

# Application for resource consent or fast-track resource consent

Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

- |   |  |
|---|--|
| <input type="radio"/> Land Use                                    | <input type="radio"/> Discharge: Total volume = <input type="text"/> m <sup>3</sup><br><i>Note; volumes &gt;3m<sup>3</sup> requires NRC Consent.</i> |
| <input type="radio"/> Fast Track Land Use*                        | <input type="radio"/> Subdivision  |
| <input type="radio"/> Change of Consent Notice (s.221(3))         | <input type="radio"/> Existing Use Certificate (s.139A)  |
| <input type="radio"/> Certificate of Compliance (s.139)           | <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil)                            |
| <input type="radio"/> Extension of time (s.125)                   |  |
| <input type="radio"/> Other (please specify) <input type="text"/> |  |

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact:  
The Resource Consents Planning Technicians, [planning\\_technicians@fndc.govt.nz](mailto:planning_technicians@fndc.govt.nz)

## 5. Applicant details

**Name/s:**

Francher Limited

**Email:**

**Phone number:**

**Postal address:**

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?  Yes  No

If yes, please provide details.

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## 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.

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## 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:**

As per applicant details.

Property address/  
location:

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## 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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

2009  2023

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025?  Yes  No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

*Please ensure all relevant technical reports are submitted with the application.*

## 14. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 15. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

## 16. Billing Details:

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

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

Francis and Cherry Smith

**Email:**

**Phone number:**

**Postal address:**  
(or alternative method of service under section 352 of the act)

### Fees Information

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

### Declaration concerning Payment of Fees

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

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

Francis Smith

**Signature:**

(signature of bill payer)

**Date** 20-May-2026

**MANDATORY**

## 17. Important Information:

### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](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.

## 18. Declaration

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

**Name** (please write in full)

Francis Smith

**Signature**

**Date** 20-May-2026

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

*See overleaf for a checklist of your information...*

## Checklist of your information

*Please tick if information is provided*

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

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

# Francher Limited

## Proposed Subdivision

### Marmon Street West, Rawene

Williams & King, Kerikeri<sup>1</sup>

8 June 2026

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## 1. Overview

Francher Limited are seeking resource consent for a subdivision of their property, comprising four parcels of land held in one record of title, to create one additional title. As a result, Lot 1 will contain the existing Rawene Holiday Park development, including manager's house, with existing access from Marmon Street West, while Lot 2 will be a vacant residential site with access from Webster Street.

The subject land is zoned Coastal Residential in the Far North Operative District Plan. There will be no increase in the occupancy of the holiday park within Lot 1 and no practical implications arising from the subdivision in terms of scale of activities, as the land comprising Lot 2 is not used in any way in association with the holiday park activity. However, with the reduced title area associated with the holiday park as proposed, there will be a technical infringement of the Scale of Activities rule in terms of the permitted activity standards for the Coastal Residential Zone. The activity status has therefore been assessed as a discretionary activity overall.

Under the Far North Proposed District Plan, the sites are zoned General Residential with a Coastal Environment Overlay. There are no relevant rules with immediate legal effect under the Far North Proposed 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. 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 Kaitaia  
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

## 2. Description of Proposal

### 2.1 Proposed subdivision

The purpose of the proposed subdivision is to create a separate record of title for the existing Rawene Holiday Park and manager's house, leaving the remainder of land as a vacant residential site. Lot 1 will contain all existing buildings, infrastructure and access used for the holiday park, within an area of 1.1214ha. Lot 2 will be a vacant lot with frontage to Webster Street, containing an area of 5458m<sup>2</sup>.

A summary of the proposed subdivision is outlined in Table 1.

Lot Number	Area (Subject to Final Survey)	Existing / Proposed Use
Lot 1	1.1214ha	Existing holiday park (BC-1998-306-0 authorised the swimming pool and amenity block (kitchen, toilets and showers) and manager's house.
Lot 2	5458m <sup>2</sup>	Vacant residential site.

Table 1: Summary of lot sizes and existing / proposed land use.

The Scheme Plan is attached in **Appendix 1** and copied in **Figure 1** below. All areas and dimensions are subject to final survey.

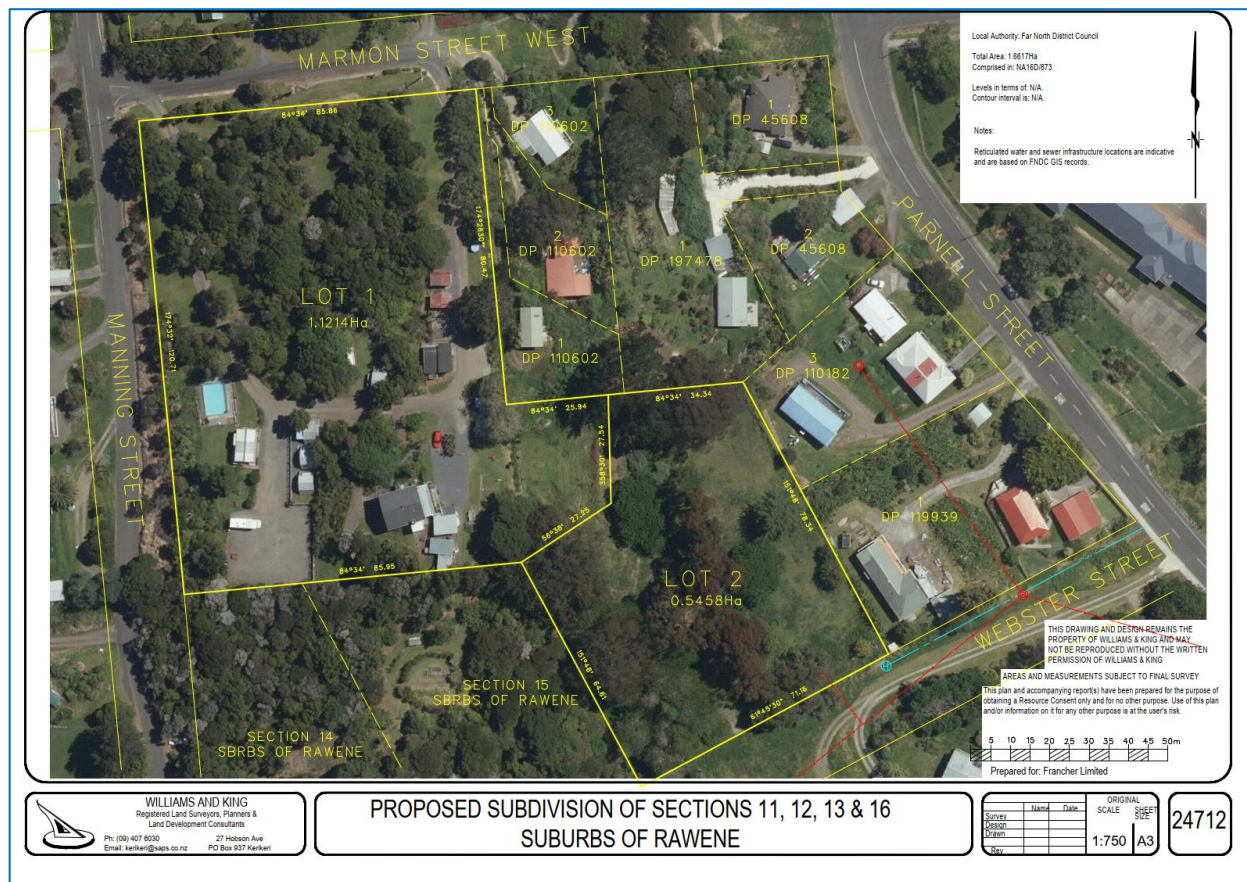


Figure 1: Scheme Plan of Proposed Subdivision

## 2.2 Property access

Vehicle access to Lot 1 comprises a one way system with a separate entrance and exit located off Marmon Street West. Refer to **Photographs 1** and **2**. Marmon Street West is a low volume access road, formed to approximately 4m carriageway width. No alterations to the existing property access provisions to Lot 1 are proposed.



*Photograph 1: Entrance to Lot 1 off Marmon Street West.*



*Photograph 2: Exit from Lot 1 onto Marmon Street West.*

Lot 2 is accessible from Webster Street, to which it has legal frontage. Webster Street is not formed to legal road standards, as it currently only serves one property. Refer to **Photograph 3**. Access to the boundary of Lot 2 will be formed in accordance with private access standards.



*Photograph 3: Formed accessway over Webster Street.*

### 2.3 Stormwater management and existing impermeable surfaces

Existing impermeable surface coverage on Lot 1 amounts to approximately 2,650m<sup>2</sup> or 24% site coverage. The subdivision does not increase impermeable surface coverage on either lot, and no further stormwater management is required at this stage.

The site is within the Rawene stormwater rating area, with stormwater management generally comprising discharge to existing roadside drains. At the time that Lot 2 is developed, given the large lot size for the zone, it is feasible that the development will be compliant with the permitted activity standard for impermeable surface coverage.

## 3. Application Site Details and Description

### 3.1 Location

The subject land is situated at the south eastern corner of Manning Street and Marmon Street West and to the north of Webster Street, in Rawene. Refer to the maps in **Figures 2 and 3**.

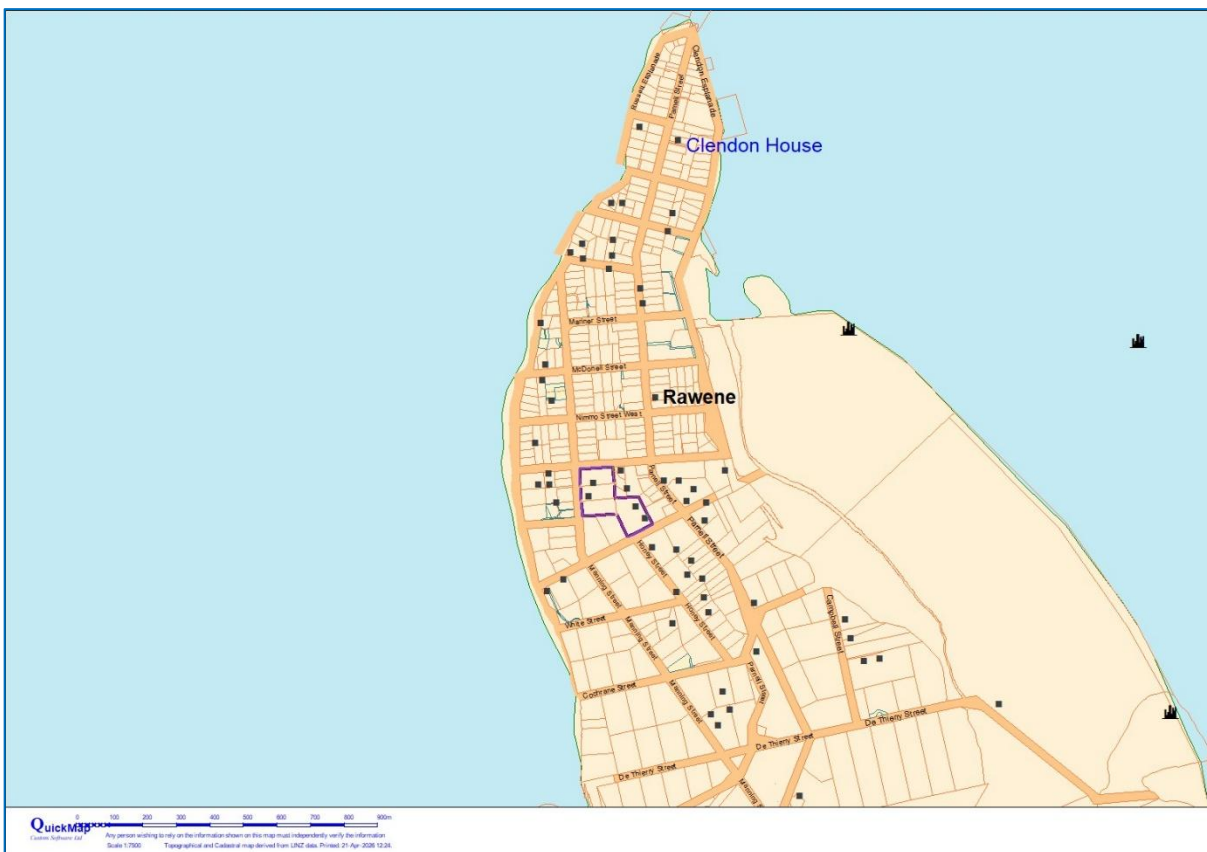


Figure 2: Location Map (Source: QuickMap)

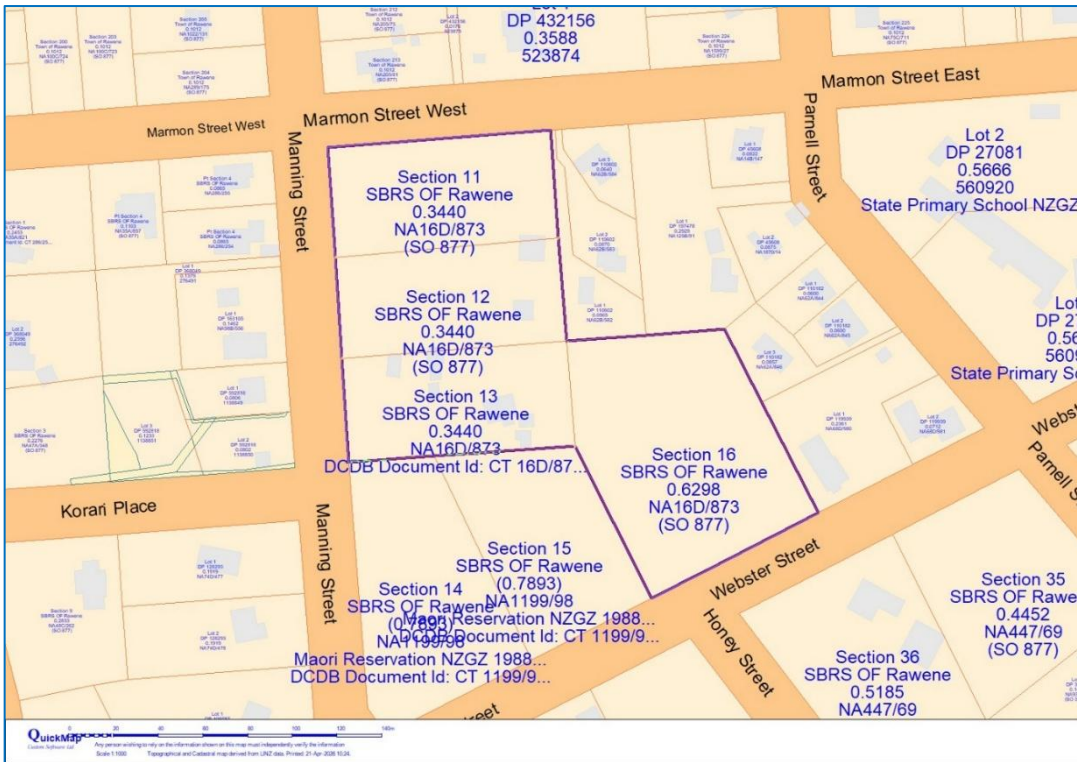


Figure 3: Cadastral Map (Source: QuickMap)

### 3.2 Legal details

A summary of the Record of title subject to the proposed subdivision is provided below. The record of title is attached in **Appendix 2**.

APPELLATION	RECORD OF TITLE	TITLE AREA	RELEVANT INTERESTS
Sections 11 – 13 and Section 16 Suburbs of Rawene	NA16D/873	1.6617ha more or less	Subject to Section 59 Land Act 1948 (affects Section 16 Suburbs of Rawene)

Table 2: Legal & Address Details of Subject Records of Title

### 3.3 Site conditions and land use

Lot 1 is a developed holiday park, containing various tent sites, cabins, amenity buildings (bathroom and kitchen areas), reception and accessory buildings, a swimming pool, accessway and parking, located amongst patches of vegetation and scattered trees. The applicant has advised that the holiday park includes ten cabins (occupancy ranges from 2 – 6 people), ten powered camping sites, and nine tent sites. The existing dwelling is situated near the southern boundary of Lot 1. Lapsed subdivision approval SP495 creating three additional residential lots from Sec 16 Suburbs of Rawene (sourced from the FNDC property file) indicates that the “Rawene Motor Camp” was in existence at that time (1986), meaning that it was established prior to the Resource Management Act 1991.

Lot 2 contains the majority of Section 16 Suburbs of Rawene, excluding the north western corner of land. This lot is generally in grass with scattered trees, comprising an easterly aspect, steeper at the west and flatter towards the east. Refer to **Photograph 4**.



Photograph 4: Lot 2 typical site conditions.

### 3.4 Recorded natural features

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

The site is not mapped as being located within a kiwi habitat in Far North Maps “Species Distribution (DoC)” Map.<sup>2</sup>

## 4. District Plan Assessment

### 4.1 Far North District Operative District Plan

The application site is zoned Coastal Residential 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 Coastal Residential Zone

Existing development on proposed Lot 1 is assessed against the relevant Coastal Residential zone standards below.

Rule	Discussion	Activity Status
10.8.5.2 Residential Intensity	One existing house is located on Lot 1.	Permitted
10.8.5.3, 10.8.5.2.2 Scale of Activities	The permitted activity standard allows 2 people per 800m <sup>2</sup> for a sewerred site, increasing to 4 people per 800m <sup>2</sup> as a restricted discretionary activity. Using this ratio, Lot 1 can accommodate $(11214\text{m}^2 \div 800\text{m}^2) \times 2 = 28$ people as a permitted activity, or 56 as a restricted discretionary activity. Holiday park maximum occupancy is more than 28 / 56 people. Although the holiday park	Discretionary

<sup>2</sup> A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

	scale of activities is an existing activity, the proposed subdivision increases the degree of non-compliance.	
10.8.5.1.5 Sunlight	No issues in terms of the relationship of existing buildings with the proposed new boundary between Lots 1 and 2.	Permitted
10.8.5.1.6 Stormwater Management	There will be no increase in impermeable surface coverage on Lot 1. The permitted activity standard allows the lesser of 50% or 1,000m <sup>2</sup> of gross site area to be covered by buildings or other impermeable surfaces. 1,000m <sup>2</sup> is the lesser amount for both the existing title area and the area of proposed Lot 1. As the reduced lot size associated with Lot 1 does not generate the existing rule infringement, it is considered that there is no contravention of this rule in terms of the current proposed activity.	Permitted
10.8.5.1.7 Setback from Boundaries	No issues in terms of the relationship of existing buildings with the proposed new boundary between Lots 1 and 2.	Permitted
10.8.5.1.16 Building Coverage	No new buildings or alterations / additions to an existing building are proposed.	Not applicable

#### 4.1.2 Natural & Physical Resources

The proposal does not require earthworks or vegetation clearance. No consents are necessary pursuant to rules in sections 12.2 or 12.3 for the proposed activity.

#### 4.1.3 Subdivision

Rule	Discussion	Activity Status
13.6.5 Legal Road Frontage	Each lot retains legal frontage to Marmon Street West and Webster Street.	Permitted
13.7.2.1 Minimum Area for Vacant New Lots and New Lots Which Already Accommodate Structures	Lots 1 and 2 comply with the controlled activity minimum lot size.	Controlled
13.7.2.2 Allotment Dimensions	Each lot includes an allotment dimension of 14m x 14m that does not encroach into the permitted activity setbacks for the Coastal Residential Zone (3m from the road and 1.2m from other boundaries).	Controlled
13.7.3 Controlled (Subdivision) Activities: Other Matters to be Taken into Account		
13.7.3.1 Property Access	Refer to Assessment below.	
13.7.3.2 Natural and Other Hazards	No adverse effects are anticipated to be generated by the subdivision with respect to natural hazards. Future building foundations to be considered at building consent stage on Lot 2.	Controlled
13.7.3.3 Water Supply	Existing / proposed reticulated water supply connections.	Controlled
13.7.3.4 Stormwater Disposal	Stormwater management on site is described in Section 2.3. Existing impermeable areas are present on Lot 1.	Controlled
13.7.3.5 Sanitary Sewage Disposal	Both lots have connections to Council's reticulated system.	Controlled
13.7.3.6 Energy Supply	Lot 1 has existing connections. Top Energy requires a connection to be confirmed for Lot 2 and recommends private easements (if required).	Controlled
13.7.3.7 Telecommunications	A new telecommunications connection is also required to Lot 2.	Controlled

13.7.3.8 Easements for Any Purpose	Once location of service connections is known, any required easements will be shown on the survey plan at section 223 certification stage.	Controlled
13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape ...	No relevant features on the subject site.	Controlled
13.7.3.10 Access to Reserves and Waterways	Not applicable.	Not applicable
13.7.3.11 Land Use Compatibility	No issues.	Not applicable
13.7.3.12 Proximity to Airports	Not applicable.	Not applicable

#### 4.1.4 Access

Rule	Discussion	Activity Status
15.1.6C.1.1 Private Accessway in all Zones	Lot 2 requires access from Webster Street. This is intended to be retained as formation to private access standards, given that it serves only one other record of title (Section 56 & 36 SBRS OF Rawene, NA447/69), i.e. requiring a 3m wide carriageway.	Permitted
15.1.6C.1.6 Vehicle Crossing Standards in Urban Zones	No additional traffic will use existing vehicle crossings to Lot 1. A compliant crossing to Lot 2 will be formed off Webster Street.	Permitted
15.1.6C.1.7 General Access Standards	No issues caused by proposed subdivision.	Permitted
15.1.6C.1.8 Frontage to Existing Roads, 15.1.6C.2 Discretionary Activities	Webster Street serves less than 5 household equivalents. Marmon Street West serves more than 5 households; its existing carriageway is less than 6.5m wide.	Discretionary

#### 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 sites are zoned General Residential with a Coastal Environment Overlay in the Far North Proposed District Plan.

There are no applicable rules with immediate legal effect under the Proposed District Plan. Relevant inoperative rules are assessed below.

#### 4.2.1 Area-Specific Matters – General Residential Zone

Rule	Discussion	Compliance
GRZ-R2 Impermeable Surface Coverage	Less than 50% existing or anticipated impermeable surface coverage on each lot.	These rules do not have legal effect.
GRZ-S2 Height in relation to boundary	No issues.	
GRZ-S3 Setback	No issues	
GRZ-S6 Outdoor living space	No issues	

#### 4.2.2 District-Wide Matters – General District-Wide Matters – Energy, Infrastructure, & Transport - Transport

Rule	Discussion	Compliance
TRAN-R2 Vehicle crossings and access, including private accessways	Vehicle crossing to Lot 2 via Webster St to be formed to private access standards.	This rule does not have legal effect.

#### 4.2.3 District Wide Matters – Subdivision

Rule	Discussion	Compliance
SUB-R3 Subdivision of land to create a new allotment.	<p>CON-1</p> <ul style="list-style-type: none"> <li>• Connection to reticulated water supply proposed.</li> <li>• Stormwater management to be implemented at lot development stage on Lot 2; no changes to Lot 1 proposed.</li> <li>• Connections to reticulated wastewater system available.</li> <li>• Power and telecommunications connections can be supplied and/or confirmed as a condition of consent.</li> <li>• Easements to be shown on LT plan if required.</li> </ul> <p>CON-2</p> <ul style="list-style-type: none"> <li>• Controlled activity minimum allotment sizes are achieved.</li> <li>• No esplanade reserve requirements.</li> </ul>	These rules do not have legal effect.
SUB-R20 Subdivision of a site within the Coastal Environment ..	Discretionary Activity specified.	

#### 4.2.4 Summary of Activity Status under the Far North Proposed District Plan

There are no relevant rules with legal effect.

## 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.*

### 5.1 Natural and other hazards

The site is not subject to any mapped hazards as shown on the Northland Regional Council 'Natural Hazard' mapping. No alterations to the existing land use on Lot 1 are proposed. On Lot 2, there is ample area that would be suitable for building development, subject to the normal considerations at building consent stage. No adverse effects are expected to arise with respect to natural and other hazards as a result of the proposed subdivision.

### 5.2 Water supply

The property is within the area of benefit for water reticulation, and Lot 1 has an existing water connection. A new connection to Lot 2 will need to be confirmed.

Existing fire hydrants are also located nearby, including on Marmon Street West opposite the property entrance to Lot 1, and on Webster Street at the south eastern corner of Lot 2.

### 5.3 Stormwater disposal

Lot 1 contains existing impermeable surfaces, with stormwater management not involving any of the Lot 2 area which is proposed as a separate record of title, and the proposal not creating any impact on adjoining properties or the life supporting capacity of soils. Potential adverse effects related to stormwater will need to be managed at the time that Lot 2 is developed with impermeable surfaces, likely to be via controlled discharge of stormwater to roadside drains including appropriate controls to ensure that concentrated stormwater runoff does not affect adjacent sites. Given the large site area of Lot 2, it is likely that development for a single residential unit would be able to comply with the permitted activity standard for impermeable surface coverage. As such, it is considered that the proposed subdivision will not result in adverse effects in terms of stormwater quantity and quality.

### 5.4 Sanitary sewage disposal

According to the Far North Atlas Water Services Mapping, each lot has an existing connection to the Council's sanitary sewer system. For Lot 1, this comprises an existing gravity main located on the western side of the property. For Lot 2, an existing gravity lateral pipe is located at the southern boundary, connecting into Council's gravity main. Refer to **Figure 4**. The proposal therefore avoids adverse impacts in terms of sanitary sewage disposal.

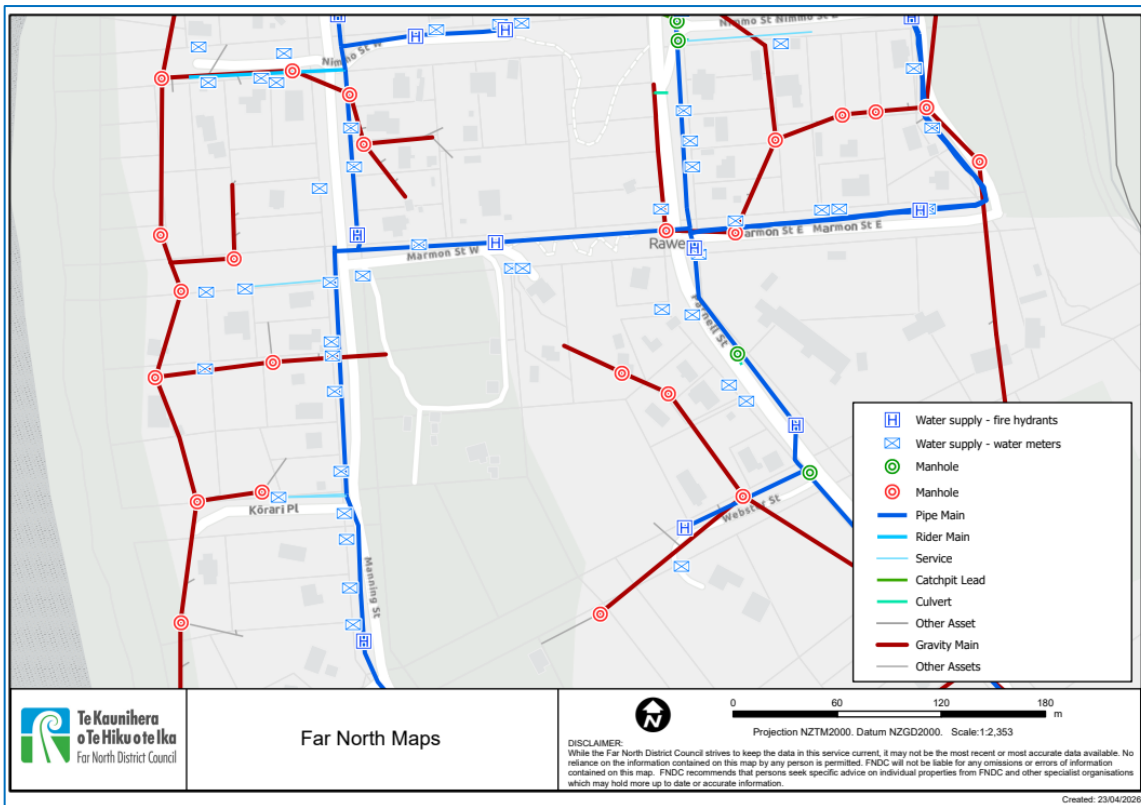


Figure 4: Water Services Map showing location of existing sanitary sewer connections and water supply (Source: Far North Atlas)

## 5.5 Energy and telecommunications supply

Lot 1 has an existing power and telecommunication supply. New connections will be provided to Lot 2.

In relation to power supply, Top Energy has recommended that power be made available for the additional lot (Lot 2), and has advised that there is an existing power supply to proposed Lot 1. Refer to **Appendix 3**. They have also recommended private easements if a connection to Lot 2 is provided from Marmon Street West; however, this will be dependent on whether a suitable connection is available from Webster Street, which is the applicant's understanding and preference. Once this is confirmed, relevant easements will be shown (if necessary) on the survey plan.

No adverse effect in this respect is anticipated.

## 5.6 Easements for any purpose

Once the location of service connections is known, any required easements will be shown on the survey plan at section 223 certification stage. At this stage, the applicant expects that all services will be supplied from Webster Street to Lot 2, and that no easements will be required.

## 5.7 Property Access

Property access to Lot 1 from Marmon Street West, using existing vehicle crossings, internal access, parking and maneuvering arrangements, will remain unchanged from the current situation with no additional traffic using access or egress into the site. While Marmon Street West does not meet the carriageway width specified in Appendix 3B-2 of the Operative District Plan, this non-compliance is an existing environmental condition rather than a new effect created by the proposal.

Lot 2 will require vehicle access from Webster Street. The existing accessway formed over Webster Street serves only one other property (Section 56 & 36 SBRS OF Rawene, NA447/69), and is therefore intended to be retained with formation to private access standards.

As suitable access can be formed to the boundary of each site, it is considered that the proposal avoids adverse effects in this regard.

### **5.8 Earthworks and utilities**

Besides new service or utility connections to the boundary of Lot 2 as required, no other earthworks or alterations to existing utility services are required to support the proposed subdivision.

### **5.9 Building Locations**

Lot 1 contains existing buildings. The existing holiday park development and residential dwelling will remain within the area of Lot 1.

Lot 2 contains a range of possible building sites, to be determined at lot development stage.

### **5.10 Preservation and enhancement of heritage resources, vegetation, fauna and landscape**

The subject land does not contain any known or mapped heritage resources, archaeological sites or sites of cultural significance. It is modified through previous land use and building activities. Earthworks are not required to complete the subdivision, and no disturbance to any heritage features will result.

Lot 1 contains areas of indigenous vegetation; however, these do not form part of a protected natural area that has been mapped by the Department of Conservation and no disturbance to indigenous vegetation is proposed. The site is not part of a wider North Island brown kiwi habitat. The proposed subdivision does not require clearance of indigenous vegetation, and direct or indirect adverse effects on flora or habitats are avoided.

The site is part of an established coastal residential area, and is not part of an outstanding landscape or area of high or outstanding natural character.

### **5.11 Land use incompatibility**

The proposal will not result in any adverse effects in relation to land use incompatibility or reverse sensitivity.

### **5.12 Natural character of the coastal environment**

There will be no change to the natural character of this area of the coastal environment, with Lot 1 retaining its existing residential and holiday park use, and Lot 2 able to be developed as a residential site within an existing coastal settlement.

## 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. Of relevance to the proposed activity are the following documents, which 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
- National Policy Statement for Natural Hazards
- Regional Policy Statement for Northland
- Operative Far North District Plan
- Proposed Far North 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>3</sup>

Review of historic aerial photography using Retrolens indicates that the land has been in scrub and grass, with the dwelling and access formed by the 1970s.<sup>4</sup> More recent aerial and satellite images show the holiday park development, while subdivision approval SP495 (sourced from the FNDC property file) indicates that the “Rawene Motor Camp” was in existence at that time (1986).

Therefore, using Method 6(2) of the NES-CS, using the most up-to date information held by Council, the subject site is not considered to be a ‘piece of land’ in terms of the above regulations.

### 6.2 National Policy Statements

#### 6.2.1 National Policy Statement for Natural Hazards

##### **Risk Matrix**

*When undertaking an assessment of natural hazard risk, the following risk matrix and associated tables must be applied to enable assessment of the consequence level and likelihood level and to determine the level of natural hazard risk applicable.*

- The land is located above any mapped coastal or river flood hazard.

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<sup>3</sup> Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 23 April 2026 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

<sup>4</sup> Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

- The land is not shown to be erosion prone land in the NRC mapping.
- The liquefaction vulnerability assessment is shown as 'unlikely'.
- The vacant Lot 2 includes sloping and more level site conditions. There are multiple possible building sites. The requirement for specifically designed foundations is dependent on the building site location and the purpose of the building.

Therefore, the likelihood level (using Table 1) is considered to be classified as 'Unlikely'.

The consequence level (Table 2) can be described as minor.

Therefore, the level of natural hazard risk is considered to be low.

<b>Table 1: Likelihood table</b>		
Likelihood level	Annual exceedance probability (AEP)	Average recurrence interval (ARI) or 'return period'
Almost certain	10% or more	Up to and including 10 years
Very likely	10% to 5%	Over 10 and up to and including 20 years
Likely	5% to 2%	Over 20 and up to and including 50 years
Possible	2% to 1%	Over 50 and up to and including 100 years
Unlikely	1% to 0.2%	Over 100 and up to and including 500 years
Rare	0.2% to 0.02%	Over 500 and up to and including 5,000 years
Very rare	Less than 0.02%	More than 5,000 years

<b>Table 2: Consequence table</b>		
Consequence level	Damage to property	Potential for injury or fatalities
Catastrophic	Severe damage to land and building(s), potential for collapse or total destruction of structures. Building(s) need to be demolished, rebuilt or relocated.	High threat to life safety, with probable fatalities and/or critical injuries.
Major	Major damage to land and building(s), including structural damage. Loss of use and substantial repair required.	Unsafe for people, with potential for many injuries, or critical injuries and/or fatalities.
Moderate	Some damage to land and non-structural damage to building(s). Limited loss of use, repairs required.	Unsafe for people, with potential for injuries, although expected to be minor.
Minor	Minor damage to land and building(s). No loss of use, minimal repairs required.	Isolated minor injuries possible.
Negligible	No loss of use, no building repairs required.	No injuries.

## Part 2: Objective and policies

### 2.1 Objective

1. *Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.*

This has been considered using the risk matrix and in response to the policies below.

## 2.2 Policies

**Policy 1:** *When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.*

A low level of natural hazard risk has been assessed.

**Policy 2:** *Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.*

Lot 1 is developed. Lot 2 contains multiple possible building sites. The requirement for specifically designed foundations is dependent on the location and the purpose of the future building.

**Policy 3:** *Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.*

Not applicable.

**Policy 4:** *Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.*

Not applicable.

**Policy 5:** *Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.*

Most recent natural hazard mapping has been referred to.

**Policy 6:** *The potential impacts of climate change to at least 100 years into the future must be considered.*

Not applicable.

## 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 in the coastal environment, but does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character. Relevant policies from the RPS are addressed below.

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 subdivision maintains sufficient Record of Title sizes, and can be provided with suitable infrastructure, and has no implications in terms of this policy. No change of the existing or expected land use will result from the proposal. The site is not a primary production zone, does not contain highly versatile soils, and there is no reduction in the potential for soil-based primary production.

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

The objectives and policies of the Coastal Environment, Coastal Residential Zone and Transportation of the Operative District Plan are relevant to this proposal and are commented on below. It is considered that the proposal is consistent with the relevant strategies. The proposal complies with the controlled activity standard for subdivision in the Coastal Residential Zone (excluding property access), and is therefore also considered to be consistent with subdivision strategies.

<b>COASTAL ENVIRONMENT</b>	
<b>10.3 Objectives</b>	
<i>10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.</i>	Adverse effects are generally avoided given the existing land use established on Lot 1 and the size of Lot 2.
<i>10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance: (a) the natural character of the coastline and coastal environment; (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna; (d) the open space and amenity values of the coastal environment; (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council)</i>	The existing level of natural character, open space and amenity values will be retained, and the proposal has no adverse impacts on ecological values, water quality and soil conservation.
<i>10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.</i>	There are no known or recorded heritage or cultural sites within the subject property. No land disturbance is proposed.
<i>10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.</i>	Reticulated water supply is proposed for the vacant lot.
<b>10.4 Policies</b>	
<i>10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally: (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and</i>	The proposal is considered to be an appropriate subdivision, which does not impact natural character, the coastal environment, heritage, landscape, cultural or ecological features, existing amenity values. The proposal has no implications in terms of public access or servicing.

<p>(e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and</p> <p>(f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and</p> <p>(g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and</p> <p>(h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.</p>	
<p>10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.</p>	<p>The lots are located within an existing settlement and the proposed subdivision is neither sprawling nor sporadic.</p>
<p>10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.</p>	<p>The sites are not within an area of land subject to natural hazards. Building and location specific foundations can be designed when Lot 2 is developed.</p>
<p>10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.</p>	<p>Water supply is available from Council's reticulated system.</p>
<p>10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.</p>	<p>No earthworks are required.</p>
<p>10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:</p> <p>(a) the siting of buildings relative to the skyline, ridges, headlands and natural features;</p> <p>(b) the number of buildings and intensity of development;</p> <p>(c) the colour and reflectivity of buildings;</p> <p>(d) the landscaping (including planting) of the site;</p> <p>(e) the location and design of vehicle access, manoeuvring and parking areas</p>	<p>Development on Lot 2 is yet to be determined. Given its location in an existing residential area, and the large size of Lot 2 for the zone, no restrictions are considered necessary.</p>
<p><b>COASTAL RESIDENTIAL ZONE</b></p>	
<p><b>10.8.3 Objectives</b></p>	
<p>10.8.3.1 To enable the development of residential activity in and around existing coastal settlements</p>	<p>The lots are within an existing coastal settlement.</p>
<p>10.8.3.2 To protect the coastline from inappropriate subdivision, use and development.</p>	<p>As the proposal creates one additional coastal residential lot within the existing Rawene settlement, it is not considered to be an inappropriate subdivision.</p>
<p><b>10.8.4 Policies</b></p>	
<p>10.8.4.3 That residential activities have sufficient land associated with each household unit to provide for outdoor space and sewage disposal.</p>	<p>Each lot retains ample private outdoor area. Sewage is discharged to the reticulated sanitary sewer system.</p>
<p>10.8.4.4 That the portion of a site covered in buildings and other impermeable surfaces be limited to enable open space</p>	<p>No additional impermeable surface coverage is proposed at subdivision stage. Stormwater</p>

<i>and landscaping around buildings and avoid or mitigate the effects of stormwater runoff on receiving environment.</i>	management is in place for the existing impermeable areas on Lot 1.
<i>10.8.4.5 That provision be made for ensuring sites have adequate access to sunlight and daylight.</i>	The proposed lots maintain adequate access to sunlight and daylight on each lot, with there being no implications for access to sunlight and daylight in terms of the proposed subdivision.
<b>TRANSPORTATION</b>	
<b>15.1.3 OBJECTIVES</b>	
<i>15.1.3.1 To minimise the adverse effects of traffic on the natural and physical environment.</i>	Additional traffic will arise from future development of Lot 2, which can be accessed from Webster Street via a suitable standard of access.
<b>15.1.4 POLICIES</b>	
<i>15.1.4.1 That the traffic effects of activities be evaluated in making decisions on resource consent applications.</i>	Additional traffic can be adequately accommodated by a formed access and vehicle crossing to Lot 2 in order to avoid adverse effects.
<i>15.1.4.6 That the number, size, gradient and placement of vehicle access points be regulated to assist traffic safety and control, taking into consideration the requirements of both the New Zealand Transport Agency and the Far North District Council.</i>	No issues in terms of access to and from Webster Street.

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

Relevant objectives and policies are set out under the chapters ‘General Residential Zone’ and ‘Coastal Environment’ are commented on below, and it is concluded that the proposal will be consistent with the relevant strategies.

<b>COASTAL ENVIRONMENT</b>	
<b>Objectives</b>	
<i>CE-O2 and use and subdivision in the coastal environment:</i> a. <i>preserves the characteristics and qualities of the natural character of the coastal environment;</i> b. <i>is consistent with the surrounding land use;</i> c. <i>does not result in urban sprawl occurring outside of urban zones;</i> d. <i>promotes restoration and enhancement of the natural character of the coastal environment; and</i> e. <i>recognises tangata whenua needs for ancestral use of whenua Māori.</i>	The proposed subdivision preserves the current level of natural character, and creates one additional site for residential development within an existing settlement.
<i>CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.</i>	There is no change to the scale of existing built development on Lot 1 as a result of the subdivision. Lot 2 retains ample area for future residential development.
<b>Policies</b>	
<i>CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:</i> a. <i>outstanding natural character;</i> b. <i>ONL;</i> c. <i>ONF.</i>	The proposal does not generate any significant or other adverse effects on the characteristics and qualities of the coastal environment.
<i>CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:</i> a. <i>consolidating land use and subdivision around existing urban centres and rural settlements; and</i> b. <i>avoiding sprawl or sporadic patterns of development.</i>	The proposal meets this policy, as it is neither sprawling nor sporadic.

<p><i>CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:</i></p> <p>a. <i>there is adequacy and capacity of available or programmed development infrastructure; and</i></p> <p>b. <i>the use is consistent with, and does not compromise the characteristics and qualities.</i></p>	<p>Existing infrastructure is provided to Lot 1, and will be supplied to the boundary of Lot 2.</p>
<p><i>CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</i></p> <p>a. <i>the presence or absence of buildings, structures or infrastructure;</i></p> <p>b. <i>the temporary or permanent nature of any adverse effects;</i></p> <p>c. <i>the location, scale and design of any proposed development;</i></p> <p>d. <i>any means of integrating the building, structure or activity;</i></p> <p>e. <i>the ability of the environment to absorb change;</i></p> <p>f. <i>the need for and location of earthworks or vegetation clearance;</i></p> <p>g. <i>the operational or functional need of any regionally significant infrastructure to be sited in the particular location;</i></p> <p>h. <i>any viable alternative locations for the activity or development;</i></p> <p>i. <i>any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;</i></p> <p>j. <i>the likelihood of the activity exacerbating natural hazards;</i></p> <p>k. <i>the opportunity to enhance public access and recreation;</i></p> <p>l. <i>the ability to improve the overall quality of coastal waters; and</i></p> <p>m. <i>any positive contribution the development has on the characteristics and qualities.</i></p>	<p>The proposal is based on the existing arrangement of buildings and infrastructure on Lot 1 and creates a separate title for land which is not used as part of the holiday park development. The vacant lot (Lot 2) has ample area for future residential development. No effects in relation to the listed matters and features are anticipated.</p>
<p><b>GENERAL RESIDENTIAL ZONE</b></p>	
<p><b>Objectives</b></p>	
<p><i>GRZ-O5 Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.</i></p>	<p>The subdivision layout relates to an existing spatial layout of the holiday park on Lot 1, and will not reduce the functionality or amenity values of the existing environment.</p>
<p><b>Policies</b></p>	
<p><i>GRZ-P1 Enable land use and subdivision in the General Residential zone where:</i></p> <p>(a) <i>there is adequacy and capacity of available or programmed development infrastructure to support it; and</i></p> <p>(b) <i>there is adequacy and capacity of available or programmed development infrastructure to support it; and</i></p>	<p>Existing infrastructure is in place for the existing residential use and development on Lot 1, and will be supplied to Lot 2 where not already available.</p>
<p><i>GRZ-P2 Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:</i></p> <p>a. <i>telecommunications;</i></p> <p>i. <i>fibre where it is available; or</i></p> <p>ii. <i>copper where fibre is not available;</i></p> <p>b. <i>local electricity distribution network; and</i></p> <p>c. <i>wastewater, portable water and stormwater where they are available.</i></p>	<p>Conditions requiring or confirming reticulated services to the boundary of Lot 2 can be included.</p>
<p><i>GRZ-P8 Manage land use and subdivision to address the effects of the activity requiring resource consent,</i></p>	<p>The subdivision essentially creates a separate title for land which is not used in conjunction with the existing</p>

<p>including (but not limited to) consideration of the following matters where relevant to the application:</p> <ol style="list-style-type: none"> <li>a. consistency with the scale, design, amenity and character of the residential environment;</li> <li>b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance;</li> <li>c. for residential activities: <ol style="list-style-type: none"> <li>i. provision for outdoor living space;</li> <li>ii. privacy for adjoining sites;</li> <li>iii. access to sunlight;</li> </ol> </li> </ol>	<p>holiday park development. The new Lot 2 contains ample area for residential development, which will be in accordance with the use and development of the existing surrounding environment. The potential adverse effects of the activity are therefore considered to be less than minor.</p>
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## 6.6 Regional Plans

### Regional Plan for Northland

No consents are considered necessary for the proposed activity under the Regional Plan for Northland.

## 6.7 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:*

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*

#### **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 subdivision is considered to represent sustainable management of natural and physical resources as it creates a separate title for land which is not necessary for the existing holiday park development, establishing an additional residential title within an existing coastal

settlement. No land alteration or disturbance is required within Lot 1, and Lot 2 contains suitable areas for development. 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 natural character of this existing coastal residential area will not change, and no direct or indirect adverse effects on habitats of indigenous fauna will arise.

The relevant matters listed under Section 7 have been given regard and the proposal will not detract from existing amenity values in this residential area or 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.

## 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 potential adverse effects of the proposal will not be 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 subdivision will not generate any additional traffic off Marmon Street West.

- The site already has legal frontage to Webster Street with the associated potential for use of Webster Street for development. There is no change to this existing situation.
- The lot sizes exceed the controlled activity lot size and dimension required for the zone.
- No new land use activities are introduced on Lot 1, and Lot 2 is suitable for residential development, with this lot having a large area and multiple development options. There will be no change to the amenity values or residential / coastal character of the existing environment.

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.

## 8. Conclusion

In terms of section 104 and 104B of the Resource Management Act 1991, we consider that:

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

We also note that:

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

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, subject to conditions and under delegated authority, as detailed in the application and supporting information.

Signed .....  
 Natalie Watson,  
 Resource Planner

Date: 8 June 2026  
 WILLIAMS & KING  
 Kerikeri

## 9.0 Appendices

- Appendix 1** Scheme Plan
- Appendix 2** Record of Title
- Appendix 3** Top Energy Correspondence



**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** **NA16D/873**  
**Land Registration District** **North Auckland**  
**Date Issued** 12 May 1969

**Prior References**

NA1002/43      NA16A/287

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**Estate** Fee Simple  
**Area** 1.6617 hectares more or less  
**Legal Description** Section 11-13 and Section 16 Suburbs of  
Rawene

**Registered Owners**

Francher Limited

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**Interests**

Subject to Section 59 Land Act 1948 (affects Section 16 Suburbs of Rawene)

100

(100)

MARMON STREET

427.0

11

0.3.16

400.0

600.0

12

0.3.16

299.7

13

0.3.16

427.0

16

389.2

321.2

1.2.090

STREET

353.9

WEBSTER

METRICAR

1.6

MANNING STREET (100)

MARMON STREET WEST

Local Authority: Far North District Council

Total Area: 1.6617Ha  
Comprised in: NA16D/873

Levels in terms of: N/A.  
Contour interval is: N/A.

Notes:

Reticulated water and sewer infrastructure locations are indicative and are based on FNDC GIS records.



MANNING STREET

PARNELL STREET

WEBSTER STREET

LOT 1  
1.1214Ha

LOT 2  
0.5458Ha

SECTION 15  
SBRBS OF RAWENE

SECTION 14  
SBRBS OF RAWENE

3  
DP 110602

1  
DP 45608

2  
DP 110602

1  
DP 197478

2  
DP 45608

1  
DP 110602

3  
DP 110182

1  
DP 119939

84°34' 85.86

174°26'30" 80.47

174°32' 120.71

84°34' 25.94

84°34' 34.34

358°30' 27.54

56°38' 27.25

84°34' 85.95

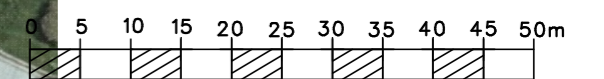
157°48' 64.61

61°45'30" 71.16

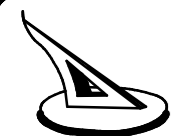
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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.



Prepared for: Francher Limited



**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 SECTIONS 11, 12, 13 & 16  
SUBURBS OF RAWENE**

	Name	Date
Survey		
Design		
Drawn		
Rev		

ORIGINAL SCALE SHEET SIZE  
1:750 A3

24712

Natalie Watson  
Williams & King  
PO Box 937  
KERIKERI 0230

Email: [nat@saps.co.nz](mailto:nat@saps.co.nz)

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION  
Francher Limited – 1 Marmon Street West, Rawene.  
Section 11 -13 & Section 16 Suburbs of Rawene.**

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 and recommends a private reciprocal easement over lot 2 be created for a connection from Marmon Street West. Design and costs to provide a power supply to proposed lot 2 would 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](mailto:aaron.birt@topenergy.co.nz)