

# Application for resource consent or fast-track resource consent



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

## 1. Pre-Lodgement Meeting

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

Yes  No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant details

**Name/s:**

Mid North Farms Ltd

**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:**

Shane Stratton Surveying 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:**

Mid North Farms Ltd

Property address/  
location:

Matauri Bay Road, Matauri Bay


## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

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

### Site visit requirements:

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

Is there a dog on the property?  Yes  No

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

## 9. Description of the proposal

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

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

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

2009  2023

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

Yes  No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

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

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

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

Flooding

Active Faults

Landslips

Liquefaction

Coastal Erosion

Tsunami

Coastal Inundation

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

## 14. Assessment of environmental effects:

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

Your AEE is attached to this application  Yes

## 15. Draft conditions:

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

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

## 16. Billing Details:

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

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

Matauri Bay Dairies Trust

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

### Declaration concerning Payment of Fees

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

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

Chris Frost

**Signature:**

(signature of bill payer)

**Date** 08-Jun-2026

**MANDATORY**

## 17. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 18. Declaration

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

**Name** (please write in full)

Chris Frost

**Signature**

**Date** 08-Jun-2026

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

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

## Checklist of your information

*Please tick if information is provided*

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

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

# Shane Stratton Surveying Limited

PO Box 7144, Tikipunga, Whangarei, PH (09) 4371749 , Mob 027 4390092, Email [shane@sbsurveyors.co.nz](mailto:shane@sbsurveyors.co.nz)

## Subdivision Application Matauri Bay Road, Matauri Bay

Report Prepared For:	Mid North Farms Ltd
Author:	Kate Wood, Planner
Consent Authority:	Far North District Council
Date:	June 2026

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## ABBREVIATIONS

AEE	Assessment of Environmental Effects
FNDC	Far North District Council
FNDP	Far North District Plan
HAIL	Hazardous Activities and Industries List
LUC	Land Use Capability
NES-SC	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NPS-HPL	National Policy Statement for Highly Productive Land
NRPS	Northland Regional Policy Statement
NZCPS	New Zealand Coastal Policy Statement
RMA	Resource Management Act, 1991
RPZ	Rural Production Zone

## APPENDICES

Appendix 1	Scheme Plan
Appendix 2	Records of Title
Appendix 3	FNDC Form 9

# 1. INTRODUCTION

## 1.1 Report Basis and Statutory Context

This report has been prepared for Mid North Farms Ltd (the applicant) in support of a subdivision (boundary adjustment) application. The proposal seeks to adjust the boundaries of five adjoining titles located at Matauri Bay Road, Matauri Bay.

The application has been prepared in accordance with Section 88 and the Fourth Schedule of the Resource Management Act, 1991 (RMA). Section 88 of the RMA requires that resource consent applications be accompanied by an Assessment of Environmental Effects (AEE) outlining any actual or potential effects the proposed activity may have on the environment in accordance with the Fourth Schedule.

This report also identifies relevant provisions in the District Plan that determine the activity status of the application, and assesses any regional and national planning documents as required by s104(1)(b) of the RMA.

## 1.2 Proposal Summary

The proposal seeks to realign the boundaries of four existing adjoining titles in the same ownership, for the purpose of creating a more functional allotment layout.

The existing property details are summarised in the table below, and are further described in Section 2.1 of this report. The existing property boundaries are shown on the marked up cadastral map in Figure 1.

## 1.3 Property Details

	<b>Property 1 (Cadastral Map Reference = Blue)</b>	<b>Property 2 (Cadastral Map Reference = Green)</b>	<b>Property 3 (Cadastral Map Reference = Pink)</b>	<b>Property 4 (Cadastral Map Reference = Orange)</b>
<b>Owner</b>	Mid North Farms Ltd	Mid North Farms Ltd	Mid North Farms Ltd	Mid North Farms Ltd
<b>Legal Description</b>	Northern Portion Allotment 65 Psh of Kaeo and Pt Allotment 63 Psh of Kaeo	Pt North Eastern Portion Allotment 62 Psh of Kaeo	Pt Allotment N.E. 63 Psh of Kaeo	Section 1 SO Plan 62641
<b>Record of Title</b>	NA595/188	NA 769/8	NA 1079/41	NA90D/864
<b>Site Area</b>	47.84ha	7.5ha	1.69ha	1469m <sup>2</sup>

<b>District Plan Zone</b>	Rural Production	Rural Production	Rural Production	Rural Production
<b>Proposed Plan Zone</b>	Rural Production	Rural Production	Rural Production	Rural Production



Figure 1: Existing Title Boundaries

## 1.4 Relevant Title Interests

There are no relevant interests recorded on any of the application titles which affect the proposed subdivision.

## 1.5 Other Approvals Required

No other approvals are required under either the Far North District Plan, or under any other planning document to give effect to the proposal.

# 2. THE SITE AND SURROUNDING ENVIRONMENT

## 2.1 The Sites

### **Location**

The application sites are located on both sides of Matauri Bay Road, approximately 6kms north of the intersection with State Highway 10.

### Property 1

Property 1 is legally described as Northern Portion Allotment 65 Parish of Kaeo and Part Allotment 63 Parish of Kaeo, comprised all in RT NA595/188, with an area of 47.8ha. The property is physically severed by several landforms and titles, including Matauri Bay Road, a stream traversing the full width of the site, another legal paper road, and RT 1079/41.

The topography of the site is gently undulating, with ground cover predominantly in pasture. There are also some areas of scattered native vegetation around the stream margins and about the southern parts of the property. and is elevated at the eastern end of the site, and slopes toward the west.

Development on the site includes a residential dwelling, located on the eastern end of Matauri Bay Road with a formed entrance from Matauri Bay Road. A farm shed is also located on the property on the western side of Matauri Bay Road.

### Property 2

Property 2 is legally described as Part North Eastern Portion Allotment 62, comprised in RT NA769/8, with an area of 7.5ha. The site is also physically severed by Matauri Bay Road, and also by RT NA90D/864.

The topography of the site is generally flat, with ground cover in pasture and some native vegetation in the southern parts. Development on the site includes a cowshed and numerous other ancillary farm buildings and sheds.

Property 2 is undulating, with an existing vehicle crossing from Whalers Road. A formed driveway provides access to a building platform near the centre of the northern boundary.

### Property 3

Property 3 is legally described as Part Allotment 63 Parish of Kaeo, comprised in RT NA1079/41, with an area of 1.69ha.

This property is located on the eastern side of Matauri Bay Road and is entirely in pasture. The site is undeveloped and has no formed access.

### Property 4

Property 4 is legally described as Section 1 Survey Office Plan 62641, comprised in RT NA90D/864, with an area of 1469m<sup>2</sup>. This property is located on the western side of Matauri Bay Road, and is in pasture and metalled driveway access.

## 2.2 The Surrounding Environment

The properties are located within a generally rural environment, although there are several rural lifestyle allotments in the surrounding area which are significantly smaller than the 20ha controlled activity subdivision size for the RPZ. Of note are the adjoining allotments to the north-east (Lot 1 DP 104500, 2.6ha) and the south (Lot 1 DP 4808, 3.8ha).

Surrounding land uses are those generally associated with rural production zoning, predominantly dairy and beef farming, other than the rural lifestyle land uses occurring on those smaller sites described above.

## 3. PROPOSAL

### 3.1 Overview

The proposal seeks to adjust the four parent titles to create a more logical allotment layout, by subdividing part Pt Allotment 63 Psh of Kaeo (Property 1) and Pt Allotment NE Psh of Kaeo (Property 3), and amalgamating the remaining parcels to create the following allotments:

Proposed Lot	Area
Lot 1	4.97ha
Lot 2	7.6ha
Lot 3	3.7ha
Lot 4	11.4ha Lot 4 shall be held via amalgamation covenant with Northern Portion Allotment 65 Psh of Kaeo, Pt Allotment 63 Psh of Kaeo (both residue RT NA595/188), Parts of North Eastern Portion Allotment 62 Psh of Kaeo (RT NA769/8), and Section 1 SO 62641 (RT NA90D/864), pursuant to Section 220(2)(a) of the RMA. The total amalgamated area will be in excess of 35ha.

## 3.2 Access

Proposed Lots 1 & 2 – these sites will gain access via an existing farm entrance from Matauri Bay Road, which will be upgraded to form a right of way, over Lot 2 and in favour of Lot 1. The right of way is shown on the plan as Proposed Easement A, with the existing formation shown in Figure 2 below.



*Figure 2: Existing farm crossing to be upgraded to form RoW A*

Proposed Lot 3 – This site will gain access via the existing vehicle crossing from Matauri Bay Road which provides access to the dwelling on the site. There is no proposed change or additional vehicle usage over this crossing.

Proposed Lot 4 – This site is to be amalgamated with all remaining allotments, and will gain physical access through the adjoining allotment to the west, Part North Eastern Allotment 62 Parish of Kaeo. The numerous other farm and vehicle crossings available to the allotments on the western side of Matauri Bay Road will remain in use.

## 3.3 Site Suitability

An engineering site suitability report has not been provided in support of the application, on the basis that no additional allotments are being created.

# 4. DISTRICT PLAN RULE ASSESSMENT

## 4.1 Zoning

The sites are zoned Rural Production under the FNDP. The property is located within 100metres of the Minerals Zone.

## 4.2 Operative District Plan Rule Assessment

The proposal requires consent under the following District Plan rules:

### Chapter 13 – Subdivision

The proposal cannot technically meet the controlled activity boundary adjustment standards under Rule 13.7.1, as there will be a minor change to the access provisions (the vehicle crossing to Lots 1 and 2 will be upgraded to comply with the relevant right of way standards). The proposal therefore requires restricted discretionary consent under the following rules:

#### *13.7.2 Allotment Sizes, Dimensions & Other Standards*

##### *Table 13.7.2.1 Minimum Lot Sizes*

- i) Rural Production Zone – Restricted Discretionary Activity  
(4) A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000.*

Assessment: The proposal can comply entirely with the Restricted Discretionary activity standard of Clause (4) under Table 13.7.2.1. Each proposed allotment will be in excess of 2ha, and each of the four parent properties existed prior to 28 April 2000.

#### *13.8.2 Subdivision Within 100m of Minerals Zone*

*Subdivision is a restricted discretionary activity in the Rural Production and Coastal Living Zones where any part of any proposed lot is within 100m of the boundary of a Minerals Zone.*

Assessment: Proposed Lot 1 is located within 100m of the Minerals Zone located on Pt Lot 2 DP 36566. This property is also owned by the applicant and therefore any effects on this owner are not taken into account.

### Chapter 8 Rural Environment

The proposal complies as a permitted activity under all relevant rules of Chapter 8.

### Chapter 12 Natural and Physical Resources

The proposal complies as a permitted activity under all relevant rules of Chapter 12.

### Chapter 15 Transportation

The proposal complies as a permitted activity under all relevant rules of Chapter 15.

## 4.3 Activity Classification

The proposal is assessed overall as a Restricted Discretionary activity.

## 4.4 Proposed District Plan (PDP) Weighting

The PDP was formally notified in 2022 and therefore must be considered. However, because no decisions on submissions have yet been issued and appeals accordingly resolved, the PDP is still early in the plan making process. As a result the Operative District Plan remains the dominant planning document in the assessment of resource consent applications.

## 4.5 PDP Assessment

The application sites are located in the Rural Production Zone under the PDP.

The application is assessed as a discretionary activity under SUB-R1, Boundary Adjustments, as the access will be altered for Lots 1 and 2.

The proposal complies with all permitted activity requirements under both the Area Specific Matters (Rural Production Zone) and the District Wide Matters.

# 5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

## 5.1 Local Character and Amenity

The proposal seeks to adjust the boundaries of four underlying parent titles, 3 of which are vacant and could be developed to accommodate a residential dwelling. Considering the existing situation, a total of 7 dwellings could be established across all sites collectively as a permitted activity. This includes four dwellings on Property 1 (one of which is existing), and one each on properties 2, 3, and 4. Following the subdivision, a total of six dwellings could be established across all properties – one each on Proposed Lots 1, 2 and 3, and three on Proposed Lot 4 (subject to allotment areas being confirmed by survey). Accordingly, the subdivision will not result in any additional built development or intensification beyond the existing situation.

No additional subdivision rights are gained, with no allotments able to be subdivided beyond that currently possible as a controlled activity.

The existing amenity values, including privacy, open space, and visual character, will be maintained. The only physical change to the landscape required to facilitate the proposal is the minor upgrading of the existing farm crossing, to form Right of Way A.

The potential effects on local character and amenity are assessed to be less than minor.

## 5.2 Ecological and Landscape Effects

No vegetation clearance or earthworks are proposed or required. The existing landscape character and natural features will be retained. Lot boundaries have been located to follow existing fence lines and landform.

## 5.3 Cultural Effects

The proposal seeks to adjust the boundaries of four existing allotments without facilitating any additional built development, and without incurring any physical changes to the site. Having regard to the above and noting that there are no identified Sites of Significance to Māori on the application site, the potential effects of the proposal on cultural values are less than minor.

## 5.4 Access and Servicing

As the boundary adjustment does not facilitate additional dwellings or traffic generation, the proposal will not result in any increase in traffic volumes or demand on the local road network.

No site servicing is required as there is an existing dwelling on Lot 3, and it is proposed that Lots 1, 2 and 4 will remain vacant for the time being.

## 5.5 Cumulative Effects

The proposal does not enable any further intensification or change in land use. The cumulative impact of this subdivision is negligible and consistent with the intended outcomes for the Rural Production Zone.

## 5.6 Effects on Adjoining Owners

Given that there will be no increase in built development arising from the proposal, the potential effects on adjoining owners is considered to be less than minor.

As discussed, the property adjoins the minerals zone located to the north-west of the property, however this area of land is also owned by the applicants.

## 5.7 Assessment of Effects Conclusion

Overall, considering that there will be very little physical change to the underlying environment, and that there will be no additional dwellings facilitated, the potential effects relating to the proposal are considered to be less than minor.

## 6.0 Statutory Assessment

### 6.1 District Plan Objectives and Policies Assessment

Section 104(1)(b) of the RMA requires applications to be assessed against the relevant objectives and policies of the Operative and Proposed District Plans.

#### Operative District Plan

Applicable to this proposal are the objectives and policies of the Rural Production Zone and Subdivision Chapters.

#### *Rural Production Zone Chapter*

The objectives and policies of the Rural Production Zone collectively seek to achieve the following outcomes:

- A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources and compatible with the productive intent of the zone. (Objectives 8.6.3.1, 8.6.3.9 and Policies 8.6.4.1).
- A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it. (Objectives 8.6.3.2 and Policies 8.6.4.2, 8.6.4.3).
- A Rural Production Zone where the adverse cumulative effects of activities are managed and amenity values are maintained and enhanced. (Objectives 8.6.3.3, 8.6.3.4 and Policies 8.6.4.4).
- A Rural Production Zone where the adverse effects of incompatible activities are avoided, remedied or mitigated. (Objectives 8.6.3.6, 8.6.3.7, 8.6.3.8 and Policies 8.6.4.1, 8.6.4.7, 8.6.4.8, 8.6.4.9).

With regard to maintaining the productive intent of the zone, the proposal does not result in the loss of any productive land, as no further built development is facilitated. The majority of the useful productive land will be held within Lot 4 and its amalgamated balance, with Proposed Lots 1-3 suitable for small scale rural production land uses.

With regard to enabling well being of people and communities, the proposal enables the well being of the property owner by creating a more logical allotment layout, with separate allotments that may be sold without the access to them affecting the efficient operation of the farming activities which shall continue on Lot 4 and the amalgamated balance.

With regard to maintaining rural character and amenity, the boundary adjustment does not increase either the number of allotments or subsequent potential for built development, and therefore the effects on rural character and amenity are negligible.

With regard to avoiding reverse sensitivity effects, the proposal does not in any way increase the potential for reverse sensitivity effects above what could currently occur, on the basis that no additional built development is facilitated. Arguably the proposal presents a better outcome in terms of reverse sensitivity effects, as currently properties 3 and 4 are only suitable for rural residential land use activities, which may not be compatible with the rural activities occurring on surrounding sites. The proposed lot configuration creates four allotments that are all of sufficient size to carry out at least small scale rural production activities, and therefore reverse sensitivity effects are unlikely to be generated.

Overall, the proposal is considered to align with the objectives and policies of the Rural Production Zone and achieves the anticipated outcomes of the zone.

#### *Subdivision Chapter*

The proposed boundary adjustment is consistent with the objectives and policies of the subdivision chapter for the following reasons:

- As discussed above, the proposal achieves the objectives and aligns with the policies of the RPZ, and therefore sits comfortably with Objective 13.3.1.
- The subdivision pattern is consistent with existing land uses.
- No heritage resources, outstanding landscapes or features, or areas of significant indigenous vegetation / habitats of indigenous fauna are present on the property. (Objectives 13.3.3, 13.3.4, Policy 13.4.6)
- There are not considered to be any effects on natural character, ecological values, landscape values, cultural values or existing land uses (Policy 13.4.1).
- No other objectives or policies of the subdivision chapter are considered relevant to the proposal.

#### Proposed District Plan

##### *Rural Production Zone Chapter*

The objectives and policies of the Rural Production Zone of the PDP seek to maintain the productive land resource (RPROZ-01, 02,03, P1,P5, P6) avoid reverse sensitivity effects (RPROZ-03, P3, P7), and maintain rural character and amenity (RPROZ-04, P4).

With regard to the proposed activity, underlying properties 3 and 4 are currently of limited size and are therefore not particularly productive. The proposal will adjust the boundaries of the underlying titles to facilitate rural production activities across all four proposed allotments in an efficient manner. There is no overall loss of productive land as there is no further built development facilitated.

With regard to reverse sensitivity effects, the proposal does not exacerbate the existing potential for any reverse sensitivity as no additional dwellings are facilitated. The proposal; also creates four properties that will all be suitable for rural production land uses, where the

current allotment layout includes two small titles that may only be suitable for rural residential land uses. As such, the proposal is considered to be consistent with the objectives and policies of the PDP and gives effect to the overarching purpose of the Rural Production Zone.

#### Subdivision Chapter

The proposal finds no problem with the objectives or policies of the subdivision chapter of the PDP on the basis that the objectives of the RPZ are achieved (SUB-01) and there is no loss of highly productive land (SUB-02).

SUB-P1 seeks to enable boundary adjustments that:

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

With reference to SUB-P1, the proposal sits comfortably with the majority of this policy, with just Lots 1 and 2 requiring a new vehicle crossing – although an existing farm access will be utilised to form this.

Overall, the proposal sits comfortably with all relevant objectives and policies of the subdivision chapter of the PDP.

## 6.2 Section 104(1)(b) Assessment

Section 104(1)(b) of the RMA requires a consent authority to have regard to the relevant provisions of the following planning and regulatory documents:

- (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.

The proposal is assessed against the relevant requirements of S104(1)(b) as follows:

### **(i) national environmental Standards**

*National Environmental Standard for assessing and managing contaminants in soil to protect human health (NES-SC)*

The proposed activity involves the subdivision of land, and therefore assessment against the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is required (104(1)(b)(i)). In this case, each allotment is exempt from the NES requirements, as they will continue to be used as production land.

### **(ii) other regulations**

No other regulations are relevant or applicable to the proposal.

**(iii) national policy statements**

***National Policy Statement for Highly Productive Land (NPS-HPL)***

The NPS HPL is concerned with protecting of the country's most productive soil types from fragmentation so that there is enough land available for primary food production.

Productive land is land that is classified as Land Use Capability (LUC) 1, 2 or 3.

The site is identified as containing LUC 3, 4 and 6 land and therefore assessment under the NPS-HPL is required.

The land identified as LUC3 is situated south of the stream that forms the common boundary between Lots 3 and 4. The proposed boundary adjustment will result in all the LUC3 land being held within Proposed Lot 4 and its amalgamated balance. The area of this title will be in excess of 35ha and is the largest allotment proposed by this boundary adjustment. As such, the proposal is considered to achieve the outcomes sought by the NPS-HPL, which seeks to maintain the availability and productive capacity of highly productive land for primary production. Similarly, the proposal aligns with the objectives and policies of both the Operative and Proposed District Plans, which seek to protect rural land and soil resources from fragmentation or activities that would diminish their productive value. Accordingly, the boundary adjustment is considered to maintain the integrity and long-term availability of highly productive soils within the District.

**(iv) A New Zealand coastal policy statement**

The NZCPS is not applicable to this proposal.

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

The NRPS sets out strategic direction for managing the use, development and protection of the natural and physical resources of the region. The strategic objectives and policies of this document have in effect been adopted into the Far North District Plan. The site does not sit within the Outstanding Natural Landscape classification under the NRPS.

**(vi) A plan or proposed plan**

The proposed Far North District Plan is relevant to the application and has been addressed in Sections 4.5 and 6.1 of this report.

## 6.3 Part 2 Assessment

An assessment of Part 2 matters is not required unless there are issues of invalidity, incomplete coverage or uncertainty in the planning provisions. This is not the case with this application, however, for completeness the proposal is deemed to be consistent with the purpose of the RMA for the following reasons:

- The proposal has no impact on natural and physical resources.
- The proposal safeguards the life-supporting capacity of soil.
- There are no adverse effects on the environment.
- There are no adverse effects on human health.

## 7.0 NOTIFICATION

### 7.1 Public Notification

Pursuant to s95A of the RMA, Section 5 of this report concludes that any adverse effects associated with the proposed subdivision will be less than minor. Furthermore, there are no special circumstances associated with the application, the applicant has not requested notification, and there is no rule or national environmental standard that requires notification of this application. Public notification is not required.

### 7.2 Limited Notification

Pursuant to s95B and having considered the requirements of s95E-G of the RMA, Section 5.6 of this report confirms that the effects associated with all aspects of this proposal on owners and occupiers of adjoining properties will be less than minor. Limited notification is not required.

## 8.0 CONCLUSION

The proposal involves the boundary adjustment of four adjoining properties, located at Matauri Bay Road, Matauri Bay. The boundary adjustment seeks to rationalise the existing allotment layout, with no increase in development rights gained. The proposal is a restricted discretionary activity under the Operative District Plan.

No further built development is facilitated by the proposal. No additional site servicing is required. No increase in vehicular traffic is facilitated. The effects of the proposal overall are assessed to be less than minor.

The proposal aligns with, and is not contrary to, the objectives and policies of the Rural Production Zone of the District Plan.

Having regard to the relevant matters in s104(1) of the RMA, the proposal can be approved subject to appropriate conditions of consent.





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA1079/41** **Part-Cancelled**

**Land Registration District** **North Auckland**

**Date Issued** 29 July 1953

**Prior References**

DI 1H.717      DI 2H.131

---

**Estate** Fee Simple  
**Area** 1.6972 hectares more or less  
**Legal Description** Part Allotment N.E. 62 and Part Allotment  
N.E. 63 Parish of Kaeo

**Registered Owners**

Mid North Farms Limited

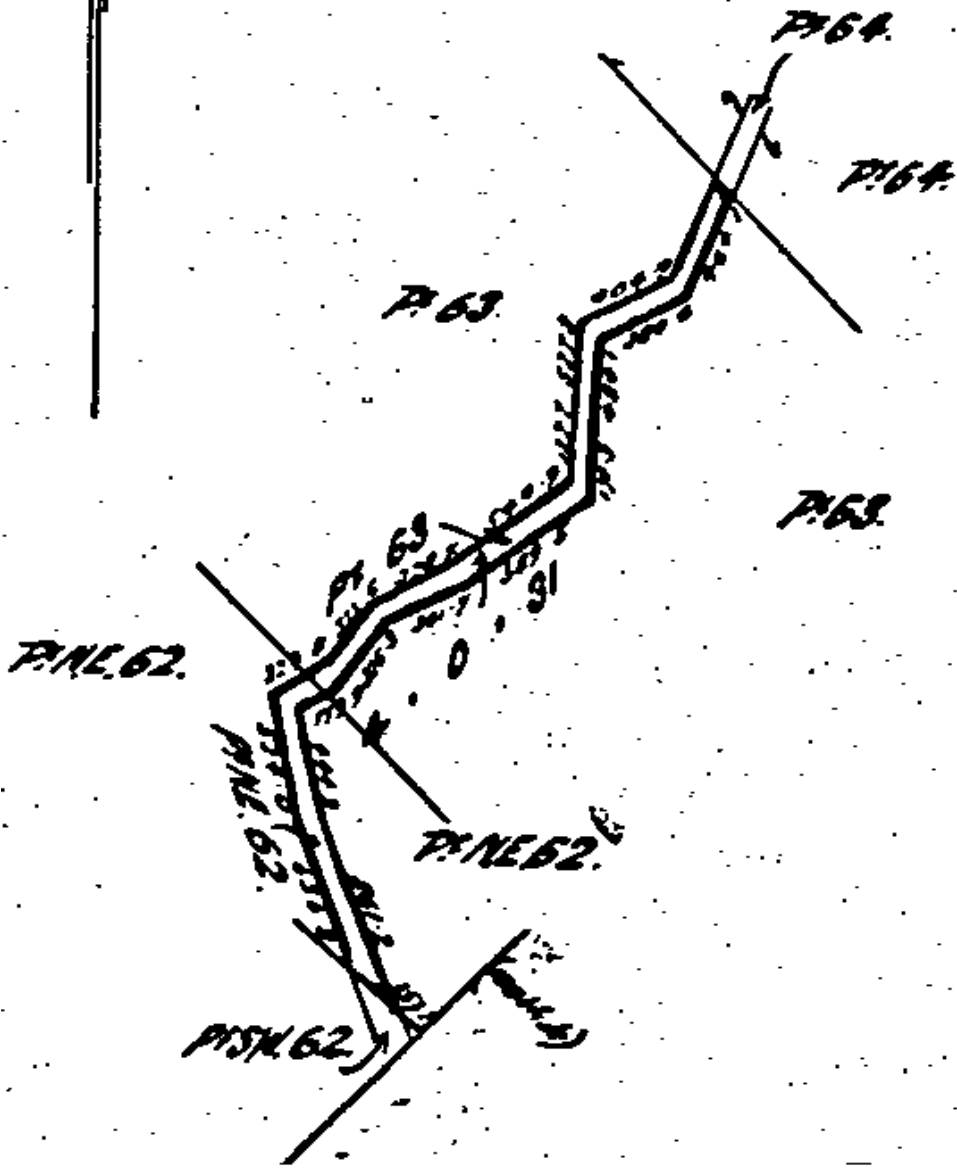
---

**Interests**

C498909.1 Gazette Notice (NZ Gazette 8.7.1993 No. 103 p1970) declaring (i) parts of within land (846m<sup>2</sup>, 119m<sup>2</sup>, 4134m<sup>2</sup>) to be road and shall vest in the Far North District Council; (ii) parts of within land (1469m<sup>2</sup> and 33m<sup>2</sup>) to be taken and vested in the Far North District Council - 16.7.1993 at 1.33 pm

10031968.9 Mortgage to Bank of New Zealand - 3.6.2015 at 10:18 am

Image Quality due  
to Condition  
of Original





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Limited as to Parcels  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA769/8** **Part-Cancelled**

**Land Registration District** **North Auckland**

**Date Issued** 08 October 1945

**Prior References**

DI 2H.131

---

**Estate** Fee Simple  
**Area** 7.5221 hectares more or less  
**Legal Description** Part North Eastern Portion Allotment 62  
Parish of Kaeo

**Registered Owners**

Mid North Farms Limited

---

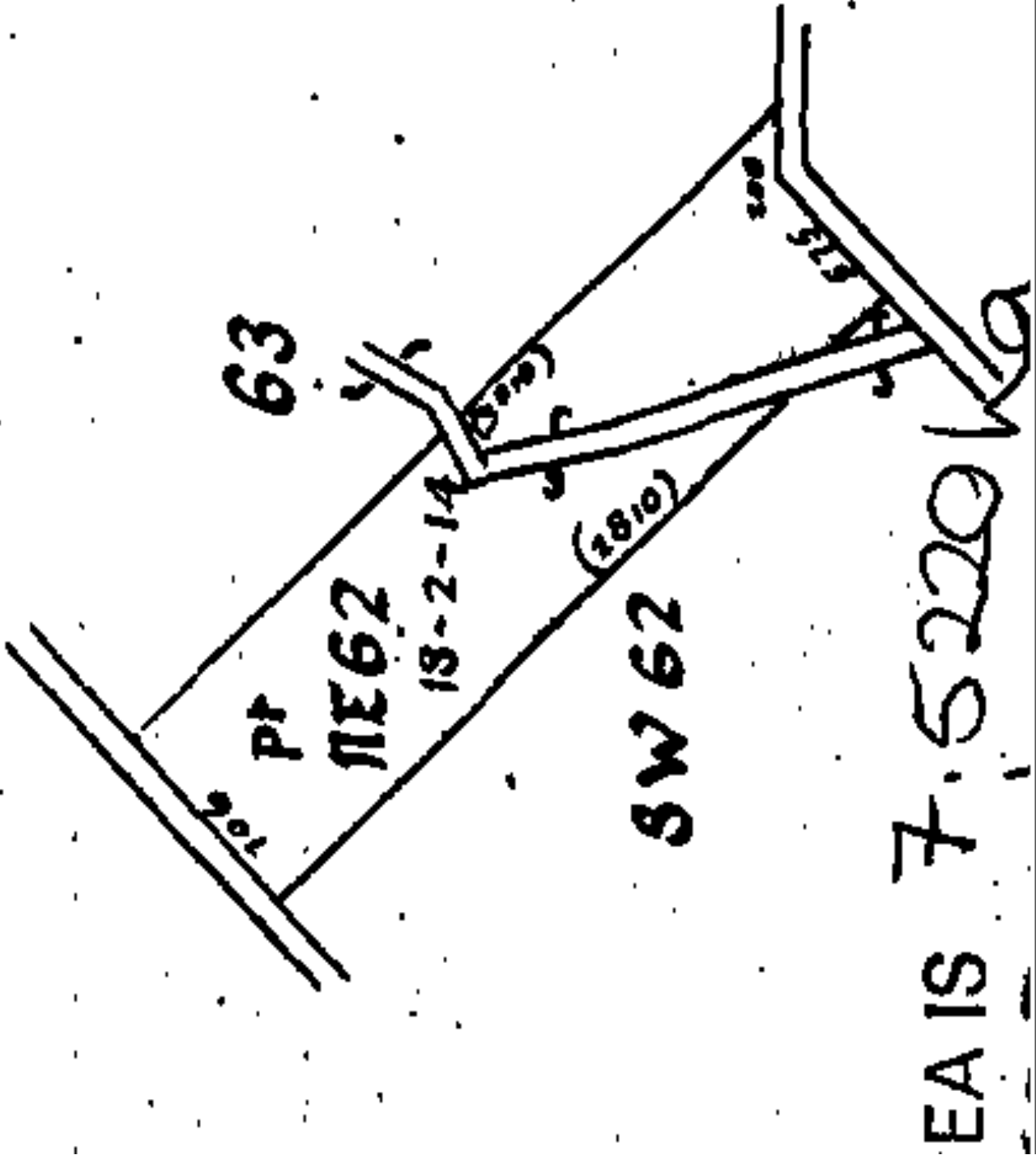
**Interests**

C498909.1 Gazette Notice (NZ Gazette 8.7.1993 No. 103 p1970) declaring parts of within land (1085m<sup>2</sup> and 68<sup>2</sup>) to be road and shall vest in the far North District Council - 16.7.1993 at 1.33 pm

10031968.9 Mortgage to Bank of New Zealand - 3.6.2015 at 10:18 am

11640253.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS NA350/238 ) - 12.12.2019 at 8:24 am

Subject to a right (in gross) to convey electricity over part marked A on DP 557491 in favour of Top Energy Limited created by Easement Instrument 12247377.2 - 21.9.2021 at 9:38 am





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA90D/864**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 September 1993

**Prior References**  
GN C498909.1

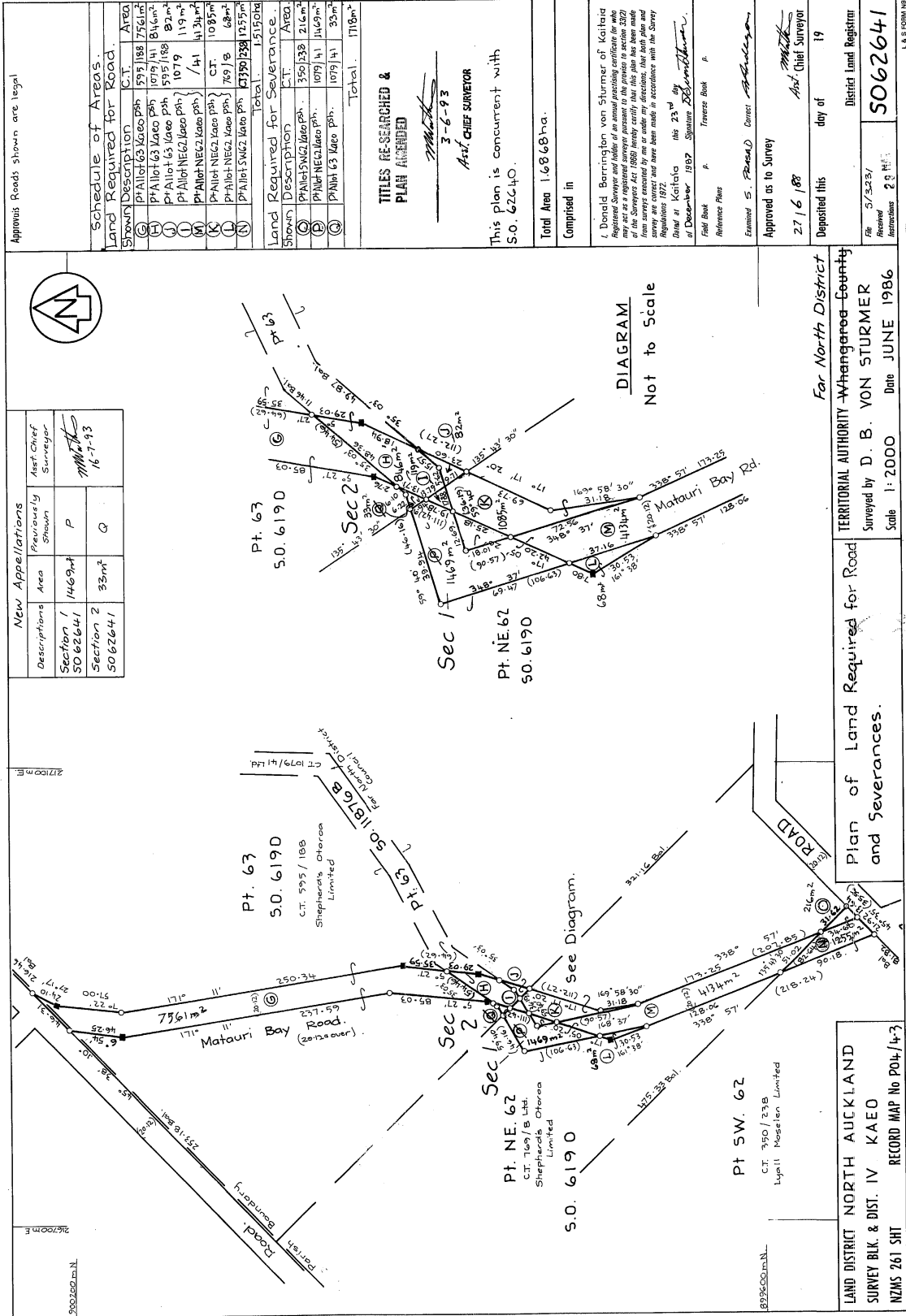
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**Estate** Fee Simple  
**Area** 1469 square metres more or less  
**Legal Description** Section 1 Survey Office Plan 62641

**Registered Owners**  
Mid North Farms Limited

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**Interests**  
10031968.9 Mortgage to Bank of New Zealand - 3.6.2015 at 10:18 am



New Appellations		Ass't Chief Surveyor
Descriptions	Area	
Section 1 S.O. 62641	1469.4	M. B. Sturmer 16-7-93
Section 2 S.O. 62641	35.2	

Schedule of Areas.		
Showing	Description	Area
(1)	PT. 1079/4 Lt. 1876 B	595.188
(2)	PT. 1079/4 Lt. 1876 B	1079.14
(3)	PT. 1079/4 Lt. 1876 B	84.6m <sup>2</sup>
(4)	PT. 1079/4 Lt. 1876 B	595.188
(5)	PT. 1079/4 Lt. 1876 B	1079.14
(6)	PT. 1079/4 Lt. 1876 B	119.2
(7)	PT. 1079/4 Lt. 1876 B	41.3m <sup>2</sup>
(8)	PT. 1079/4 Lt. 1876 B	1079.14
(9)	PT. 1079/4 Lt. 1876 B	1079.14
(10)	PT. 1079/4 Lt. 1876 B	1079.14
(11)	PT. 1079/4 Lt. 1876 B	1079.14
(12)	PT. 1079/4 Lt. 1876 B	1079.14
(13)	PT. 1079/4 Lt. 1876 B	1079.14
(14)	PT. 1079/4 Lt. 1876 B	1079.14
(15)	PT. 1079/4 Lt. 1876 B	1079.14
(16)	PT. 1079/4 Lt. 1876 B	1079.14
(17)	PT. 1079/4 Lt. 1876 B	1079.14
(18)	PT. 1079/4 Lt. 1876 B	1079.14
(19)	PT. 1079/4 Lt. 1876 B	1079.14
(20)	PT. 1079/4 Lt. 1876 B	1079.14
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(83)	PT. 1079/4 Lt. 1876 B	1079.14
(84)	PT. 1079/4 Lt. 1876 B	1079.14
(85)	PT. 1079/4 Lt. 1876 B	1079.14
(86)	PT. 1079/4 Lt. 1876 B	1079.14
(87)	PT. 1079/4 Lt. 1876 B	1079.14
(88)	PT. 1079/4 Lt. 1876 B	1079.14
(89)	PT. 1079/4 Lt. 1876 B	1079.14
(90)	PT. 1079/4 Lt. 1876 B	1079.14
(91)	PT. 1079/4 Lt. 1876 B	1079.14
(92)	PT. 1079/4 Lt. 1876 B	1079.14
(93)	PT. 1079/4 Lt. 1876 B	1079.14
(94)	PT. 1079/4 Lt. 1876 B	1079.14
(95)	PT. 1079/4 Lt. 1876 B	1079.14
(96)	PT. 1079/4 Lt. 1876 B	1079.14
(97)	PT. 1079/4 Lt. 1876 B	1079.14
(98)	PT. 1079/4 Lt. 1876 B	1079.14
(99)	PT. 1079/4 Lt. 1876 B	1079.14
(100)	PT. 1079/4 Lt. 1876 B	1079.14

TITLES RE-SEARCHED & PLAN AMENDED

*M. B. Sturmer*  
3-6-93  
Asst. Chief Surveyor

This plan is concurrent with S.O. 62640.

Total Area 16868ha.

Comprised in

1. Donald Berrington von Sturmer of Kaitiaki Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor under the provisions of the Survey Act 1972 from surveys conducted by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Kaitiaki this 23<sup>rd</sup> day of December 1987. Signature *D. B. Sturmer*

Field Book p. Traverse Book p.

Reference Plans

Examined S. P. B. Chief Surveyor

Approved as to Survey 27/6/88 day of 19

Deposited this 27/6/88 day of 19

District Land Registrar

5062641

U.S. FORM 858

For North District

TERRITORIAL AUTHORITY Whangarei County

Surveyed by D. B. VON STURMER

Scale 1:2000 Date JUNE 1986

Plan of Land Required for Road and Severances.

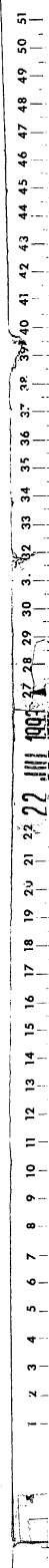
LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. IV KAEO

RECORD MAP No PD4/14-3

NZMS 261 SH

Printed by Stateline, Auckland, New Zealand.





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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA595/188** **Part-Cancelled**

**Land Registration District** **North Auckland**

**Date Issued** 31 March 1937

**Prior References**

DI 1H.717      DI 1H.750

---

**Estate**      Fee Simple  
**Area**      47.8414 hectares more or less  
**Legal Description**      Northern Portion Allotment 65 Parish of  
Kaeo and Part Allotment 63 Parish of Kaeo

**Registered Owners**

Mid North Farms Limited

---

**Interests**

C498909.1 Gazette Notice (NZ Gazette 8.7.1993 No. 103 p1970) declaring parts of within land (7561m<sup>2</sup> and 82m<sup>2</sup>) to be road and shall vest in the Far North District Council - 16.7.1993 at 1.33 pm

10031968.9 Mortgage to Bank of New Zealand - 3.6.2015 at 10:18 am



**CAUTION:**

- This is a Concept Plan. Areas & Dimensions are approximate only and are subject to Final Survey.
- The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this Plan.
- This Plan is copyright to Shane Stratton Surveying Ltd. No part of this Plan may be reproduced in any form without the prior permission of the above Mentioned.
- All topographical features are approximate only,

**Schedule of Proposed Easements**

Shown	Purpose	Servient Tenement	Dominant Servient
(A)	Right of Way	Lot 2 hereon	Lot 1 hereon



**Amalgamation Covenant**  
 That the owners of Lot 4 hereon, Northern Portion Allotment 65 Parish of Kaeo (Residue RT NA595/188), Part Allotment 63 Parish of Kaeo (Residue RT NA595/188), Parts of North Eastern Portion Allotment 62 Parish of Kaeo (RT NA769/8), and Section 1 SO 62641 (RT NA90D/864), shall enter into an amalgamation covenant pursuant to section 220(2)(a) of The Resource Management Act 1991

Shane Stratton  
 Licenced Cadastral Surveyor  
**Shane Stratton Surveying Limited**  
 Ph : 0274390092  
 PO Box 7144 Tikipunga Whangarei  
 shane@sbsurveyors.co.nz

**PROPOSED SUBDIVISION OF PART ALLOTMENT 63 PARISH OF KAEO, NORTHERN PORTION ALLOTMENT 65 PARISH OF KAEO, PART ALLOTMENT NE 63 PARISH OF KAEO, PART NORTH EASTERN PORTION ALLOTMENT 62 PARISH OF KAEO, AND SECTION 1 SO 62641**

PREPARED FOR: Mid North Farms Limited  
 TOTAL AREA 50.2943ha COMPRISED IN RT's NA595/188, NA1079/41, NA769/8, NA90D/864

Scale 1:5000 (A3)

SHEET NUMBER 1881-1
FILE REF. SSS1881
DATE: 16/3/26