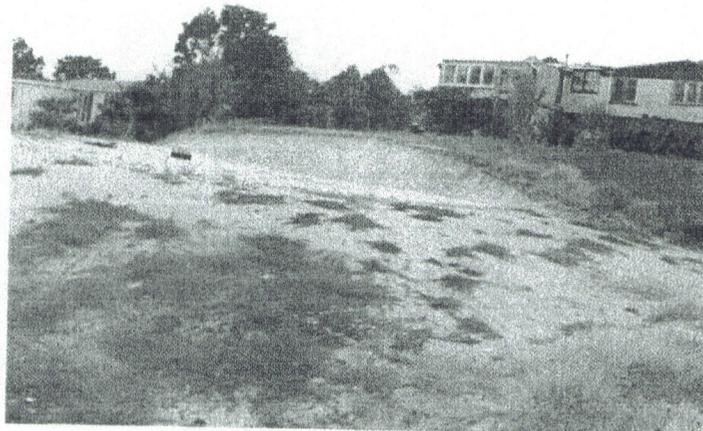
Fraser Thomas Limited has been engaged to provide a Foundation Report for a new single storey light timber framed house proposed to be relocated to this site. Condition 3f(1) of the Subdivision Consent requires that the foundations for any new dwelling on Lot 1 be designed by a Chartered Professional Engineer. A discussion with Rex Shand from the FNDC on the 3 February clarified that the Council requires an Engineer to check the site and to confirm that the foundations for any new house are appropriate for the site.



Site Description

Area of Site: 1244m² [proposed Lot]
 Ground Cover: overgrown grass and bare soil
 Slope: a bench has been cut into a slope of average 7 to 10°
 Zoning: Coastal Residential

The building site is located on a level platform that has been formed by cut to fill. The maximum cut height is 1.3m and is battered at 1:1. The maximum fill depth is estimated to be 1.5m.



View of Building site

Background Information

Council Hazard Map Information

The Far North District Council provided copies of their Hazard Maps for the area. The property is not shown on these maps as being susceptible to either significant flooding or land instability.

Geological Information

The Geological maps show the soils as imperfectly to poorly drained Te Tio clay loam, underlaying sandstone that weathers to a soft brown silty clay to depths of 10m.

Stability of site

The only stability issue we noted from our visual assessment was a 75mm tension crack 0.8m back beyond the top of the cut batter. This batter is considered to be too steep and should be either retained or cut back to a 1V:2H batter.

As mentioned above the Council has not identified this site as being prone to land instability.

Surface water could be expected to come down from the slopes above the site during rainfall and for this reason it is recommended that a cut-off drain around the perimeter of the building platform and the top of the cut batter be constructed.

On-site Soil Evaluation

A visual assessment was made on site - particularly of the cutting - and in the surrounding area. No on-site soil testing was carried out.

Shrinkage cracks up to 20mm wide and 300mm deep were observed in the building platform.

Foundations

From the plans provided by Keith Hay Ltd a single storey light timber framed house with timber piles set in concrete is proposed.

Because the fill is of uncertain quality, foundations should be founded in firm original ground. Based on our site evaluation we recommend that the footings be founded at least 500mm into firm original ground. This will involve drilling down 500mm below the level of the underside of the fill.

Stormwater Disposal

Water can saturate and destabilise ground. As such it is important to control stormwater runoff and as far as is possible, divert it away from potentially sensitive areas. Because the preparation of the ground to receive fill and the compaction of the fill on this property is uncertain, it is prudent to treat the fill area as a sensitive area. Accordingly storm water should be kept clear of this area.

Summary of Recommendations.

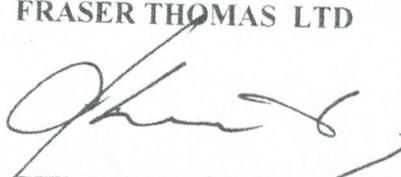
Footings be founded at least 500mm into firm original ground.

Stormwater from drives, roofs, and other impermeable surfaces be piped well clear of the building platform and fill area and disposed of in a Council approved manner.

A stormwater cutoff drain should be installed above the cut batter to divert any overland flow from above around and away from the building platform.

The cut batter should be either retained or cut back to a 1V:2H batter

FRASER THOMAS LTD


CHRIS LIEBERT

CER 5439-221
~~CER 5440-223~~
 CER 5441-224(c)



- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

25 January 2011

Far North District Council
 Private Bag 752
 KAIKOHE 0440

ENVIRONMENTAL MANAGEMENT
 02 FEB 2011

12299

Attention: Resource Consents Manager

Dear Sir/Madam,

**ANNE HUMPHREYS: RC 2080131
 APPLICATION FOR S224C CERTIFICATION**

FNDC ADMIN
 01 FEB 2011
 EMC 35

We are applying for a certificate pursuant to section 224(c) of the Resource Management Act 1991 in relation to the above subdivision consent.

The survey plan reference is DP 416969 which was certified by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on 8 February 2010, thus this application is being made within the statutory timeframe of three years from the above certification.

Fraser Thomas has been informed by the contractor undertaking the engineering works on site (Pavey Contracting Limited) that all of the conditions of the above consent have been complied with (details below). Fraser Thomas Limited has not undertaken a site inspection to confirm these details. Responsibility to ensure that the works have been completed to the required standards lies with the contractor.

Condition	Evidence of Completion
3(a)	Entrances to both lots have been formed and concreted to Council Engineering Standard FNDC/S/6B. These were inspected and approved by Rex Shand on 25 January 2011.
3(b)	The private sanitary sewer line has been re-laid as required by the condition. The connection has been inspected by Council to confirm that it has been done in accordance with the requirements of Council's Utilities Manager (BC-2011-724/1 Code of Compliance Certificate issued 20 January 2011). An asbuilt sketch plan has been enclosed (Pavey Contracting, 17/12/10).
3(c)	A new water meter was installed by Council's utilities department.
3(d)	A separate sanitary sewer connection for Lot 1 was installed with the

	relocation of the existing line. An asbuilt plan has been enclosed (Pavey Contracting).
3(e)	Power and telephone connections have been reticulated to the boundaries of each lot. Correspondence confirming all requirements have been met has been received from both network providers and is enclosed.
3(f)	We request that Council prepare the required Consent Notices on our behalf. The Consent Notices will be registered on the new titles by the applicants' solicitor.

We request that Council inspect compliance with the conditions where necessary and, if to their satisfaction, issue the section 224(c) certificate.

Development Contributions

The subdivision is a boundary adjustment. Development contributions are not payable.

Please find enclosed a completed Application for Section 224 Certificate form and a cheque for \$ 1,323.78 being made up as follows:

Certificate under s221 (Consent Notice)	\$357.78
224(c) Certificate (with engineering conditions) signing fee	\$966.00
TOTAL	\$1,323.78

Yours faithfully
FRASER THOMAS LTD

X 

Graham Petrie
Survey Manager BSurv(Hons) MNZIS

Enclosures:

Asbuilt Plan of sanitary sewer drainage (Pavey Contracting, 17/12/10)
Correspondence from Top Energy, 1/12/10.
Correspondence from Chorus, 7/12/10.
Cheque - \$1,323.78

Sharon Tipene

From: Graham Petrie [gpetrie@ftl.co.nz]
Sent: Friday, 28 January 2011 11:19 a.m.
To: Sharon Tipene
Cc: Tyrone Hansford; 'Dave Airey'
Subject: RE: Re Anne Humphreys - RC 2080131

Hi Sharon,

Application was posted this morning so you should have it Monday. Building are patiently waiting on the 224c in order to issue the BC which is pre-approved subject to 224c, so I've CC'd Tyrone so he knows where things are at and so Planning and Building can coordinate with each other.

Cheers,

Graham Petrie - Survey Manager



**Fraser
Thomas**

ENGINEERS • RESOURCE MANAGERS • SURVEYORS

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p 64 (0)9 402 7838 - f 64 (0)9 402 7838 - m 64 (0)27 55 66 272

Williams Road, PO Box 154, Paihia 0247, NZ

From: Sharon Tipene [mailto:Sharon.Tipene@fndc.govt.nz]
Sent: Wednesday, 26 January 2011 2:30 p.m.
To: 'gpetrie@ftl.co.nz'
Subject: Re Anne Humphreys - RC 2080131

Hi Graham

Last year on 22 December 2010, you phoned to request Councils engineer to complete engineering inspection at 17-19 Manning Road, Rawene (RC 2080131) prior to lodgement of the 224c. Due to Rex's workload at that time and with Christmas breaks looming, I advised you that Rex would be on leave from 24.12.10 and would return to office on 17 January 2010.

I can confirm that Rex visited

17 - 19 Manning Street, Rawene on 25 January 2011 and confirms that:

Condition 3(a) Upgrade and seal both entrances in compliance with Councils Engineering Standard FNDC/S/6. Both entrances are to be sealed between the existing seal edge and property boundary.

We look forward to receiving your application for 224c in due course.

Regards

Sharon Tipene
Technical Support Officer, Planning
Environmental Management.

1/02/2011

Attachment 6

PROPOSED DISTRICT PLAN – DEVELOPMENT CONTROL CHECK S.86B OF THE RMA 1991

17-19 Manning Street, Rawene

Rule	Assessment
Hazardous Substances HS-R2, R5, R6, R9	The site does not contain, nor are any hazardous substance facilities proposed.
Heritage Area Overlays HA-R1 to R14 inclusive. HA S1 & S2	Rawene Heritage Overlay – Area B applies to the subject site.
Historic Heritage Rules and Schedule 2. Rules HH R1-R9 Inclusive.	N/A as the site does not have any identified (scheduled) historic heritage values.
Notable Trees NT R1 – R9 inclusive and NT S1 & S2	N/A – no notable trees present on the site.
Sites and Areas of Significance to Māori SASM R1 – R7 inclusive.	The PDP does not list any site or area of significance to Māori as being present on the site.
Ecosystems and Indigenous Biodiversity – IB-R1 to R5	No indigenous vegetation clearance is proposed.
Subdivision SUB R6, R13, R14, R15, R17.	The site contains no Scheduled Sites of Significance to Māori or a Scheduled Significant Natural Area. No Environmental Benefit subdivision is proposed. However, the subject site does contain identified Heritage Resources via the Rawene Heritage Overlay – Area B notation. Resource consent is sought under these provisions for the subdivision.
Activities on the Surface of Water ASW R1 – R4 inclusive.	N/A as no such activities are proposed.
Earthworks EW R12 & EW R13 and EWS3 & EWS5	EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated EW-S5 refer to operating under appropriate Erosion and Sediment Control measures. These are not applicable to the proposal as all activities exist.
Signage – SIGN R9 & R10 and S1 to S6 Inclusive.	Heritage resources are present via the Rawene Heritage Overlay – Area B notation, but signage does not form part of this application.

Attachment 7

OPERATIVE DISTRICT PLAN – DEVELOPMENT CONTROL CHECK

17-19 Manning Street, Rawene

Chapter / Rule	Compliance Statement
Chapter 12.1 - Landscapes and Natural Features	Outstanding Natural Feature 54 is present but no vegetation clearance or earthworks are proposed on this feature. Subdivision effects on Outstanding Natural Feature 54 are dealt with under Chapter 13.
Chapter 12.2 Indigenous Flora and Fauna	Does not apply as there is no clearance of indigenous vegetation proposed.
Chapters 12.5, (5A) and (5B) Heritage	Does not apply as the site does not contain any heritage sites, notable trees, sites of cultural significance to Māori that are scheduled in the ODP.
Chapter 12.7 Waterbodies	N/A
Chapter 12.8 Hazardous Substances	Does not apply as the activity being applied for is not a hazardous substances facility.
Chapter 12.9 Renewable Energy	Does not apply as the activity does not involve renewable energy.
13.6.5 Legal Road Frontage	The lots have adequate legal frontage as shown on plan of subdivision.
13.6.8 Subdivision Consent before work commences	No site works or vegetation clearance is proposed as all buildings, and access exist.
13.7.2 Allotment size	Complies with standards for a controlled activity subdivision under Rule 13.7.2.1 (x).
13.7.2.2 Allotment Dimensions	14 metre by 14 metre building platforms are able to be provided within the proposed allotments.
13.7.2.3 Amalgamation of Land	N/A
13.7.2.4 Lots Divided by Zone Boundaries	N/A
13.7.2.5 Outstanding Landscape, Outstanding Landscape Feature Or Outstanding Natural Feature	Non-complying activity as the proposed boundary adjustment does not provide for a building platform outside of the ONF.
13.7.2.6 Access, Utilities, Roads, Reserves	N/A
13.7.2.7 Savings as to previous proposals	N/A
13.7.2.8 Proximity To Top Energy Transmission Lines	N/A
13.7.2.9 Proximity To The National Grid	N/A
13.7.3.1 Property Access	Complies and utilising an existing crossing.
13.7.3.2 Natural And Other Hazards	Complies – prior subdivision approval addressed s.106 matters.

13.7.3.3 Water Supply	Complies - Water supply will continue to be via existing approved Council standards.
13.7.3.4 Stormwater Disposal	Complies – Stormwater will continue to be via existing approved Council standards.
13.7.3.5 Sanitary Sewage Disposal	Complies - Wastewater will continue to be via existing approved Council standards.
13.7.3.6 Energy Supply	Complies - supply will be via existing supplier connections.
13.7.3.7 Telecommunications	Complies - supply will be via existing supplier connections.
13.7.3.8 Easements For Any Purpose	Minor modifications are required to the easement boundaries as previously approved by Council to address works on the site. These cover the access to both buildings, with the front building (Lot 2) using a portion of the rear lot for their driveway and electricity (ROW and Easement required), while the concrete pad on Lot 1 encroaches on Lot 2 (ROW required). The third area which requires an easement is the sewer line given the fix of the new manhole positions (and the as-built data) indicate the current easement does not cover the sewer line correctly. The updated scheme plan captures these amendments.
13.7.3.9 Preservation Of Heritage Resources, Vegetation, Fauna And Landscape, And Land Set Aside For Conservation Purposes	No preservation of this feature is proposed as part of this subdivision. Controlled activity consent required for this element.
13.7.3.10 Access To Reserves And Waterways	N/A
13.7.3.11 Land Use Compatibility	N/A
13.7.3.12 Proximity To Airports	N/A
Chapter 14 Financial Contributions	N/A
Chapter 15.1.6A.1 & 15.1.6A.2 & 15.1.6A.2.1 – Traffic Movements	The rules in Chapter 15.1.6A.1 & 15.1.6A.2 are clear that they are to be applied in conjunction with the Traffic Intensity Factor (“TIF”) Tables in Appendix 3A. These only apply to land use activities, and in the instance of this proposal the dwellings exist and have existing use rights, so are not relevant to the proposed subdivision as nothing will change.
15.1.6B - Parking Requirements)	There is no change to parking arrangements brought about by the proposed boundary adjustment, other than amending easement boundaries to ensure that they are appropriate.
Rule 15.1.6C.1.1 to 15.1.6C.1.11 inclusive. Access	There is no change to access arrangements brought about by the proposed boundary adjustment other

	than amending easement boundaries to ensure that they are appropriate.
10.8.5.1.1 Relocated Buildings	N/A
10.8.5.1.2 Residential Intensity	Complies - the existing dwellings will have greater than 800m ² of land associated with each after the proposed boundary adjustment takes place
10.8.5.1.3 Scale of Activities	N/A as standard residential activity.
10.8.5.1.4 Building Height	There is no change to building height that occurs as a consequence of the proposed boundary adjustment application.
10.8.5.1.5 Sunlight	The proposed adjusted boundaries do not result in any HIRTB infringements. The HIRTB infringement for the road boundary of Lot 2 already exists.
10.8.5.1.6 Stormwater Management	The proposed adjusted boundaries will not result in any infringements. Lot 1 will have an impervious area of some 33% and Lot 2 will have an impervious area of some 25%.
10.8.5.1.7 Setback from Boundaries	The proposed adjusted boundaries will not result in any setback infringements. The front yard infringement for Lot 2 already exists.
10.8.5.1.8 Screening from Neighbours	N/A
10.8.5.1.9 Outdoor Activities	N/A
10.8.5.1.10 Visual Amenity	N/A
10.8.5.1.11 Transportation	See Chapter 15 assessment above.
10.8.5.1.12 Site intensity Non Residential activities	N/A
10.8.5.1.13 Hours of Operation Non Residential Activities	N/A
10.8.5.1.14 Keeping of Animals	N/A
10.8.5.1.15 Noise	N/A
10.8.5.1.16 Helicopter Landing Area	N/A
10.8.5.1.17 Building Coverage	The proposed adjusted boundaries will not result in any infringements. Lot 1 will have a building coverage of some 22% and Lot 2 will have a building coverage of some 20%.

Attachment 8

Operative District Plan – Relevant Assessment Criteria

17-19 Manning Street, Rawene

Discretionary Subdivision Consent Assessment Criteria

In considering whether or not to grant consent or impose conditions on applications for discretionary (subdivision) activities, the Council will have regard to s104, s105 and s106 of the Act, the objectives and policies of the Plan and to the assessment criteria set out below.

Note: Attention is drawn to the need to also refer to **Chapter 15.1** for rules relating to property access.

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

- (a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.
- (b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.
- (c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.
- (d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

- (a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.
- (b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.
- (c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.
- (d) In relation to inundation from any source, the Council shall have regard to the following factors:
 - (i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) flood plain management measures proposed;
 - (iii) the proposed coastal protection mechanisms / techniques / measures and their environmental effects;
 - (iv) any proposed boundary drainage to protect surrounding properties;
 - (v) the adequacy of existing outfalls and any need for upgrading;
 - (vi) any need for retention basins to regulate the rate and volume of surface run-off.
- (e) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title, pursuant to **Rule 13.6.7**.

- (f) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title, pursuant to **Rule 13.6.7**.
- (g) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.
- (h) In relation to land filling and excavation operations, the following factors:
 - (i) the effects on surrounding properties in terms of dust nuisance, visual detracting, or the potential height of buildings on filled land;
 - (ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;
 - (iii) the type of, and placement of, fill material in terms of its potential for contamination of land or water, or potential subsidence;
 - (iv) mitigation, or avoidance, of adverse effects caused by filtration affecting neighbouring properties;
 - (v) remedies necessary during emergencies;
 - (vi) the rules contained in **Section 12.3** relating to filling and excavation of land;
 - (vii) the impact of filling or excavation on heritage values, ecological values, cultural values, surface water quality, and access along waterways;
 - (viii) any beneficial effects in terms of waterway enhancement.

Attention is drawn to Northland Regional Council's natural hazards information and to s106 of the Resource Management Act 1991 which allows a consent authority to refuse subdivision consent in certain circumstances.

13.10.3 WATER SUPPLY

- (a) Where there is no reticulated water supply available for connection, whether it would be appropriate to allow a private restricted flow rural-type water supply system; such supply being always available and complying with "Drinking Water Standards of New Zealand" (1995).
- (b) Whether the provisions of the "Engineering Standards and Guidelines 2004 – Revised March 2009" (to be used in conjunction with NZS 4404:2004) have been met in respect of fire fighting water supply requirements.
- (c) Whether the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004) have been met in respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.
- (d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision.
- (e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units.
- (f) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.

13.10.4 STORMWATER DISPOSAL

- (a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.
- (b) Whether the application complies with the provisions of the Council's "Engineering Standards and Guidelines" (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).
- (c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.
- (d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.
- (e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.
- (f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.
- (g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.
- (h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.
- (i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.
- (j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.
- (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.
- (l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.
- (m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.
- (n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
- (o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.
- (p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.
- (q) The need for and extent of any financial contributions to achieve the above matters.
- (r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

13.10.5 SANITARY SEWAGE DISPOSAL

- (a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.

- (b) Whether the application includes the installation of all new reticulation, and complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.
- (d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.
Note: Council consent to install private rising mains within legal roads will be required, under the Local Government Act.
- (e) Where a reticulated system is not available, or a connection is impractical, whether a suitable sewage treatment or other disposal systems is provided in accordance with regional rules or a discharge system in accordance with regional rules or a discharge permit issued by the Northland Regional Council.
- (f) Where a reticulated system is not immediately available but is likely to be in the near future, whether a temporary system is appropriate.
Note: Consent notices may be registered against Certificates of Title pursuant to **Rule 13.6.7** requiring individual allotments to connect with the system when it does become available.
- (g) Whether provision has been made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from a suitable sewage treatment or other disposal system, together with any consent notices to ensure compliance.
- (h) Whether there is a need for, and the extent of, any development contributions to achieve the above matters.
- (i) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary disposal purposes required to be provided.
- (j) Whether the subdivision represents the best practical option in respect of the provision that is made for the disposal of sewage and waste water.

13.10.6 ENERGY SUPPLY

- (a) Where the subdivision involves the construction of new roads or formed rights of way, whether an extended reticulation system will be installed (at the subdivider's cost), having regard to the provisions of the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004). The application for subdivision consent should also indicate how lots are to be reticulated.
- (b) Whether the proposed reticulated system to be installed by the subdivider is adequate for the likely development.
- (c) Where the proposed system will serve other land that is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed and the cost of such provision.
Note: Upgrading or cost sharing will be solely a matter for the network operator.
- (d) Where a gas supply is proposed, whether the gas network operator is responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's *"Engineering Standards and Guidelines" (2004)- Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (e) Whether there is a need for a local purpose reserve to be set aside as a site for any public utility required to be provided.
- (f) Whether there will be potential adverse effects of the proposed reticulation system on amenity values.
- (g) Whether the subdivision design, location of building platforms and proposed electricity supply has had adequate regard to the future adoption of appropriate renewable energy initiatives and technologies.

13.10.7 TOP ENERGY TRANSMISSION LINES

Where it is proposed to subdivide land to create new allotments within an area measured 20m of either side of the centre point of an electrical transmission line designed to operate at or above 50 kV, particular regard shall be had to the following matters:

- (a) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line.
- (b) The ability to carry out maintenance and inspection of transmission lines to avoid risk of injury and/or property damage.
- (c) The outcomes of consultation with the affected utility operator.
- (d) The subdivision design, location of building platforms, location of any proposed tree planting, extent and nature of earthworks.

13.10.8 TELECOMMUNICATIONS

- (a) Where the subdivision involves construction of new roads or formed rights of way, whether an extended reticulation system has been installed (at the subdivider's cost), having regard to the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004) and "The National Environmental Standard for Telecommunication Facilities 2008".
- (b) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed, and the cost of such provision.
- (c) Whether the proposed reticulation system will have potential adverse effects on amenity values.

Note: Upgrading or cost-sharing will be solely a matter for the network operator.

13.10.9 EASEMENTS FOR ANY PURPOSE

Whether there is a need for an easement for any of the following purposes:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.

-
- (d) Easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings.
 - (v) any other network utilities.
 - (e) Easements in gross in favour of the Council adjoining banks of rivers, streams, lakes, wetlands or the coastal marine area not subject to an esplanade reserve or strip.
 - (f) Stormwater easements passing through esplanade reserves where drainage will be to the adjoining lake or river.

13.10.10 PROVISION OF ACCESS

- (a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

- (a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

13.10.12 BUILDING LOCATIONS

- (a) Whether the subdivision provides physically suitable building sites.
- (b) Whether or not development on an allotment should be restricted to parts of the site.
- (c) Where a proposed subdivision may be subject to inundation, whether the establishment of ~~minimum floor heights for buildings is necessary in order to avoid or mitigate damage.~~
- (d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

Note: Attention is also drawn to the Visual Amenity rules applying in the General Coastal, South Kerikeri Inlet and Coastal Living Zones and in Outstanding Landscapes (see **Chapter 10** and **Section 11.1**).

13.10.13 PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

- (a) Whether any vegetation, habitats of indigenous fauna, heritage resources and landscape features are of sufficient value in terms of the objectives and policies in **Chapter 12** of the Plan, that they should be protected.
- (b) Whether the means (physical and/or legal) by which ongoing preservation of the resource, area or feature will be achieved is adequate.
- (c) Where there are Sites of Cultural Significance to Maori, (refer to **Appendix 1F** and the **Resource Maps**), whether it is appropriate to require their protection by physical or legal means and/or to provide for access to the site over the land to be subdivided.
- (d) Where a reserve is to be set aside and vested in the Council, whether the value of the reserve land is offset against the assessment of any financial contribution.
- (e) Whether any measures are proposed to protect known high density kiwi habitats from predation by dogs, cats, rats, mustelids, pigs, and other animal pests.
- (f) Whether the subdivision would have an adverse effect on the ability to protect listed historic buildings, places or objects and their setting or surrounds; and the protection of listed notable trees.
- (g) Whether the subdivision will result in the permanent protection and/or enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes, outstanding landscape features or outstanding natural features.

- (h) Whether the subdivision will result in the significant enhancement of biodiversity values through planting of native flora (preferably those species that naturally grow in the area) and ongoing management (including pest animal and plant control, fencing and replacement of failed plantings, stream enhancement and waterway protection).

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means. Mechanisms other than a Consent Notice which may be acceptable include:

- (i) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (ii) a conservation covenant with the Department of Conservation or the Council;
- (iii) an open space covenant with the Queen Elizabeth II National Trust;
- (iv) a heritage covenant with the Heritage New Zealand Pouhere Taonga;
- (v) a reserve under the Reserves Act.

13.10.14 SOIL

- (a) The extent to which any subdivision will contribute to or affect the ability to safeguard the life supporting capability of soil.
- (b) The degree to which the life supporting capacity of the soil may be adversely affected by the subdivision and the degree to which any soils classified as I, II or III in the NZ Land Resource Inventory Worksheets are adversely affected by the subdivision.

13.10.15 ACCESS TO WATERBODIES

- (a) Whether the subdivision provides public access to and along the coastal marine area or to and along banks of lakes or rivers, and whether that access is appropriate, given the nature of the land subject to the subdivision application, and the sensitivity of the waterbody to environmental effects resulting from the use of that access by the public.

13.10.16 LAND USE INCOMPATIBILITY

- (a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.10.17 PROXIMITY TO AIRPORTS

- (a) The degree to which the proposal takes into account reverse sensitivity - adverse effects arising from incompatible land use activities arising from being in proximity to an airport (including, but not limited to, the hours of operation, flight paths, noise, vibration, glare and visual intrusion).

13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

- (a) The degree to which the proposal takes into account the preservation and/or enhancement of the natural character of the coastal environment.

13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

- (a) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
- (b) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
- (c) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
- (d) access to alternative transport facilities;
- (e) domestic or community renewable electricity generation;
- (f) solar street lighting.

13.10.20 NATIONAL GRID CORRIDOR

Where it is proposed to have development within the National Grid Corridor particular regard shall be had to the following matters:

- (a) Whether the design and construction of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);
- (b) Provision for the ongoing operation, maintenance and planned upgrade of the National Grid.

Where an application is made for development within the National Grid Corridor as a non complying activity, Transpower New Zealand Limited will be considered an affected party in accordance with the Act.

Attachment 9

Fourth Schedule Assessment under Resource Management Act 1991

Compliance Check for Information Required

17-19 Manning Street, Rawene

Clause 2 Information Required in all applications	
<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Paragraphs 2.1 to 2.4 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Paragraphs 2.1 to 4.4 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Paragraphs 1.5 to 1.15 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Paragraphs 1.5 to 1.15 of this Planning Report. The application is for subdivision under the FNDC's ODP & PDP. No other breaches have been identified.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Consent is being sought for subdivision under the FNDC ODP & PDP only.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Paragraphs 6.0 to 6.5 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i> <i>(2) The assessment under subclause (1)(g) must include an assessment of the activity against—</i> <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i> <i>(3) An application must also include an assessment of the activity's effects on the environment that—</i> <i>(a) includes the information required by clause 6; and</i> <i>(b) addresses the matters specified in clause 7; and</i> <i>(c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.</i>	Refer to Paragraphs 3.1 to 3.8 and Paragraph 4.5 to 5.11 of this Planning Report.

Clause 3. Additional Information Required in Some Applications

An application must also include any of the following that apply:

a. if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under [section 87A\(1\)](#)):

Refer to paragraphs 1.5 to 1.15 and attachment seven.

b. if the application is affected by [section 124](#) or [165ZH\(1\)\(c\)](#) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of [section 104\(2A\)](#)):

There is no existing resource consent. Not applicable.

c. if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under [section 85](#) of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of [section 104\(2B\)](#)).

The site is not within an area subject to a customary marine title group. Not applicable.

Clause 4 Additional Information required in application for subdivision consent

An application for a subdivision consent must also include information that adequately defines the following:

<p>(a) <i>the position of all new boundaries:</i> (b) <i>the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</i> (c) <i>the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</i> (d) <i>the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</i> (e) <i>the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority</i> under section 237A: (f) <i>the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):</i> (g) <i>the locations and areas of land to be set aside as new roads.</i></p>	<p>Refer to Scheme Plans in Attachment 4.</p>
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Clause 6: Information required in assessment of environmental effects

(1) An assessment of the activity's effects on the environment must include the following information:

<p>(a) <i>if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i></p>	<p>The activity will not result in any significant adverse effect on the environment.</p>
<p>(b) <i>an assessment of the actual or potential effect on the environment of the activity:</i></p>	<p>Refer to Paragraphs 1.5 to 1.15 and paragraphs 4.1 to 4.5 of this Planning Report and Attachments six and seven.</p>
<p>(c) <i>if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i></p>	<p>Not applicable as the application does not involve hazardous installations.</p>
<p>(d) <i>if the activity includes the discharge of any contaminant, a description of—</i></p>	<p>The subdivision does not involve any discharge of contaminant (subject to conditions).</p>

<p><i>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</i></p> <p><i>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i></p>	
<p><i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i></p>	<p>Refer to paragraphs 2.1 to 2.4 of this planning report.</p>
<p><i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i></p>	<p>Refer to Paragraphs 7.1 to 7.3 of this planning report. No affected persons have been identified.</p>
<p><i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i></p>	<p>No monitoring is required as the scale and significance of the effects do not warrant it.</p>
<p><i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).</i></p>	<p>No protected customary right is affected.</p>

Clause 7: Matters that must be addressed by assessment of environmental effects	
<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Paragraphs 4.1 to 4.4 of this planning report and to the assessment of objectives and policies in paragraphs 4.5 to 5.11 of this planning report.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to paragraphs 2.1 to 4.24 of this planning report. The site has no high or outstanding landscape or natural character values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to paragraphs 2.1 to 4.24 of this planning report. The subdivision has no effect on ecosystems or habitat.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	The site has no aesthetic, recreational, scientific, spiritual or cultural values that will be adversely affected by the act of subdividing.
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The subdivision will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	Hazards have been previously addressed in the engineering report prepared for the earlier subdivision consent and which is contained in Attachment 5 for ease of reference. The proposal does not involve hazardous installations.

Attachment 10

Northland Regional Policy Statement – Objectives and Policies

17-19 Manning Street, Rawene

Objective 3.13 - Natural Hazard Risk

The risks and impacts of natural hazard events (including the influence of climate change) on people, communities, property, natural systems, infrastructure and our regional economy are minimised by:

- (a) Increasing our understanding of natural hazards, including the potential influence of climate change on natural hazard events;*
- (b) Becoming better prepared for the consequences of natural hazard events;*
- (c) Avoiding inappropriate new development in 10 and 100 year flood hazard areas and coastal hazard areas;*
- (d) Not compromising the effectiveness of existing defences (natural and man-made);*
- (e) Enabling appropriate hazard mitigation measures to be created to protect existing vulnerable development; and*
- (f) Promoting long-term strategies that reduce the risk of natural hazards impacting on people and communities.*
- (g) Recognising that in justified circumstances, critical infrastructure may have to be located in natural hazard-prone areas.*

7.1.1 Policy – General risk management approach

Subdivision, use and development of land will be managed to minimise the risks from natural hazards by:

- (a) Seeking to use the best available information, including formal risk management techniques in areas potentially affected by natural hazards;*
- (b) Minimising any increase in vulnerability due to residual risk;*
- (c) Aligning with emergency management approaches (especially risk reduction);*
- (d) Ensuring that natural hazard risk to vehicular access routes and building platforms for proposed new lots is considered when assessing subdivision proposals; and*
- (e) Exercising a degree of caution that reflects the level of uncertainty as to the likelihood or consequences of a natural hazard event.*

Attachment 11

Operative District Plan – Coastal Environment and Coastal Residential Objectives & Policies

17-19 Manning Street, Rawene

Coastal Environment

10.3 OBJECTIVES

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

10.4 POLICIES

- 10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:
- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and
 - (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and
 - (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and
 - (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and
 - (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and
 - (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and
 - (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and
 - (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

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

Coastal Residential Objectives and Policies

10.8.3 OBJECTIVES

These objectives supplement those set out in **Section 10.3**.

- 10.8.3.1 To enable the development of residential activity in and around existing coastal settlements.
- 10.8.3.2 To protect the coastline from inappropriate subdivision, use and development.
- 10.8.3.3 To enable the development of coastal settlements where urban amenity and coastal environmental values are compatible.

10.8.4 POLICIES

These policies supplement those set out in **Section 10.4**.

- 10.8.4.1 That standards in the zone enable a range of housing types and forms of accommodation to be provided, recognising the diverse needs of the community and the coastal location of the zone.
- 10.8.4.2 Non-residential activities within the Coastal Residential Zone shall be designed, built, and located so that any effects that are more than minor on the existing character of the residential environment or the scale and intensity of residential activities, are avoided, remedied or mitigated.
- 10.8.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space and sewage disposal.
- 10.8.4.4 That the portion of a site covered in buildings and other impermeable surfaces be limited to enable open space and landscaping around buildings and avoid or mitigate the effects of stormwater runoff on receiving environments
- 10.8.4.5 That provision be made for ensuring sites have adequate access to sunlight and daylight.
- 10.8.4.6 That activities with net effects greater than a single residential unit could be expected to have, be required to minimise adverse effects on the amenity values and general peaceful enjoyment of any adjacent residential activities.
- 10.8.4.7 That provision be made to ensure a reasonable level of privacy and amenity for inhabitants of buildings.

COMMENTARY

This Plan identifies the need to provide for both additional development in existing coastal settlements, and for expansion of new residential development in coastal settlements in appropriate places.

The Council does not see the need, at this stage in the development of the district, to establish elaborate controls for coastal settlements. Generally speaking the objectives and policies are similar to those in the Residential Zone, but the thresholds of the standards are slightly more restrictive because of the need to preserve the natural character of the coastal environment.

The aim is to maintain a relatively "low key" or low impact form of development in coastal settlements because this will be most appropriate, in terms of the impact of those settlements, in the coastal environment.

There are roads within the District that have comparatively high level of vehicle use (over 1,000 vehicle movements per day). These require particular consideration in terms of the management of traffic effects.

Attachment 12

Proposed District Plan – Objectives and Policies

17 – 19 Manning Street, Rawene

Objectives – General Residential Zone

GRZ-01 - The General Residential Zone provides a variety of densities, housing types and lot sizes that respond to:

- a. housing needs and demand
- b. the adequacy and capacity of available or programmed development infrastructure.
- c. the amenity and character of the receiving residential environment

GRZ-04 - Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.

Policies – General Residential Zone

GRZ -P8 Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. Consistency with the scale, design, amenity and character of the residential environment;
- b. The location, sale and design of buildings or structures, potential for overshadowing and visual dominance;
- c. For residential activities
 - i. Provision for outdoor living space;
 - ii. Privacy for adjoining sites
 - iii. Access to sunlight
- d. For residential activities:
 - i. Scale and compatibility with residential activities
 - ii. Hours of operation
- e. At zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;
- f. The adequacy or capacity of available or programmed development infrastructure to accommodate the proposal including:
 - i. Opportunities for low impact design principles
 - ii. Ability of the site to address stormwater and soakage
- g. Managing natural hazards; and
- h. Any historical, spiritual or cultural association held by tangata whenua, with regards to matters set out in Policy TW-P6

Objectives – Subdivision

SUB-01

Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

SUB-O2

Subdivision provides for the:

- a. Protection of highly productive land; and
- b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3

Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying waterbodies.

Subdivision - Policies

SUB-P1

Enable boundary adjustments that:

- a. do not alter:
 - i. the degree of non compliance with District Plan rules and standards;
 - ii. the number and location of any access; and
 - iii. the number of certificates of title; and
- b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

SUB-P2

Enable subdivision for the purpose of public works, infrastructure, reserves or access.

SUB-P3

Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and
- d. have legal and physical access.

SUB-P4

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

- a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network;
- b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections;
- c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces;
- d. contributing to a well connected transport network that safeguards future roading connections; and

- e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.

SUB-P6

Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.

SUB-P8

Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
- b. will not result in the loss of versatile soils for primary production activities.

SUB-P9

Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Heritage Overlay Areas

Rāwene Heritage Area Overlay

The Rāwene Heritage Area Overlay identifies the highly historical and contextual value of Rāwene as one of the earliest permanent European settlements in Northland, and as a centre for the export of kauri timber on the Hokianga. Rāwene is a physical link to the early days when shipping was the main form of transport, and this context is maintained today with the car ferry across the Hokianga.

The overlay features a number of scheduled buildings, archaeological sites, and surviving early boundary treatments which share spatial, landscape and historical context. The limestone cliffs on the western edge create a significant natural landmark upon which Rāwene the town was founded. In the wider context Rāwene is one of several early Pakeha settlements associated with the export of Kauri timber from the Hokianga. Includes foreshore around the

headland. It encompasses the historical township from the north of Birch Street to the foreshore and it includes scheduled Heritage Resources and an Outstanding Natural Feature.

The pattern of subdivision is unchanged from the early days of the township, with a number of pre-1940 villas and bungalows concentrated along the higher ground either side of Parnell Street. Architecturally, the significant built heritage of the Rāwene Heritage Area Overlay derives from the survival of the historic commercial buildings on the headland, and their association with the waterfront.

The Rāwene Heritage Area Overlay has been separated into two parts:

Part A:

Covers the old business area of Rāwene, in which examples of the township’s early commercial and public buildings remain, such as the Masonic Hotel and Clendon House. The special heritage character of Rāwene is derived from the external appearance of the historic buildings, and their association with the waterfront.

Part B:

Covers the area which falls within the early township, within which the properties follow a distinctly different (earlier) subdivision form. A number retain examples of villa, bungalow and state house construction. The area reflects surviving historical boundaries, commercial, residential and public buildings, and areas of higher archaeological potential for early settlement along the ridgeline either side of Parnell Street.

Objective for all Heritage Area Overlays

HA-O1 The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.

Policy for all Heritage area Overlays

HA-P1 To protect the unique heritage values of each Heritage Area Overlay by:

- a. identifying and protecting the heritage buildings, objects and sites, and archaeological sites within the Heritage Area Overlay;
- b. maintaining the architectural and historical integrity of scheduled Heritage Resources;
- c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the scheduled Heritage Resources;
- d. providing for construction of new, and alteration of existing buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and
- e. providing for the demolition of non-heritage buildings or structures when they do not contribute to the cultural values, character and heritage values of the Heritage Area Overlay.

Attachment 13

Chorus New Zealand Limited

26 February 2026

Chorus reference: 11515621

Attention: Neil Mumby

Quote: New Property Development

2 connections at 17 Manning Street , Rawene, Far North District, 0473

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$0.00
Pre-built fibre	\$0.00

The total contribution we would require from you is **\$0.00 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 19 February 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team





Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

19 February 2026

Neil Mumby
Cable Bay Consulting Ltd

Email: neilmumby@hotmail.com

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Chris Humpreys – 17 & 19 Manning Street, Rawene. Sections 184-186 Town of Rawene.

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

Top Energy's requirement for this subdivision is nil. Top Energy advises proposed lots 1 and 2 have an existing power supply.

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
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

Attachment 14

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

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

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:

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:

Property address/
location:

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val Number:

Certificate of title:

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

9. Description of the proposal

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

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

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

14. 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.

15. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write in full)

Email:

Phone number:

Postal address:

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

Fees Information

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

15. Billing details continued...

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)

Signature:

(signature of bill payer)

Date

MANDATORY

16. 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.fnfdc.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.

17. Declaration

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

Name (please write in full)

Signature

Date

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

See overleaf for a checklist of your information...

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.