



Office Use Only Application Number:

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
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

***The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: Megan Forbes

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

Post Code: 0294

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Steven Sanson

Electronic Address for Service (E-mail): _____

Phone Numbers: _____ Home: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

Post Code: _____

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

6. 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: Refer CT Attached for Owner Details. Refer to 1 for occupier details

Property Address/
Location _____

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: 282 Rangihoua Road, Te Tii, Kerikeri

Legal Description: Lot 3 DP 514968 Val Number: _____

Certificate of Title: 799818
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 call applicant prior to site visit.

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Changes to RC 2170219 in terms s127 and s221[3] of the RMA

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification

Yes/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. 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 all names in full) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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 print)

Signature: _____ (signature of bill payer – **mandatory**) Date: _____

14. Important Information:

Note to applicant

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

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

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

Fast-track application

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

Privacy Information:

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

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

Name: _____ (please print)

Signature: _____ (signature)

Date: _____

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

- yes no don't know

- Subdividing land Changing the use of a piece of land
- Disturbing, removing or sampling soil Removing or replacing a fuel storage system

12. Assessment of Environmental Effects:

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Please attach your AEE to this application.

N/A

13. 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 all names in full)

Megan Forbes

Email:

Postal Address:

Post Code: 0294

Phone Numbers:

Fees Information: An instalment fee 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: Megan Forbes (please print)

Signature: _____ (signature of bill payer – mandatory) Date: 15/5/2024



Assessment of Environmental Effects

Application for Resource Consent:

Proposed Variation of RC 2170219 and Consent Notice Condition vi of 11475350.2

Prepared for: IDF Development Limited
By: Steven Sanson | Consultant Planner
Date: 02 July 2024

1.0 APPLICANT & PROPERTY DETAILS

Applicant	IDF Development Limited
Address for Service	Bay of Islands Planning Limited PO Box 318 PAIHIA 0247 C/O - Steven Sanson steve@bayplan.co.nz 021-160-6035
Legal Description	Lot 3 DP 514968
Record Of Title	RoT: 799818
Physical Address	282 Rangihoua Road
Site Area	5.5352ha
Owner of the Site	IDF Development Limited
District Plan Zone	Rural Production Zone [ODP] / Rural Production [PDP]
District Plan Features	Coastal Environment, Coastal Flooding, High Natural Character

Schedule 1

2.0 SUMMARY OF PROPOSAL

Proposal	Proposed variation of RC 2170219 and Consent Notice Condition vi of 11475350.2 which pertains to the keeping of dogs.
Reason for Application	<p>Section 127 Variation under the RMA 1991 – Discretionary Activity.</p> <p>Section 221[3][a] variation under the RMA 1991 – Discretionary Activity.</p> <p>Overall, the proposal is a Discretionary Activity.</p>
Appendices	<p>Appendix 1 – Record of Title and Instruments.</p> <p>Appendix 2 – RC 2170129 Decision</p> <p>Appendix 3 – Photos</p>
Consultation	Nil
Pre Application Consultation	Nil

3.0 INTRODUCTION & PROPOSAL

3.1 Report Requirements

This report has been prepared for IDF Development Limited in support of a land use consent application (variation) at 282 Rangihoua Road, Te Tii.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991. This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the Far North District Plan, relevant National Policy Statements and Environmental Standards, as well as Part 2 of the Resource Management Act 1991.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if—

- a) the application were an application for a resource consent for a discretionary activity; and
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

-
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.

Section 221[3][a] provides for the variation of a consent notice condition. With respect to s221[3] sections 88-121 and 127[4] to 132 apply for such an application.

The conditions sought to be changed are provided in this report as well as the proposed wording.

3.2 Proposal

Application Site: A range of details regarding the site are outlined in Schedule 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in Appendix 1.

A broader description of the site is provided for in Section 4 of the Report below.

Variation: The proposal seeks changes to resource and consent notice conditions associated with the keeping of dogs. This is in relation to RC 2170219-RMASUB. The decision for this is located in Appendix 2.

The occupant, Megan Forbes, with support of the owner Rodney Haines, seeks to keep three pet dogs on the site for the remainder of their natural life or until a time when the occupant moves to a new house site across from the application site.

The three pet dogs are pure bred Shar Pei's aged 7, 6 and 1. They are all desexed, microchipped and registered with FNDC.

The pet dogs are kept inside at night and there is a fenced off area where the dogs are secured during the day. Photos of this are provided in Appendix 3.

Electronic boarder / boundary shock collars have also been purchased and are in working order. This provides an additional defined boundary to ensure that the dogs cannot roam freely. Details of this are also found in Appendix 3.

In addition to this and to align with the current consent notice condition, it is proposed that all dogs undertake kiwi aversion / kiwi avoidance training to be allowed to remain on site. .

The pet dogs are situated on a site which is extensively cleared for farming and stock purposes. All dogs are currently registered with FNDC and have been living on site for the last two years.

The site is subject to conditions which restrict the keeping of dogs, therefore a formal application to Council is require under the aforementioned sections of the Resource Management Act 1991.

Activity Status: The proposal is a Discretionary Activity.

3.3 Proposed Change of Consent Conditions

The condition sought to be changed with the proposed wording is provided below. The proposed variation is to read as follows (refer underlined for additions and ~~strikethrough~~ for deletions).

RC 2170219 Condition 4[d][vi] & Consent Notice 11475350.2 Condition vi -

Lots 1, 2 and 3 DP 514968

vi. The lots are located within an area identified as having a high density of kiwi. Due to the presence of kiwi, no cats, dogs, or mustelids shall be kept, or be permitted to be kept, on Lots 1-3.

Except that whilst ~~Grant and Lesley Rae~~ Megan Forbes ~~occupy~~ occupies Lot 3 this prohibition shall not apply to the single three ~~dogs~~ that resided on site at the time that the underlying subdivision (RC 21702190-~~RMAVARA~~) was approved. The consent holder has provided certification that the dogs ~~has~~

have current kiwi aversion training. Certification shall be renewed prior to expiry date for the duration that the dogs is are kept on Lot 3.

The rationale for the proposed changes are outlined in the balance of this report.

4.0 SITE & SURROUNDING ENVIRONMENT

The following features were described and agreed with under the original AEE and the processing planners s95 Report.

- Zoning and Resource Features
- Record of Title and Instruments
- Topography and Natural Features
- Built Form & Access
- Surrounding Environment.

For the purposes of this application the only relevant changes to date are those associated with the Proposed District Plan.

The site keeps a Rural Production zoning, is located within the Coastal Environment, contains very small portions of High Natural Character and Coastal Flood Hazards.

The PDP changes do not retain the areas of Outstanding Natural Landscape as found within the Operative District Plan.

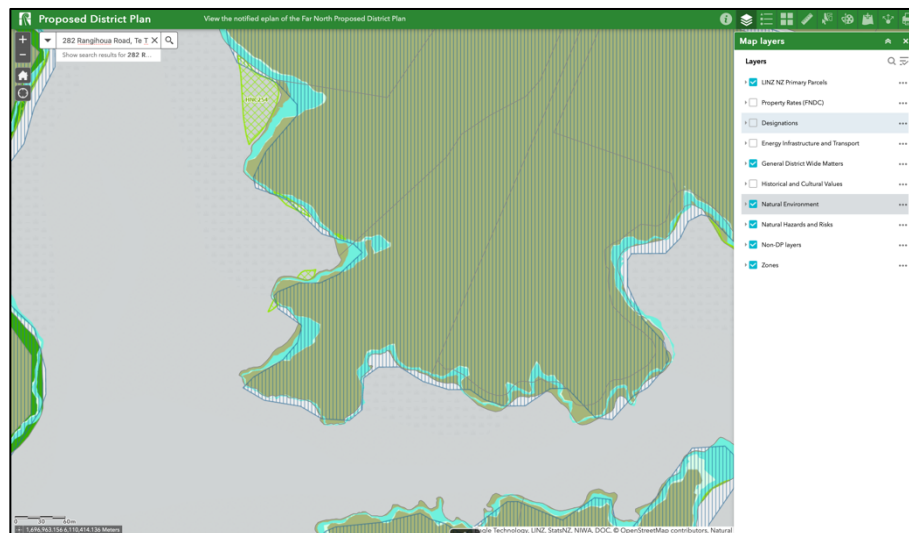


Figure 1 - Proposed District Plan Map

For the purposes of this application, it is confirmed that the site is still within a Kiwi High Density Area.

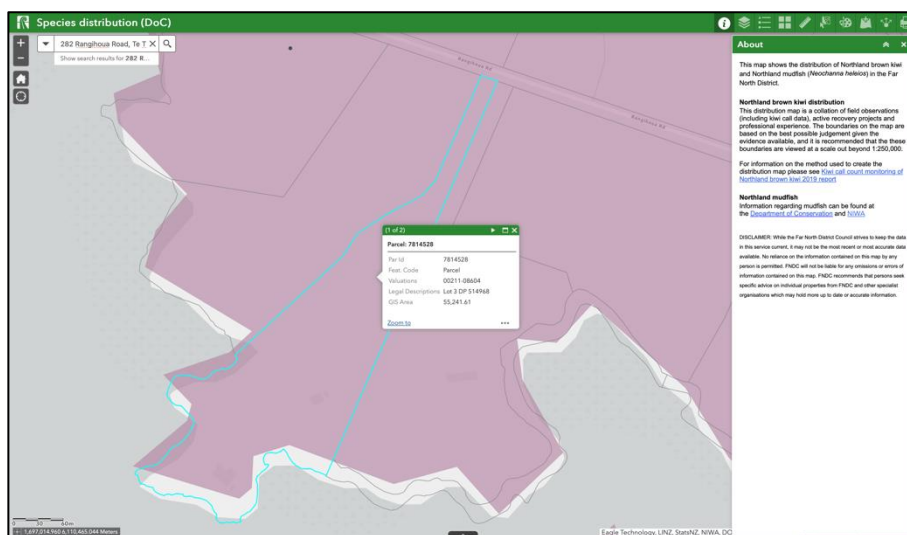


Figure 2 – Kiwi High Density Area Map

The PDP maps do not appear to show the site as being within a Kiwi High Density Area as these do not form part of any layers on spatial mapping systems.

Having reviewed the surrounding properties, despite the kiwi density overlay applying to the broader area, it appears that very few have similar consent notice conditions applied to them. However, this is likely given that not every site will or will have been subject to a subdivision consent following 2009 when the kiwi rules became prevalent.

The wider surrounds are characterised by working farm environments and the site itself is often maintained through cattle. Given this underlying land use, it is not uncommon to see dogs in the surrounding landholdings.

There are various marginal strips within the surrounds, which are protected and provide a form of conservation value, but outside of this there appears to be no formal areas of vegetation that are protected or preserved.

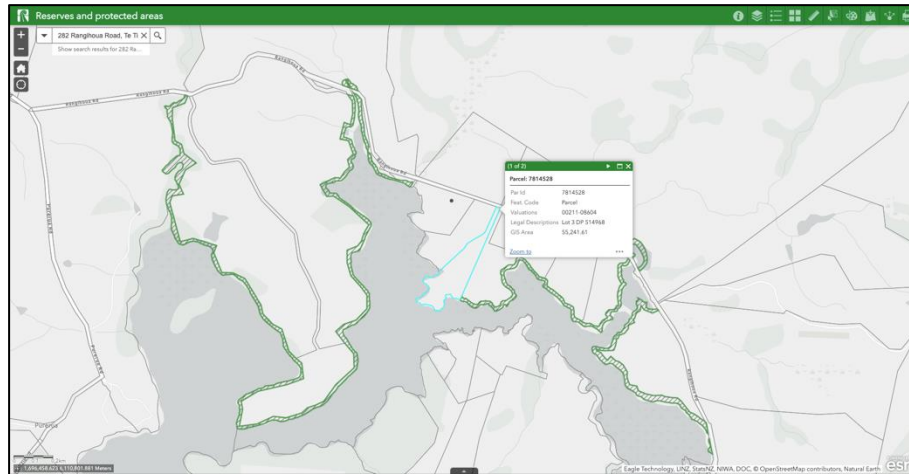


Figure 3 – Reserves & Protected Areas

5.0 ASSESSMENT OF RELEVANT RULES

5.1 **Assessment Summary**

This proposal does not result in any rule breaches to the ODP or PDP rules with legal effect.

As there are no rule breaches resulting from the proposed changes, the proposal is considered to fit within the original scope of the approved application – RC 2170219-RMASUB.

As outlined earlier, s127 and s221[3] variations are considered as a Discretionary Activity.

6.0 NOTIFICATION ASSESSMENT

6.1 Public Notification

The table below outlines the steps associated with public notification insofar as it relates to s95 of the Resource Management Act 1991.

Table 1 – s95 Adverse Effects Assessment

<u>Step 1</u>	<u>Mandatory public notification in certain circumstances</u>	
S95A(3)(a)	Has the applicant requested that the application be publicly notified?	No
S95A(3)(b)	Is public notification required under section 95C?(after a request for further information)	TBC
S95A(3)(c)	Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.	No
<u>Step 2</u>	<u>if not required by step 1, public notification precluded in certain circumstances</u>	
S95A(5)(a)	Is the application 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?	No
S95A(5)(b)	Is the application for a resource consent for 1 or more of the following, but no other, activities; (i) a controlled activity; (iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity;	No
<u>Step 3</u>	<u>if not precluded by step 2, public notification required in certain circumstances</u>	
S95A(8)(a)	Is the application 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.	No
S95A(8)(b)	Does 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	TBC
<u>Step 4</u>	<u>public notification in special circumstances</u>	

S95A(9)	Do special circumstances exist in relation to the application that warrant the application being publicly notified.	No
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With respect to the steps above:

1. Public notification is not sought.
2. The application is not precluded from notification as the preclusion requirements are not met.
3. The site is located within a Kiwi High Density Area. It is understood that Purerua has one of the highest [if not highest Kiwi call counts in NZ] and that the presence of Kiwi continues to rise in this area.

It is understood that if a subdivision is within a high-density area, that a no dog/cat condition should be applied unless there are compelling reasons not to.

This application is not about whether or not such conditions should be applied but what these conditions should look like in terms of their scope and intent. Noting that the site has previously had a dog retention grandfathering condition. The property has since been sold and there is a desire to retain dogs on the property for the new occupants under the same conditions.

The relevant objectives and policies of the Regional Policy Statement [RPS] for Northland include Objective 3.4 *Indigenous ecosystems and biodiversity* which seeks to safeguard Northlands ecological integrity and policy 4.4.1[1][a] which requires in the coastal environment adverse effects on

“indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classifications System lists” to be avoided.

According to the New Zealand Threat Classification Series [36], 2021, the North Island Brown Kiwi is no longer ‘threatened’¹. The Department of Conservation website clearly identifies that the ‘threat status’ of the Brown Kiwi as ‘Not Threatened’.

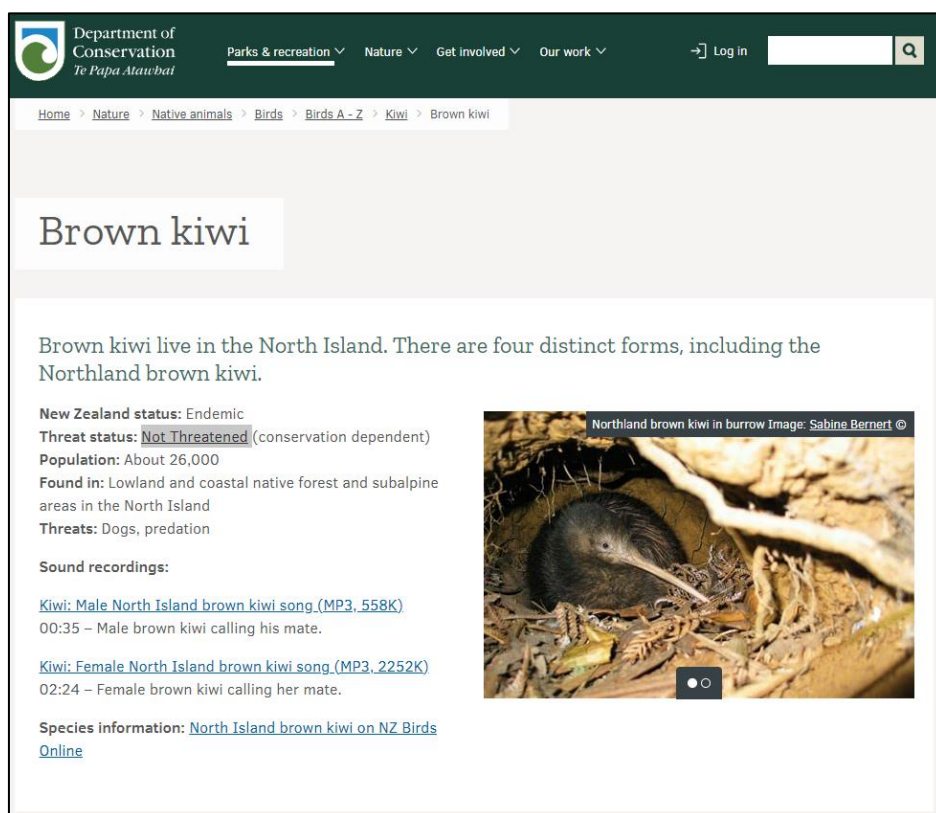
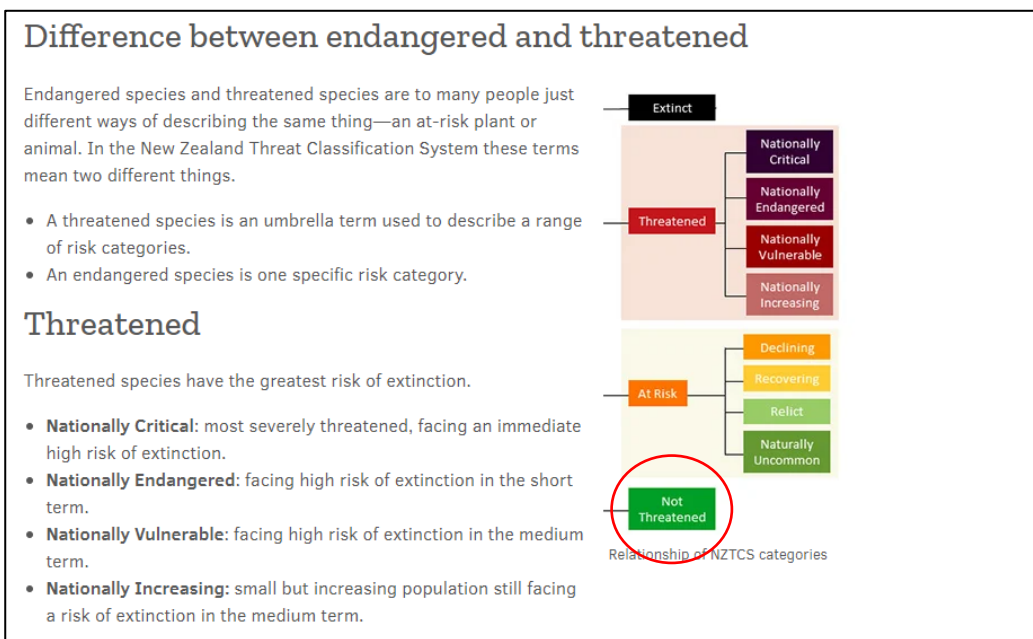


Figure 4 – Brown Kiwi Threat status

This means that the Brown Kiwi is neither ‘threatened’ or ‘at risk’ vis a vis the aforementioned provisions in the RPS are not relevant and the effects to them no longer need to be ‘avoided’.

¹ Refer to DoC Report here - <https://www.doc.govt.nz/globalassets/documents/science-and-technical/nztcs36entire.pdf>

² <https://www.doc.govt.nz/nature/native-animals/birds/birds-a-z/kiwi/brown-kiwi/>



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Figure 5 – Brown Kiwi not threatened (DoC)

In terms of the Operative District Plan, the objectives and policies in Chapter 12.2 and Chapter 13 are of relevance.

Objective 12.2.3.1 and 12.2.3.2 2 sets the overarching intent for the ODP in terms of flora and fauna.

In terms of kiwi, this is then specifically provided for through policies 12.2.4.10 and 12.2.4.11 and Method of Implementation 12.2.5.7.

- 12.2.4.10 In order to protect areas of significant indigenous fauna:
- that dogs (excluding working dogs), cats, possums, rats, mustelids and other pest species are not introduced into areas with populations of kiwi, dotterel and brown teal;
 - in areas where dogs, cats, possums, rats, mustelids and other pest species are having adverse effects on indigenous fauna their removal is promoted.
- 12.2.4.11 That when considering resource consent applications in areas identified as known high density kiwi habitat, the Council may impose conditions, in order to protect kiwi and their habitat.
- 12.2.5.7 Council retains the discretion to impose conditions on subdivision or land use consents within areas of confirmed high density kiwi habitat regarding the keeping of dogs and cats.

³ <https://www.doc.govt.nz/nature/conservation-status/>

The assessment criteria for subdivisions [of which this application originally was] provides criteria within 13.10.14[e] as follows:

Whether any measures are proposed to protect known high density kiwi habitats from predation by dogs, cats, rats, mustelids, pigs and other animal pests.

It is understood that through objection to the conditions of RC 2170219 that the site was allowed to grandfather one dog for its natural life. That dog was required to have been microchipped, and a current kiwi aversion training certification.

This provides an appropriate starting point for the management of pet dogs.

The existing environment contains pet dogs and working dogs to service large farmland holdings. These are undertaken as of right and in some circumstances as part of conditions of consent [i.e working dogs]. There appears to be a relatively high presence and potential for dogs in this immediate environment.

The relevant point is that in this context, the presence of Brown Kiwi is increasing, despite the fact that the surrounds appear to have a relatively high presence of pet and working dogs. As previously identified, Brown Kiwis are not contained within a 'threatened' or 'at risk' status in New Zealand.

On this basis it appears that progress is being achieved with respect to the numbers of Brown Kiwi in Purerua, despite the presence of dogs. This may be due to:

- improvements in the management of other pests;

- dogs in this area undertaking kiwi avoidance / aversion training;
- other mitigation such as keeping pets inside at night and/or fencing; or
- a combination of all.

Regardless, this sheds light on the fact that dogs where suitably trained and contained can co-exist with an increasing and improving situation for the Brown Kiwi.

As an example, the Pest Free Purerua⁴ website notes the following actions to create a pest free environment:

- *Trapping possums, stoats, rats and feral cats*
- *Creating and maintaining refuge areas to protect native species including those classified as threatened or at risk*
- *Establishing wildlife corridors along marginal strips*
- *Increasing food sources for native birds, especially kiwi*
- *Establishing a 8,000ha pest controlled buffer zone outside the peninsula from Kapiro to Rangitane to suppress reinvasion*
- *Developing employment opportunities within the project for local trappers*

There is no mention of dog management or control and there is a focus on the traditional pest species.

On this basis, it is considered appropriate for the current occupant to also be provided a grandfathered provision for her dogs until such a time their natural life ends, or they move from the site, subject to the mitigation methods outlined earlier in this report.

⁴ See here - <https://pfp.kiwi>

This is not considered inconsistent with policy direction because it has not been established, in the Purerua context, that dogs have had an adverse effect on the population situation for Brown Kiwi. Furthermore, at the time the provisions were drafted Brown Kiwi were considered threatened, this is no longer the case despite the presence of dogs in Purerua.

It appears that the positive results for Kiwi are resulting from central government interventions, which aim to link credible employment with more vigorous planting and pest control initiatives that are doing the heavy lifting, as opposed to removing dogs from the environment⁵.

4. There are no special circumstances that arise in this instance. The management of cats/dogs is quite a common scenario for FNDC to manage and consider, it does not require wider viewpoints to be considered.

As a result, it is considered that the effects of the proposal are no more than minor. Public notification is not required.

7.0 EFFECTS TO PEOPLE

The table below outlines the steps associated with limited notification insofar as it relates to s95 of the Resource Management Act 1991.

<u>Step 1</u>	<u>certain affected groups and affected persons must be notified</u>
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⁵ <https://pfp.kiwi/>

S95B(2)(a)	Are there any affected protected customary rights groups?	No
S95B(2)(b)	Are there any affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)?	No
S95B(3)(a)	Is the proposed activity 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?	No
S95B(3)(b)	Is the person to whom the statutory acknowledgement is made is an affected person under section 95E?	No
<u>Step 2</u>	<u>if not required by step 1, limited notification precluded in certain circumstances</u>	
S95B(6)(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:	No
S95B(6)(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)	No
<u>Step 3</u>	<u>if not precluded by step 2, certain other affected persons must be notified</u>	
S95B(7)	If in the case of a boundary activity, whether an owner of an allotment with an infringed boundary is an affected person in accordance with s95E.	TBA
S95B(8)	If in the case of any other activity, a person is an affected person in accordance with section 95E.	TBA
<u>Step 4</u>	<u>further notification in special circumstances</u>	
<u>S95B(10)</u>	If 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.	No

With respect to the steps above:

1. Not applicable.
2. Limited notification is not precluded.
3. No specific persons are considered to be affected by the proposal. The proposal allows for 3 x pet dogs to be contained on the site for a temporary and defined period and subject to mitigation measures.

For the same reasons considered in Section 6 above, there are considered to be no adversely affected persons.

4. As above, no special circumstances exist.

Having considered the requirements above, it is considered that the effects of the proposal to persons are less than minor. Limited notification is not required.

8.0 STATUTORY CONTEXT

8.1 Far North District Plan ODP

There have been no wholesale changes to the FNDC ODP that would warrant reconsideration. The relevant objectives and policies have been considered in Section 6 of this report above. There is no inconsistency.

8.2 Far North District Plan PDP

The only relevant policy in relation to Kiwi is IB-P9.

IB-P9	Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas.
-------	--

This policy has been submitted on by numerous persons and may substantially change during the hearing process. Therefore, minimal weighting is allocated to this provision. However, similarly to existing policy, this policy is concerned with avoiding risks to ‘threatened’ indigenous species. Brown Kiwi are no longer considered threatened.

It does not appear that kiwi present or high density kiwi areas are formally adopted into the planning regime through any detailed maps or spatial mapping in the PDP. It is unclear how this policy will be achieved. Any kiwi mapping does not appear to be included or referenced by the PDP therefore, like an engineering standard it appears to have little legitimacy if not tested by a public RMA process.

8.3 Regional Policy Statement for Northland (RPS)

The relevant objectives and policies have been considered in Section 6 of this report above. As Brown Kiwi are no longer threatened there is no requirement to avoid adverse effects. As such a mitigation approach can be considered.

8.4 National Policy Statements and Plans

These matters were all materially assessed under the previous approval. There are no new matters to consider. The NZCPS Policy 11 is similar in nature to the RPS requirements. As above, Brown Kiwi are no longer a threatened species.

8.5 Conclusion

The above assessment finds that the proposal is not inconsistent with relevant statutory and higher order objectives and policies.

9.0 PART 2 ASSESSMENT

9.1 Section 5 - Purpose of the Resource Management Act 1991

Section 5 in Part 2 of the Resource Management Act 1991 identifies the purpose as being the sustainable management of natural and physical resources.

This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being which sustain those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding remedying or mitigating adverse effects on the environment.

It is considered that proposal represents Part 2, Section 5 of the Resource Management Act 1991.

9.2 Section 6 - Matters of National Importance

In achieving the purpose of the Resource Management Act 1991, a range of matters are required to be recognised and provided for. This includes:

- a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

- c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- f) the protection of historic heritage from inappropriate subdivision, use, and development:
- g) the protection of protected customary rights:
- h) the management of significant risks from natural hazards.

In context, the relevant items to the proposal and have been recognised and provided for.

9.3 Section 7 - Other Matters

In achieving the purpose of the Resource Management Act 1991, a range of matters are to be given particular regard. This includes:

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship:
- (b) the efficient use and development of natural and physical resources:
 - (ba) the efficiency of the end use of energy:
- (c) the maintenance and enhancement of amenity values:
- (d) intrinsic values of ecosystems:
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment:
- (g) any finite characteristics of natural and physical resources:
- (h) the protection of the habitat of trout and salmon:

- (i) the effects of climate change:
- (j) the benefits to be derived from the use and development of renewable energy.

These matters have been given particular regard through the design of the proposal.

9.4 Section 8 - Treaty of Waitangi

The Whangarei District Council is required to take into account the principles of the Treaty of Waitangi when processing this consent. This consent application may be sent to local Iwi and hapu who may have an interest in this application.

9.5 Part 2 Conclusion

Given the above, it is considered that the proposal meets the purpose of the Resource Management Act 1991.

10.0 CONCLUSION

A Discretionary Activity resource consent is sought from the Far North District Council to carry out the proposed variation.

The proposal is considered to result in less than minor effects on the environment and through assessment, there are no minor or more than minor effects to persons.

The proposal is consistent with the objectives and policies of the Far North District Plan, the Regional Policy Statement for Northland, and achieves the purpose of the Act. Relevant NPS' and NES' have been considered with the proposal finding consistency with their general aims and intent [where relevant].

Regards,



Steven Sanson BPlan (Hons)

Consultant Planner

NZPI Member No 4230



**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 **799818**
Land Registration District **North Auckland**
Date Issued 01 July 2019

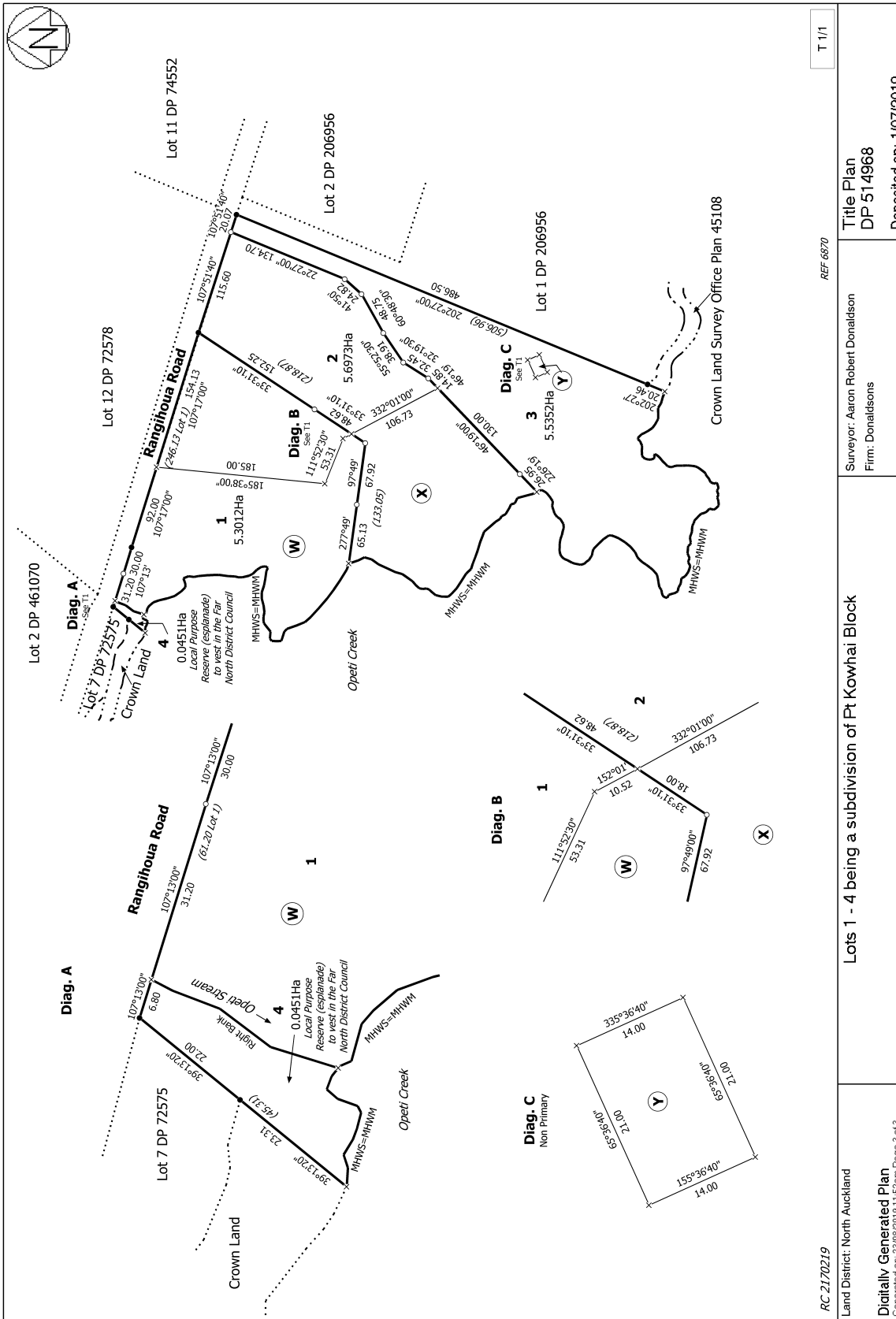
Prior References
NA31A/1344

Estate Fee Simple
Area 5.5352 hectares more or less
Legal Description Lot 3 Deposited Plan 514968

Registered Owners
IDF Development Limited

Interests

11475350.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.7.2019 at 4:44 pm



T 1/1	REF 6870	Title Plan DP 514968	Surveyor: Aaron Robert Donaldson Firm: Donaldsons	Deposited on: 1/07/2019
RC 2170219	Land District: North Auckland	Lots 1 - 4 being a subdivision of Pt Kowhai Block		
Digitally Generated Plan				
Generated on: 23/08/2019 11:52am Page 3 of 3				

View Instrument Details



Instrument No 11475350.2
Status Registered
Date & Time Lodged 01 July 2019 16:44
Lodged By Fryer, Louise
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
799816	North Auckland
799817	North Auckland
799818	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Simon David Dominick as Territorial Authority Representative on 05/06/2019 11:33 AM

***** End of Report *****



Private Bag 752, Memorial Ave
Waikato 0440, New Zealand
Freephone: 0800 979 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ssl.us@fnhc.govt.nz
Website: www.fnhc.govt.nz

Te Kōwhiri o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2170219

Being the Subdivision of PT KOWHAI BLK V KERIKERI SD
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1 and 2 DP 514968

- i. In conjunction with the construction of any building requiring a wastewater disposal system on Lots 1 and 2, the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system in general accordance with the report prepared by Kerikeri Drainage Ltd, dated 12th October 2016.

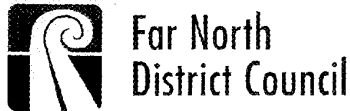
The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.

Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

This condition may not be complied with where a written report from suitably qualified person that specifies an alternative wastewater treatment and effluent disposal system for the lot and is accepted by Council as part of the building consent process.

Note as electricity supply is not a condition of this consent, the lot owner is responsible for the provision of power supply to operate any on-site aerobic wastewater treatment plant and any other device which requires electrical power to operate.





Private Bag 752, Memorial Ave
Kaitiaki 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5206
Fac: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihira o Tai Tokerau Ki Te Raki

- ii. In conjunction with the construction of any dwelling on Lots 1 and 2, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes shall be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.
- iii. Any building to be located on Lots 1 and 2 (including retaining walls, water tanks, and other ancillary buildings) is to be located within the buildable area on the landward side of the building line restriction as shown on the survey plan. No buildings are to be located on the seaward extent of the line and within areas 'W' and 'X' on DP 514968.
- iv. Reticulated telecommunication services and power are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 3 DP 514968

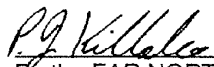
- v. The area identified as being subject to a land covenant ('Y') on Lot 3 is a registered archaeological site reference P04/381. The site is protected under the Heritage New Zealand Pouhere Taonga Act 2014.

Lots 1, 2 and 3 DP 514968

- vi. The lots are located within an area identified as having a high density of kiwi. Due to the presence of kiwi, no cats, dogs, or mustelids shall be kept, or be permitted to be kept, on Lots 1 – 3.

Except that whilst Grant and Lesley Rae occupy Lot 3 this prohibition shall not apply to the single dog that resided on site at the time that the underlying subdivision (RC2170219) was approved. The consent holder has provided certification that the dog has current kiwi aversion training. Certification shall be renewed prior to expiry date for the duration that the dog is kept on Lot 3.

SIGNED:

 Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 17th day of December 2018



Far North
District Council

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: 2170219-RMASUB

Pursuant to section 104, 104B, and 104D of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Grant & Leslie Rae

The activity to which this decision relates: Subdivision to create two additional vacant allotments containing 4.7ha and 5.05ha, leaving a balance area of 5.0ha containing an existing dwelling and ancillary buildings.

Subject Site Details

Address: 282 Rangihoua Road, Kerikeri 0294
Legal Description: Pt Kowhai Blk Blk V Kerikeri Sd
Certificate of Title reference: NA-31A/1344

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Donaldsons Surveyors Limited, referenced 6870, dated 22nd September 2016, and attached to this consent with the Council's "Approved Stamp" affixed to it.
- 2 The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved, including any easements on the subject lots that may be required for telecommunication or power purposes by Top Energy or Chorus.
 - (a) A building line restriction following the General Coastal / Rural Production zone boundary as shown on the approved plan. Any buildings to be constructed on Lots 1 and 2 will be required to be located on the inland (north-eastern) side of the line as per condition 3(b)(iv) below.
 - (b) The archaeological site marked as 'X' on the approved plan as being subject to a land covenant
3. That prior to approval under Section 223 the consent holder shall provide evidence that either; an esplanade reserve and/or strip is to be provided in agreement with the FNDC Reserves Department, or; evidence that any reserve and/or strip is not required. That evidence shall be provided by way of a written confirmation from the Councils Reserves

Department. Where any agreement has been reached on provision of an esplanade reserve and/or strip, such reserve and/or strip shall be shown on the survey plan.

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:

(a) Where an esplanade strip has been required in accordance with condition 3 above, a suitable esplanade strip instrument shall be prepared in accordance with Section 232 and Schedule 10 of the Act. The cost of preparing and registering the strip instrument shall be at the consent holders expense (unless otherwise agreed with the Councils Reserves Department).

(b) Provide a formed vehicle crossing to lot 2 which complies with the Councils Engineering Standard FNDC/S/6 and 6B and section 3.3.17 of the Engineering Standards and NZS4404:2004.

(c) Upgrade the existing entrance to lot 1 to provide an entrance which complies with the Councils Engineering standard FNDC/S/6 and 6B, and section 3.3.17 of the Engineering Standard and NZS4404:2004. Seal the entrance plus splays for a minimum distance of 5m from the existing seal edge. Note: Bridge signage may need to be moved to improve visibility, and this should be discussed with the Council's roading department to lift the sign to 2.4m minimum.

(d) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the specified lots. The costs of preparing, checking, and executing the Notice shall be met by the Applicant:

i. In conjunction with the construction of any building requiring a wastewater disposal system on Lots 1 and 2, the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system in general accordance with the report prepared by Kerikeri Drainage Ltd, dated 12th October 2016.

The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.

Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

This condition may not be complied with where a written report from suitably qualified person that specifies an alternative wastewater treatment and effluent disposal system for the lot and is accepted by Council as part of the building consent process.

Note as electricity supply is not a condition of this consent, the lot owner is responsible for the provision of power supply to operate any on-site aerobic wastewater treatment plant and any other device which requires electrical power to operate.

Lots 1 & 2

ii. In conjunction with the construction of any dwelling on Lots 1 and 2, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes shall be provided by way of tank or other approved means and to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. **Lots 1 & 2**

- iii. The area identified as being subject to a land covenant ('X') on Lot 3 is a registered archaeological site reference P04/381. The site is protected under the Heritage New Zealand Pouhere Taonga Act 2014. **Lot 3**
- iv. Any building to be located on Lots 1 and 2 (including retaining walls, water tanks, and other ancillary buildings) is to be located within the buildable area on the landward side of the building line restriction as shown on the survey plan. No buildings are to be located on the seaward extent of the line. **Lots 1 & 2**
- v. Reticulated telecommunication services and power are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner. **Lots 1 & 2**
- vi. The lots are located within an area identified as having a high density of kiwi. Due to the presence of kiwi, no cats, dogs, or mustelids shall be kept, or be permitted to be kept, on Lots 1 – 3. **Lots 1, 2 & 3**

Advice Notes

1. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are minor. There are no affected customary rights groups or customary marine title groups. Written approval has been obtained from two adjacent property owners / occupiers who are considered to be the persons who may be affected to a minor extent by the granting of consent to the proposal.

Advice has been received from the Department of Conservation that the site and surrounding area is contained within a high density kiwi area. On this basis, conditions should be imposed addressing and threat posed by cats, dogs, and mustelids.

1. The proposed activity has been assessed against the New Zealand Coastal Policy Statement, Northland Regional Policy Statement, and operative Far North District Plan.

The entire subject site is within the coastal environment, therefore the provisions of the NZCPS are relevant. The application does not include reference to the NZCPS, therefore the following assessment has been undertaken.

Policy 6 - Activities in the Coastal Environment includes the following provisions:

- c. *encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;*

- f. consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;
- h. consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;
- i. set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and.....

Policy 15 Natural Features and Natural Landscapes includes the following provisions:

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- b. avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by:
 - c. identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:
 - i. natural science factors, including geological, topographical, ecological and dynamic components;
 - ii. the presence of water including in seas, lakes, rivers and streams;
 - iii. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;
 - iv. aesthetic values including memorability and naturalness;
 - v. vegetation (native and exotic);
 - vi. transient values, including presence of wildlife or other values at certain times of the day or year;
 - vii. whether the values are shared and recognised;
 - viii. cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;
 - ix. historical and heritage associations; and
 - x. wild or scenic values;
- d. ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and
- e. including the objectives, policies and rules required by (d) in plans.

Policy 17 Historic Heritage Identification and Protection includes the following provisions:

Protect historic heritage² in the coastal environment from inappropriate subdivision, use, and development by:

- a. identification, assessment and recording of historic heritage, including archaeological sites;....
- g. imposing or reviewing conditions on resource consents and designations, including for the continuation of activities;

Subject to appropriate conditions of consent that address the location of buildings on Lots 1 and 2, and protection of the archaeological site identified on the property, the proposal will be consistent with the NZCPS provisions.

It is noted that the Councils Parks Department are considering acquisition of an esplanade associated with the subdivision proposal. While the proposed lots exceed 4 hectares, the Council has the option of seeking agreement with the applicant in terms of

acquisition and compensation for esplanade. Provision of access to the coastal margins is a matter identified in Policy 18 Public Open Space. The inclusion of conditions to allow for discussions between Council and the applicant regarding provision of esplanade has been agreed to by the applicant's agent, and are therefore included in the consent.

The application includes an assessment of the Regional Policy Statement provisions. It is noted that the RPS provisions, as they relate to activities in the coastal environment, have been developed so as to be consistent with the NZCPS provisions. Having found that the proposal is consistent with the NZCPS, the proposal is deemed consistent with the RPS.

No assessment of the District Plan objectives and policies is provided with the application. The following provides a summary of the relevant provisions.

Chapter 8 Rural Environment

The objectives and policies for the rural environment, and more particularly for the Rural Production zone, focus on maintenance and enhancement of amenity values, protection of significant natural values, and avoiding reverse sensitivity. The intensity of development proposed has been carefully considered in terms of whether it may have a more than minor adverse effect on the rural and coastal character and amenity.

Chapter 10 Coastal Environment

The provisions contained in the Coastal Environment Chapter have been superceded by the NZCPS 2010 and RPS provisions. Having found that the proposal is consistent with both these higher-order documents, the proposal is considered consistent with the provisions in the District Plan.

Chapter 12.1 Landscape and Natural Features

While the subject site is identified as containing an area of Outstanding Landscape along the coastal margin of the site, the RPS, which now supercedes the District Plan, does not identify any outstanding landscape on the property. On this basis, the provisions as they relate to outstanding landscapes are not relevant to the application.

Chapter 13 Subdivision

The objectives and policies in this chapter address a number of matters. In particular, Policies 13.4.1 and 13.4.6 are relevant to the proposal. Policy 13.4.1 requires a number of matters to be taken into account when considering the size, dimension, and distribution of allotments. Those matters have been considered in assessing the effects of the proposal and considering conditions to be imposed avoid or mitigate adverse effects. Policy 13.4.6 requires that any subdivision proposal provides for the protection, restoration and enhancement of areas of significant habitats of indigenous fauna and threatened species where appropriate. The subject site is located within an area of kiwi habitat, and conditions should therefore be imposed to ensure this policy can be met.

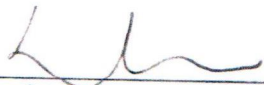
2. As a non-complying activity, precedent effects are a matter that should be considered under Section 104(1)(c) Other Matters. It is noted that the proposal does replicate the intensity of development created by the previous subdivision granted on the adjoining site. That is referenced in the introduction to the application report. There is a risk that, unless this subdivision can be set apart from other similar future applications, it may be used as justification for future similar applications.

The application does not address precedent effects. Given the non-complying nature of the application, and its location within the coastal environment, any precedent issue must be carefully considered. There are two distinguishing features of this application that are considered to be sufficient to avoid any significant precedent effect being set. They are:

- The split zoning of the property between General Coastal and Rural Production zones, noting that the RPS identifies the site as being contained wholly within the coastal environment.
 - The assessment included in the application that the subdivision could be re-designed so as to comply with Rule 13.8.1(b) as a restricted discretionary activity, where Lots 1 and 2 were reduced in size and contained completely within the Rural Production Zone. The balance area would contain the General Coastal Zoned area including the existing dwelling and ancillary buildings.
3. The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act, based on the assessment provided under Section 4 of the application report. It is considered that granting this resource consent application achieves the purpose of the Act.
4. In summary, it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by A Hartstone, Consultant Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Lynley Newport, Manager Resource Consents

11 January 2017

Date

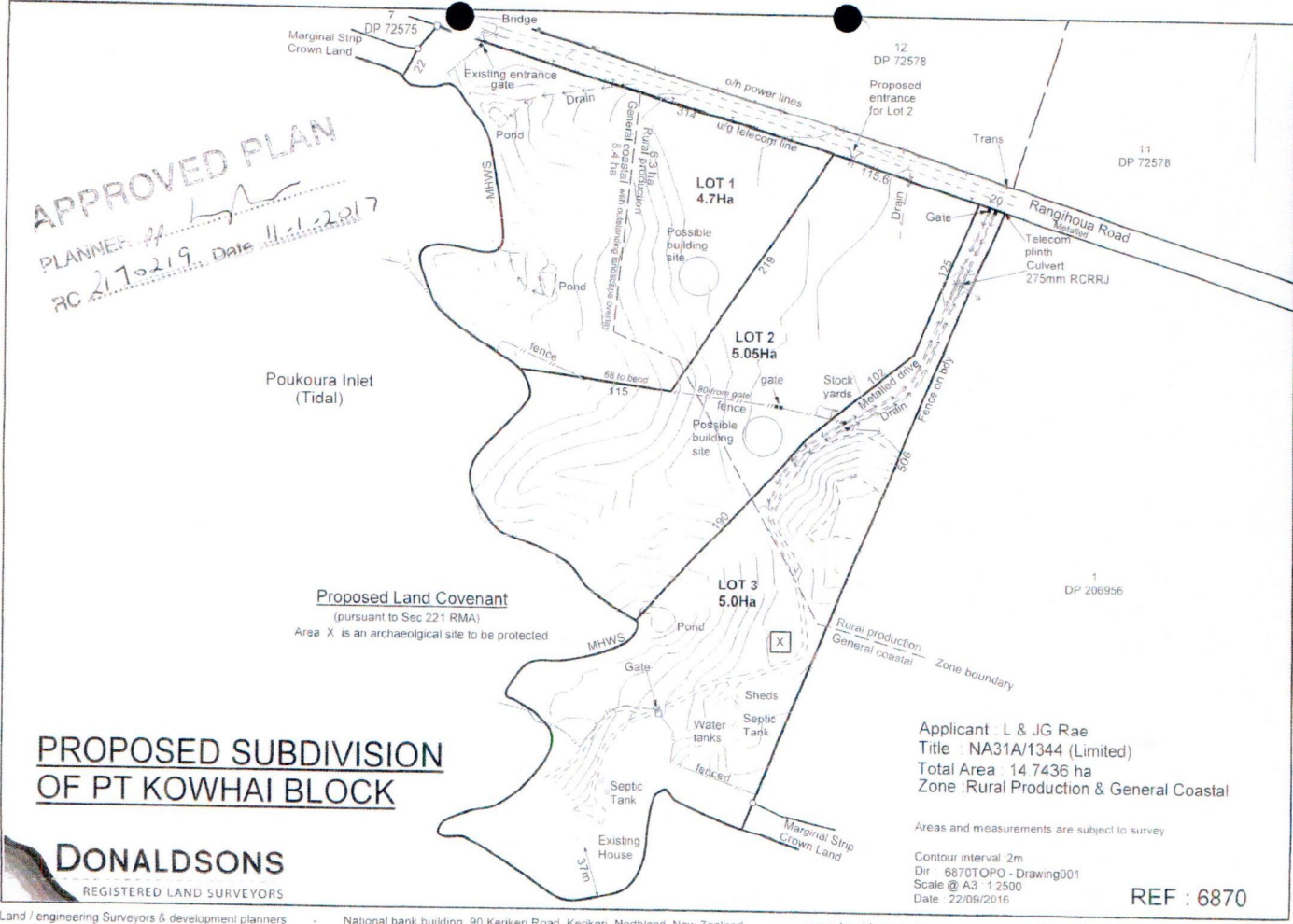
Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

- The consent is given effect to; or
- An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.



APPROVED PLAN
 PLANNER *LL*
 RC 2170219 Date 11.1.2017

**PROPOSED SUBDIVISION
 OF PT KOWHAI BLOCK**

DONALDSONS
 REGISTERED LAND SURVEYORS

Proposed Land Covenant
 (pursuant to Sec 221 RMA)
 Area X is an archaeological site to be protected

Applicant: L & JG Rae
 Title: NA31A/1344 (Limited)
 Total Area: 14 7436 ha
 Zone: Rural Production & General Coastal

Areas and measurements are subject to survey
 Contour interval: 2m
 Dn: 6870TOPO - Drawing001
 Scale @ A3: 1:2500
 Date: 22/09/2016

REF : 6870











APPLICATION FOR DOG REGISTRATION

For the year 1 July 2024 to 30 June 2025
(Section 30, Dog Control Act 1996)

Megan Forbes
282 Ranghoua Road
RD 1
Kenken 0294

Owner Particulars

Physical address (where dog is kept) 282 Ranghoua Road, Kenken 0294

Home phone

Work phone

Mobile phone 027 5971298

Email

Owner's date of birth² (MUST be older than 16) 07-AUG-1968

Failure to supply any of the information requested in this form that is required to your application may prevent the registration of your dog. You are encouraged to request the Far North District Council to correct or amend any of these details if you discover an inaccuracy or if the relevant circumstances change. You are required to notify the Far North District Council of any change of address or change in the ownership of the dog.

Please Note:
1 For the purposes of the Dog Control Act 1996, you are the owner of a dog if you own the dog, or you have the dog in your possession (otherwise than for a period not exceeding 72 hours for the purpose of preventing the dog causing injury, or damage or distress or for the sole purpose of entering a dog dog to be owned, kept, or in the care or guardian of a person under 16 years of age) and you are a member of your household living with and dependent on you who is the owner of the dog and who is a member of your household living with and dependent on you.
2 Year date of birth is required to enable you to be distinguished from other persons with the same name.
Certainty of identification is required in the enforcement of the provisions of the Dog Control Act 1996.

Animal Ref	Tag No	Dog Name	Age Yr / Mth	Gender	Dominant Breed	Dominant Colour	Micro-CHIP	Class	Full Fee (if paid after 31 Sept)	Fee (discounted if paid between 1 Jul and 31 Aug)
20231134		Shelby	8	4 Female - Neutered	Shar Pei	WHITE	900006000259821	PETN	88.00	58.00
20231135		Podge	6	7 Male - Neutered	Shar Pei	TAN	953010002180991	PETN	88.00	58.00

It is an offence, when applying for the registration of a dog, to make any written statement knowing that statement to be false. On conviction, a court may impose a fine of up to \$3,000. Registration information is not shared without strict lawful requirements being met on any application for information.

Payment Details

GST Number: 52-004-926

Discounted fee payable (total due) (if paid BETWEEN 1 st July and 31 August 2024)	\$	116.00
Full fee payable (total due) (if paid AFTER 1 st September 2024)	\$	176.00

Fee includes GST

Full fee, penalty and debt recovery costs are incurred between dates 1st September 2024 - 30th June 2025

All dogs, except registered working dogs (defined under section 2 DCA 1996), must be microchipped and the number recorded on the National Dog Database by Council. All dogs, including registered working dogs, must be microchipped prior to release from any FNDC dog shelter/pound. Microchipping allows injured, stolen or impounded dogs to be easily identified and quickly reunited with owners. Visit our website to find out more: www.fndc.govt.nz



Dog Fence System for 2 Dogs - Up to 3500ft Adjustable Electric Fence for Dogs, Waterproof Dog Training Collar Rechargeable, Pet Containment System for Large Medium Dogs

Description

Features:

- **NEW 2 in 1 Fence System**The improved wireless dog collar fence system features a simple operation, allowing you to set it up quickly and easily. MIMOPET Wireless dog fence with training remote is a combination system that includes both the wireless fence for dogs and the dog training collar train and control your dog's behavior. The electric fence for dogs utilizes dual-directional signal transmission technology, ensuring a stable signal that can be used both indoors and outdoors.
- **Portable Dog Fence Wireless**The compact design of this wireless pet fence makes it easy to carry and create the boundary for your pet. The wireless dog fence system has 14 levels of range adjustable distance from 25 to 3500 feet. When the dog crosses the set boundary line, the receiver collar automatically emit warning beep and vibration, alerting the dog to back away. For the safety of dogs, the fence has no automatic electric shock. You can only give the shock command by manipulating the remote.
- **3 Safe Modes Dog Training Collar**The shock collars for dogs with 3 modes: Beep, Vibrate(1-9 levels) and Shock(1-30 levels). Three different training modes with multiple levels for you to choose from. We recommend starting at a lower level to test the appropriate setting for your dog. Dog shock collar with remote up to 5900ft range allows you to train your dogs easily indoors/outdoors.
- **Incredible Battery Life & IPX7 Waterproof**The rechargeable electric dog fence wireless has long battery life, standby time up to 185 days (If the electronic fence function is turned on, it can be used for about 85 hours.)
Tips: Exit wireless dog fence mode when not in use to save power. The training collar for dogs is IPX7 waterproof, ideal for training in any weather and place.
- **Security Keypad Lock & LED Light**The keypad lock is specially designed for the safety of dogs, which can effectively prevent accidental misoperation and give wrong instructions to dogs. The dog training remote is also equipped with two flashlight lighting modes so that you can quickly find your far-away dog in the dark.



282 Rangihoua Rd, Tet ii Lot 1,2,&3 DP 514968 as per attached consent resource

