

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☐ No

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

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

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

## 3. Would you like to opt out of the Fast Track Process?

☐ Yes ☐ No

## 4. Consultation

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

If yes, which groups have you consulted with?

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](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

William (Bill) Carter

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Williams & King, Attention: Natalie Watson

**Email:**

**Phone number:**

**Postal address:**

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

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

## 7. Details of Property Owner/s and Occupier/s

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

**Name/s:**

William McGregor Carter, Lynley Patricia Carter, Ian Richard Carter & Northland Trustee (20

**Property Address/  
Location:**

	Postcode

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Legal Description:**

Part Whirinaki 3B12 Block

**Val Number:**

00617-44700

**Certificate of title:**

1005658

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.

Proposed boundary adjustment by way of subdivision and amalgamation in the Rural Production Zone.

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

- |   |   |
|---|---|
| <input type="radio"/> Subdividing land                    | <input type="radio"/> Disturbing, removing or sampling soil       |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ Yes

## 13. Draft Conditions:

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

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



#### 14. Billing Details:

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

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

William McGregor Cote

**Email:**

**Phone number:**

Work

**Postal address:**

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

Postcode

#### Fees Information

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

#### Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

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

William McGregor Cote

**Signature:**

(signature of bill payer)

MANDATORY

#### 15. Important Information:

##### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

##### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

##### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.



## 15. Important information continued...

### Declaration

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

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

Natalie Watson - Williams & King

**Signature:**

[Redacted Signature]

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

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

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

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

# William McGregor Carter

## Subdivision Consent application for Proposed Boundary Adjustment, including Cancellation of Amalgamation Condition & New Amalgamation Conditions

### Koutu Loop Road, Whirinaki

Williams & King, Kerikeri<sup>1</sup>  
15 September 2025

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#### 1. Overview

William McGregor Carter is seeking resource consent to undertake a boundary adjustment via subdivision of Pts Whirinaki 3B12 (including cancellation of the existing amalgamation condition, with consent being required under Section 241(3) of the Resource Management Act 1991) and the creation of new amalgamation conditions. The overarching purpose of the proposed boundary adjustment is to transfer an area of land that is severed by Koutu Loop Road to the adjoining Record of Title, thus rationalising the Record of Title layout. At the same time, an area of land where the Koutu Loop Road carriageway encroaches onto private land will be vested as road.

Vehicle access to each adjusted Record of Title from Koutu Loop Road will remain as per the current physical arrangements.

The subject land is zoned Rural Production in the Far North Operative District Plan, and the proposed boundary adjustment has been assessed as a discretionary activity.

Under the Far North Proposed District Plan, the site is zoned Rural Production. There are no relevant rules with immediate legal effect under the Proposed Far North District Plan.

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

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

## 2. Description of Proposal

### 2.1 Proposed Boundary Adjustment & Cancellation of Existing Amalgamation Condition

The subject Record of Title is divided by Koutu Loop Road. The purpose of the proposed boundary adjustment is to transfer 2,536m<sup>2</sup> of land that is severed from the remainder of the property by Koutu Loop Road to the Record of Title that it adjoins, where a dwelling is currently being built. At the same time, an area of Road to Vest will be created in the location of an existing encroachment of the Koutu Loop Road formation. This will be achieved through subdivision of Pts Whirinaki 3B12 (including cancellation of the existing amalgamation condition, with approval sought pursuant to Section 241(3) of the RMA) to create Lots 1 – 4, with new amalgamation conditions proposed as follows:

- That Lots 3 & 4 hereon and Lot 4 DP 562735 be held in the same Record of Title.
- That Lot 1 hereon be transferred to the owner of Whirinaki 3B10 (NA19C/725) and that one Record of Title be issued to include both parcels.

A summary of proposed Lots 1 - 4 is presented in Table 1.

Lot Number	Area (Subject to Survey)	Description
Lot 1	2,563m <sup>2</sup>	Land severed from balance title by Koutu Loop Road – to be amalgamated with Whirinaki 3B10 (NZ19C/725).
Lot 2	322m <sup>2</sup>	Road to vest – covering existing encroaching formation of Koutu Loop Road.
Lot 3	1.4675ha	Balance land, to be held together in the same Record of Title as Lot 4 and Lot 4 DP 562735.
Lot 4	5.9560ha	Balance land, to be held together in the same Record of Title as Lot 3 and Lot 4 DP 562735. Contains existing dwelling and shed.

Table 1: Description of lots and proposed areas.

The Scheme Plan is attached in **Appendix 1** and copied below in **Figure 1**.

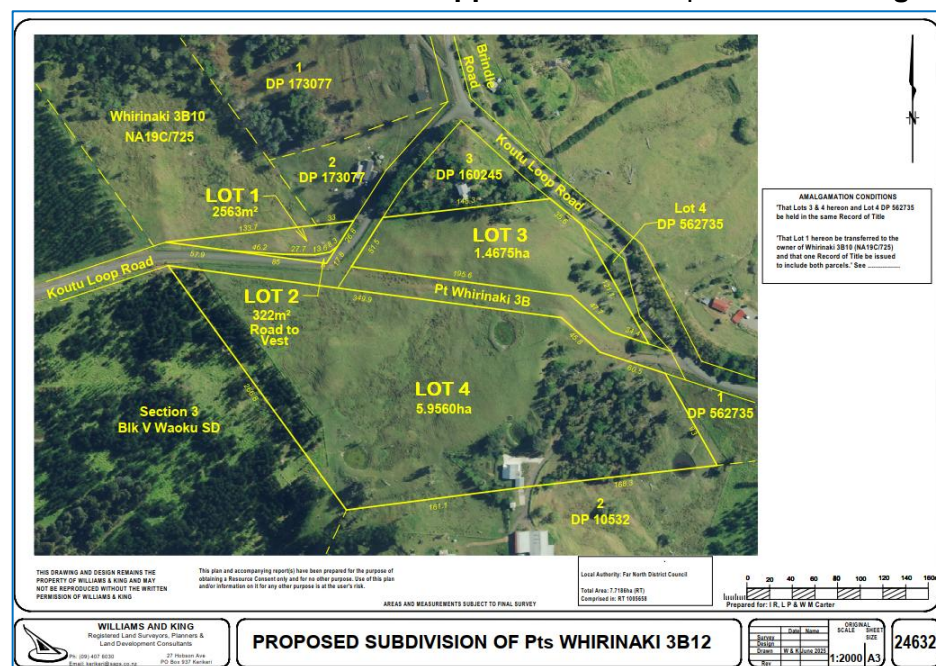


Figure 1: Scheme Plan of Proposed Subdivision.

## 2.2 Vehicle Access

Vehicle access to each adjusted Record of Title from Koutu Loop Road will remain as per the current physical arrangements.

The proposed Record of Title comprising Lot 1 and Whirinaki 3B10 (NA19C/725) has access via an existing gateway and metalled entrance. A second gateway is formed as a farm entrance (refer to **Photograph 1** and **2**),

The proposed Record of Title comprising proposed Lots 3 and 4 and Lot 4 DP 562735 is accessed at 201 Koutu Loop Road, via Pt Whirinaki 3B (refer to **Photograph 3**).



*Photograph 1: View over Lot 4, with formed entrance to the dwelling under construction on Lot 1 & Whirinaki 3B10 on the right.*



*Photograph 2: Proposed Lot 1, including existing gateway off Koutu Loop Road.*



*Photograph 3: Existing vehicle crossing to 201 Koutu Loop Road (access to Lots 3, 4 and Lot 4 DP 562735).*



# 3. Application Site Details and Description

## 3.1 Location

The subject land is situated to the south of the intersection between Koutu Loop Road and Brindle Road, between Whirinaki and Koutu. Refer to the maps in **Figures 1 and 2**.



Figure 1: Location Map

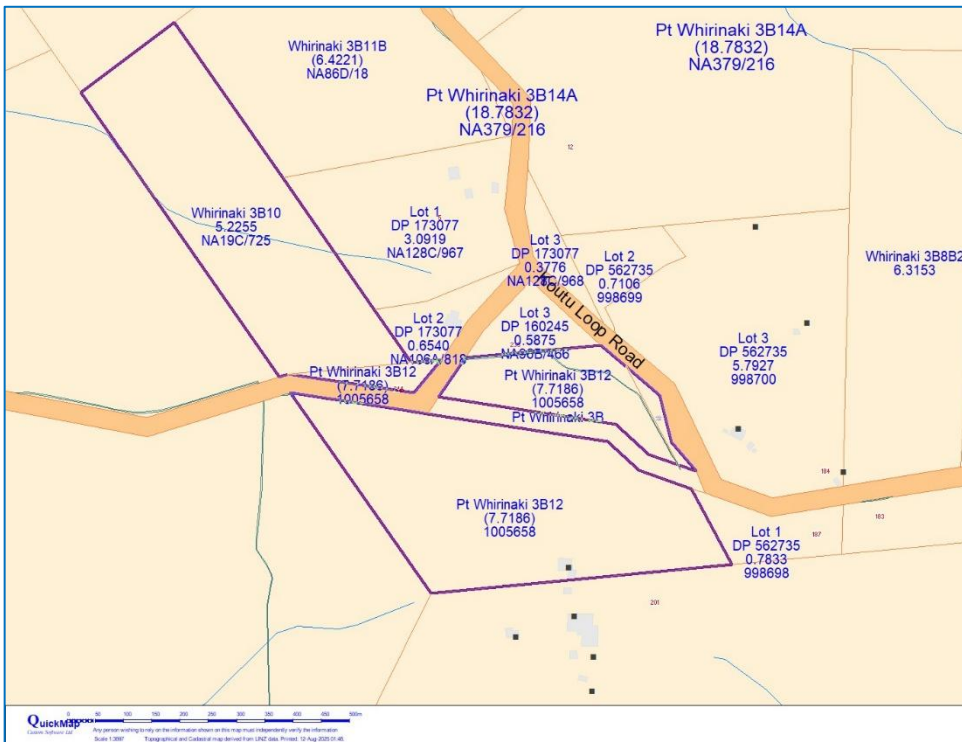


Figure 2: Cadastral map highlighting Records of Title involved in proposed Boundary Adjustment – Source: QuickMap.

### 3.2 Legal Details

A summary of the subject Records of Title involved in the subdivision is provided below. Refer to **Appendix 2**.

ADDRESS	APPELLATION	RECORD OF TITLE	TITLE AREA	RELEVANT INTERESTS
244 Koutu Loop Road, Opononi, Kaikohe	Lot 4 DP 562735 and Part Whirinaki 3B12 Block	1005658	7.8424ha more or less	Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 562735)
Koutu Loop Road, Opononi, Kaikohe	Whirinaki 3B10 Block	NA18C/725	5.2255ha more or less	-

*Table 2: Legal & Address Details of Subject Record of Title*

### 3.3 Site Conditions

Lot 1 is part of the building platform which has been formed in conjunction with the development of a dwelling on what will become the Record of Title comprising Lot 1 and Whirinaki 3B10. Refer to **Photograph 2** in Section 2.2, which shows that earthworks have been undertaken to form a level platform.

Lot 2 covers an area of land occupied by the northern side of the Koutu Loop Road formation.

Lots 3 and 4 are rural land, predominantly in grazed pasture (sheep), with a patch of bush in the eastern corner of Lot 4. The existing dwelling and shed are located along the southern boundary of Lot 4. Fencing and overhead power lines are present. The land comprises gently rolling to moderately steep terrain, with various farm ponds .

Refer to **Photographs 4 – 6** below.



*Photograph 4: Proposed Lot 3, view from Koutu Loop Road.*



*Photograph 5: Proposed Lot 4, view from Koutu Loop Road in the vicinity of Lot 2, looking west.*



*Photograph 6: View west over Lot 4 from Koutu Loop Road over neighbouring Lot 1 DP 562735, farm pond and area of bush is visible. The farm buildings are on adjoining Lot 2 DP 10532.*

### **3.4 Character of the Site and Surrounding Environment**

The subject land is rural land primarily in grazed pasture, surrounded by a mixture of rural lifestyle, plantation forestry, and pastoral grazing sites.

### **3.5 Recorded Natural Features**

The subject site is not part of the coastal environment and does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping and is not recorded as being a kiwi habitat area. The mapping related to kiwi habitat and Protected Natural Areas are non-statutory documents.

The site is mapped as comprising Land Use Capability ("LUC") unit 6e12, which does not meet the definition of 'highly versatile soils' as per the Regional Policy Statement or 'highly productive land' in terms of the National Policy Statement for Highly Productive Land 2022 Amended August 2024 definition.



## 4. District Plan Assessment

### 4.1 Far North Operative District Plan

The application site is zoned Rural Production and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

#### 4.1.1 Rural Production Zone

Existing development on proposed Lots 1 – 4 is assessed against the relevant Rural Production zone standards below.

Rule	Discussion	Compliance
<b>8.6.5.1 PERMITTED ACTIVITIES</b>		
8.6.5.1.1 Residential Intensity	Following the boundary adjustment, residential intensity will not exceed a single residential unit for a single household on each adjusted Record of Title.	Complies
8.6.5.1.2 Sunlight	In terms of the proposed new boundaries to be created by the subdivision, with Lot 1 being amalgamated with Whirinaki 3B10 (NA19C/725), the proposal will improve sunlight compliance for the dwelling under construction.	Complies.
8.6.5.1.3 Stormwater management	Existing coverage on each lot will be less than 15%.	Complies.
8.6.5.1.4 Setback from Boundaries	In terms of the proposed new boundaries to be created by the subdivision, boundaries are not being adjusted more closely to the existing buildings in such a way that will cause any infringement. With Lot 1 being amalgamated with Whirinaki 3B10 (NA19C/725), the proposal will improve setback compliance for the dwelling under construction.	Complies

#### 4.1.2 Natural & Physical Resources

The proposal does not require earthworks or vegetation clearance. No consents are necessary as part of sections 12.2 or 12.3 for the proposal.

#### 4.1.3 Subdivision

The 'Context' section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

Rule 13.7.1 (Boundary Adjustments: All Zones ....) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

Rule	Discussion	Compliance
(a) there is no change in the number and location of any access to the lots involved	There is no change to the existing crossing places to the adjusted Records of Title.	Complies.
(b) there is no increase in the number of certificates of title	No additional Records of Title will be created.	Complies.
(c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General	The area of adjusted Record of Title comprising Lot 1 and Whirinaki 3B10 will increase from 5.2255ha to 5.4818ha. The balance title area comprising Lots 3, 4 and Lot 4 DP 562735 will decrease to 7.5473ha, with this area being unable to achieve the controlled activity minimum lot size for the	Does not comply.

Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment	Rural Production Zone. Therefore, this standard is not met, as one of the existing non-compliant titles is reducing in area.	
(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots	The area of the boundary adjustment is contiguous with the area of the original Records of Title.	Complies.
(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal)	Buildings on Lot 4 are a long distance from the proposed Record of Title boundary, and impermeable surface coverage will remain within the permitted activity standard for the Rural Production Zone. The Record of Title to comprise Lot 1 and Whirinaki 3B10 is increasing in area and dimension.	Complies.
(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites	Buildings on Lot 4 are a long distance from the proposed Record of Title boundary; the Record of Title to comprise Lot 1 and Whirinaki 3B10 is increasing in area and dimension.	Complies.
Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.	As condition (c) is not met, the application requires consideration under Rules 13.7.2 – 13.7.10.	Refer to assessment below.
Rule 13.7.2.1 Minimum Area for Vacant New Lots and New Lots Which Already Accommodate Structures	The area of the adjusted Record of Title that is decreasing in area (i.e. Lots 3 & 4 & Lot 4 DP 562735) exceeds the 4ha minimum lot size as a discretionary activity.	Discretionary activity.
Rule 13.7.2.2 Allotment Dimensions	An allotment dimension of 30m by 30m that does not encroach into the permitted activity setbacks for the Rural Production Zone (10 metres from the road and other boundaries) is accommodated by each adjusted Record of Title in accordance with controlled activity Rule 13.7.2.2.	Complies.
Rule 13.7.2.6 Access, Utilities, Roads, Reserves	No minimum allotment area required for Lot 2.	Complies

#### 4.1.4 Transportation

Rule	Discussion	Compliance
<b>15.1.6C.1 PERMITTED ACTIVITIES</b>		
15.1.6C.1.1 Private Accessway in all Zones	No new private accessways proposed.	Not applicable.
15.1.6C.1.3 Passing Bays on Private Accessways in all Zones	No new private accessways proposed.	Not applicable.
15.1.6C.1.5 Vehicle crossing standards in Rural ... Zones	Vehicle crossing to Lot 1 & Whirinaki 3B10 not formed – refer to <b>Photograph 1</b> . Existing vehicle crossing to Lots 3 & 4 is adequately formed – refer to <b>Photograph 3</b> .	Complies.
15.1.6C.1.7 General Access Standards	No issues caused by proposed boundary adjustment.	Complies
15.1.6C.1.8 Frontage to Existing Roads	Lot 2 is proposed as Road to Vest.	Complies.

#### 4.1.5 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a discretionary activity. The relevant considerations specified in Sections 104, 104B and 106 of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

## 4.2 Far North Proposed District Plan

The application site is zoned Rural Production in the Far North Proposed District Plan. There are no applicable rules with immediate legal effect under the Proposed District Plan.

The relevant inoperative rules are:

- SUB-R1 (Boundary Adjustment) – whereby a restricted discretionary activity status would be attained as the controlled activity minimum lot size of 40ha is not achieved by the decreasing adjusted Record of Title (CON-1, SUB-S1).
- RPROZ-R2 Impermeable Surface Coverage – 15% - complies.
- RPROZ-S2 Height in relation to boundary – no issues, as buildings on Lot 4 are a long distance from the proposed Record of Title boundary; the Record of Title to comprise Lot 1 and Whirinaki 3B10 is increasing in area and dimension.
- RPROZ-S3 Setback – no issues, as buildings on Lot 4 are a long distance from the proposed Record of Title boundary; the Record of Title to comprise Lot 1 and Whirinaki 3B10 is increasing in area and dimension.
- RPROZ-S5 Building or Structure Coverage – permitted activity.

## 5. Assessment of Environmental Effects

*Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.*

*Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).*

*Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. The relevant criteria listed under Rules 13.10 (Assessment Criteria – Subdivision of the Operative Far North District Plan) are also addressed in the following assessment.*

### 5.1 Allotment Sizes and Dimensions & Building Locations

Minimal alteration to the existing size and dimensions of the titles is proposed, and the proposal will result in a more practical layout given that Koutu Loop Road severs the existing title. There will be no change to the existing land use pattern, resulting in no implications in terms of the rural environment. The availability of a building site on the northern adjusted title will improve as a result of the proposal.

### 5.2 Natural and Other Hazards

No adverse effects will arise with respect to natural and other hazards.

### **5.3 Water Supply**

As there is no reticulated water supply in this location, water supply for domestic and fire fighting purposes is or will be via collection of rainwater from roof surfaces and storage within water tanks. The proposal has no adverse effects in terms of the supply of potable or fire fighting water.

### **5.4 Stormwater Disposal**

Impermeable surface coverage on the adjusted Records of Title will comply with the permitted activity standards for the Rural Production Zone. No new impermeable surfaces or stormwater discharges are proposed; therefore, the proposal avoids adverse effects in terms of stormwater quantity and quality.

### **5.5 Sanitary Sewage Disposal**

No additional wastewater discharge will be produced as a result of the proposed boundary adjustment. There are no issues in terms of reduction of area or land associated with any existing on site wastewater systems in relation to the new title boundaries.

### **5.6 Energy & Telecommunications Supply**

The proposal has no requirements in terms of energy or telecommunications supply.

### **5.7 Access**

The proposed boundary adjustment rationalises the layout of the Records of Title involved to match the existing use and occupation of each. There are existing access points to each adjusted Record of Title off Koutu Loop Road. No additional traffic will be generated. The proposal results in no adverse effects on the environment related to property access.

### **5.8 Earthworks**

Earthworks are not required to complete the boundary adjustment.

### **5.9 Heritage Resources**

The subject land does not contain any known or mapped heritage resources or archaeological sites or sites of cultural significance. No earthworks are required to complete the boundary adjustment, however, if necessary, the standard Accidental Discovery Protocol, can be applied as an advice note within the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered.

### **5.10 Ecological Resources**

As noted, the site is not part of any protected natural area that has been mapped by the Department of Conservation and is not part of a wider North Island brown kiwi habitat.

The proposed boundary adjustment does not require clearance of indigenous vegetation, and direct and indirect adverse effects on indigenous vegetation and habitats are avoided.

## 5.11 Soil

The site does not contain mapped highly versatile soils or highly productive land. The adjusted Records of Title will be located either side of Koutu Loop Road resulting in an improved layout. There is no adverse effect, including cumulative effect, on the overall productive capacity of the subject land in the long term.

## 5.12 Land Use Incompatibility

The proposal legalises the existing occupation and use of the northern Record of Title. As such, it will not result in any adverse effects in relation to land use incompatibility or reverse sensitivity.

## 5.13 Visual Amenity and Rural / Natural Character

The site is not within an Outstanding Landscape, and does not have high or outstanding natural character. There will be no alteration to the existing land use pattern, including buildings, access, and the intensity of residential use within the overall rural setting. As such, the proposal avoids adverse effects on visual amenity and on rural and natural character.

# 6. Statutory Assessment

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

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011*
- *Resource Management (National Environmental Standards for Freshwater) Regulations 2020*
- *National Policy Statement for Highly Productive Land*
- *National Policy Statement for Indigenous Biodiversity*
- *Regional Policy Statement for Northland*
- *Far North Operative District Plan*
- *Far North Proposed District Plan*
- *Proposed Regional Plan for Northland*

## 6.1 National Environmental Standards

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

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.<sup>2</sup>

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<sup>2</sup> Northland Regional Council (n.d.): Selected Land-use Register Map. Retrieved 12 August 2025 from <https://localmaps.nrc.govt.nz/localmapviewer/?map=65b660a9454142d88f0c77b258a05f21>

Far North Maps Land cover and land use classifications record the land use as being 'high producing exotic grassland' with patches of indigenous forest since 1996.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land' in terms of the above regulations.

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

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetland areas within 100m of the subject site. Further, no earthworks, stormwater diversion or discharge are required for the proposal, which has no implications in terms of the above regulations.

## 6.2 National Policy Statements

### 6.2.1 National Policy Statement for Highly Productive Land ("NPSHPL")

The subject site is zoned Rural Production under the Operative District Plan. The site is mapped as comprising Land Use Capability ("LUC") unit 6e12. This LUC Unit does not meet the definition of 'highly productive land' as per the definitions provided in the NPSHPL, which is therefore not relevant to the proposed activity.

### 6.2.2 National Policy Statement for Indigenous Biodiversity ("NPSIB")

The objective of the above policy statement is set out in 2.1, as copied below:

(1) *The objective of this National Policy Statement is:*

*(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*

*(b) to achieve this:*

*(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*

*(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*

*(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*

*(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

There is no SNA included in the district plan, or as identified in a policy statement or plan. Lot 4 contains a small area of patchy indigenous bush.

The 17 listed policies set out to achieve this objective, and of most relevant to this proposal is Policy 8 - *"The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for"*.

Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB.

### 3.16 Indigenous biodiversity outside SNAs

(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.

Effects Management Hierarchy is defined as follows:

*effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:*

- (a) adverse effects are avoided where practicable; then*
- (b) where adverse effects cannot be avoided, they are minimised where practicable; then*
- (c) where adverse effects cannot be minimised, they are remedied where practicable; then*
- (d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then*
- (e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then*
- (f) if biodiversity compensation is not appropriate, the activity itself is avoided.*

Given the circumstances of the proposal, where no additional Records of Title or land use activities are created and no indirect or direct effects on indigenous biodiversity will arise, it is considered that the proposal avoids adverse effects on indigenous biodiversity, and that no conditions are necessary in that respect.

## 6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region. The subject site is not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (f), (g) and (h). These matters have been considered in preceding sections of this report. In particular, the proposed boundary adjustment maintains sufficient adjusted Record of Title sizes, does not create any additional Records of Title, does not require any new infrastructure, and has no implications in terms of this policy. No change of land use on the adjusted Records of Title will result from the proposal and adverse effects on soils are avoided.

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

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

### **RURAL ENVIRONMENT**

#### **8.3 OBJECTIVES**

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.



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

#### **8.4 POLICIES**

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

#### **RURAL PRODUCTION ZONE**

##### **8.6.3 OBJECTIVES**

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

##### **8.6.4 POLICIES**

- 8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.
- 8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.
- 8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.
- 8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.
- 8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.
- 8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.
- 8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities



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

**Promote sustainable management.**

Given the nature of the proposal, which adjusts common boundaries to resolve an existing severance in the existing Record of Title caused by the location of Koutu Loop Road, the proposal is considered to represent sustainable management, resulting in negligible adverse effects on natural and physical resources.

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

The site does not contain highly productive land or highly versatile soils, and it is considered that the life supporting capacity of these soils is not compromised, with the boundary adjustment being an appropriate activity.

**Avoid, remedy or mitigate adverse effects.**

Adverse effects are predominantly avoided through the nature of the proposal, which does not create any additional sites.

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

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

**Avoid conflicts between land use activities / reverse sensitivity.**

As the boundary adjustment will not create any additional sites, and rationalises boundary layout to resolve the currently disjointed Record of Title, it will not create any adverse effects in terms of incompatible land uses or reverse sensitivity.

**Promote maintenance and enhancement of amenity values.**

No effects on amenity values are anticipated.

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

The proposal is an efficient use of the land, allowing the applicants to resolve existing boundary deficiencies.

**SUBDIVISION**

**13.3 OBJECTIVES**

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

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

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

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

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

#### **13.4 POLICIES**

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

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

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

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

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

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

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

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

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land ...
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
- (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

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

As detailed previously, the proposed activity is consistent with the Rural Production zone objectives and policies.

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

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

**Provide sufficient water storage.**

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

**Support energy efficient design.**

**Promote efficient provision of infrastructure.**

The proposal has no implications in terms of these matters.

**Take into account natural and other hazards.**

The proposal does not facilitate any addition building activity, and has no implications in terms of natural and other hazards.

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

The proposal uses existing vehicle access formations. There will be no increase in traffic volumes. Pedestrian access is neither present, or considered to be necessary in this rural environment.

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

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

The proposed boundary adjustment does not result in any change to ecological values or natural character, and does not change the character of the Rural Production Zone.

## 6.5 Objectives and Policies - Far North Proposed District Plan

The proposal would be compliant with the restricted discretionary activity criteria under the Proposed District Plan, and as the matters of discretion have been adequately addressed by this application, it can be assumed that the proposal is in accordance with the objectives and policies of the Proposed District Plan.

## 6.6 Part 2 of the Resource Management Act 1991

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

### **PART 2 PURPOSE AND PRINCIPLES**

#### **5 Purpose**

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

#### **6 Matters of national importance**

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (h) *the management of significant risks from natural hazards.*

#### **7 Other matters**

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

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

#### **8 Treaty of Waitangi**

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

The proposed boundary adjustment is considered to represent sustainable management of natural and physical resources as it improves the layout of the Records of Title involved to suit the existing dwelling under construction, and resolves the disjointed layout caused by an existing legal road

severance, without creating any additional Records of Title. No land alteration or disturbance is required, therefore there is no impact on any natural or physical resources. Vegetation disturbance and earthworks are not proposed, and further, the proposal does not facilitate any additional development. Therefore, the life supporting capacity of soil, ecosystems and water quality can be safeguarded.

There are no implications in terms of matters of national importance.

The relevant matters listed under Section 7 have been given regard to, as the proposal uses existing vehicle access points, does not increase the number of Records of Titles and will not detract from the quality of the environment.

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

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

## 6.7 Proposed Regional Plan for Northland (February 2024)

The proposal does not produce any additional stormwater or wastewater discharge, and no earthworks or other land disturbance is proposed. No consents are considered necessary for the proposed subdivision under the Proposed Regional Plan for this proposal.

# 7. Consultation & Notification Assessment

## 7.1 Public Notification

**Step 1:** Public notification is not required in terms of the criteria listed in 95A(3).

**Step 2:** Public notification is not precluded in terms of 95A(5).

**Step 3:** There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is submitted that the adverse effects associated with the proposed subdivision will be avoided, remedied, and mitigated so that they are not more than minor. The application can therefore proceed without being publicly notified.

**Step 4:** No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

## 7.2 Limited Notification

**Step 1:** There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

**Step 2:** Limited notification is not precluded in terms of Section 95B(6).

**Step 3:** In terms of 95B(8) an assessment has been undertaken in accordance with section 95E. No person is considered to be an affected person as:

- The proposed boundary adjustment will not produce any additional traffic.
- No new land use activities are introduced, and reverse sensitivity or land use incompatibility effects are avoided.
- There will be no change to the rural amenity or rural character of the existing environment.
- No additional wastewater or stormwater discharges are proposed.

As summarised above, it is considered that no person will be an adversely affected person, and that limited notification is not required.

**Step 4:** There are no special circumstances that warrant notification of the application to any other person.

## 7.3 Summary of Notification Assessment

As outlined above, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

## 9. Conclusion

In terms of section 104 and 104B of the RMA, we consider that:

- the adverse effects of the activity on the environment resulting from the proposed activity will be less than minor; and
- the proposal is consistent with the objectives and policies of the District Plan and Proposed District Plan.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.
- The proposal is not contrary to the Regional Policy Statement for Northland or the National Policy Statement for Indigenous Biodiversity.

We also note that:

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



Signed .....  
Natalie Watson,  
Resource Planner

Date: 15 September 2025  
WILLIAMS & KING  
Kerikeri

## 10. Appendices

<b>Appendix 1</b>	Scheme Plan
<b>Appendix 2</b>	Records of Title



**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** **1005658**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 November 2021

**Prior References**  
NA329/149      NA379/294

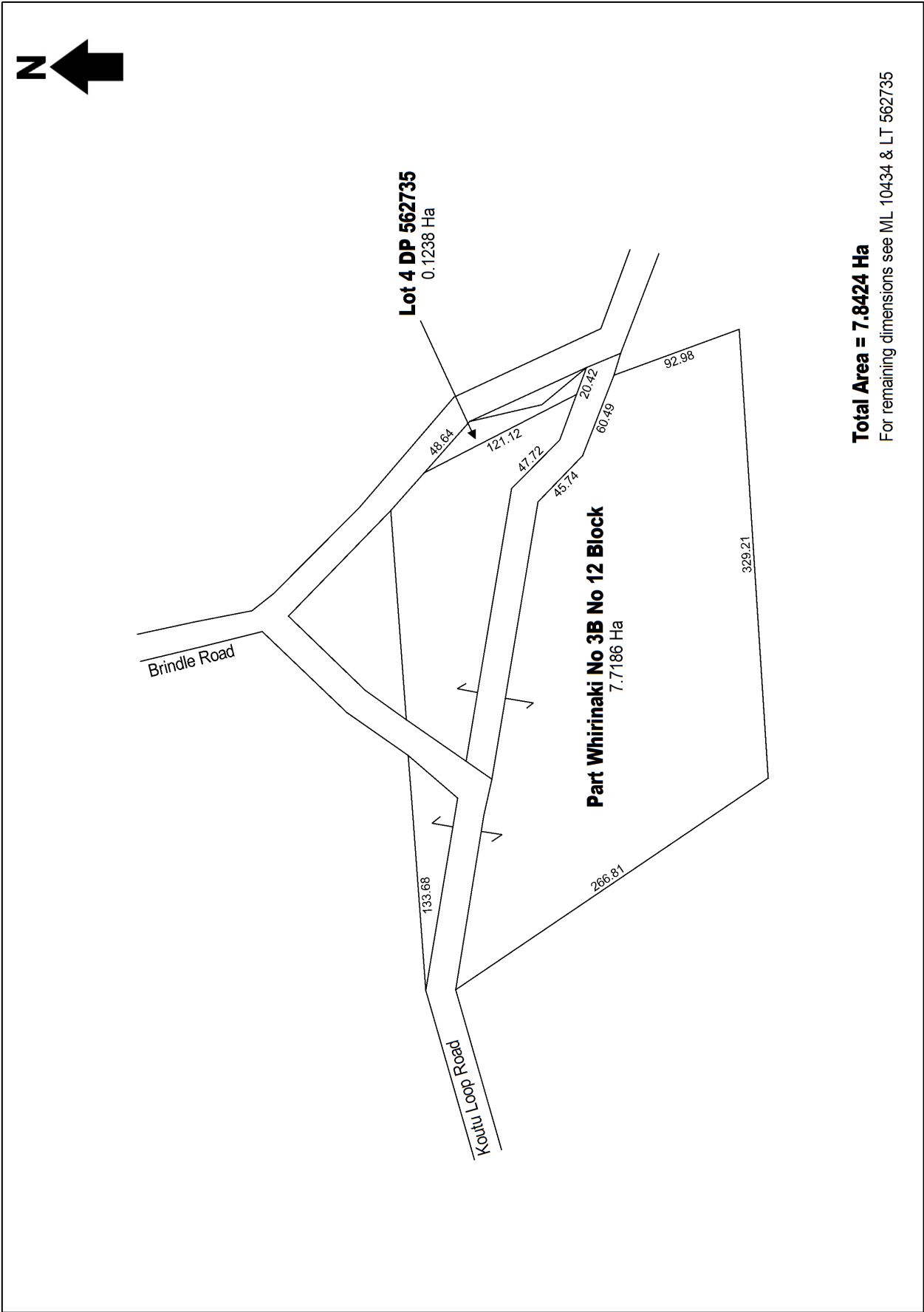
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**Estate** Fee Simple  
**Area** 7.8424 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 562735 and Part  
Whirinaki 3B12 Block

**Registered Owners**  
Ian Richard Carter, William McGregor Carter and Northland Trustee (2010) Limited as to a 1/2 share  
William McGregor Carter, Lynley Patricia Carter and Northland Trustee (2010) Limited as to a 1/2 share

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**Interests**  
9232010.3 Mortgage to Rabobank New Zealand Limited - 16.11.2012 at 3:10 pm (affects Part Lot Whirinaki No 3B No 12 Block)  
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 562735)







**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** **NA19C/725**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 September 1970  
**Prior References**  
NAPR19C/724

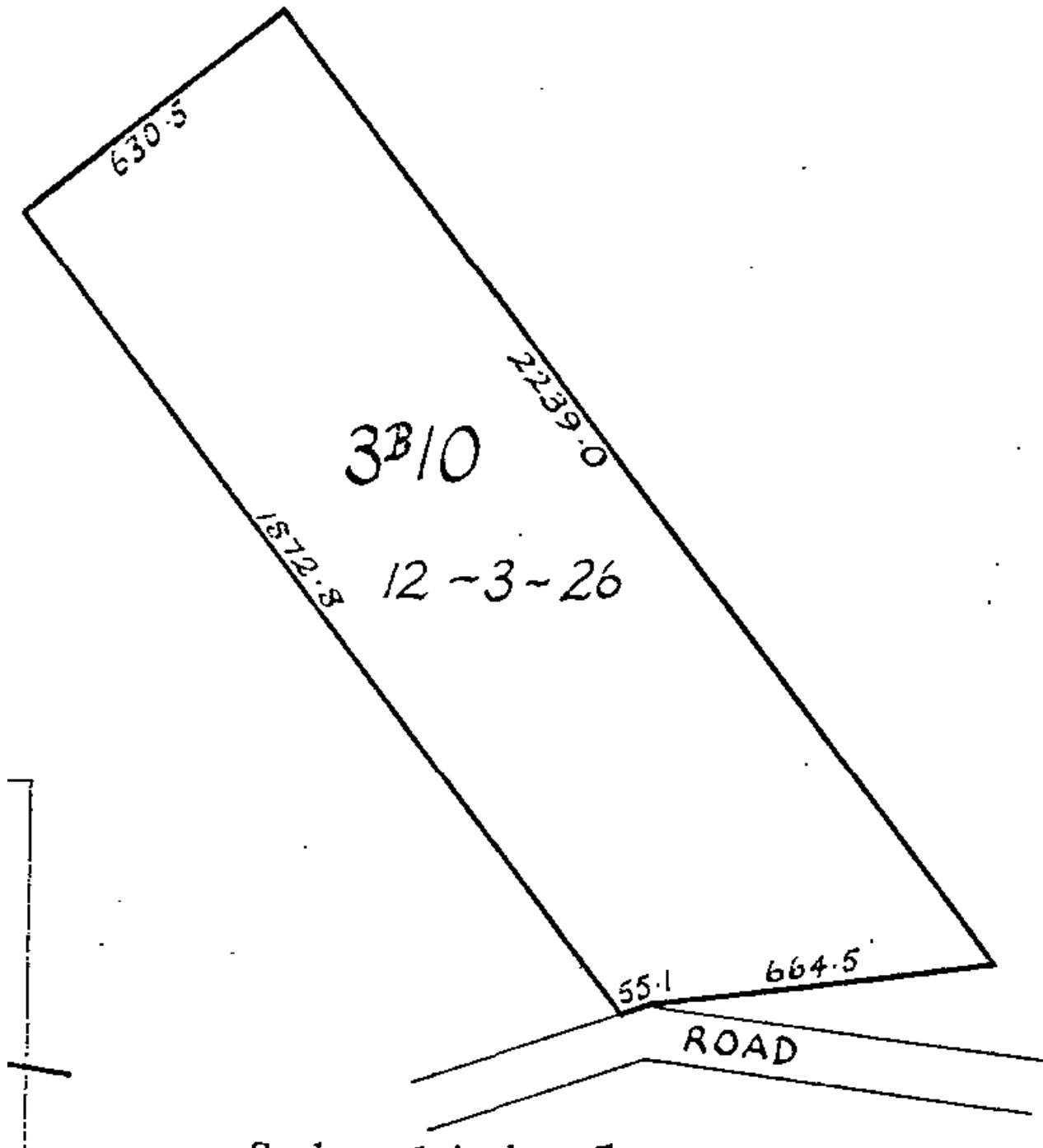
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**Estate** Fee Simple  
**Area** 5.2255 hectares more or less  
**Legal Description** Whirinaki 3B10 Block  
**Registered Owners**  
David James Sarich and Alaina Maia Sarich

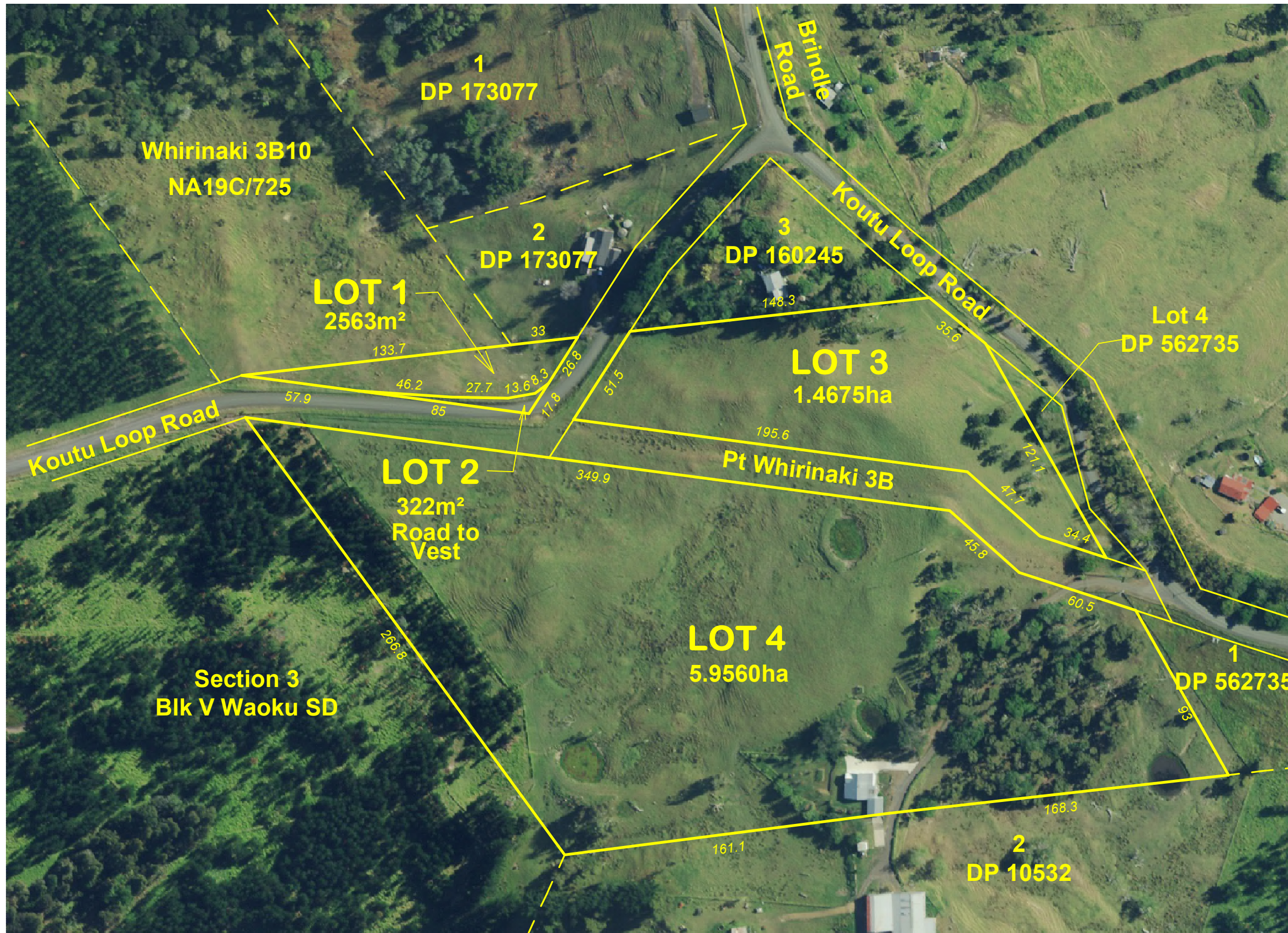
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**Interests**  
Subject to Section 10 Maori Affairs Amendment Act 1967  
A497584 Status Declaration by the Registrar of the Maori Land Court - 21.9.1970 at 9.45 am

! Waoku S.D.







**AMALGAMATION CONDITIONS**

'That Lots 3 & 4 hereon and Lot 4 DP 562735 be held in the same Record of Title

'That Lot 1 hereon be transferred to the owner of Whirinaki 3B10 (NA19C/725) and that one Record of Title be issued to include both parcels.' See .....

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

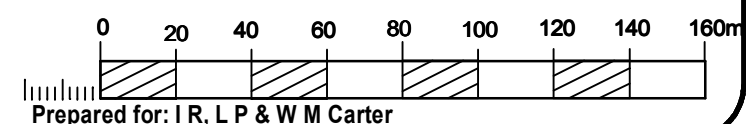
This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council

Total Area: 7.7186ha (RT)

Comprised in: RT 1005658



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

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

# PROPOSED SUBDIVISION OF Pts WHIRINAKI 3B12

ORIGINAL SHEET SIZE		
Survey	Date	Name
Design		
Drawn	W & K	June 2025
Rev		

1:2000 A3

**24632**