

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):

- Land Use Discharge
 Fast Track Land Use* Change of Consent Notice (s.221(3))
 Subdivision Extension of time (s.125)
 Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) _____

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Te Rarawa, Te Tahawai Hapu

Who else have you consulted with?

HNZPT

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

5. Applicant details

Name/s:

Kevin & Bronwyn Dodds and Stephen & Helen Sweetapple

Email:

Phone number:

Postal address:

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

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

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Northland Planning & Development 2020 Ltd

Email:

Phone number:

Postal address:

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

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

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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:

Please see title details - various owners

Property address/
location:

8. Application site details

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

Name/s:	Please see title details - various owners		
Site address/ location:	88 & 124 Crene Road, Kaitiaki		
	0481		
	Postcode		
Legal description:	See title details	Val Number:	
Certificate of title:	NA11D/701 & NA65/67		

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

Site visit requirements:

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

Is there a dog on the property? Yes No

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

Please contact applicant prior to site visit.	
2x dogs prior to ensure.	Generally tied up but but contact

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.

Proposal to subdivide by way of boundary adjustment to rectify an historical building error. Land use consent for internal setback breach and application to waive requirement for esplanade reserve or strip.
Combined subdivision and land use application has been assessed as a Discretionary Activity under the ODP.

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):

<input type="radio"/> Building Consent	Enter BC ref # here (if known)
<input type="radio"/> Regional Council Consent (ref # if known)	Ref # here (if known)
<input type="radio"/> National Environmental Standard Consent	Consent here (if known)
<input type="radio"/> Other (please specify)	Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

KT & BR Dodds

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Bronwyn Doodle

Signature:

(signature of bill payer)

Date 14-4-2026

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Bronwyn Doodle

Signature

Date 14-4-2026

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

Combined Subdivision & Land Use Resource Consent Proposal

KT & BR Dodds and SW & H Sweetapple

88 & 124 Crene Road, Takahue

Date: 16/04/2026

Please find attached:

- an application form for a Combined Subdivision & Land Use Resource Consent in the **Rural Production zone** under the Operative District Plan; and
- an Assessment of Environmental Effects indicating the potential and actual effects of the proposal on the environment.

This application is for a subdivision by way of boundary adjustment where no additional Record of Titles will be created. A boundary adjustment is required to reconfigure the boundaries so the dwelling and attached garage within Pt Section 1 (Proposed Lot 1) can be wholly contained within the site boundaries. The reconfiguration of the boundaries results in a setback breach to the new dividing boundary with Proposed Lot 2. The proposal also includes an application to waive the requirement for an esplanade reserve or strip. There are no instruments, consent notices or encumbrances on the parent lots' titles that would affect subdivision of the sites proposed.

The combined subdivision and land use consent has been assessed as a **Discretionary Activity**, under the ODP. The proposal is a permitted activity under the Proposed District Plan (PDP) rules that have current legal effect.

If you require further information, please do not hesitate to contact me.

Regards



Alex Billot

Resource Planner

Reviewed by



Sheryl Hansford

Director/Senior Planner

NORTHLAND PLANNING & DEVELOPMENT 2020 LIMITED



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Appendices

- 1. Far North District Council Application Form**
- 2. Certificate of Title NA11D/701– LINZ**
- 3. Certificate of Title NA65/67 - LINZ**
- 4. Scheme Plan – Von Sturmers Surveyors**
- 5. Correspondence – Heritage NZ Pouhere Taonga**
- 6. Correspondence – Te Rarawa**
- 7. Correspondence – Te Tahawai Hapu**
- 8. Written Approval – Lot 1 DP99027**
- 9. Written Approval – Lot 2 DP55522**



Assessment of Environment Effects Report

1.0 Description of the Proposed Activity

Subdivision

- 1.1 The Applicants, Kevin & Bronwyn Dodds and Stephen & Helen Sweetapple, seek resource consent to subdivide by way of boundary adjustment. The sites are zoned as Rural Production under the ODP and are legally described as Pt Section 1 Blk XI Takahue SD and Lot 2 DP55522. The titles for the allotments are contained within **Appendix 2 & 3**.

- 1.2 As mentioned, the proposal has resulted from an historical error, which has the dwelling with an attached garage within Pt Section 1 being located over the boundary with Lot 2 DP55522. The proposal will see the dividing boundary between the two allotments shift, such that the buildings within Pt Section 1 will be wholly contained within the new boundaries defined as Proposed Lot 1.

- 1.3 The current lot sizes registered on the title for each of the lots are:
 - Part Section 1 – 17.9149 hectares (Title date 1892)
 - Lot 2 DP55522 – 2.5923 hectares (Title date 1967)

- 1.4 The proposed lot sizes are as follows:
 - Proposed Lot 1 – 18.7822ha
 - Proposed Lot 2 – 2.4293ha

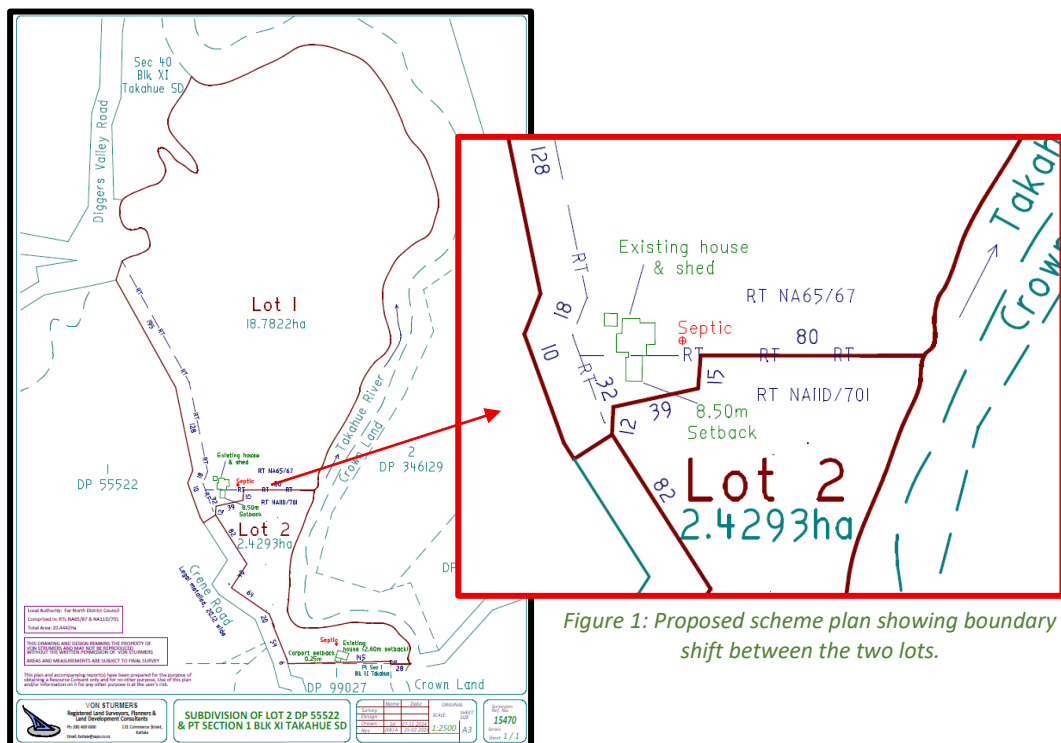


Figure 1: Proposed scheme plan showing boundary shift between the two lots.



- 1.5 The proposal results in an increase in area for Lot 1, which is due to absorbing the paper road which has been stopped along the western boundary (7673m² approx) as well as the area taken from Lot 2 DP55522 (1000m² approx). Proposed Lot 2 will result in a decrease in area of approximately 1000m².
- 1.6 It could be argued that the degree of non-compliance for Proposed Lot 2 will not be increasing, given the lot size remains over two hectares in area, however as there are land use infringements created, the proposal cannot comply with the criteria for a controlled boundary adjustment subdivision.
- 1.7 As Lot 2 cannot meet the required 20 hectare-controlled lot size, an assessment of the RDA provisions are provided. The title dates are 1892 and 1967 and as such the proposal can comply with RDA Rule 13.7.2.1(i)(4) given the minimum lot size will be over 2 hectares. The subdivision component is therefore assessed as a **Restricted Discretionary Activity** under the ODP.

Road Stopping

- 1.8 During this process, the Applicant has applied to have the portion of the paper road which runs along the western boundary of Pt Section 1 (Proposed Lot 1) permanently stopped. The Applicant has advised that this is underway with the FNDC Property Legislation Team and hence, the subject scheme plan shows this portion of road being contained within Proposed Lot 1.

Land Use

- 1.9 The allotment dimensions for Proposed Lot 1 have been designed to accommodate the existing dwelling and attached garage. This has created setback distances less than 10 metres from the dwelling to the new dividing boundary, which results in a setback infringement. The setback infringement is internal only, no other parties have been considered to be affected. For clarity the property owners have provided their written approval to the proposal, which is attached as **appendix 9**. The setback infringement is assessed as a **Restricted Discretionary Activity**.
- 1.10 The sites adjoin the Takahue River and as such, assessment of the ODP Chapter 14 – Financial Contributions, is required. As part of this proposal, an application to waive the requirement for an esplanade reserve or strip is provided for. Given the nature of the consent being by way of boundary adjustment and no intensification of the lots proposed, it is considered that a waiver is appropriate in this instance. This results in a **Discretionary Activity**.

2. The site and surrounding environment

- 2.1. The sites are located at 88 and 124 Crene Road, Takahue. Each allotment contains an existing consented dwelling and onsite servicing as well as accessory buildings. Takahue River borders the sites on the eastern boundaries, with Crene Road along the western side.
- 2.2. Part Section 1 is part of a large farming unit utilised for dairy farming purposes.



- 2.3. Allotments in the area vary from rural-residential and lifestyle allotments less than 6 hectares in area and larger productive lots utilized for farming purposes.

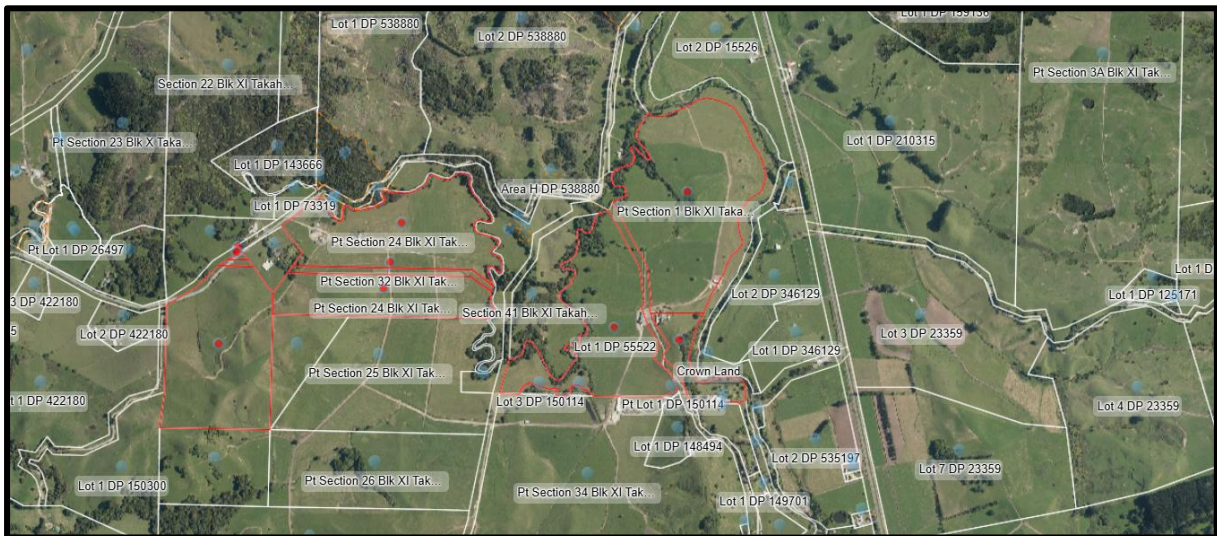


Figure 2: Aerial of the subject sites and surrounding environment. Pt Section 1 is farmed as part of a large farm holding, also identified in red.

3. Background

Title

- 3.1. Part Section 1 Block 11 Takahue SD is held within Record of Title NA65/67, which is dated 14th December 1892, with a legal area of 17.9149ha. There are no consent notices or easements registered on the title.
- 3.2. Lot 2 DP5522 is held within Record of Title NA11D/701 which is dated 29th June 1967 and has a legal area of 2.5293ha. There are no consent notices or easements registered on the title.

Site Features

- 3.3. The sites are located within the Rural Production zone within the Operative District Plan as well as being within the Rural Production zone under the Proposed District Plan.
- 3.4. Given the sites' rural location there are no connections to reticulated services such as water supply, wastewater, and stormwater. The existing dwellings within each of the sites have existing onsite wastewater disposal systems, onsite water supply and stormwater management which will remain unchanged by the proposal.
- 3.5. There is an area of PNA located within the north-western corner of Proposed Lot 1, which is noted as Waikawa Stream. This area of the site will remain unaffected by the proposal, with no change of use to occur. The sites are not located in an area where kiwi are noted as being present.



3.6. Takahue River adjoins the eastern sides of the lots. Takahue River is noted as a Statutory Acknowledgment Area for Te Rarawa. Te Rarawa has been contacted as part of this application process with their response advising of no concerns or comments given the nature of the application being by way of boundary adjustment to rectify a boundary issue. Correspondence is contained within **Appendix 6**. There is an existing parcel of land, noted as Crown Land, located on the opposite side of Takahue River.

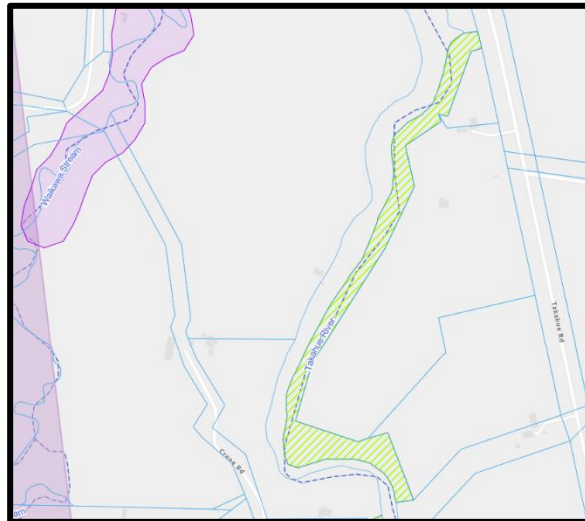


Figure 3: FNDC Maps showing location of Waikawa Stream PNA (purple shade), Takahue River and existing Crown Land (green shade).

3.7. The NZAA maps note that there is an existing Pa Site within 88 Crene Road as well as another archaeological site O05/6. Heritage NZ Pouhere Taonga (HNZPT) were contacted as part of the pre-application process to determine if any further investigation was required as part of the proposal. HNZPT advised that the proposal should proceed under the guidance of an ADP. HNZPT also noted that if there are any significant earthworks in the future, then an archaeological assessment will be required given the recorded Pa site. This correspondence is attached within **Appendix 5** of this application.

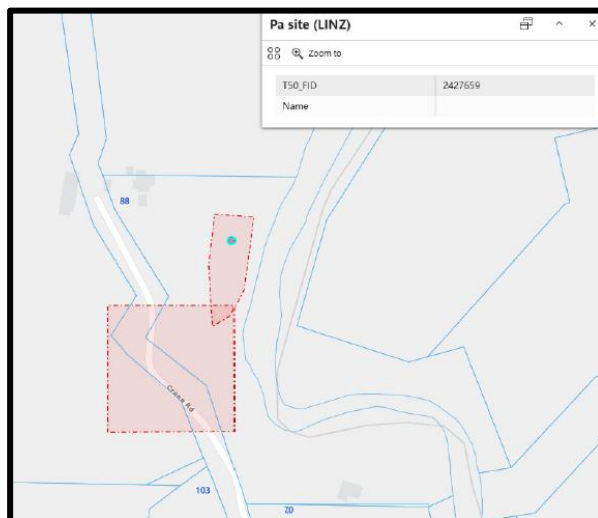


Figure 4: Archaeological sites within the sites.



- 3.8. Both allotments are shown to be susceptible to river flood hazards, given the proximity of Takahue River and Waikawa Stream. Both allotments have existing consented built development and onsite servicing which will remain unchanged as part of the proposal.

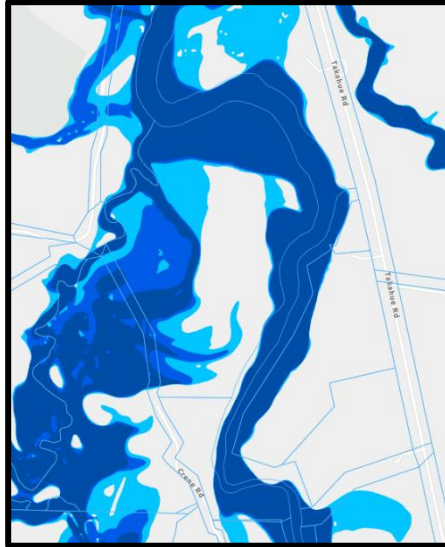


Figure 5: Flood susceptibility over the sites.

- 3.9. The sites have a mixture of soils. Proposed Lot 1 has soils of predominantly LUC 3 (green shade) with a small portion of LUC 2 (yellow shade) in the northern portion and a small area of LUC 6 (blue shade) within the southern portion. Proposed Lot 2 has soils of LUC 3 & 6. LUC 2 & 3 soils are currently classified as highly versatile soils. The proposal will not alter the use of the sites and will enable all existing activities within the lots to continue, given the nature of the proposal. As the proposal results in a Discretionary Activity status, an assessment of the National Policy Statement for Highly Productive Land (NPS-HPL) will be undertaken further in this report.

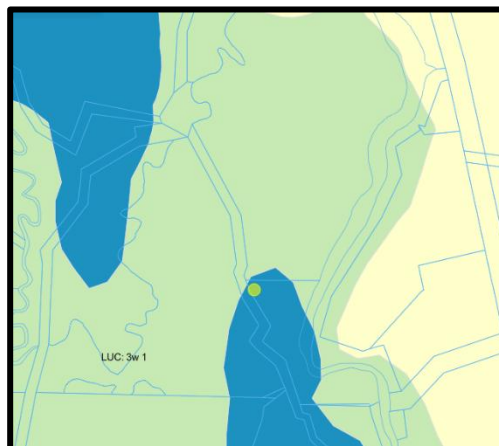


Figure 6: LUC soils which affect the sites.

- 3.10. With regard to the Regional Policy Statement for Northland the site is located outside of the Coastal Environment and is not subject to any Outstanding Natural features and Landscapes.



4. Activity Status of the Proposal

Weighting of Plans

- 4.1. The Council notified its' PDP on 27 July 2022. The period for public submissions closed on the 21 October 2022. A summary of submissions was notified on the 4 August 2023. The further submission period closed on the 5 September 2023.
- 4.2. A large number of comprehensive submissions were received across the board such that the Council has confirmed that other than the rules which were initially identified as having immediate legal effect no additional rules will have legal effect until such time as a decision is made on those provisions.
- 4.3. District Plan hearings on submissions have recently concluded, however no decisions on the PDP have been issued. For this reason, PDP rules which do not have immediate legal effect are not considered.
- 4.4. Recent advice from Council is that objectives and policies of the PDP are now given more weighting.

Operative District Plan

- 4.5. The sites are zoned as Rural Production under the ODP, and therefore the proposal will be assessed against the criteria relevant to the Rural Production zone, including subdivision, zone and district wide rules.

ASSESSMENT OF THE APPLICABLE SUBDIVISION RULES FOR THE RURAL PRODUCTION ZONE:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
13.7.1	BOUNDARY ADJUSTMENTS	(a) There will be no change in the number and location of access - Complies (b) There will not be an increase in the number of certificates of title - Complies (c) The area of the adjusted lot does not comply with the allowable minimum for a controlled activity in the RP zone. The proposal will increase the degree of non-compliance – Does not comply (d) The areas are contiguous with the area of the original lots – Complies (e) The proposal results in an internal setback breach – Does not comply (f) All existing onsite drainage systems will be contained within the respective lots – Complies



		Therefore, as the proposal cannot comply with (c) and (e), the proposal cannot be assessed as a controlled boundary adjustment.
13.7.2.1 (i)	MINIMUM LOT SIZES	<p>Restricted Discretionary Activity.</p> <p>The title dates are 1892 and 1967 and therefore, the proposal can comply with the Restricted Discretionary criteria under Rule 13.7.2.1(i) clause 4 of the RDA provisions.</p> <p>The proposal is therefore assessed as a Restricted Discretionary Activity.</p>
13.7.2.2	ALLOTMENT DIMENSIONS	<p>Complies</p> <p>Proposed Lots 1 & 2 will contain existing built development and onsite servicing. No additional built development is proposed.</p>
13.7.2.3 - 13.7.2.9	Not Applicable for this application.	

4.6. The subdivision proposal is able to meet the **Restricted Discretionary** provisions for the Rural Production zone.

Rural Production zone

4.7. Proposed Lots 1 & 2 will contain existing built development and onsite servicing.

4.8. As such, assessment of the proposal against the rules contained within 8.6.5.1 of the ODP has been undertaken below.

ASSESSMENT OF THE PERMITTED RURAL PRODUCTION ZONE RULES:		
<u>PERFORMANCE STANDARDS</u>		
Plan Reference	Rule	Performance of Proposal
8.6.5.1.1	RESIDENTIAL INTENSITY	<p>Permitted.</p> <p>Proposed Lot 1 and 2 will each contain one existing dwelling, with the first dwelling on the site being exempt.</p>
8.6.5.1.2	SUNLIGHT	<p>Permitted</p> <p>Given the setback distances from the dwelling and attached garage on Proposed Lot 1 to the new boundary is 8.5m, the existing dwelling and attached garage are considered to adequately meet the required sunlight angles.</p>



		The existing structures on Proposed Lot 2 are a significant distance from the new dividing boundary such that no infringement of this rule is anticipated.
8.6.5.1.3	STORMWATER MANAGEMENT	Permitted. The impermeable surface coverage within each lot is considered to be well within 15% of the total site area.
8.6.5.1.4	SETBACK FROM BOUNDARIES	Restricted Discretionary The new dividing boundary between Lots 1 & 2 is to be located 8.5m from the dwelling within Proposed Lot 1. Given the topography of the site and the existing activities, the proposed boundary location is considered to be the most suitable. As the setback infringement is created as a result of the new dividing boundary for the subdivision, approval is considered to have been provided by the Applicant given they have consented to the subdivision. For completeness their written approval has been provided. No other persons are considered to be affected by the setback infringement.
8.6.5.1.5	TRANSPORTATION	Permitted. <u>Traffic</u> – the existing traffic movements will remain unchanged which are associated with normal residential movements and farming activities. Both of which are exempt under Chapter 15. <u>Parking</u> – parking areas are existing and will remain unchanged. <u>Access</u> – access is existing and will remain unchanged as a result of this proposal.
8.6.5.1.6	KEEPING OF ANIMALS	Not applicable.
8.6.5.1.7	NOISE	Not applicable.
8.6.5.1.8	BUILDING HEIGHT	Not applicable. No new buildings sought.
8.6.5.1.9	HELICOPTER LANDING AREA	Not applicable.
8.6.5.1.10	BUILDING COVERAGE	Permitted The building coverage within Lots 1 & 2 are well within 12.5% of the total site area for the lot.
8.6.5.1.11	SCALE OF ACTIVITIES	Not applicable



8.6.5.1.12	TEMPORARY EVENTS	Not applicable.
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4.9. As such, it is considered that the proposal triggers consent under *Rule 8.6.5.1.4 Setback from Boundaries*. This application will include a land use component to cover this infringement.

District Wide Matters

Plan Reference	Rule	Performance of Proposal
Chapter 12		
12.1	LANDSCAPES AND NATURAL FEATURES	Permitted. The subject site does not contain any outstanding landscape areas.
12.2	INDIGENOUS FLORA AND FAUNA	Permitted. The proposal will not result in removal of any indigenous flora or fauna.
12.3	SOILS AND MINERALS	Permitted. No excavation works are proposed as part of this application.
12.4	NATURAL HAZARDS	Permitted. The site is not shown to be susceptible to coastal hazards and there are no new dwellings proposed which would trigger assessment under the fire risk rule.
12.5	HERITAGE	Permitted. The site is not located within a Heritage Area nor does it contain any notable trees or historic sites.
12.6	AIR	Deleted chapter.
12.7	LAKES, RIVERS, WETLANDS AND THE COASTLINE	Permitted. Takahue River is located along the eastern boundaries of the sites. There are no new proposed buildings or impermeable surfaces which would trigger assessment under this section. The dwellings on site have been legally established, such that the proposal is not considered to trigger assessment of these rules.
12.8	HAZARDOUS SUBSTANCES	Permitted. The site does not contain any known hazardous substances.
12.9	RENEWABLE ENERGY AND ENERGY EFFICIENCY	Permitted. No renewable energy is proposed.
Chapter 14 – Financial Contributions		
14.6.1	ESPLANADE AREAS	Discretionary For any lot less than 4ha in area created along the bank of a river with a bed having an average width of 3m or more, an esplanade strip or reserve is required. Rule 14.6.3 allows a reduction or waiver of the requirement of Rule 14.6.1 at the Council's discretion. In accordance with 14.6.3(c), any application for a waiver or reduction is assessed as a Discretionary Activity and the matters within 14.6.3 must be taken into consideration.



		<p>An esplanade strip or reserve is not proposed within the allotments given the nature of the application.</p> <p>An assessment of the criteria within 14.6.3 will be undertaken further in this application.</p>
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Overall status of the proposal under the Operative District Plan

Subdivision

4.10. The subdivision component of the proposal is assessed as a **Restricted Discretionary Activity** in accordance with Rule 13.7.2.1(i).

Land use

4.11. The land use component results in two infringements:

- 8.6.5.1.4 Setback from Boundaries
- 14.6.1 Esplanade Areas

4.12. Given the infringement of Rule 14.6.1 is a Discretionary Activity, the proposal cannot comply with the preambles within *8.6.5.2 Controlled Activities* or *8.6.5.3 Restricted Discretionary Activities*. The land use component is therefore assessed as a **Discretionary Activity** in accordance with *8.6.5.4* and *14.6.3 Discretionary Activities*.

Overall Status of the combined application

4.13. As per Rules 8.6.5.4, 13.9 and 14.6.3 Discretionary Activities, the combined subdivision and landuse application will be assessed as a **Discretionary Activity**. The relevant sections of Chapter 11, 13 and 14 of the ODP will be assessed as part of this application.

Proposed District Plan

4.14. The proposal is also subject to the Proposed District Plan process. Within the Proposed District Plan, the sites are zoned Rural Production. Assessment of the matters relating to the Proposed District Plan that have immediate legal effect, has been undertaken below:

Chapter	Rule Reference	Compliance of Proposal
Hazardous Substances	<p>The following rules have immediate legal effect:</p> <p>Rule HS-R2 has immediate legal effect but only for a new significant hazardous facility.</p> <p>HS -R5 relates to a hazardous facility within a scheduled site and area of significance to Maori.</p> <p>HS-R6 relates to a hazardous facility within an SNA.</p> <p>HS-R9 relates to a hazardous facility within a scheduled heritage resource.</p>	<p>Not applicable.</p> <p>The site does not contain any hazardous substances to which these rules would apply.</p>
Heritage Area Overlays	All rules have immediate legal effect (HA-R1 to HA-R14)	Not applicable.



	All standards have immediate legal effect (HA-S1 to HA-S3)	The site is not located within a Heritage Area Overlay.
Historic Heritage	All rules have immediate legal effect (HH-R1 to HH-R10) Schedule 2 has immediate legal effect	Not applicable. The site does not contain any areas of historic heritage.
Notable Trees	All rules have immediate legal effect (NT-R1 to NT-R9) All standards have legal effect (NT-S1 to NT-S2) Schedule 1 has immediate legal effect	Not applicable. The site does not contain any notable trees.
Sites and Areas of Significance to Māori	All rules have immediate legal effect (SASM-R1 to SASM-R7) Schedule 3 has immediate legal effect.	Not applicable. The site does not contain any sites or areas of significance to Māori.
Ecosystems and Indigenous Biodiversity	All rules have immediate legal effect (IB-R1 to IB-R5)	Not applicable. The proposal does not include any indigenous vegetation pruning trimming, clearance or associated land disturbance. No plantation forestry activities are proposed. Therefore, the proposal is not in breach of rules IB-R1 to IB-R5.
Subdivision	The following rules have immediate legal effect: SUB-R6, SUB-R13, SUB-R14, SUB-R15, SUB-R17	Not applicable. The subdivision is not an Environmental Benefit Subdivision (SUB-R6), Subdivision of a site with heritage area overlay (SUB-R13), Subdivision of site that contains a scheduled heritage resource (SUB-R14), Subdivision of a site containing a scheduled site and area of significance to Māori (SUB-R15) or Subdivision of a site containing a scheduled SNA (SUB-R17).
Activities on the Surface of Water	All rules have immediate legal effect (ASW-R1 to ASW-R4)	Not applicable. The proposal does not involve activities on the surface of water.



Earthworks	<p>The following rules have immediate legal effect: EW-R12, EW-R13</p> <p>The following standards have immediate legal effect: EW-S3, EW-S5</p> <p>As stated above the mapping system records the subject site as containing the Ratana Temple which is located on the adjoining site. Schedule 3 lists the legal description of MS07-18 as being P Ahipara A32A which is the adjoining site.</p>	<p>Permitted. Any earthworks will proceed under the guidance of an ADP and will be in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016, in accordance with Rules EW-12, EW-R13, EW-S3 and EW-S5.</p>
Signs	<p>The following rules have immediate legal effect: SIGN-R9, SIGN-R10</p> <p>All standards have immediate legal effect but only for signs on or attached to a scheduled heritage resource or heritage area</p>	<p>Not applicable. No signs are proposed as part of this application.</p>
Orongo Bay Zone	<p>Rule OBZ-R14 has partial immediate legal effect because RD-1(5) relates to water</p>	<p>Not applicable. The site is not located in the Orongo Bay Zone.</p>

4.15. The assessment above indicates that the proposal is determined to be a **Permitted Activity** in regard to the Proposed District Plan. Therefore, no further assessment of these rules will be undertaken.

National Environmental Standards

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

4.16. The proposal will not alter the use of the sites. The proposal is not considered to trigger assessment under the NESCS.

4.17. As such, the application has been considered **Permitted** in terms of this regulation.

National Environmental Standards for Freshwater 2020

4.18. NES-F sets out requirements for carrying out activities identified as posing a risk to the health of freshwater and freshwater ecosystems, and to ensure the objectives and policies within the National Policy Statement for Freshwater Management are met.



- 4.19. There are no known wetland areas near the proposed allotments which would trigger the requirement for consent under the NES-F. The proposal does not include reclamation of a river nor is it anticipated to affect the passage of fish.
- 4.20. As such, it is considered that the proposal is **Permitted** in terms of this regulation.

Other National Environmental Standards

- 4.21. No other National Environmental Standards are considered applicable to this development. The proposal is permitted in terms of these above-mentioned documents.

5. Statutory Assessment

Section 104B of the Act

- 5.1. Section 104B governs the determination of applications for Discretionary and Non-Complying Activities. With respect to both Discretionary and Non-Complying Activities, a consent authority may grant or refuse an application and impose conditions under section 108.

Section 104(1) of the Act

- 5.2. Section 104(1) of the Act states that when considering an application for resource consent –

“the consent authority must, subject to Part II, have regard to –

(a) Any actual and potential effects on the environment for allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and

(b) Any relevant provisions of –

(i) A national environmental standard

(ii) Other regulations

(iii) A national policy statement.

(iv) A New Zealand Coastal Policy Statement

(v) A regional policy statement or proposed regional policy statement.

(vi) A plan or proposed plan; and

(c) Any other matter the consent authority considers relevant and reasonable necessary to determine the application.’

- 5.3. Actual and potential effects arising from a development as described in 104(1)(a) can be both positive and adverse (as described in section 3 of The Act). Positive effects include that the proposal will enable the built development within Proposed Lot 1 to be wholly contained within the lot boundaries, removing any building encroachments over the boundary. The proposal will not increase the number of titles as the proposal is by way of boundary adjustment and will enable the existing activities within each allotment to continue. The proposal will not affect the productive capacity of Proposed Lot 1, safeguarding the productive potential for future generations.



- 5.4. Section 104(1)(ab) requires that the consent authority consider 'any measure proposed or agreed to by the applicant for the purposes 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'. It is considered the proposal is not of a scale or nature that would require specific offsetting or environmental compensation measures to ensure positive effects on the environment. It is considered that all effects can be managed within the proposed lot boundaries.
- 5.5. Section 104(1)(b) requires the consent authority to consider the relevant provisions of the above listed documents. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that the activity may have on the environment has been provided in section 6.
- 5.6. Section 104(1)(c) states that consideration must be given to 'any other matters that the consent authority considers relevant and reasonable, necessary to determine the application'. There are no other matters relevant to this application.

6. Environmental Effects Assessment

- 6.1. Having reviewed the relevant plan provisions and taking into account the matters that must be addressed by an assessment of environmental effects as outlined in Clause 7 of Schedule 4 of the Act, the following environmental effects warrant consideration as part of this application.
- 6.2. The combined subdivision and land use application is considered to be a Discretionary Activity.
- 6.3. An assessment that corresponds with the scale and significance of the effects on the environment is provided below.

Subdivision

Allotment Sizes and Dimensions

- 6.3.1. The proposal is to subdivide by way of boundary adjustment. The proposal will see the dividing boundary between the two lots adjusted slightly to rectify an historical error where the garage attached to the dwelling within Lot 1 was constructed over the boundary. The proposal will not see an increase in titles nor traffic. The use of the allotments will remain unchanged.
- 6.3.2. The proposed allotments are of sufficient size for the intended land use. The intended land use will remain unchanged from what is currently in existence, with Lot 1 continuing to be utilised as part of the larger farming network and Lot 2 continuing to be a rural-lifestyle allotment. It is noted that there is a setback infringement as a result of the proposal. The setback infringement has occurred given the existing location of the structures on the site. The proposed dividing boundary between Lots 1 & 2 has been designed to follow the lay of the land. Given the constraints of the site and the existing built form on the site, an internal setback infringement is created. As such, it is considered that although the proposal does result in an



infringement of the permitted setback standard for the zone, this is a non-issue given all effects can be managed within the site boundaries.

- 6.3.3. The allotments are of sufficient size and dimension to allow for operational and maintenance requirements.
- 6.3.4. In regard to the relationship of the proposed allotments and their compatibility with the pattern of adjoining subdivision and land use activities and access arrangements, it is considered that the proposal is consistent with these items. Allotments in the area vary from rural-residential and lifestyle allotments less than 6 hectares in area and larger productive lots utilized for farming purposes. There are similar sized allotments scattered throughout the area, such that the proposed lot sizes are considered to be consistent with lots in the surrounding environment and will enable similar activities. The proposal will result in an indiscernible change to land areas.
- 6.3.5. Access to the proposed lots will not alter. The sites are each accessed from Crene Road and this will remain unchanged. The proposal will not see an increase in the number of titles and therefore, there will not be an increase in the number of users of the road or crossing places.
- 6.3.6. In regard to the cumulative and long-term implications of the proposal and whether it is sustainable in terms of preservation of the rural environment (the sites are not located within the coastal environment and therefore this aspect has not been considered), the proposal is considered to be sustainable due to the fact that the use of the sites can remain. The allotments will remain of a size that is anticipated by the plan being able to comply with the Restricted Discretionary Activity lot size provisions and are considered to be compatible with the existing use of the surrounding environment, being a mix of large productive allotments and smaller rural lifestyle allotments. The proposal will not alter the use of the sites and has resulted given a historical error where the garage attached to the dwelling was built over the boundary. Given that each site can continue the existing use, it is not considered that there will be any cumulative or long-term implications from the proposal.
- 6.3.7. Overall, it is considered that the proposal provides allotments which are suitable and consistent within the surrounding environment. The cumulative and long-term implications of the proposal are considered to be less than minor, with the preservation of the rural environment remaining intact.

Natural and Other Hazards

- 6.4. Both allotments are shown to be susceptible to river flood hazards, given the proximity of Takahue River and Waikawa Stream. Both allotments have existing consented built development and onsite servicing which will remain unchanged as part of the proposal. Given the built development is existing and no new development rights created, it is considered that the proposal will not exacerbate natural hazards.



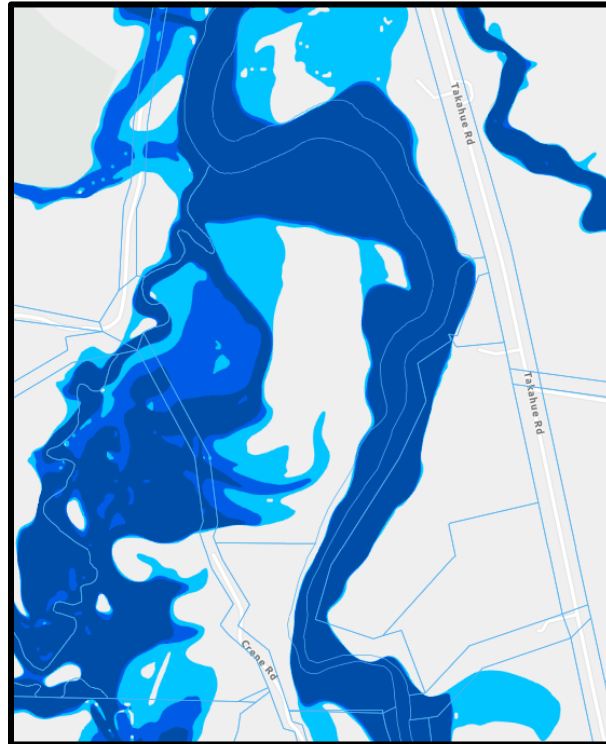


Figure 7: Flood susceptibility of the sites.

- 6.4.1. The proposal has been determined to be Permitted in terms of the NESCS as detailed earlier in this report.
- 6.4.2. In regard to s106 of the Act, it is considered that there is no significant risk from natural hazards applicable, which would allow Council to refuse subdivision consent given that all built development is existing and it is not the intent of the application to enable future built development. The proposal is not considered to accelerate, worsen or result in material damage of any kind.

Water Supply

- 6.4.3. The subject site is not within an area serviced by reticulated water.
- 6.4.4. Water supply is existing to both of the lots which is via rainwater harvesting to storage tanks onsite. This will remain unchanged.

Stormwater Disposal

- 6.4.5. Stormwater management is existing within each of the allotments and will remain unchanged as a result of this proposal.
- 6.4.6. It is considered that the proposed lots have adequate area to provide for stormwater disposal via rainwater tanks and attenuation within each lot for the existing development and therefore, no effects will be created that are more than minor.

Sanitary Sewage Disposal

- 6.4.7. The site is not benefited by Council’s reticulated wastewater scheme.



6.4.8. Both lots contain existing onsite wastewater systems which service the existing dwellings on each lot. The Applicants have advised that the existing systems are in good working order and regularly serviced. The existing systems are located within each of the lots respective boundaries, as depicted on the scheme plan.

6.4.9. It is therefore considered that the proposal will not create any adverse or cumulative effects in relation to wastewater disposal.

Energy Supply, Top Energy Transmission Lines and Telecommunications

6.4.10. The provision for power supply and telecommunications is not a requirement for the Rural Production zone. All power supply is existing to the lots.

6.4.11. The provision of energy supply and telecommunications is not anticipated to be a condition of consent for this proposal.

Easements for any Purpose

6.4.12. There are no existing easements registered on the titles nor are there any easements proposed or considered necessary.

Provision of Access

6.4.13. Access to the sites is existing and will remain unchanged as a result of this proposal. The proposal will not increase the number of titles nor will it alter the number of users of Crene Road or the subject crossing places.

Effect of Earthworks and Utilities

6.4.14. No earthworks are anticipated as a result of this proposal, given the nature of the activity.

Building Locations

6.4.15. Both lots will contain existing dwellings and no further built development is proposed as a result of this proposal.

Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land set aside for Conservation Purposes.

6.4.16. The NZAA maps note that there is an existing Pa Site within 88 Crene Road as well as another archaeological site O05/6. Heritage NZ Pouhere Taonga (HNZPT) & Te Tahawai Hapu were contacted as part of the pre-application process to determine if any further investigation was required as part of the proposal. Te Tahawai Hapu provided their approval to the proposal and HNZPT advised that the proposal should proceed under the guidance of an ADP. HNZPT also noted that if there are any significant earthworks in the future, then an archaeological assessment will be required given the recorded Pa site. This correspondence is attached within **Appendix 5& 7** of this application.



- 6.4.17. There is an area of PNA located within the north-western corner of Proposed Lot 1, which is noted as Waikawa Stream. This area of the site will remain unaffected by the proposal, with no change of use of the lots proposed. The sites are not located within a kiwi present area.
- 6.4.18. Takahue River adjoins the eastern sides of the proposed lots. Takahue River is noted as a Statutory Acknowledgment Area for Te Rarawa. Te Rarawa has been contacted as part of this application process and given the nature of the proposal, no concerns or comments were raised. This correspondence is contained within **Appendix 6**.
- 6.4.19. As mentioned earlier in this report, consent to waive the requirement for an esplanade reserve or strip is applied for as part of this application and is covered in more detail below.

Soil

- 6.4.20. The sites have soils classified as LUC 2 & 3. The Government has indicated that LUC 3 soils will be removed from the NPS-HPL as part of the RMA reforms. These changes cannot yet be given any weighting as these have yet come into legal effect.
- 6.4.21. The proposal will see a small area of land, classified as LUC 6, surrounding the curtilage of the existing dwelling adjusted to be contained within the respective lot. The proposal will not alter the existing use of the lots and will enable the existing activities to continue. The proposal will not increase the number of titles. The proposal is therefore considered to safeguard the life supporting capacity of soil as there will effectively be no change to the current use of the site, given the proposal is by way of boundary adjustment to correct an historical building error. An assessment of the NPS-HPL will be undertaken further in this report.

Access to Waterbodies

- 6.4.22. Assessment has been made within Sections 6.4.19 – 6.4.26 of this report. Please refer to the previous assessment made.

Land Use Incompatibility

- 6.4.23. Allotments within the surrounding environment varies, ranging from smaller rural-lifestyle lots of less than 6 hectares to larger productive lots predominantly containing farming activities. The proposal will not be significantly altering the lot sizes, given only 1000m² will be transferred to Proposed Lot 1 from Proposed Lot 2. This transfer does not affect the use of the lots.
- 6.4.24. In terms of compatibility with land use activities in the area, these range from rural productive and rural residential/lifestyle sections. The proposal is by way of boundary adjustment where only a small area of land will be transferred to account for an historical building error. The proposed allotments will not be incompatible with the productive intent of the zone. It is considered that the proposal is consistent with other land use activities in the area, especially given the use of the sites are existing, there will not be an increase in the number of titles nor will there be an increase in traffic.



6.4.25. The allotments will remain of a size that is anticipated by the plan as it is able to comply with the Restricted Discretionary Activity lot size provisions. There will be no change in the use of the sites, and therefore it is considered that there will be no reverse sensitivity effects or incompatible land use given the activities currently exist within the site and surrounding environment.

Proximity to Airports

6.4.26. Not applicable as the subject site is not located in close proximity to an airport.

Natural Character of the Coastal Environment

6.4.27. Not applicable as the site is not located within the coastal environment.

Energy Efficient and Renewable Energy Development/Use

6.4.28. Development is existing on the lots.

6.4.29. Items (b) through to (f) are considered irrelevant to this application.

National Grid Corridor

6.4.30. The proposal is not within the National Grid Corridor.

Summary

6.5. Overall, as a result of the proposal, the number of titles will not increase nor will traffic movements. What currently exists in the current environment will remain. The proposal is not considered to create any adverse effects on lots in the surrounding environment.

Land Use

6.6. The proposal results in infringements of the permitted rules 8.6.5.1.4 *Setback from Boundaries* as well as 14.6.1 *Esplanade areas*. An assessment of Rules 14.6.1 Esplanade Areas and 11.6 Setback from Boundaries has been undertaken below:

Esplanade Areas

6.6.1. Rule 14.6.3 of the ODP requires the following matters to be taken into consideration for an application to waive the requirements of Rule 14.6.1:

14.6.3 Waivers and Reductions

(a) Notwithstanding Rule 14.6.1 the Council may, upon application and at its discretion, reduce or waive any required financial contribution, esplanade reserve or strip, after considering the following matters:

(i) the purpose of the particular contribution;

(ii) the extent to which the proposed activity generates those adverse effects which the particular contribution provides for the mitigation or remediation of;

(iii) the extent to which measures, either on-site or elsewhere, are proposed or provided which achieve the purpose of the particular contribution (in perpetuity);



- (iv) the history of previous financial contributions related to the site, including the amount of and reason for any previous contributions; and*
- (v) the extent to which any charge is fair and reasonable.*

- 6.6.2. In terms of (a), the proposal does not involve a monetary financial contribution. The proposal requests a waiver in terms of a 'financial contribution' in the form of land. An esplanade strip or reserve is required under Chapter 14 of the ODP given that the Takahue River which adjoins the sites has an average width of over 3 metres. To provide some context, this particular portion of the river and the immediate upstream and downstream environs are isolated from any public walking tracks and are not physically accessible to the public. The sites are located in a rural environment where access to the river is restricted due to the steep and vegetation.
- 6.6.3. The preamble within Chapter 14 states that *'subdivision and development represent an intensification of land use and potentially affect the conservation of the environment and public access. Esplanade areas provide a means by which public access and/or conservation values can be assured. The development of esplanade areas along all rivers and streams is not always practicable. The Council's approach is to place emphasis on establishing esplanade reserves along the coast and particular rivers and streams, which have recognised recreation, public access and/or conservation values. These have been called Esplanade Priority Areas (and are shown on the Zone Maps). Esplanade areas can also be established where they meet the criteria under Policy 14.4.10.'*
- 6.6.4. The subject proposal is a subdivision by way of boundary adjustment where there will be no additional allotments or titles created and therefore is not considered to result in an 'intensification of land.' The proposal is not considered to adversely affect the conservation of the environment given the use of the sites will remain unchanged and currently there is no physical public access along the river which adjoin the subject sites. It is noted that the site directly to the south of the site has Crown Land adjoining the Takahue River as well as on the opposite side of the Takahue River, however physical public access has not been provided for. The Applicant has advised that the vegetation surrounding the river is fenced off to prevent livestock from entering. It is therefore argued that the proposal will not create adverse effects on the conservation of the environment or public access. The area has not been identified as an Esplanade Priority Area. It is therefore considered that in terms of (a)(i) & (ii), the proposal does not meet the purpose of an esplanade strip or reserve.
- 6.6.5. In terms of (a)(iii), it is considered that given the nature of the proposal as detailed above, additional measures are not considered necessary in lieu of the esplanade strip or reserve. The proposal will not create intensification around the river as all development on site is existing and will remain unchanged. Consultation has been had with Te Rarawa and Te Tahawai Hapu who have indicated there are no concerns or comments on the proposal as presented. There is no history of financial contributions related to the site in terms of (a)(iv).
- 6.6.6. Given the information stated above and the fact that the proposal will not alter the use of the land, nor create any additional development rights or titles, it is considered that in this



instance, the requirement for an esplanade reserve or strip is waived. Given the rural location of the sites, the public is not considered to benefit from such a legal mechanism.

- 6.6.7. Given that no alternative is proposed, assessment of 14.6.3(b) is not considered necessary.
- 6.6.8. Overall, given that the proposal will not alter the existing use of the land and is a boundary adjustment between two lots, where a small area of land will be adjusted to account for a historical building error, the proposal is not considered to have any adverse effects on heritage resources, vegetation, fauna or landscape and natural features. Consultation has been had with the relevant Iwi, Hapu and HNZPT, where no concerns were raised. The proposal will not increase development rights or create intensification of the land and as such, it is considered appropriate to waive the right of an esplanade reserve or strip in this instance.

Setback from Boundaries

- 6.7. The garage attached to the dwelling within Lot 1 will be setback 8.5m from the new dividing boundary. This is less than the permitted setback distance of 10m, such that consent is required. Given that this boundary is a new dividing boundary, the Applicant would be considered to be the only affected party. For completeness a written form has been completed and attached with the application.

- 6.8. An assessment of *Section 11.6 Setback from Boundaries* has been undertaken below.

(a) Where there is a setback, the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites.

(b) The extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties.

(c) The extent to which the buildings restrict visibility for vehicle manoeuvring.

(d) The ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting.

(e) The extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site.

- 6.8.1. The setback infringement will not change the existing character of the surrounding environment given built development is existing. The setback infringement does not occur along a road boundary or a site not subject of this application and as such, no effects on the street scene or adjacent sites are anticipated. Vehicle manoeuvring will remain unchanged within both allotments. No adverse effects are anticipated given built development is existing and the setback breach occurs along an internal boundary. There is ample area to enable and facilitate building maintenance and construction activities within the boundaries of each site.



- 6.8.2. Overall, the setback infringement is not considered to create any adverse effects given built development is existing and the infringement occurs along an internal boundary. No adjacent sites are considered to be affected nor any other parties.

7. Policy Documents

- 7.1. In accordance with section 104(1)(b) of the Act the following documents are considered relevant to this application.

Any relevant provisions of –

- i. FNDC Operative District Plan
- ii. FNDC Proposed District Plan
- iii. National Environmental Standards
- iv. National Policy Statements
- v. Regional Policy Statements

- 7.2. An assessment of the relevant statutory documents that corresponds with the scale and significance of the effects that activity may have on the environment has been provided below.

National Environmental Standards

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- 7.3. In terms of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), it is considered that the proposal is Permitted in terms of the NESCS as detailed within Section 4 of this report.

Other National Environmental Standards

- 7.4. No other National Environmental Standards are considered applicable to this development.

National Policy Statements

- 7.5. There are currently 10 operative National Policy Statements. These are as follows:

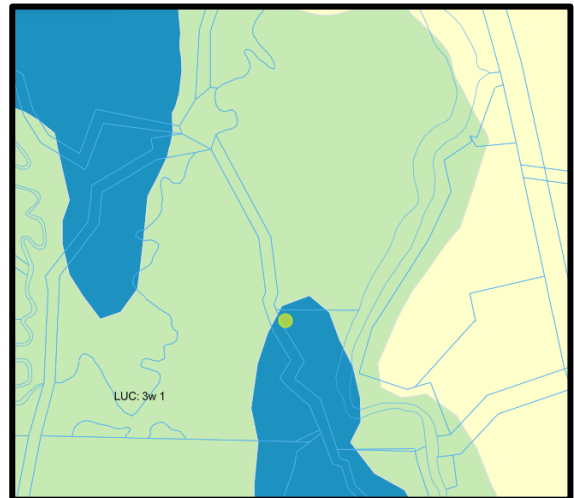
- National Policy Statement on Urban Development
- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement for Electricity Networks
- New Zealand Coastal Policy Statement
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity.
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023
- National Policy Statement for Infrastructure 2025
- National Policy Statement for Natural Hazards 2025

- 7.6. The relevant NPS to this proposal are considered to be the NPS-HPL and the NPS for Natural Hazards. An assessment of these NPS will be undertaken below.



National Policy Statement for Highly Productive Land

7.7. The sites have a mixture of soils. Proposed Lot 1 has soils of predominantly LUC 3 (green shade) with a small portion of LUC 2 (yellow shade) in the northern portion and a small area of LUC 6 (blue shade) within the southern portion. Proposed Lot 2 has soils of LUC 3 & 6. LUC 2 & 3 soils are currently classified as highly versatile soils. The area of adjusted land will be contained to the LUC 6 soils (blue shade).



7.8. The subject sits are zoned Rural Production. The PDP has not identified the site for future urban development, and the site is not subject to a plan change to rezone it from rural production to rural lifestyle.

7.9. The National Policy Statement for Highly Productive Land: Guide to Implementation (Page 22), states that:

‘Where only part of the site is identified as HPL (either under transitional definition or when mapped in a regional policy statement) then the consideration of how the proposal aligns with the direction in the NPS-HPL will be on a case-by-case basis. The intent of Clause 3.8 is that:

- *the proposed lot layout should not result in the HPL being further fragmented across multiple lots*
- *reverse sensitivity effects on land-based primary production activities will be avoided if possible, or otherwise mitigated.’*

7.10. The proposal will result in 1000m² from Lot 2 being transferred to Lot 1, which includes the existing built development and curtilage around this area. The area of adjusted land is identified as LUC 6 and is therefore not considered HPL. The proposal will not alter the productive use of Lot 1 nor the existing rural-lifestyle use of Lot 2. Ultimately, the proposal will not change the existing use of the land nor fragment HPL or decrease the productive capacity of the lots, given the minor nature of the boundary adjustment. The proposal will not increase the number of allotments or titles. No reverse sensitivity effects are anticipated given the use of the lots will remain unchanged.

7.11. Overall, it is considered that the proposal is consistent with the objectives and policies of the NPS for HPL. It is considered that the subdivision of this nature is provided for within Clause 3.8 of the NPS for HPL, as the proposal will not affect the productive capacity of areas of HPL. The proposed subdivision by way of boundary adjustment is not considered to change the use of the land, nor will it enable the use of the land to be changed compared to what currently exists. The land use activities within the site are existing and will remain unchanged.



National Policy Statement for Natural Hazards 2025

7.12. The new NPS is applicable to the proposal given the areas of flood susceptibility within the sites. Applicable policy for this proposal is Policy 4 which requires any subdivision where natural hazard risk is increased to either be avoided or mitigated. Development on the lots is existing and as such, the risk is not increased as a result of the subdivision by way of boundary adjustment. As such, no further action is required.

Regional Policy Statement for Northland

7.13. The role of the Regional Policy Statement is to promote sustainable management of Northland's natural and physical resources by providing an overview of the regions resource management issues and setting out policies and methods to achieve integrated management of Northland's natural and physical resources.

7.14. The proposed district scale subdivision by way of boundary adjustment proposal is not considered to be contrary to the objectives and policies of the RPSN.

Far North Operative District Plan**Relevant objectives and policies**

7.15. The relevant objectives and policies of the Plan are those related to the Subdivision Chapter, the Rural Environment, the Rural Production Zone and the Financial Contributions Chapters. The proposal is considered to create no more than minor adverse effects on the rural environment. The proposal is considered to be consistent with the rural character of the surrounding area and is considered to have negligible effects on the rural amenity value of the area, as the lot sizes in the locality already reflect the size of the lots proposed and the use of the sites will remain unchanged. The proposal is considered to be consistent with the objectives and policies of the Plan as is detailed below.

Assessment of the objectives and policies within the Subdivision Chapter

7.4 The following assessment is based upon the objectives and policies contained within Sections 13.3 and 13.4 of the District Plan.

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.



13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.

13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.

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

13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.

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.

13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities.

- 7.16. The subdivision will be consistent with the purpose of the Rural Production zone as the proposed lot sizes can comply with the lot sizes set out under the Restricted Discretionary provisions and are therefore considered to be anticipated by the plan and within the zone. The proposed allotments will enable *small scale farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other*, further reinforcing the consistency of the proposal with the purpose of the zone. Life supporting capacity of air, water, soil and ecosystems will not be compromised. No reverse sensitivity effects or acceleration of natural hazards are anticipated given built development is existing. The sites are not within the coastal environment. The proposal does include a Pa site, however there were no concerns raised by Iwi, local Hapu or HNZPT given the nature of the proposal. Water supply is existing. The proposal is considered to result in a superior outcome as it will see the built development and curtilage area within Lot 1 wholly contained within the respective allotment without affecting the existing use of the sites. This will future proof the land for future generations. The proposal is not considered to affect the relationship of Māori and their ancestral land and other taonga. Electricity supply is not a requirement for this rural subdivision. All built development is existing. Alternative



transport options, communications and local services are not a consideration of this rural subdivision. The site is not within the National Grid Yard.

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:

- *natural character, particularly of the coastal environment;*
- *ecological values;*
- *landscape values;*
- *amenity values;*
- *cultural values;*
- *heritage values; and*
- *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 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.

13.4.5 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

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

13.4.7 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.

13.4.8 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.

- 7.17. The proposed subdivision is not anticipated to have any adverse impacts on the character, ecological, landscape, amenity, cultural, heritage or existing land uses. The subdivision is in keeping with the surrounding character of the area. Vehicle access will be via the existing measures. Pedestrian access is not considered applicable to this rural subdivision as it has no links to existing footpaths. Given development is existing, the proposal is not considered to create adverse effects in terms of natural hazards. No effects on neighbouring properties,



public roads or the natural and physical resources of the site are anticipated. Onsite servicing is existing. The proposal is not considered to adversely affect any heritage resources or natural features, given no additional titles will be created and all built development is existing. There will be no change to the physical appearance of the site. The site is not located within the coastal environment, nor does it contain any outstanding landscapes or natural features. Water storage is provided for onsite. The relationship of Māori is not anticipated to be affected. The objectives and policies of the Rural Environment and Rural Production zone will be undertaken below.

Assessment of the objectives and policies within the Rural Environment.

7.18. The following assessment is based upon the objectives and policies contained within Sections 8.3 and 8.4.

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

8.3.5 To protect outstanding natural features and landscapes.

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.

8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

8.3.9 To enable rural production activities to be undertaken in the rural environment.

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.

7.18.1. The proposal promotes the sustainable management of natural and physical resources by enabling the productive activity to remain, without being fragmented. No additional Record of Titles will be created. The life supporting capacity of the site will not be compromised as has been discussed in detail within this report. No cumulative effects are anticipated as all effects can be managed within the lot boundaries. The site does not contain any outstanding natural features or landscapes. No potential conflicts between land use activities are anticipated as the lots reflect the existing lot sizes and uses in the surrounding environment and the use within the proposed lots is existing. Amenity values will be maintained as there will be no change to the existing use of the sites. Superior outcomes are achieved as the productive use of the site will remain and be maintained, whilst ensuring all built development is contained within the respective allotments. The proposal will enable rural production activities to continue as the use of the site will remain unchanged.



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 affects 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.

- 7.18.2. As has been discussed throughout this report, the proposal will contribute to the sustainable management of natural and physical resources. The proposal is not anticipated to create any adverse effects. Onsite infrastructure is existing. No incompatible land uses are anticipated. The intensity, type and scale of the proposal is considered consistent with development in the area. The amenity value of the rural environment will be maintained. It is considered there is a functional need for the proposal as the proposal will see the existing built development within lot 1 contained within the respective lot boundaries. No effects on areas of indigenous vegetation area anticipated given the proposal will not increase the number of lots or alter development rights.

Assessment of the objectives and policies within the Rural Production Zone



- 7.19. The following assessment is based upon the objectives and policies contained within Sections 8.6.3 and 8.6.4

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 environment 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.

8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.

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. To enable rural production activities to be undertaken in the zone.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

- 7.19.1. The proposal will promote the sustainable management of the natural and physical resources by providing allotments which can retain the existing productive activities and be utilised for productive uses. The proposal enables the efficient use and development of the zone by providing allotments which are not objectionable to the surrounding environment. The lots are of a size where productive use can occur providing for social, economic and cultural wellbeing of people and communities. Amenity values will be maintained as the existing activities within the site will remain. The site is not located along Kerikeri Road. The proposal is not considered to create any potential conflicts between land uses as demonstrated within Section 6 of this report. The activities have a functional need to be located in the environment and the proposal will enable the existing rural production activities to be undertaken in the zone.

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.

8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

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.

7.19.2. The rural production zone provides for a wide range of activities to be carried out; the proposal will retain the productive use of the lot. The potential for effects to arise from this subdivision are less than minor and is not considered to result in incompatibility as demonstrated throughout this report. The proposal enables land uses which are compatible with the existing environment and ensure no reverse sensitivity effects are generated as a result of the proposal. The proposed subdivision is considered to utilize the land in a manner which ensures the amenity values of the Rural Production Zone is maintained. The proposal is not considered to result in any reverse sensitivity effects from lawfully established activities.

Assessment of the Objectives and Policies within the Financial Contributions Chapter

7.20. The following assessment is based upon the objectives and policies contained within Sections 14.3 and 14.4.

Objectives

14.3.1 To ensure that financial contributions are for the purpose of meeting the capital expenditure necessary to meet the cost of providing non-residential car parking (where this cannot be provided by the applicant) to service the proposed subdivision or land use activity.

14.3.2 To provide for esplanade reserves, esplanade strips and access strips, collectively known as esplanade areas, upon subdivision.

7.20.1. 14.3.1 is not applicable to the proposal. As detailed earlier within this report, an application to waive the requirement for an esplanade reserve or strip is included as part of this application.

Policies

14.4.1 Financial Contributions can be in money, land or a combination of the two.

Generally speaking:

(a) money will be preferred where:

(i) the financial contribution relates to the provision of car parking associated with non residential activities and there is insufficient room on the site for adequate car parking in



accordance with the other provisions of the Plan, but sufficient suitable land is available in the vicinity for the Council to provide car parking to offset the on-site deficiency; or

(ii) the financial contribution relates to an esplanade area requirement and a waiver of, or reduction to, the amount of land required is granted provided that the value of cash and any land taken as an esplanade area requirement shall, together, not exceed the value of the esplanade area that would have been required if there had been no waiver or reduction.

(b) land will be preferred where:

(i) the financial contribution relates to esplanade areas including the access to them; or

(ii) the land proposed for the financial contribution has important natural, amenity, heritage or cultural values that should be protected.

14.4.2 That the Plan set out the means for the calculation of financial contributions where such contributions will be required as a condition on a resource consent.

14.4.3 That financial contributions shall be calculated in an open, accountable and rational manner.

14.4.4 That the amount and type of financial contribution required reflect the nature and degree of actual and potential external adverse effects that may result from the proposed subdivision or land use activity.

14.4.5 That where subdivision and/or development occurs in stages, and land required as a financial contribution is vested as reserve in advance of one or more stages, the calculation of financial contributions on subsequent stages be adjusted to recognise this.

14.4.6 That financial contributions for car parking associated with non-residential activities or esplanade areas be for the purpose of: (a) meeting the capital expenditure necessary to meet the cost of providing for car parking where this cannot be provided by the applicant; or (b) meeting the capital expenditure necessary to meet the extra demand for esplanade areas generated by the proposed subdivision or land use activity.

14.4.7 That a financial contribution generally be required, either prior to, or at the time of, giving effect to a resource consent

14.4.8 That esplanade reserves or esplanade strips (as appropriate) be required where the land involved will serve one or more of the purposes of esplanade reserves and esplanade strips set out in s229 of the Act.

14.4.9 That Council identify riparian areas of high conservation and recreation value, as Esplanade Priority Areas, and give such areas priority when considering the provision of esplanade reserves on subdivision or development.

14.4.10 That alternatives to esplanade reserves, and strips be provided for where: (a) the purposes of esplanade reserves and strips can be adequately achieved by other means; or (b) the protection of conservation values would be at odds with the provision for public access or public recreational use; or (c) provision for public access or public recreational use would be in conflict with cultural or spiritual values; or (d) setting aside land for an esplanade reserve or the creation of an esplanade strip would be at odds with the Council's responsibility under s6(e), s7(a) or s8 of the Act.

14.4.11 That the provision of an access strip be considered in the following circumstances: (a) where an esplanade reserve or esplanade strip is required, and the level of public access to that esplanade reserve or strip would otherwise be inadequate; or (b) where a requirement to provide compensatory benefits is considered, and it would be desirable to provide public access to reserves or other public land nearby



7.20.2. No financial contribution by way of money or land is proposed as part of this application. As detailed earlier in this report, given the proposal is for a subdivision by way of boundary adjustment where no additional titles will be created nor development rights and all built development is existing, it is considered that a waiver can be applied in this instance. It is considered that given the rural environment, an esplanade reserve or strip would not have value to the Council as it would not benefit the public given public access would not be physically possible. In terms of Policy 14.4.8, reference is made to the purpose of esplanade reserves and strips set out in s229 of the Act. It is considered that an esplanade strip or reserve would not enhance the natural functioning, water quality, aquatic habitats, natural values or mitigate natural hazards associated with this portion of Takahue River, as the proposal will not alter the current use of the sites given all built development and onsite servicing is existing. The proposal will not result in intensification of the land and is a minor boundary adjustment between two lots to rectify an historical building error. Public access would not be physically possible nor would public recreational use. As such, it is considered that an esplanade reserve or strip is not required in terms of Policy 14.4.8. The sites are not identified as Esplanade Priority Areas. No alternatives have been provided for given the nature of the proposal. No access strips are proposed.

Proposed District Plan

7.21. Under the Proposed District Plan, the sites are zoned Rural Production and therefore an assessment of the objectives and policies within this chapter have been included below. The proposal is considered to create no more than minor adverse effects on the rural environment and is consistent with the rural intent of the surrounding environment and the zone. The proposal is considered to be consistent with the objectives and policies of the Proposed District Plan.

Rural Production Zone

7.22. An assessment on the relevant objectives and policies within the Rural Production Zone has been addressed below.

Objectives

RPROZ-O1 - The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.

RPROZ-O2 - The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.

RPROZ-O3 - Land use and subdivision in the Rural Production zone:

(a) protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;

(b) protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;



- (c) does not compromise the use of land for farming activities, particularly on highly productive land;*
- (d) does not exacerbate any natural hazards; and*
- (e) is able to be serviced by on-site infrastructure.*

RPROZ-O4 - The rural character and amenity associated with a rural working environment is maintained.

- 7.22.1. The proposal will enable the availability of primary production activities and the long term protection, given the productive activity in the site will remain. The proposal is considered to be consistent with RPROZ-O1.
- 7.22.2. The proposal will not see a change in use of the sites, with all activities existing. As such, it is considered that the proposal will continue to enable primary production activities within the balance lot. The proposal is considered to be consistent within RPROZ-O2.
- 7.22.3. HPL has been considered to be protected as a result of the subdivision by way of boundary adjustment as detailed within this report. No reverse sensitivity effects are anticipated given the use of the site will remain unchanged. The proposal does not compromise the land for productive activities given the existing activity will remain and not be fragmented. The proposal is not considered to exacerbate natural hazards and infrastructure is existing. The proposal is considered to be consistent within RPROZ-O3.
- 7.22.4. Rural character and amenity will be maintained given the use of the site will remain unchanged from what is currently in existence. The proposal will be largely indiscernible to the surrounding environment, especially given that there will not be an increase in the number of titles or traffic. The proposal is considered to be consistent within RPROZ-O4.

Policies

RPROZ-P1 - Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

- 7.22.5. Primary production activities will continue in the balance lot. These are existing and will not change as a result of the proposal.

RPROZ-P2 - Ensure the Rural Production zone provides for activities that require a rural location by:

- (a) enabling primary production activities as the predominant land use;*
- (b) enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

- 7.22.6. Primary production activities will continue within lot 1 and remain the predominant use. The built development on the lots is existing. No additional built development is proposed.



RPROZ-P3 - Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

- 7.22.7. The proposal will not see new sensitive activities introduced, given the built development on sites are existing. There will be no change in the land use activities on the site.

RPROZ-P4 - Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- (a) a predominance of primary production activities;*
- (b) low density development with generally low site coverage of buildings or structures;*
- (c) typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- (d) a diverse range of rural environments, rural character and amenity values throughout the District.*

- 7.22.8. Rural character and amenity will be enhanced given the use of the sites will remain unchanged and there will not be an increase in the number of titles as a result. Primary production activities will continue to be the predominant activity on Lot 1. The proposal is considered to be of low density. No reverse sensitivity effects are anticipated given the use of the site will remain unchanged.

RPROZ-P5 - Avoid land use that:

- (a) is incompatible with the purpose, character and amenity of the Rural Production zone;*
- (b) does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- (c) would result in the loss of productive capacity of highly productive land;*
- (d) would exacerbate natural hazards; and*
- (e) cannot provide appropriate on-site infrastructure.*

- 7.22.9. The proposal will not result in a change of land use.

RPROZ-P6 - Avoid subdivision that:

- (a) results in the loss of highly productive land for use by farming activities.*
- (b) fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - 1. the type of farming proposed; and*
 - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- (c) provides for rural lifestyle living unless there is an environmental benefit.*

- 7.22.10. The proposal is not considered to result in the loss of HPL. The proposal is not considered to fragment land. The proposal will not alter the use of the land and does not result in additional rural lifestyle living. The proposal will ensure that the productive activity is maintained.



RPROZ-P7 - Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- (a) whether the proposal will increase production potential in the zone;*
- (b) whether the activity relies on the productive nature of the soil;*
- (c) consistency with the scale and character of the rural environment;*
- (d) location, scale and design of buildings or structures;*
- (e) for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;*
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- (f) at zone interfaces:
 - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;**
- (g) the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
- (h) the adequacy of roading infrastructure to service the proposed activity;*
- (i) Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
- (j) Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.*

7.22.11. Productive potential will remain unchanged. Scale and character will remain unchanged. No reverse sensitivity effects are anticipated. No loss of HPL is anticipated. The proposal is not at a zone interface. Onsite infrastructure is existing. There will not be an increase in traffic movements. Iwi and Local Hapu have been contacted with no concerns or comments raised. HNZPT advised that the proposal is to proceed under the guidance of an ADP.

Summary

7.23. The above assessment demonstrates that the proposal will be consistent with the relevant objectives and policies and assessment criteria of the relevant statutory documents.

8. Section 125 – Lapsing of consent

8.1. The Act prescribes a standard consent period of five years in which all works must be undertaken, but this may be amended as determined by the Council. It is requested that the standard five-year provision be applied in this case.



9. Notification Assessment – Sections 95A to 95G of The Act

Public Notification Assessment

- 9.1. Section 95A requires a council to follow specific steps to determine whether to publicly notify an application. The following is an assessment of the application against these steps:

Step 1 Mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

- 9.1.1. It is not requested the application be publicly notified and the application is not made jointly with an application to exchange reserve land. Therefore Step 1 does not apply and Step 2 must be considered.

Step 2: Public Notification precluded in certain circumstances.

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for 1 or more of the following, but no other, activities:

(i) a controlled activity;

(ii) [Repealed]

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity.

(iv) [Repealed]

(6) [Repealed]

- 9.1.2. The application is for a combined subdivision and landuse activity assessed as a Discretionary Activity. No preclusions apply in this instance. Therefore, Step 3 must be assessed.

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

(7) Determine whether the application meets either of the criteria set out in subsection (8) and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 4.

(8) The criteria for step 3 are as follows:

(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification:

(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.



- 9.1.3. No applicable rules require public notification of the application. The proposal is not considered to have a more than minor effect on the environment as detailed in the sections above.

Step 4; Public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and,—

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.

- 9.1.4. There are no special circumstances that exist to justify public notification of the application. The proposal involves a subdivision by way of boundary adjustment, where no additional titles will be created. All effects can be managed within the lot boundaries. The proposal will not alter the existing use of each of the sites and hence the proposal is not considered to be exceptional or unusual.

Public Notification Summary

- 9.1.5. From the assessment above it is considered that the application does not need to be publicly notified, but assessment of limited notification is required.

Limited Notification Assessment

- 9.2. If the application is not publicly notified, a consent authority must follow the steps of section 95B to determine whether to give limited notification of an application.

Step 1: Certain affected groups and affected persons must be notified.

(2) Determine whether there are any—

(a) affected protected customary rights groups; or

(b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).

(3) Determine—

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).

- 9.2.1. There are no protected customary rights groups or customary marine title groups that are relevant to this application. Takahue River is noted as a Statutory Acknowledgement area for Te Rarawa. Te Rarawa have been contacted by the Applicant with their response provided within **Appendix 6**. Te Rarawa raised no concerns or comments given the nature of the application is by way of boundary adjustment to rectify an historical building error.

Step 2: Limited notification precluded in certain circumstances.

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.



(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

- 9.2.2. There is no rule in the plan or national environmental standard that precludes notification. The application is not for a prescribed activity but is for a subdivision and land use proposal. Therefore Step 2 does not apply and Step 3 must be considered.

Step 3: Certain other affected persons must be notified

(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application. The proposal is not for a boundary activity nor is it a prescribed activity.

- 9.2.3. The proposal does include a boundary activity, which is an internal setback infringement from the existing garage to the new dividing boundary.
- 9.2.4. In deciding who is an affected person under section 95E, a council under section 95E(2):
- (2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section,—*
- (a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
- (b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*
- (c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- 9.2.5. A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval. In this case, there are no parties considered to be adversely affected as the boundary breach is an internal boundary with no adjacent properties deemed to be affected as detailed within this report. For completeness written approval has been obtained from them.
- 9.2.6. Written approval has been received from HNZPT, Te Rarawa and Te Tahawai Hapu (**Appendices 5 - 7**). Written approval has also been sought and obtained from the adjoining owners to the south of Lot 1 DP99027 (see **Appendix 8**).
- 9.2.7. With respect to section 95B(8) and section 95E, the permitted baseline was considered as part of the assessment of environmental effects undertaken in Section 6 of this report, which found that the potential adverse effects on the environment will be minor. In regard to effects on persons, the assessment in Sections 5, 6 & 7 are also relied on, and the following comments made:



- The size of the proposed allotments is consistent with the character of the allotments in the locality. Therefore, the proposed allotment sizes are not objectionable with the surrounding environment.
- The proposal will not result in any additional titles, and is a result of an historical building error. The proposal will be largely indiscernible from the surrounding environment as the physical form of the site will remain unchanged.
- The proposal will not fragment productive activities or HPL. The proposal will not result in sterilisation of highly productive land. As such, the proposal is not considered to be contrary to the NPS-HPL.
- The proposal will not result in intensification or create adverse effects on Takahue River, given all built development and onsite servicing is existing and there are no proposed changes to this.
- The development is not considered to be contrary to the objectives and policies under the Operative District Plan or Proposed District Plan.
- All other persons are sufficiently separated from the proposed development and works, such that there will be no effects on these people.

9.2.8. Therefore, no persons will be affected to a minor or more than minor degree.

9.2.9. Overall, the adverse effects on any persons are considered to be less than minor. Therefore Step 3 does not apply and Step 4 must be considered.

Step 4: Further notification in special circumstances

(10) whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons),

9.2.10. The proposal is to subdivide the site by way of boundary adjustment where no additional titles will be created. No reverse sensitivity effects or incompatible land use activities are anticipated. It is considered that no special circumstances exist in relation to the application.

Limited Notification Assessment Summary

9.2.11. Overall, from the assessment undertaken Steps 1 to 4 do not apply and there are no affected persons.

Notification Assessment Conclusion

9.3. Pursuant to sections 95A to 95G it is recommended that the Council determine the application be non-notified for the above-mentioned reasons.

10. Part 2 Assessment

10.1. The application must be considered in relation to the purpose and principles of the Resource Management Act 1991 which are contained in Section 5 to 8 of the Act inclusive.

10.2. The proposal will meet Section 5 of the RMA as the proposal will sustain the potential of natural and physical resources whilst meeting the foreseeable needs of future generations as the



proposal is considered to retain the productive use of the land while still providing for their social, economic and cultural well-being. The character and amenity of the sites and surrounding environment will remain unchanged. In addition, the proposal will avoid adverse effects on the environment.

- 10.3. Section 6 of the Act sets out a number of matters of national importance. These matters of national importance are considered relevant to this application. The proposal is not located within the coastal environment nor are there any known lakes or wetlands located within the site. The sites adjoin the Takahue River, however given the nature of the proposal, the natural character will be preserved. The sites do not contain any areas of outstanding natural features or landscapes. There will be no adverse effects created on areas of indigenous vegetation given that all development is existing and no additional lots or development rights will be created. Public access has not been proposed as detailed within this application. Iwi and local Hapu have been contacted as part of the pre-application process with no concerns or comments raised given the minor nature of the proposal. HNZPT have also been contacted with recommendation made to proceed under the guidance of an ADP. There are no known protected customary rights which affect the site. All built development and onsite servicing are existing such that the proposal is not considered to exacerbate natural hazard risk. It is therefore considered that the proposal is consistent with Section 6 of the Act.
- 10.4. Section 7 identifies a number of “other matters” to be given particular regard by a Council in the consideration of any assessment for resource consent, including the maintenance and enhancement of amenity values. The proposal maintains amenity values in the area as the proposal is in keeping with the existing character of the surrounding environment and will not physically alter the existing use of the sites.
- 10.5. Section 8 requires Council to take into account the principals of the Treaty of Waitangi. It is considered that the proposal raises no Treaty issues. The subject site is not known to be located within an area of significance to Māori. The proposal has considered the principals of the Treaty of Waitangi and is not considered to be contrary to these principals.
- 10.6. Overall, the application is considered to be consistent with the relevant provisions of Part 2 of the Act, as expressed through the objectives, policies and rules reviewed in earlier sections of this application. Given that consistency, we conclude that the proposal achieves the purposes of sustainable management set out by Sections 5-8 of the Act.

11. Conclusion

- 11.1. The proposal is to undertake a subdivision by way of boundary adjustment where no additional titles will be created. The proposal is a result of an historical building error which is proposed to be rectified with the application. The proposal is not considered to fragment any areas of HPL and will protect the use of the land for production activities for future generations. Land use consent is also sought as a result of an internal setback infringement and a request to waive the requirement for an esplanade reserve or strip. All effects can be adequately managed within the site boundaries.



- 11.2. Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects, and that the proposal does not result in degradation of the character of the surrounding rural environment.
- 11.3. In terms of section 104(1)(b) of the Act, the actual and potential effects of the proposal will be less than minor.
- 11.4. It is also considered that the proposal will have less than minor adverse effects on the wider environment; no persons will be adversely affected by the proposal and there are no special circumstances.
- 11.5. As a Discretionary Activity, the proposal has been assessed against the specific matters and limitations imposed by the District Plan. In accordance with sections 104, 104B, 105 and 106 of the Act in relation to discretionary activities, it is considered appropriate for consent to be granted on a non-notified basis.

12. LIMITATIONS

- 12.1. This report has been commissioned solely for the benefit of our client, in relation to the project as described above, and to the limits of our engagement, with the exception that the Far North District Council or Northland Regional Council may rely on it to the extent of its appropriateness, conditions and limitations, when issuing their subject consent.
- 12.2. Copyright of Intellectual Property remains with Northland Planning and Development 2020 Limited, and this report may NOT be used by any other entity, or for any other proposals, without our written consent. Therefore, no liability is accepted by this firm or any of its directors, servants or agents, in respect of any information contained within this report.
- 12.3. Where other parties may wish to rely on it, whether for the same or different proposals, this permission may be extended, subject to our satisfactory review of their interpretation of the report.
- 12.4. Although this report may be submitted to a local authority in connection with an application for a consent, permission, approval, or pursuant to any other requirement of law, this disclaimer shall still apply and require all other parties to use due diligence where necessary.





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

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

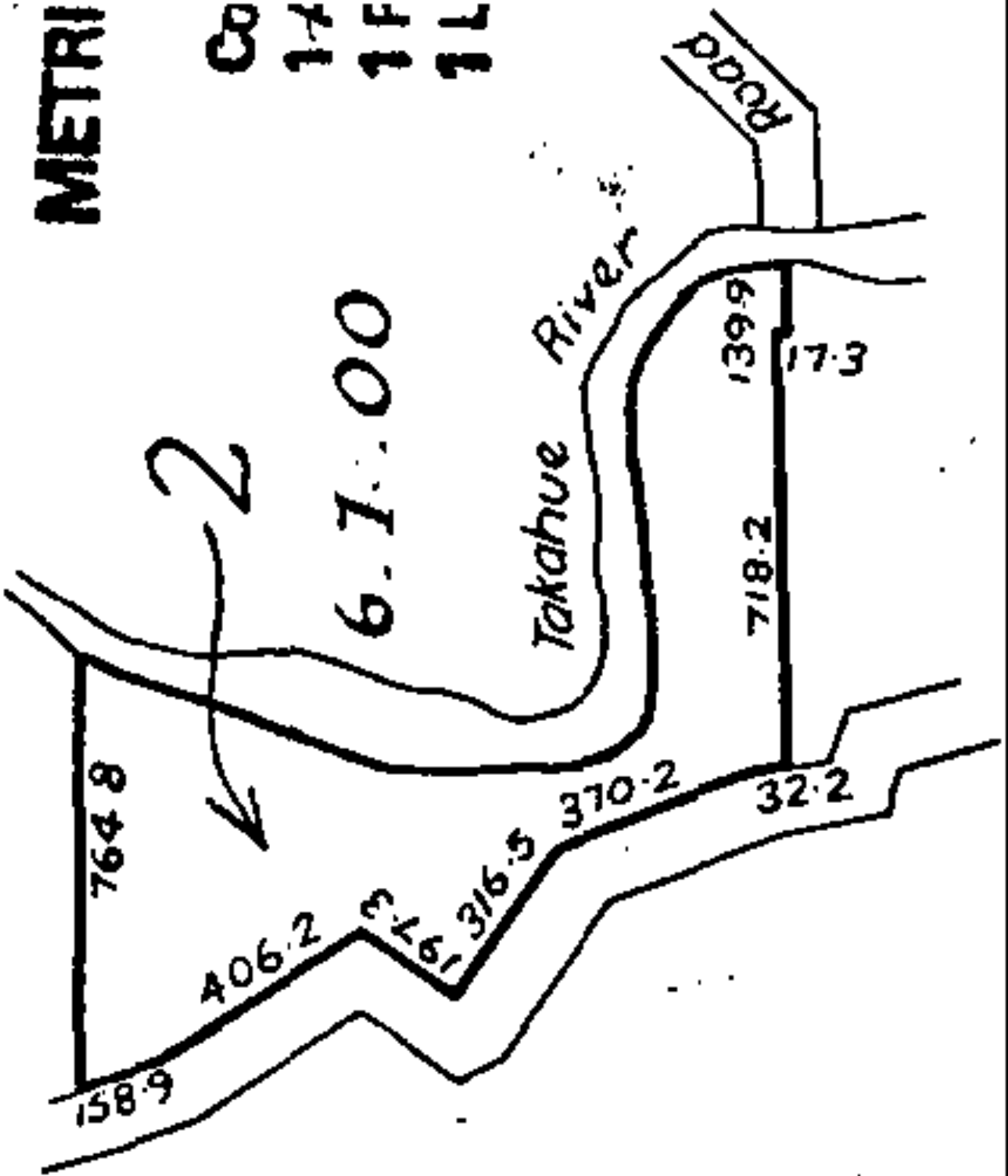



R. W. Muir
Registrar-General
of Land

Identifier **NA11D/701**
Land Registration District **North Auckland**
Date Issued 29 June 1967

Estate Fee Simple
Area 2.5293 hectares more or less
Legal Description Lot 2 Deposited Plan 55522
Registered Owners
Stephen Sweetapple and Helen Maree Sweetapple

Interests
C646894.1 Mortgage to Bank of New Zealand - 26.8.1994 at 2.58 pm



00
17
1F
1L

METRI

6-I-00

Takahue River

Road

2

764.8

158.9

406.2

316.5

370.2

32.2

718.2

139.9

17.3



**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

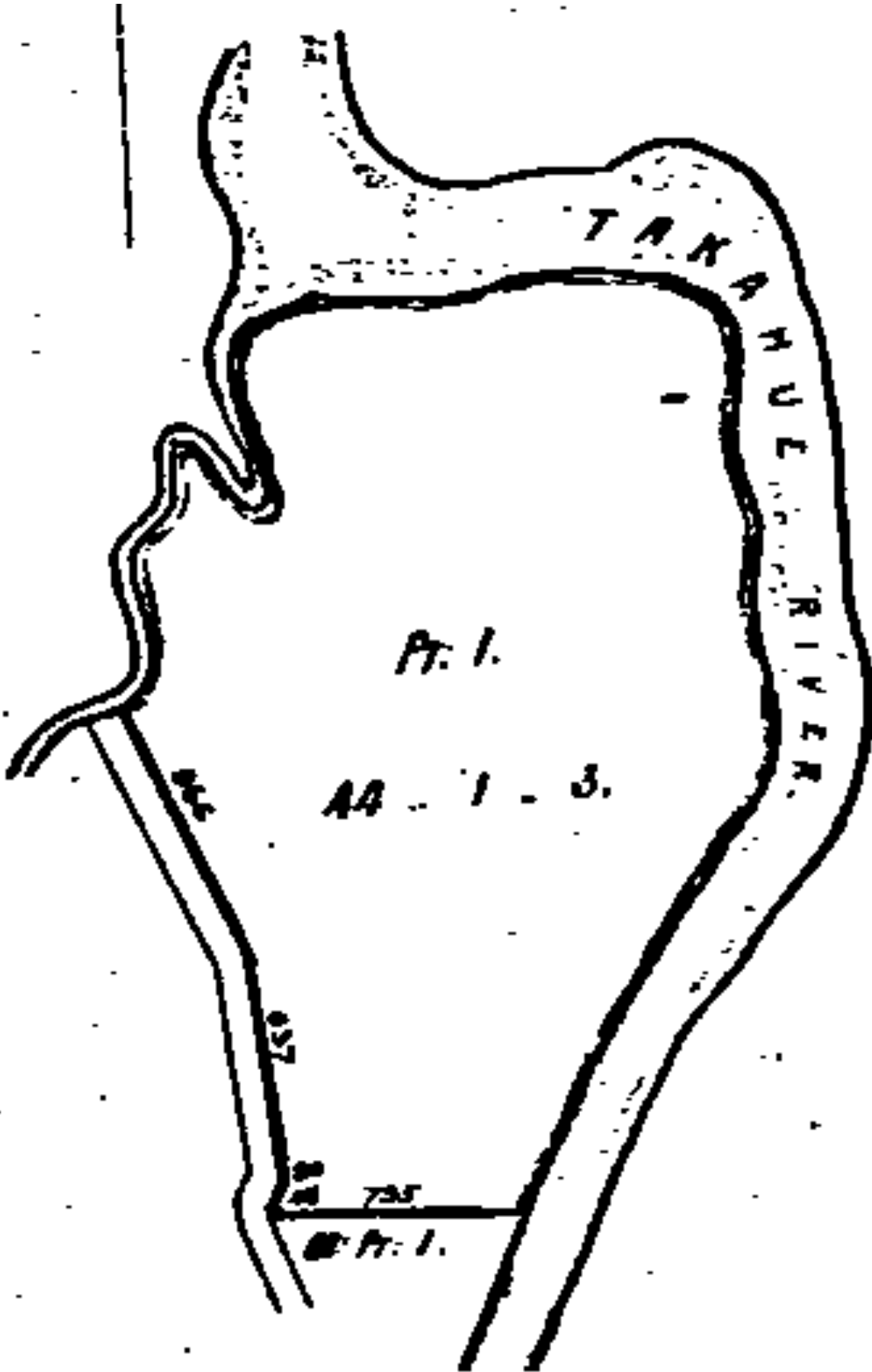
Identifier **NA65/67**
Land Registration District **North Auckland**
Date Issued 14 December 1892

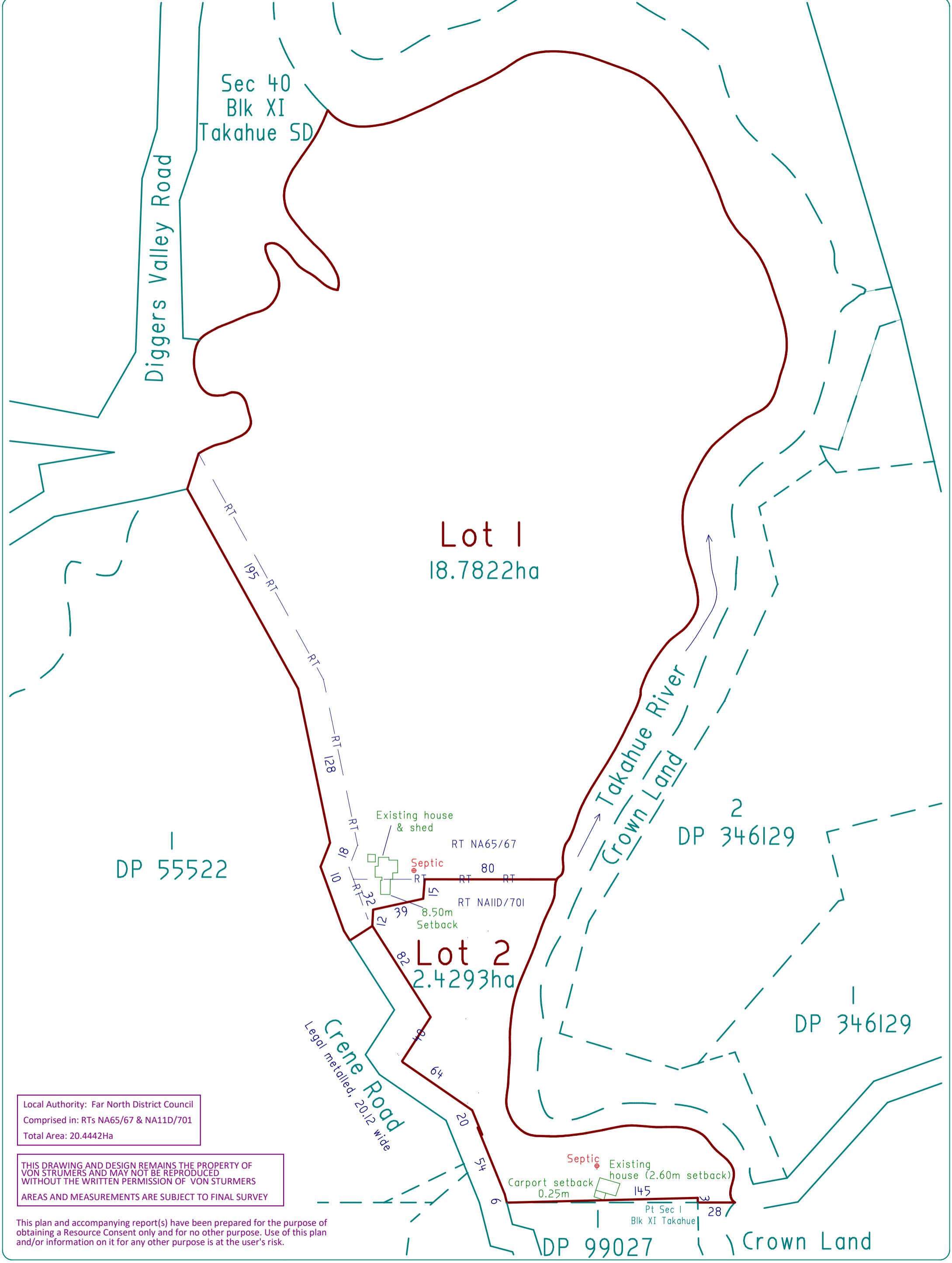
Prior References
NA57/102

Estate Fee Simple
Area 17.9149 hectares more or less
Legal Description Part Section 1 Block 11 Takahue Survey
District

Registered Owners
Kevin Thomas Dodds as to a 1/2 share
Bronwyn Rae Dodds as to a 1/2 share

Interests
C599163.2 Mortgage to Bank of New Zealand - 11.5.1994 at 2.43 pm





Sec 40
Blk XI
Takahue SD

Diggers Valley Road

Lot 1
18.7822ha

DP 55522

Existing house & shed
Septic
8.50m Setback
RT NA65/67
RT 80
RT NA1D/701

Lot 2
2.4293ha

DP 346129

DP 346129

Crene Road
Legal metalled, 20.12 wide

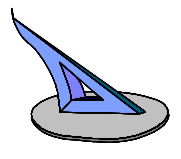
Septic Existing house (2.60m setback)
Carport setback 0.25m
145
Pt Sec 1
Blk XI Takahue

DP 99027 Crown Land

Local Authority: Far North District Council
Comprised in: RTs NA65/67 & NA11D/701
Total Area: 20.4442Ha

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VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000 131 Commerce Street, Kaitiaia
Email: Kaitiaia@saps.co.nz

SUBDIVISION OF LOT 2 DP 55522 & PT SECTION 1 BLK XI TAKAHUE SD

	Name	Date	ORIGINAL	SHEET SIZE
Survey			SCALE	
Design			1:2500	A3
Drawn	SH	07-11-2024		
Rev	(KB) A	25-02-2026		

Surveyors Ref. No:
15470
Series
Sheet 1 / 1

Northland Planning Development

From: Lisa Ahn <LAhn@heritage.org.nz>
Sent: Tuesday, 24 February 2026 12:24 pm
To: Northland Planning Development
Cc: Stuart Bracey; Bill Edwards; Atareiria Heihei; James Robinson
Subject: RE: Proposed boundary adjustment - Crene Road, Kaitaia
Attachments: Heritage New Zealand Northland ADP modified 081018.pdf

Kia ora Alex,

Thank you for consulting with us on this proposal.

We recommend that the ADP procedures be followed should anything be uncovered during works. On either title, should there be any significant earthworks in the future will require an archaeological assessment because of the recorded pā site located nearby.

Please find attached ADP for your information.

Ngā mihi,
Lisa

Lisa Ahn | Planner/Kaiwhakamāhere – Northern Region

Heritage New Zealand Pouhere Taonga

L10 SAP Tower 151 Queen Street Auckland CBD | Private Box 105 291, Auckland City 1143 | DDI: (07) 577 4535 | Ph: 027 267 3197 | visit www.heritage.org.nz and learn more about NZ's heritage places.

Tairangahia a tua whakarere; Tatakia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

From: Northland Planning Development <info@northplanner.co.nz>

Sent: Thursday, 12 February 2026 2:02 pm

To: Stuart Bracey <SBracey@heritage.org.nz>

Subject: Proposed boundary adjustment - Crene Road, Kaitaia

You don't often get email from info@northplanner.co.nz. [Learn why this is important](#)

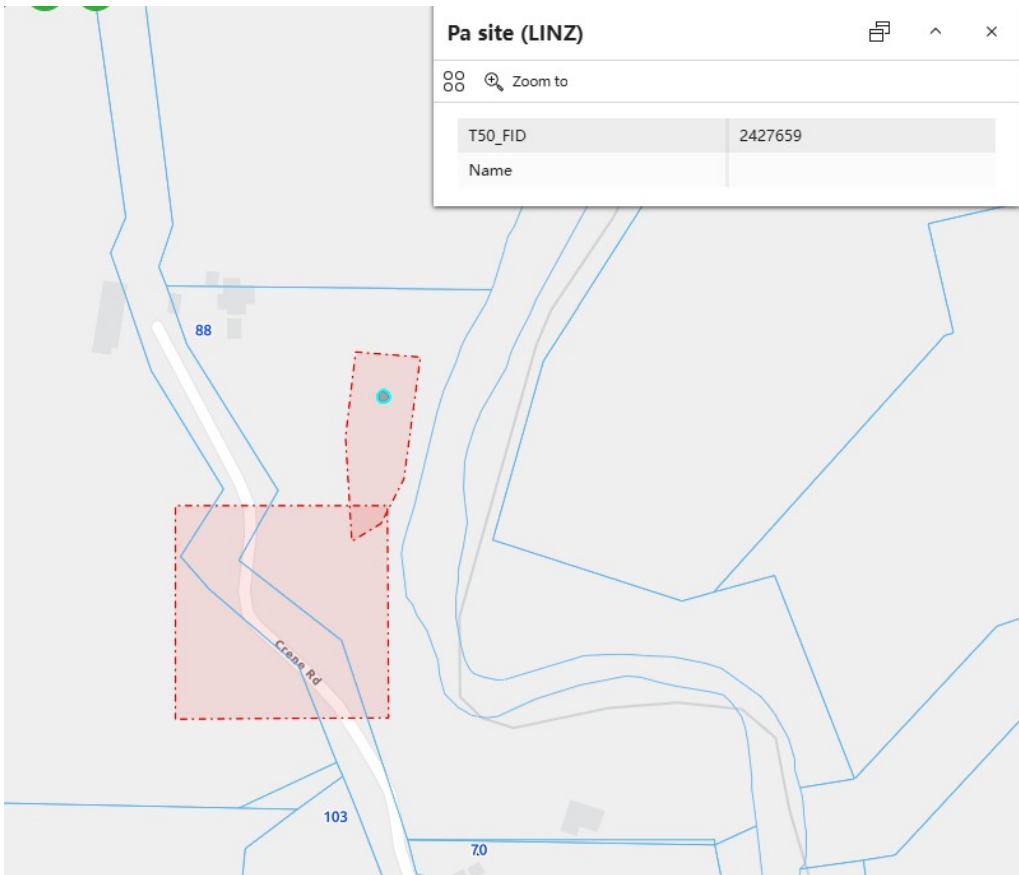
Good afternoon Stuart,

We are in the initial stages of preparing a resource consent application for a boundary adjustment between 88 and 124 Crene Road, Kaitaia. The legal descriptions are Lot 2 DP55522 and Pt Section 1 Blk XI Takahue SD.

The reason for the boundary adjustment is due to the owners of 124 Crene Road looking to sell their property and through the process, they have discovered that the existing dwelling encroaches over the boundary into 88 Crene Road. Hence, the boundary adjustment will see the boundary shift slightly to include the existing dwelling wholly within 124 Crene Road. A draft of the proposed scheme plan is shown below, where the yellow line indicates the new proposed dividing boundary. No excavations are proposed nor required.



During our assessment, we have identified that there is a Pa site located within 88 Crene Road, as well as another archaeological site O05/6 (see image below). Would you please be able to advise the extent of the Pa site and if the boundary adjustment would require any further detailed investigation into the archaeological sites, so that we can advise our client the next step in the process. We have advised that Iwi consultation will also be required.



Thanks for your time Stuart.
Let me know if you require any further information.

Kind regards,



Alex Billot
Resource Planner

Offices in Kaitaia & Kerikeri
☎ 09 408 1866
Northland Planning & Development 2020
Limited

*My office hours are Monday, Tuesday,
Thursday & Friday 9am – 2pm*



TE RARAWA

Te Runanga o Te Rarawa | 16 Matthews Ave, Kaitaia | Phone +649 408 0141
www.terarawa.iwi.nz

Date: 08 April 2026

To: Far North District Council
Attn: [Planner / Resource Consents Team]

Re: Boundary Adjustment – Lot 2 DP 55522 & Pt Section 1 BLK XI Takahue SD, Crene Road. Statutory Acknowledgement Area: Takahue River

Tēnā koutou,

Te Rarawa Iwi Authority acknowledges receipt of information relating to the proposed boundary adjustment involving **Lot 2 DP 55522 and Pt Section 1 BLK XI Takahue SD**, located on Crene Road, Takahue.

The land parcels subject to this application adjoin the Takahue River, which falls within the statutory acknowledgement area of Te Rarawa. We note that the proposal seeks to regularise an existing legal boundary in order to align it with an established dwelling and curtilage, and that:

- The proposal is limited to a boundary adjustment only;
- No physical works, earthworks, vegetation clearance, or activities within or affecting the Takahue River are proposed; and
- There is no increase in development yield or change in land use anticipated as a result of the adjustment.

On the basis of the information provided, Te Rarawa has no concerns and no comments in relation to the proposed boundary adjustment at this time.

This correspondence is provided to acknowledge that Te Rarawa has been informed of the application in accordance with statutory acknowledgement requirements. It does not constitute consent, approval, or endorsement of the proposal, nor does it convey any decision-making authority. Responsibility for the assessment and determination of the application remains with Far North District Council under the Resource Management Act 1991.

Should the scope of the proposal change, or should any works be proposed that may directly affect the Takahue River or associated cultural values, Te Rarawa requests that further engagement occur.

Ngā mihi,

Louise Mischewski
Strategy & Policy PA
For and on behalf of Te Runanga o Te Rarawa

25/02/2026

To whom it may concern,

I am writing this letter to approve the subdivision application applied for by Kevin Dodds on Crene Road, Subdivision of Lot 2 DP 55522 & PT Section 1 BLK XI Takahue SD.
(See attached scheme plan)

I have authority as the HENRY YATES of the mandated iwi authority for **Te Tahawai Hapu.**

Any issues or concerns please contact me on 0276646160.

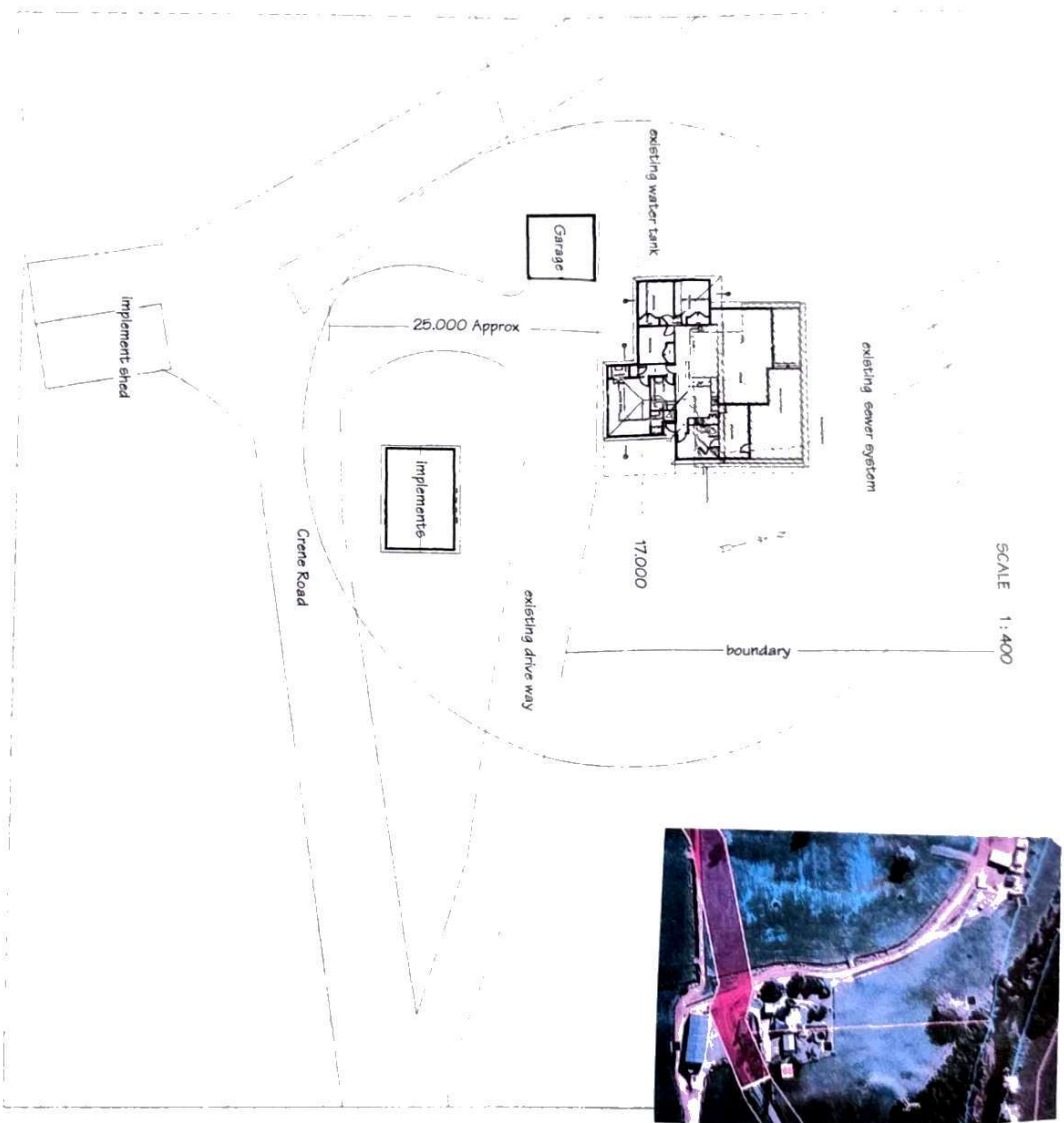
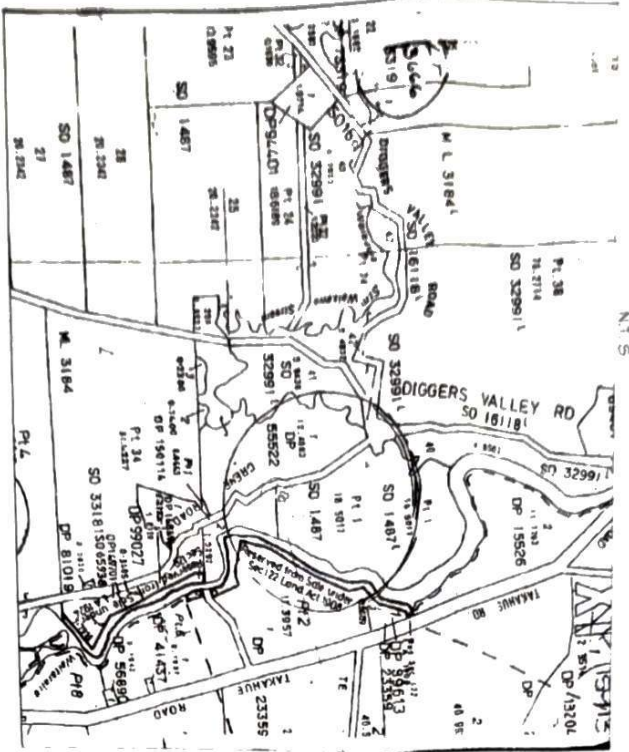
Nga Mihi

Signed: 

Henry Yates

Notes:

- Plans are subject to council approval and liability for extra materials, labour, maintaining, resource planning and other costs related to this project will not be accepted E.A.O.E
- Contractor to verify all dimensions, distances to boundaries and height intrusion lines before commencing work, do not scale dimension lines, figured dimensions take precedence over scale
- All work to comply with N.Z Standard 3604 1999.



THE DRAFTING OFFICE
 Tel: 09 408 4023 Fax: 09 408 4023

State Highway 1, Victoria Valley, E.O.T. Ltd., New Zealand
 A.J. Duggan (Tel: 09 408 4023) Email: ajd@ajd.co.nz

ALTERATION/ADDITION FOR K and B DODD

Crane Road Takahue

Lot 1
 DP No 55522

Drawn: A.J.G.
 FEB 01

Handwritten initials: 'H/A'

Sec 40
Blk XI
Takahue SD

Diggers Valley Road

Lot 1
18.8642ha

DRAFT

DP 55522

Existing house & sheds

RT NA65/67
RT NA110/701

Legal metalled, 20.12 wide
Crane Road

Takahue River
Crown Land

DP 346129

DP 346129

Lot 2 1.58ha

Existing house

DP 99027

Crown Land

Local Authority: Far North District Council
Comprised in: RTs NA65/67 & NA110/701
Total Area: 20.4442ha

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Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 408 6000 131 Commerce Street,
Kaitiaki Kaitiaki

Email: kaitia@vons.com.nz

**SUBDIVISION OF LOT 2 DP 55522
& PT SECTION 1 BLK XI TAKAHUE SD**

Name	Date	ORIGINAL	SHEET
Survey		SCALE	SIZE
Design		1:2500	A3
Drawn	SH 07-11-2024		
Rev			

Surveyors
Ref. No:

15470

Series

Sheet 1 / 1



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Kevin & Bronwyn Dodds
Address of proposed activity:	88 Crene Road, Takahue
Legal description:	Pt Section 1 BLK XI Takahue SD & Lot 2 DP 55522
Description of the proposal (including why you need resource consent):	Application to adjust the boundaries of Pt Section 1 due to the original homestead being built over the boundary with Lot 2 DP 55522. Proposal includes setback infringements as detailed on the scheme plan.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>Scheme Plan</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime: email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature: Date:

Signature: Date:

Signature: Date:

Signature: Date:

Sec 40
Blk XI
Takahue SD

Diggers Valley Road

Lot 1
20.0399ha

DP 55522

P. Mitter
W. R. Mitter

Existing house & shed
Septic

Lot 2
2.7531ha

Septic Existing house (2.60m setback)
Carport setback 0.25m

Crene Road
Legal metalled, 20.12 wide

Takahue River
Crown Land

DP 346129

DP 346129

DP 99027

Crown Land

Local Authority: Far North District Council
Comprised in: RTs NA65/67 & NA11D/701
Total Area: 20.4442Ha

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AREAS AND MEASUREMENTS ARE 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.

VON STURMERS
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 408 6000 131 Commerce Street, Kaitiaki
Email: kaitia@spps.co.nz

SUBDIVISION OF LOT 2 DP 55522 & PT SECTION 1 BLK XI TAKAHUE SD

	Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey Design			1:2500	A3
Drawn	SH	07-11-2024		
Rev	(KB)A	25-02-2026		

Surveyors Ref. No: **15470**
Series Sheet 1 / 1



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Kevin & Bronwyn dodds
Address of proposed activity:	88 Crene Road, Takahue
Legal description:	Pt Section 1BLK XI Takahue SD & Lot 2 DP 55522
Description of the proposal (including why you need resource consent):	Application to adjust the boundaries of Pt Section 1 due to the original homestead being built over the boundary with Lot 2 DP 55522.
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"> 1. <u>Scheme Plan</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Stephen & Helen Sweetapple

Address of affected property including legal description

Crene Road, Takahue
Lot 2 DP 55522

Contact Phone Number/s and email address

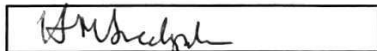
Daytime: Steve 0272497908 email: sweetapplehelen@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

9.3.2026

Signature



Date

9.3.2026

Signature

Date

Signature

Date

Sec 40
Blk XI
Takahue SD

Diggers Valley Road

Lot 1
20.0399ha

DP 55522

Existing house & shed
Septic

RT NA65/67
RT 80
RT NA11D/701
8.50m Setback

Lot 2
2.7531ha

DP 346129

DP 346129

Crane Road
Legal metalled, 20.12 wide

Septic Existing house (2.60m setback)
(Carport setback 0.25m)

PI Sec 1
Blk XI Takahue

DP 99027

Crown Land

[Handwritten signature]

[Handwritten signature]

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