

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:

Justin McIlroy

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.

<hr/> <hr/> <hr/>

6. Address for correspondence

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

Name/s:

Bay of Island Planning Ltd

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.

<hr/>

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:

D L Krebs Trustee Services Limited, Perrin Shanan Clark and Sharelle Suzanne Wintle

**Property address/
location:**

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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)

JV MAC Investments Limited

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)

Vicki McIlroy

Signature:

(signature of bill payer)

Date 12/04/2026

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.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

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)

Andrew McPhee

Signature

Date 14-Apr-2026

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.

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House

Suite 3, 88 Kerikeri Road, Kerikeri

Email – office@bayplan.co.nz Website - www.bayplan.co.nz

.....

17 April 2026

Far North District Council
John Butler Centre
Kerikeri

Application seeking consent for a two-lot subdivision on Lot 30 DP 175711 in the Industrial zone, 17 Hawke Drive, Haruru.

Please find attached an application for a two-lot subdivision at 17 Hawke Drive, Haruru. The site is legally described as Lot 30 DP 175711.

The applicant seeks consent to subdivide a 2,020m² site creating two lots as a Controlled Activity in the Industrial zone within the operative Far North District Plan (**ODP**). Under the Proposed Far North District Plan (**PDP**), the site is located within the Light Industrial zone.

The proposed subdivision will create the following lots:

- Lot 1 – ~1,000m²
- Lot 2 – ~1,020m²

The application is supported by the following information:

- **Appendix A - Certificate of Title**
- **Appendix B - Scheme Plan**
- **Appendix C – Top Energy and Chorus consultation**

Regards



Andrew McPhee
Consultant Planner

APPLICANT & PROPERTY DETAILS

Applicant	Justin McIlroy
Address for Service	Bay of Islands Planning [2022] Limited Kerikeri House Suite 3 88 Kerikeri Road Kerikeri C/O – Andrew McPhee andrew@bayplan.co.nz 021-784-331
Legal Description	Lot 30 DP 175711
Certificate Of Title	NA108A/656
Physical Address	17 Hawke Drive, Haruru
Site Area	2,020m ²
Owner of the Site	D L Krebs Trustee Services Limited, Perrin Shanan Clark and Sharelle Suzanne Wintle
Operative District Plan Zone / Features	Industrial Zone
Proposed District Plan	Light Industrial
Archaeology	Nil
NRC Overlays	Nil
Soils	N/A
Protected Natural Area	Nil
HAIL	Nil

Schedule 1

SUMMARY OF PROPOSAL

Proposal	A two-lot subdivision in the Industrial zone at 17 Hawke Drive, Haruru.
Reason for Application	The lot sizes proposed are enabled in the ODP as a Controlled activity.
Appendices	Appendix A – Certificate of Title Appendix B – Scheme Plan Appendix C – Top Energy and Chorus consultation
Consultation	Not applicable
Pre Application Consultation	Not applicable

1.0 INTRODUCTION

The applicant seeks resource consent to undertake a two-lot subdivision on the property recently purchased at 17 Hawke Drive, Haruru, legally described as Lot 30 DP 175711. The title is provided in **Appendix A**.

2.0 DESCRIPTION OF THE SITE AND SURROUNDS

The site is located on the edge of the Haruru Township, approximately 250 metres from the intersection of State Highway 11 (Puketona Road).

The site is located within a small industrial estate and is surrounded by Industrial zoned land, save for a portion of the eastern boundary, which is zoned Residential. It is noted that the dwelling and swimming pool identified in the photograph below are no longer on the site proposed for Lot 2. The dwelling on proposed Lot 2 shown in Figure 1 was implemented through a previous building consent (BC-2016-1123/0).



Figure 1: Site Aerial (Source: Far North Maps)

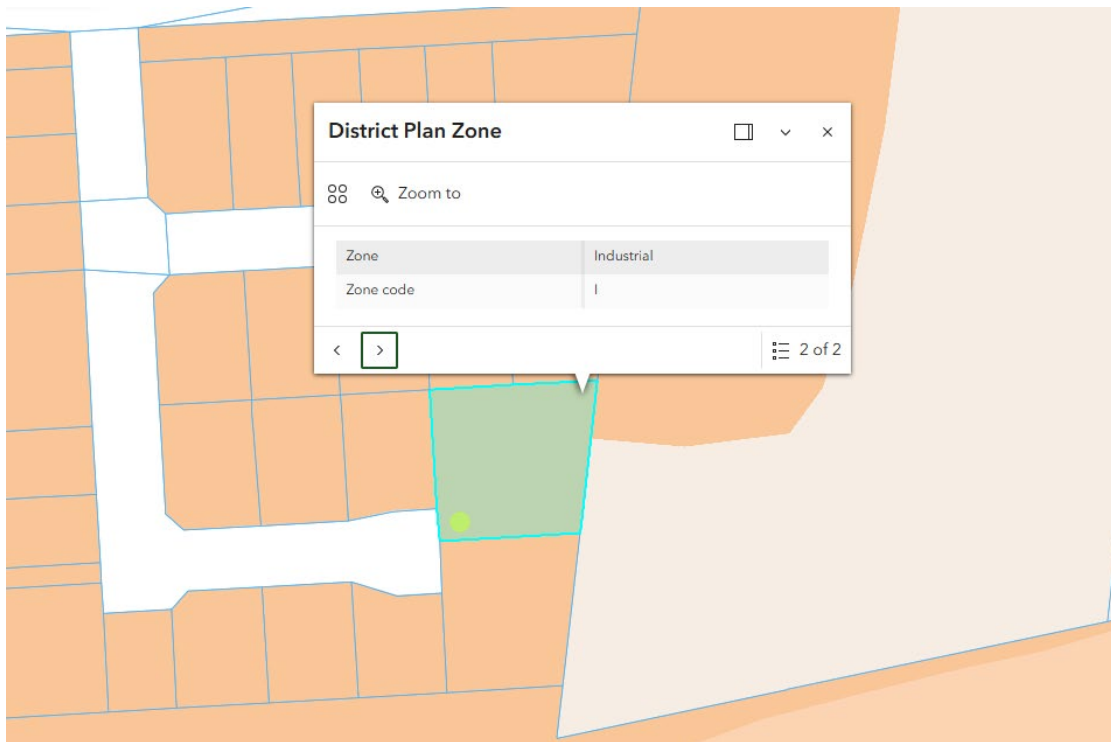


Figure 2: Zoning (Source: Far North Maps)

The site currently accommodates two industrial sheds in the location of proposed Lot 1. The site is relatively level with an upper and lower terrace and is connected to Councils reticulated services (refer Figure 3).

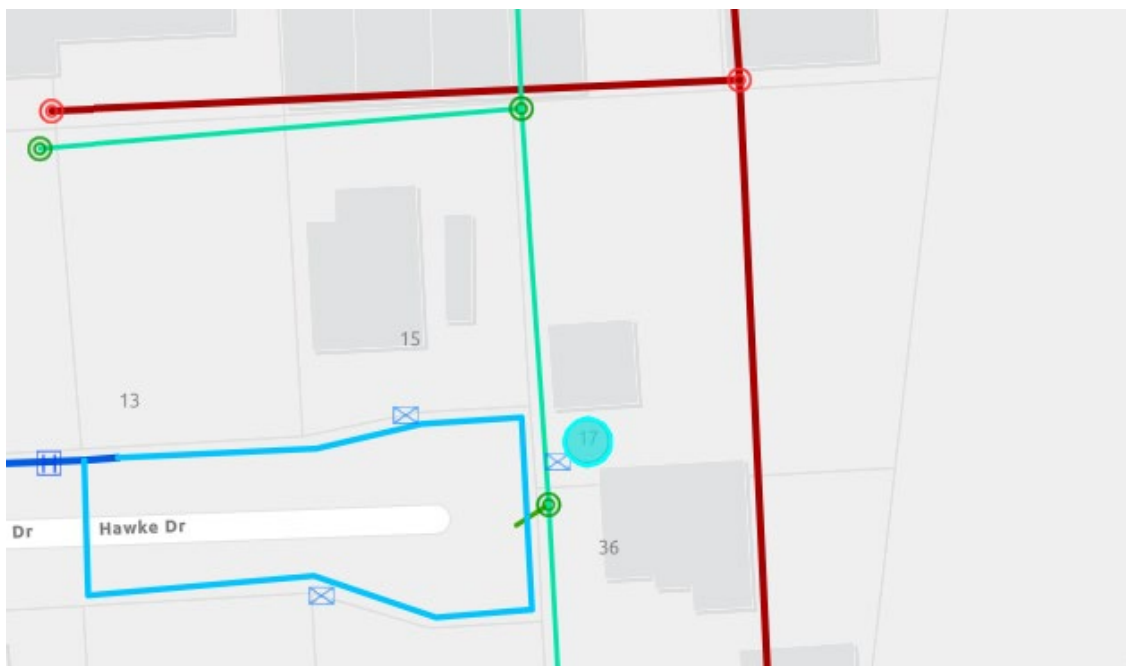


Figure 3: Council services (Source: Far North Maps)

The site is not subject to any known hazards.

The site is currently accessed via a sealed vehicle crossing off Hawke Drive.



Figure 4: Existing entrance to the site (Source: Far North Maps)

3.0 RECORD OF TITLE, CONSENT NOTICES AND LAND COVENANTS

The Record of Title is attached at **Appendix A**. There are no consent notices that pertain to the site. There is a Land Covenant (6008133.2), which is a private instrument that does not influence Councils decision making functions.

4.0 DESCRIPTION OF PROPOSAL

The applicant seeks to subdivide the existing allotment into two new industrial lots. Lot 1 will retain the existing industrial buildings and infrastructure. Lot 2 will be a vacant industrial lot ready for future development.

A new 8.0m wide legal easement will be created over Lot 2 to provide legal and physical access to Lot 1. This width complies with the 8.0m legal width required for industrial shared access.

The proposal will be in accordance with the scheme plan provided in **Appendix B**.

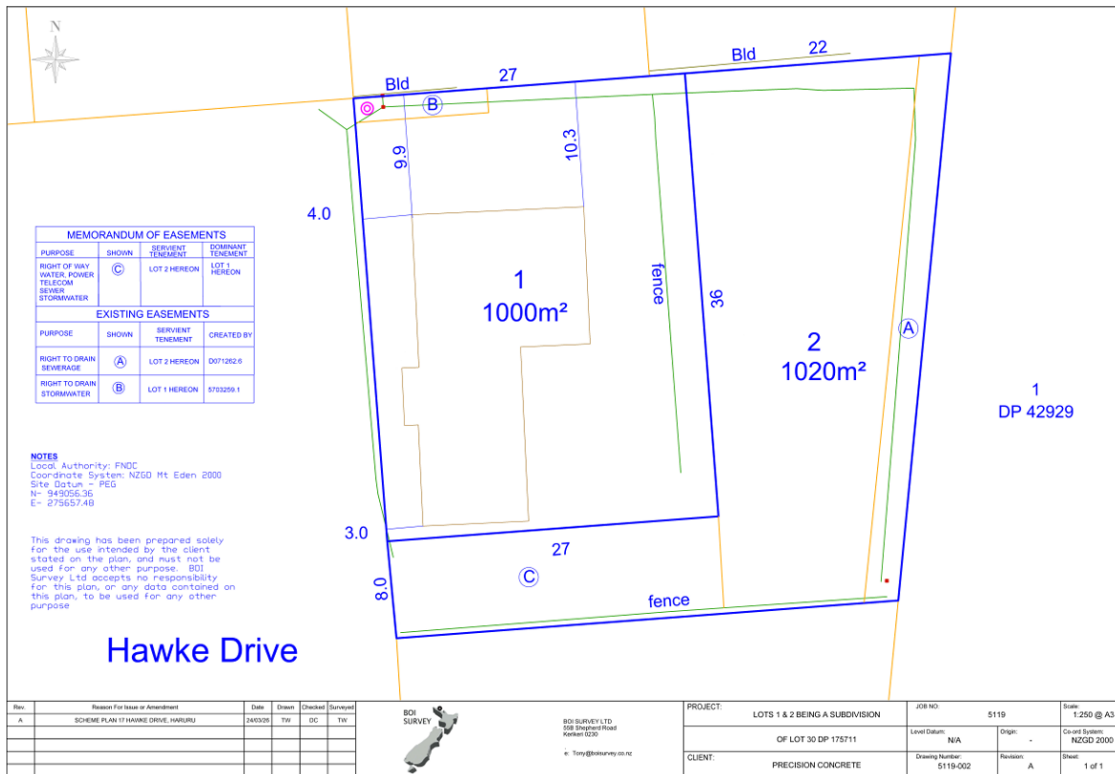


Figure 5: Proposed scheme plan

All services, including access and power are currently provided to the existing sheds on Proposed Lot 1. While Proposed Lot 2 is currently vacant, services were provided to the site though a previous building consent for a three bedroom dwelling.

The previous development in the location of Proposed Lot 2 demonstrates that services can and have been provided and any reinstatement of these services can be reestablished at the time of development.

Connection details have been provided by Top Energy and Chorus and are attached at **Appendix C**.

Based on the assessment of environmental effects provided below, it is concluded than any potential adverse effects arising from the subdivision would be less than minor and can be mitigated through appropriate conditions.

5.0 DISTRICT PLAN ASSESSMENT (OPERATIVE AND PROPOSED)

The Far North District Council (**FNDC**) zones the site Industrial in the ODP and Light Industrial in the PDP. There are no identified Resource features in either the ODP or PDP.

The subdivision is subject to performance standards as set out in Table 1 below:

Table 1 - Subdivision Performance Standards

Subdivision Performance Standard	Comment
Rule 13.6.1 Definition of Subdivision of Land	The application meets the definition of subdivision as defined in the Resource Management Act 1991 (RMA).
Rule 13.6.2 Relevant Sections of Act	These are applied to the application.
Rule 13.6.3 Relevant Sections of the District Plan	These are applied to the application.
Rule 13.6.4 Other Legislation	There are no other pieces of legislation which are triggered by the proposal.
Rule 13.6.5 Legal Road Frontage	The site is currently accessed on Hawke Drive.
Rule 13.6.6 Bonds	Not applicable
Rule 13.6.7 Consent Notices	There are no consent notices applying to the property.
Rule 13.6.8 Subdivision consent before work commences	Minimal physical works will be required to complete the subdivision.
Rule 13.6.9 Assessing Resource Consents	The application is a controlled activity so Council must grant the consent and can impose conditions over which control is reserved.
Rule 13.6.10 Joint Applications	Not applicable
Rule 13.6.11 Joint Hearings	Not applicable
Rule 13.6.12 Suitability for Proposed Land Use	The application does not create significant risk form natural hazards and can make sufficient provision for legal and physical access to each of the allotments proposed.
Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards	
Performance Standard	Comment
Rule 13.7.2.1 – Minimum Lot Sizes	The proposed two lot subdivision creates lots that are greater than 500m ² in size. Minimum lot size for a controlled subdivision is 500m ² where sewered. Controlled
Rule 13.7.2.2 – Allotment dimensions	Not applicable in the Industrial zone.
Rule 13.7.2.3 – Amalgamation of land in a	Not applicable.

Subdivision Performance Standard	Comment
rural zone with land in an urban or coastal zone	
Rule 13.7.2.4 - Lots divided by zone boundaries	Not applicable.
Rule 13.7.2.5 - Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature	Not applicable
Rule 13.7.2.6 - Activities, Utilities, Roads and Reserves	Not applicable
Rule 13.7.2.7 - Savings as to previous approvals	Not applicable
Rule 13.7.2.8 - Proximity to Top Energy transmission lines	Not applicable
Rule 13.7.2.9 - Proximity to National Grid	Not applicable
Rule 13.7.4 Subdivision within the national grid corridor for all zones	Not applicable.

Table 2 - Natural and Physical Resources - Performance Standards

Chapter 12 – Natural and Physical Resources	
12.1 Landscapes and Natural Features	Not applicable
12.2 Indigenous Flora and Fauna	The sites do not contain any significant areas of indigenous vegetation. No vegetation clearance is proposed as part of the subdivision. The site does not contain any habitats of indigenous fauna.
12.3 Soils and Minerals	Minor earthworks may be required to upgrade the access to service two lots. Earthworks to undertake this work is not expected to exceed the permitted threshold.
12.4 Natural Hazards	Not applicable
12.5 Heritage	Not applicable
12.6 Air	Not applicable
12.7 Lakes, Rivers Wetlands and the Coastline	Not applicable

12.8 Hazardous Substances	Not applicable
12.9 Renewable Energy and Energy Efficiency	Not applicable

Table 3 - Transportation Performance Standards

Chapter 15 - Transportation	
15.1.6A.2 Traffic Intensity	<p>The proposed subdivision will only generate one additional lot. While no development is proposed at this juncture, industrial activities have a Traffic Intensity Factor of 10 movements per 100m² GBA. Threshold for Industrial zone is 200 movements/day.</p> <p>The total GBA currently is ~365m² equating to 36.5 movements/day. Even with a future building on Proposed Lot 2 of similar size, the total will be well below 200 movements/day</p> <p>Complies</p>
15.1.6B.1 Parking	<p>In accordance with Policy 11 of the NPS-UD 2020, minimum car parking requirements no longer apply. However, the site provides ample area for both accessible parking and the required loading/manoeuvring for heavy vehicles, ensuring the functional requirements of the Industrial Zone are met.</p> <p>Complies</p>
15.1.6C Access	<p>In urban zones, access for 2 or more lots must be sealed or concreted for the full length of the shared area. The proposed 8m easement will be formed with a sealed/concreted surface, which can be applied as a s224 condition.</p> <p>Two way industrial access requires a width between 6m and 7m. The proposed formation will provide a 6.0m wide carriageway, which can be applied as a s224 condition.</p> <p>For 2 to 4 Household Equivalents in Industrial zones, 8.0m legal width is required. The proposed easement over Lot 2 is 8.0m wide.</p> <p>Complies</p>
15.1.6C.1.8 Frontage to Existing Roads	<p>Both Proposed Lots 1 and 2 will be accessed off Hawke Drive, which is an established public road.</p> <p>Complies</p>

An assessment of the proposal against the relevant land-use rules of the ODP is provided where it relates to potential built development:

Table 4 – Land-Use Performance Standards

Industrial Zone	
Rule 7.8.5.1.1 Sunlight	<p>No part of any building shall project beyond a 45 degree recession plane from a point 2m above any boundary adjoining a Residential zone.</p> <p>The eastern boundary abuts the Residential zone. The existing buildings on the top terrace (Proposed Lot 1) are set back from this interface and future development on Lot 2 can be designed to comply.</p> <p>Complies</p>
Rule 7.8.5.1.2 Visual Amenity and Environmental Protection	<p>Screening (1.8m–2.0m high) is required for outdoor parking/storage adjoining residential zones.</p> <p>No development is proposed on Lot 2 at this juncture, and this is an ordinary requirement in this zone.</p> <p>Complies</p>
Rule 7.8.5.1.3 Noise Mitigation for Residential Activities	<p>No residential activities are proposed for either proposed Lot.</p> <p>Complies</p>
Rule 7.8.5.1.4 Transportation	<p>Refer to Chapter 15 – Transportation for Traffic, Parking and Access above.</p>
Rule 7.8.5.1.5 Keeping of Animals	<p>Not proposed.</p> <p>Complies</p>
Rule 7.8.5.1.6 Noise	<p>It is envisaged that the sites will be used in an industrial capacity. While no activities are proposed on Lot 2 at this juncture any future activity is capable of complying with this control.</p> <p>Complies</p>
Rule 7.8.5.1.7 Setback from Boundaries	<p>There are no setback controls for the site in this location.</p> <p>Complies</p>
Rule 7.8.5.1.8 Building Height	<p>There are no height limits imposed within the Industrial zone within Haruru.</p> <p>Complies</p>
Rule 7.8.5.1.9 Stormwater	<p>The site is connected to Council reticulated stormwater infrastructure. No development is proposed for Lot 2 at this</p>

Industrial Zone	
	<p>juncture, it is considered that any future development will need to demonstrate how stormwater is addressed. This can be conditioned on any future development of the site.</p> <p>Complies</p>
Rule 7.8.5.1.10 Helicopter Landing Area	<p>It is envisaged that the sites will be used in an industrial capacity.</p> <p>Complies</p>

Overall, this subdivision application falls to be considered as a Controlled activity.

In terms of the PDP, the following rules are assessed in Table 5 below.

Table 5 – PDP Standards

Proposed District Plan				
Matter	Rule/Std Ref	Relevance	Compliance	Evidence
Hazardous Substances (Majority of rules relates to development within a site that has heritage or cultural items scheduled and mapped however Rule HS-R6 applies to any area or a scheduled SNA – which is not mapped)	Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource HS-R5, HS-R6, HS-R9	N/A	Yes	Not proposed Permitted Activity
Heritage Area Overlays (Property specific) This chapter applies only to properties within identified heritage area overlays (e.g. in the operative plan they are called precincts for example)	All rules have immediate legal effect (HA-R1 to HA-R14) All standards have immediate legal effect (HA-S1 to HA-S3)	Yes	Yes	No land use is proposed. Not within 20m of a scheduled heritage resource. Permitted Activity
Historic Heritage (Property specific and applies to adjoining sites (if the boundary is within 20m of an identified heritage item)). Rule HH-R5 Earthworks within 20m of a scheduled heritage resource. Heritage resources are shown as a historic item on the maps) This chapter applies to scheduled heritage resources – which are	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan. Not within 20m of a scheduled heritage resource Permitted Activity

called heritage items in the map legend				
Notable Trees (Property specific) Applied when a property is showing a scheduled notable tree in the map	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity
Sites and Areas of Significance to Māori (Property specific) Applied when a property is showing a site / area of significance to Maori in the map or within the Te Oneroa-a Tohe Beach Management Area (in the operative plan they are called site of cultural significance to Maori)	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity
Ecosystems and Indigenous Biodiversity SNA are not mapped – will need to determine if indigenous vegetation on the site for example	All rules have immediate legal effect (IB-R1 to IB-R5)	N/A	Yes	No proposed vegetation clearance. Permitted Activity
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	N/A	Yes	Not indicated on Far North Proposed District Plan Permitted Activity
Earthworks all earthworks (refer to new definition) need to comply with this	The following rules have immediate legal effect: EW-R12, EW-R13 The following standards have immediate legal effect: EW-S3, EW-S5	Yes	Yes	With respect of EW-R12, this requires that the proposed earthworks comply with EW-S3. In effect, EW-S3 triggers the need for an ADP to be applied. Any future earthworks will comply with an ADP and this is volunteered as a condition of consent. EW-R13 links to EW-S5. EW-S5 requires

				<p>earthworks to be controlled in accordance with GD-05.</p> <p>Minor earthworks may be required to improve access, compliance is volunteered as a condition of consent.</p> <p>Permitted Activity</p>
Signs (Property specific) as rules only relate to situations where a sign is on a scheduled heritage resource (heritage item), or within the Kororareka, Russell or Kerikeri Heritage Areas	The following rules have immediate legal effect: SIGN-R9, SIGN-R10 All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area	N/A	Yes	<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Orongo Bay Zone (Property specific as rule relates to a zone only)	Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water	N/A	Yes	<p>Not indicated on Far North Proposed District Plan</p> <p>Permitted Activity</p>
Subdivision	SUB-R6, R13-R15, and R17	Yes		<p>There provisions are not triggered by the application.</p> <p>Permitted Activity</p>
Comments:				
No consent is required under the PDP.				

6.0 STATUTORY CONSIDERATIONS

Section 104A of the RMA governs the determination of applications for Controlled activities:

104A Determination of applications for controlled activities

After considering an application for a resource consent for a controlled activity, a consent authority—

- (a) must grant the resource consent, unless it has insufficient information to determine whether or not the activity is a controlled activity; and
- (b) may impose conditions on the consent under [section 108](#) only for those matters—
 - (i) over which control is reserved in national environmental standards or other regulations; or
 - (ii) over which it has reserved its control in its plan or proposed plan.

Section 104A: inserted, on 1 August 2003, by [section 44](#) of the Resource Management Amendment Act 2003 (2003 No 23).

Section 104A(a): replaced, on 10 August 2005, by [section 60](#) of the Resource Management Amendment Act 2005 (2005 No 87).

Section 104A(b): replaced, on 1 October 2009, by [section 84](#) of the Resource Management (Simplifying and Streamlining) Amendment Act 2009 (2009 No 31).

When considering an application for resource consent, a consent authority must have regard only to those matters over which it has restricted the exercise of its control in its plan or proposed plan, as well as any national environmental standards or other regulations.

Section 104 of the RMA states that when considering an application for a resource consent, “the consent authority must, subject to Part II, have regard to –

- (i) *any actual and potential effects on the environment of allowing the activity; and*
- (ii) *any relevant provisions of –*
- (iii) *a national environment standard:*
- (iv) *other regulations:*
- (v) *a national policy statement: and*
- (vi) *a New Zealand Coastal Policy Statement:*
- (vii) *a regional policy statement or proposed regional policy statement:*
- (viii) *a plan or proposed plan; and*
- (ix) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

The matters to address for a controlled activity subdivision are contained in section 13.7.3 of the ODP.

The following assessment addresses all the relevant considerations under s104 of the RMA.

Section 104 (1)(a) Assessment of Effects on the Environment

Property Access

Access to both lots will be provided via the existing crossing on Hawke Drive.

- Lot 1 (Front) will be served by a new 8.0m wide legal easement over Lot 2. This easement width complies with Appendix 3B-1 for shared industrial access, providing space for a 6.0m wide sealed carriageway and 1.0m service margins on

either side.

- Lot 2 (Rear) retains direct legal and physical frontage.

Natural Hazards

Regard has been had to the hazard information held by both FNDC and the Regional Council, which revealed there are no identified natural hazards associated with the landholding.

Water Supply

The site is currently connected to the FNDC reticulated water network. Lot 1 will retain the existing connection. As a s224 condition, a new metered connection can be provided at the boundary of Lot 2.

While the applicant will ensure sufficient water supply and pressure are available for firefighting purposes, it is noted that a hydrant is located ~50m from the boundary of the site.

Stormwater disposal

There is no specific stormwater management control for the Industrial zone and the site is currently close to 100% impervious. There is no development proposed at this juncture that will alter the status quo in respect of stormwater. It is considered that a s224 condition can be placed on the title to ensure that any future built development can mitigate peak flows to the public network.

Sanitary sewage disposal

No additional development is proposed at this juncture, however it is considered pragmatic to request that any new physical connections are addressed at the time of development.

Energy supply and telecommunications

The site has existing connections to power and telecommunications. It is noted that the previous three bedroom dwelling that gained building consent in 2016 would have had these services available on Proposed Lot 2. Refer **Appendix C** which confirms that the network utility operators (Top Energy and Chorus/Spark) can provide connection to Proposed Lot 2.

Easements

Easements to address right of way, water, power, telecommunications, sewage and stormwater are identified on the scheme plan in **Appendix B**.

Heritage resources, vegetation, fauna and landscape

Not applicable

Access to reserves and waterbodies

Not applicable

Land use incompatibility

The proposed subdivision is compatible with the receiving zone and surrounding land use.

Proximity to airports

The site is over 12km away from the Kerikeri Airport, as such there is not considered to be any adverse effects from being in proximity to the airport.

Overall, it is concluded that the effects of the proposed subdivision will incur effects on the environment that are less than minor.

Section 104 (b)(vi) Plans or Proposed Plans

The proposal has been assessed against the relevant objectives and policies of the ODP and PDP. The subdivision is consistent with the anticipated outcomes for the Industrial and Light Industrial zones.

The proposal aligns with the subdivision policies in both Plans by providing for appropriate lot sizes and access while avoiding adverse environmental effects. Overall, the proposal is consistent with the ODP and PDP objective and policy framework.

Section 104 (c) Other Matters

There are no other matters that are considered relevant.

7.0 PART II – RMA

Purpose of the RMA

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety. The proposed subdivision will support the provision of industrial use and development in the Haruru area.

Matters of National Importance

The Matters of National Importance have been considered in respect of the application

and are not considered to apply.

Other Matters

The development will enable the landowner to subdivide their property, releasing land for industrial land use zoned for that purpose.

8.0 CONCLUSION

This application seeks resource consent to undertake a two lot subdivision in the Industrial zone as a controlled activity in the ODP.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be less than minor and can be managed in terms of appropriate consent notice conditions for any future development.

The proposal is consistent with the relevant objectives of policies of the ODP and the PDP.

An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document also.

Please do not hesitate to contact me should you require any additional information.

Kind regards



Andrew McPhee
Consultant Planner



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier NA108A/656
Land Registration District North Auckland
Date Issued 04 December 1996

Prior References
NA73D/707

Estate Fee Simple
Area 2020 square metres more or less
Legal Description Lot 30 Deposited Plan 175711
Registered Owners
Perrin Shanan Clark, Sharelle Suzanne Wintle and D L Krebs Trustee Services Limited

Interests

Subject to a drainage right (in gross) over part marked A on DP 17511 in favour of The Far North District Council created by Transfer D071262.6 - produced 25.11.1996 at 9.29 am and entered 4.12.1996 at 9.00 am

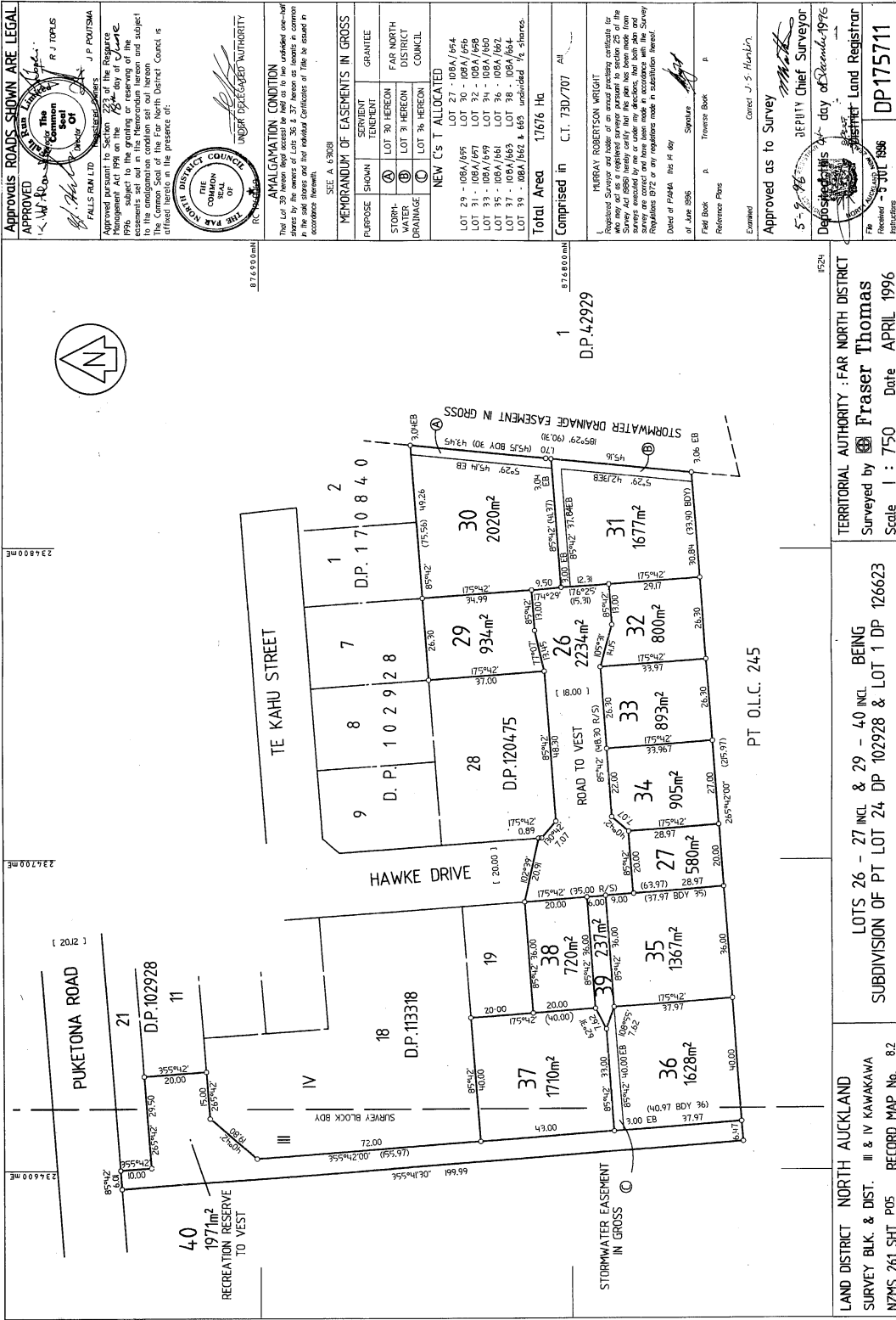
The easements created by Transfer D071262.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain sewerage over part marked A on DP 322995 created by Easement Instrument 5703259.1 - 22.8.2003 at 9:00 am

Land Covenant in Transfer 6008133.2 - 18.5.2004 at 9:00 am

7337471.3 Mortgage to ASB Bank Limited - 1.5.2007 at 1:39 pm

PL 180069 Falls Kum v OS



APPROVED ROADS SHOWN ARE LEGAL

APPROVED
 R. J. TORRES
 J. P. FOUTSMA
 FALLS KUM LTD
 J.P. FOUTSMA
 Approved pursuant to Section 223 of the Resource Management Act 1991 on the 22nd day of June 1996 subject to the granting or reserving of the easements shown on this plan and subject to the conditions contained on this plan and subject to the Common Seal of the Far North District Council as effixed hereto in the presence of:

FAR NORTH DISTRICT COUNCIL
 COMMON SEAL OF THE DISTRICT

REGISTERED DELEGATED AUTHORITY

AMALGAMATION CONDITION
 Unless otherwise stated by the owners of Lots 36 & 37 herein as shown in accordance herewith.

SEE A. 63081

MEMORANDUM OF EASEMENTS IN GROSS		
PURPOSE SHOWN	SERVIENT TENEMENT	GRANTEE
Ⓐ	LOT 30 HEREON	FAR NORTH DISTRICT COUNCIL
Ⓑ	LOT 31 HEREON	FAR NORTH DISTRICT COUNCIL
Ⓒ	LOT 36 HEREON	FAR NORTH DISTRICT COUNCIL
Ⓓ	LOT 37 HEREON	FAR NORTH DISTRICT COUNCIL

NEW C'S T ALLOCATED

LOT 29 - 008A/495 LOT 30 - 008A/496
 LOT 31 - 008A/497 LOT 32 - 008A/498
 LOT 33 - 008A/499 LOT 34 - 008A/500
 LOT 35 - 008A/501 LOT 36 - 008A/502
 LOT 37 - 008A/503 LOT 38 - 008A/504
 LOT 39 - 008A/505 & 506 undivided 1/2 shares.

Total Area 17676 Ha.
Comprised in C.T. 730/707 A1

MURRAY ROBERTSON WRIGHT
 I, MURRAY ROBERTSON WRIGHT, being a duly qualified Surveyor, do hereby certify that this plan has been made from a survey conducted in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Date of Field Work: 15th May 1996
 Date of Plan: 15th May 1996

Signature: *[Signature]*
 Title: Surveyor

Approved as to Survey
 J. S. HARTIN
 DEPUTY CHIEF SURVEYOR
 5th day of December 1996

Approved as to Registrar
 FRASER THOMAS
 DISTRICT LAND REGISTRAR
 5th day of April 1996

874,880.00m²
 D.P. 42929
 874,880.00m²
 874,880.00m²

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. III & IV KAWAKAWA
 NZMS 261 SH1 POS RECORD MAP No. 8.2

LOTS 26 - 27 INCL & 29 - 40 INCL BEING
 SUBDIVISION OF PT LOT 24 DP 102928 & LOT 1 DP 126623

TERRITORIAL AUTHORITY: FAR NORTH DISTRICT
 Surveyed by **Fraser Thomas**
 Scale 1 : 750 Date **APRIL 1996**

234600m
 234700m
 234800m

234900m
 235000m
 235100m

235200m
 235300m
 235400m

235500m
 235600m
 235700m

235800m
 235900m
 236000m

236100m
 236200m
 236300m

236400m
 236500m
 236600m

236700m
 236800m
 236900m

237000m
 237100m
 237200m

237300m
 237400m
 237500m

237600m
 237700m
 237800m

237900m
 238000m
 238100m

238200m
 238300m
 238400m

238500m
 238600m
 238700m

238800m
 238900m
 239000m

239100m
 239200m
 239300m

239400m
 239500m
 239600m

239700m
 239800m
 239900m

240000m
 240100m
 240200m

240300m
 240400m
 240500m

240600m
 240700m
 240800m

240900m
 241000m
 241100m

241200m
 241300m
 241400m

241500m
 241600m
 241700m

241800m
 241900m
 242000m

242100m
 242200m
 242300m

242400m
 242500m
 242600m

242700m
 242800m
 242900m

243000m
 243100m
 243200m

243300m
 243400m
 243500m

243600m
 243700m
 243800m

243900m
 244000m
 244100m

244200m
 244300m
 244400m

244500m
 244600m
 244700m

244800m
 244900m
 245000m

245100m
 245200m
 245300m

245400m
 245500m
 245600m

245700m
 245800m
 245900m

246000m
 246100m
 246200m

246300m
 246400m
 246500m

246600m
 246700m
 246800m

246900m
 247000m
 247100m

247200m
 247300m
 247400m

247500m
 247600m
 247700m

247800m
 247900m
 248000m

248100m
 248200m
 248300m

248400m
 248500m
 248600m

248700m
 248800m
 248900m

249000m
 249100m
 249200m

249300m
 249400m
 249500m

249600m
 249700m
 249800m

249900m
 250000m
 250100m

250200m
 250300m
 250400m

250500m
 250600m
 250700m

250800m
 250900m
 251000m

251100m
 251200m
 251300m

251400m
 251500m
 251600m

251700m
 251800m
 251900m

252000m
 252100m
 252200m

252300m
 252400m
 252500m

252600m
 252700m
 252800m

252900m
 253000m
 253100m

253200m
 253300m
 253400m

253500m
 253600m
 253700m

253800m
 253900m
 254000m

254100m
 254200m
 254300m

254400m
 254500m
 254600m

254700m
 254800m
 254900m

255000m
 255100m
 255200m

255300m
 255400m
 255500m

255600m
 255700m
 255800m

255900m
 256000m
 256100m

256200m
 256300m
 256400m

256500m
 256600m
 256700m

256800m
 256900m
 257000m

257100m
 257200m
 257300m

257400m
 257500m
 257600m

257700m
 257800m
 257900m

258000m
 258100m
 258200m

258300m
 258400m
 258500m

258600m
 258700m
 258800m

258900m
 259000m
 259100m

259200m
 259300m
 259400m

259500m
 259600m
 259700m

259800m
 259900m
 260000m

260100m
 260200m
 260300m

260400m
 260500m
 260600m

260700m
 260800m
 260900m

261000m
 261100m
 261200m

261300m
 261400m
 261500m

261600m
 261700m
 261800m

261900m
 262000m
 262100m

262200m
 262300m
 262400m

262500m
 262600m
 262700m

262800m
 262900m
 263000m

263100m
 263200m
 263300m

263400m
 263500m
 263600m

263700m
 263800m
 263900m

264000m
 264100m
 264200m

264300m
 264400m
 264500m

264600m
 264700m
 264800m

264900m
 265000m
 265100m

265200m
 265300m
 265400m

265500m
 265600m
 265700m

265800m
 265900m
 266000m

266100m
 266200m
 266300m

266400m
 266500m
 266600m

266700m
 266800m
 266900m

267000m
 267100m
 267200m

267300m
 267400m
 267500m

267600m
 267700m
 267800m

267900m
 268000m
 268100m

268200m
 268300m
 268400m

268500m
 268600m
 268700m

268800m
 268900m
 269000m

269100m
 269200m
 269300m

269400m
 269500m
 269600m

269700m
 269800m
 269900m

270000m
 270100m
 270200m

270300m
 270400m
 270500m

270600m
 270700m
 270800m

270900m
 271000m
 271100m

271200m
 271300m
 271400m

271500m
 271600m
 271700m

271800m
 271900m
 272000m

272100m
 272200m
 272300m

272400m
 272500m
 272600m

272700m
 272800m
 272900m

273000m
 273100m
 273200m

273300m
 273400m
 273500m

273600m
 273700m
 273800m

273900m
 274000m
 274100m

274200m
 274300m
 274400m

274500m
 274600m
 274700m

274800m
 274900m
 275000m

275100m
 275200m
 275300m

275400m
 275500m
 275600m

275700m
 275800m
 275900m

276000m
 276100m
 276200m

276300m
 276400m
 276500m

276600m
 276700m
 276800m

276900m
 277000m
 277100m

277200m
 277300m
 277400m

277500m
 277600m
 277700m

277800m
 277900m
 278000m

278100m
 278200m
 278300m

278400m
 278500m
 278600m

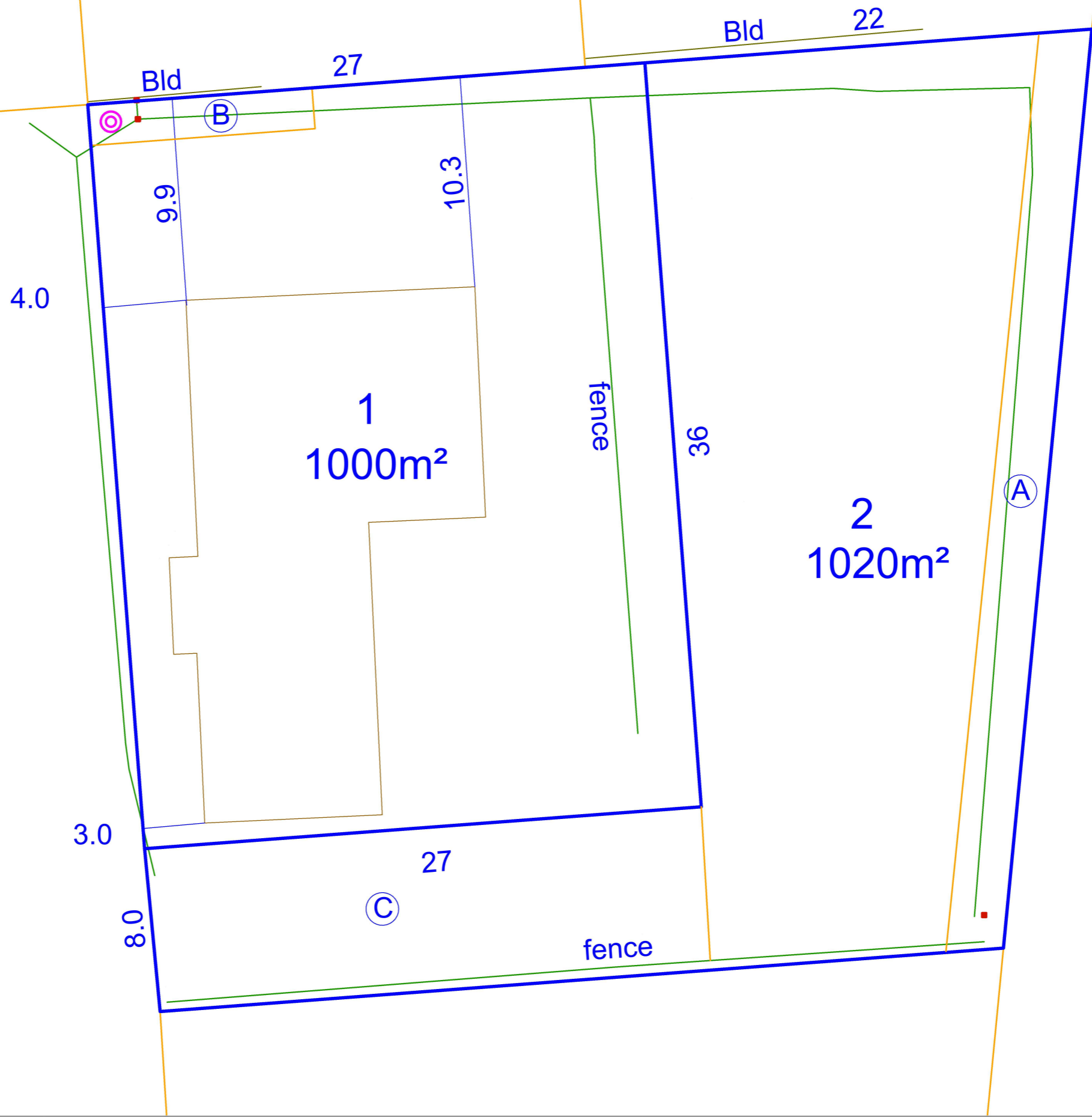
278700m
 278800m
 278900m

279000m
 279100m
 279200m

279300m
 279400m
 279500m

279600m
 279700m
 279800m

279900m
 280000m
 28010



1
DP 42929

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY WATER, POWER TELECOM SEWER STORMWATER	Ⓒ	LOT 2 HEREON	LOT 1 HEREON
EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO DRAIN SEWERAGE	Ⓐ	LOT 2 HEREON	D071262.6
RIGHT TO DRAIN STORMWATER	Ⓑ	LOT 1 HEREON	5703259.1

NOTES
 Local Authority: FNDC
 Coordinate System: NZGD Mt Eden 2000
 Site Datum - PEG
 N- 949056.36
 E- 275657.48

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose

Hawke Drive

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	SCHEME PLAN 17 HAWKE DRIVE, HARURU	24/03/26	TW	DC	TW



BOI SURVEY LTD
 55B Shepherd Road
 Kerikeri 0230
 e: Tony@boisurvey.co.nz

PROJECT:	LOTS 1 & 2 BEING A SUBDIVISION	JOB NO:	5119	Scale:	1:250 @ A3
	OF LOT 30 DP 175711	Level Datum:	N/A	Origin:	-
CLIENT:	PRECISION CONCRETE	Drawing Number:	5119-002	Revision:	A
				Co-ord System:	NZGD 2000
				Sheet:	1 of 1

Chorus New Zealand Limited

14 April 2026

Chorus reference: 11573680

Attention: Andrew McPhee

Quote: New Property Development

1 connections at 17 Hawke Drive , Haruru, Far North District, 0204

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	\$1,400.00
Pre-built fibre	\$0.00

The total contribution we would require from you is **\$1,610.00 (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 09 April 2026. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

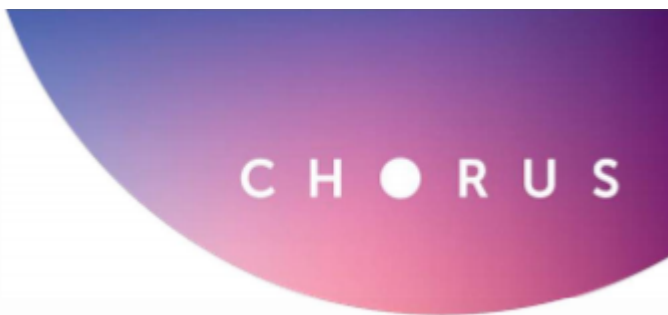
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given 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



16 April 2026

Andrew McPhee
Bay of Islands Planning

Email: andrew@bayplan.co.nz

To Whom It May Concern:

RE: PROPOSED SUBDIVISION
Precision Concrete – 17 Hawke Drive, Haruru. Lot 30 DP 175711.

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

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

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

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

Yours sincerely



Aaron Birt
Planning and Design
E: aaron.birt@topenergy.co.nz