

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

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

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

Yes No

4. Consultation

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Julian Gielen

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:

Donaldson's Surveyors

Email:

Phone number:

Postal address:

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

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

--

7. Details of property owner/s and occupier/s

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

Name/s:

Simon McKeown (Executor)

Property address/
location:

80 Curtis Road

Hokianga

Postcode

8. Application site details

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

Name/s:	Simon McKeown (Executor)		
Site address/ location:	80 Curtis Road		
	Hokianga		
	Postcode		
Legal description:	Lot 2 DP 481069	Val Number:	
Certificate of title:	RT 673604		

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.

Contact is Dan McKeoen :	

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.

Boundary Adjustment in the Rural Production zone

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

10. Would you like to request public notification?

Yes No

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

(more than one circle can be ticked):

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

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

13. Assessment of environmental effects:

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

Your AEE is attached to this application Yes

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Donaldson's Surveyors Ltd

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Micah Donaldson

Signature:

(signature of bill payer)

MANDATORY

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Micah Donaldson

Signature

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

See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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

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DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED BOUNDARY ADJUSTMENT

APPLICANT: J. GIELEN

80 CURTIS ROAD, OMANAIA

Date: 9 March 2026

Reference: 8695



CSNZ THE CONSULTING
SURVEYORS
OF NEW ZEALAND
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INTRODUCTION

The applicant owns **Lot 1 DP 481069**, a 6.7 ha property, and seeks resource consent for a boundary adjustment to acquire approximately 4.1 ha from the adjoining property, **Lot 2 DP 481069**.

The application has been structured so that the applicant is applying to subdivide **Lot 2 DP 481069** on behalf of the landowner, **Mr McKeown**. Following the boundary adjustment, Mr McKeown would retain the balance area identified as **Proposed Lot 2**.

The proposed boundary adjustment would result in the following changes:

Current configuration:

- Lot 2 DP 481069 = 41.5400 ha (RT 673604)
- Lot 1 DP 481069 = 6.7040 ha (RT 673603)

Proposed configuration:

- Proposed Lot 2 = 37.4 ha
- Proposed Lot 1 = 4.1 ha, to be amalgamated with Lot 1 DP 481069 (6.7 ha), resulting in a **total site area of approximately 10.8 ha**

Both subject properties are zoned **Rural Production** under the **Operative District Plan** and the **Proposed District Plan**. The application is therefore presented as a **Controlled Activity boundary adjustment** under the relevant subdivision provisions.

The applicant additionally seeks approval pursuant to Section 243(e) RMA to cancel existing conditional easement EI 11192713.3, and for DLR approval for the proposed amalgamation condition pursuant to Section 220(1)(b)(ii) RMA where proposed Lot 1 shall be held with Lot 1 DP 481069.

SITE DESCRIPTION

The application site legal reference:

Estate	Lot Number Deposited Plan	Area	Proprietor	Record of Title
Fee Simple	Lot 2 DP 481069	41.5400 ha	Simon Douglas McKeown as Executor	RT-673604

The property is predominantly in bush/scrub with just a few small open areas for grazing. The contour is reasonably steep with the property capturing an elevated hillside that leads down to adjoin Ohuri River at the southern boundary. Unformed legal road separates the property from Ohuri River.

There are 3 rundown buildings on the property that are considered to align more as bush shacks than residential units, and also a few randomly located sheds. The standard domestic facilities are not present onsite, and Resource Consent processing should allow for exemptions, given the nature of the site, its location, and the provisions of existing use rights under RMA. One building on Lot 1 for example positions approximately 6-metres from an existing boundary, which in this instance can be ignored, being a use that was established before the District Plan became operative or was notified.

The date at which the original structures were built is unknown, but it is understood that the shacks have been in place for a very long time with on-going tinkering to keep them usable.

Access to the site is off Curtis Road following a metalled access that meanders to each lot. The formation width is 3.5-metres and extends for approximately 400-metres. There are no passing bays and Land Use consent was obtained during the last subdivision application referenced RC 2150031 (Decision B).

The surrounding properties are all rural lifestyle and bush blocks with farmland farther to the south and west of the application site, and there are no known incompatibility concerns.

OPERATIVE DISTRICT PLAN

The property is located within the Rural Production zone and is not influenced by any Resource overlays under the Operative District Plan.

SUBDIVISION

Boundary Adjustments

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a)
There is no change in the number and location of any access to the lots involved;
- The boundary adjustment does not increase the number of accesses to the site. There remains one shared Right of Way that leads to independent driveways.**
- (b)
There is no increase in the number of lots;
- There would remain 2 titles.**
- (c)
The area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment;

Subject Lot 2 DP 481069 exceeds the minimum Controlled allowance of 20ha, and after the boundary adjustment would continue to exceed 20ha.

Lot 1 DP 481069 receives the additional 4.1 ha, and therefore increases its area, which is already below the 20ha minimum. The level of non-compliance is not increased.

(d)
The area affected by the boundary adjustment is within or contiguous with the area of the original lots;

The areas remain contiguous with that of the current boundary layout.

(e)
All boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal);

The adjusted boundary complies with all permitted land use rules.

(f)
All existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

The proposal complies.

ALLOTMENT DIMENSIONS

(Buildable Area)

Zone	Minimum Dimension
Rural Production	30m x 30m

The boundary adjustment does not conflict with allotment shape parameters requirements.

ASSESSMENT CRITERIA 13.10

Allotment Sizes and Dimensions

The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking / manoeuvring, outdoor areas disposal of effluent and control of stormwater without concern.

Hazards

As far as we are aware, based on our site visit and local knowledge, the property is not subject to any hazards such as erosion, landslips, flooding and does not appear to be subject to any evident HAIL activity, and accordingly is exempt from the NES regulation for assessing and managing contaminants in

soil. The property has very limited pastureland not to be considered a farming parcel, which are more closely aligned to potential HAIL activity.

Water Supply

There is no change to the existing water supply arrangements.

Potable water is obtained through roof surface catchment and storage in water tanks.

Both lots have existing use situations and therefore are not required to establish post-development firefighting mitigation.

Stormwater

There is no change to the stormwater disposal, and there is no increase in any impermeable surfaces.

All existing impermeable surfaces have been lawfully established and therefore uphold existing use rights pursuant to Section 10 RMA.

The lots continue to uphold permitted impermeable surface coverage of 15%.

The lots have natural gully's that collect overland flow stormwater in a controlled manner not to require further assessment.

Sewage

The boundary adjustment does not compromise effluent disposal.

Energy Supplies & Telecommunications

There are no changes to electricity or telecommunication services, and therefore service providers were not considered affected parties.

Easements - Land Covenants - Amalgamations

There are two existing easements:

EC B101541.3 - Is appurtenant over Lot 1 DP 505799 in favour of Lot 2 & Lot 1 DP 481069 (and the area of Lot 1). This easement is for purpose of Rights of Way, and because it was registered in 1982; Common law principles - Courts have consistently held that easements granted for a specific purpose (e.g., a right of way) implicitly carry incidental rights required to make that easement effective. This includes the right to convey services such as electricity, water, drainage, and telecommunications along the easement.

Since EC B101541.3 is appurtenant to the dominant lots, all rights necessary for the reasonable use of those lots (including installation and maintenance of utility services) are legally included, even if not explicitly stated in the registration document.

Therefore, although EC B101541.3 explicitly mentions only rights of way, the easement legally includes the right to convey services to ensure the dominant lots can be properly accessed and serviced.

EI 11192713.3 - Is in favour of Lot 1 DP 481069 over Lot 2 DP 481069 (area of proposed Lot 1), for purpose of Rights of Way, and Rights to convey services.

Because Lot 1 DP 481069 will own the area of proposed Lot 1, it is necessary to cancel the existing easement shown 'A' on DP 481069, and recreate a new one in favour of proposed Lot 2.

The applicant therefore seeks consent pursuant to Section 243(e) RMA to cancel EI 11192713.3.

Proposed Easements

Area shown 'A' on the scheme plan is proposed for purpose of Rights of Way, and rights to convey services in favour of Lot 2.

Existing land covenant (Sec 221 RMA)

Consent Notice CONO 11192713.1 was created to protect the flora and fauna within the area specified area. The area is illustrated on the scheme plan and is not compromised by the boundary adjustment.

There is one proposed amalgamation condition pursuant to Section 220(1)(b)(ii) that requires DLR approval.

That Lot 1 hereon be transferred to the owners of Lot 1 DP 481069 (RT 673603) and that one record of title be issued to include both parcels

Preservation

All applicable vegetation of significance has been subject to protection and the boundary adjustment does not undermine that intent.

Access to Reserves and Waterways

Not applicable.

Land Use Incompatibility

The boundary adjustment does not alter the existing rural use.

Property Access

The boundary adjustment has no impact on the existing access arrangements other than the legal easement as discussed.

The property has an existing land use consent to breach the transportation chapter that requires passing bays as registered under the prevision subdivision activity RC 2150031.

TRANSPORTATION

15.1 TRAFFIC, PARKING AND ACCESS

15.1.6A.2 PERMITTED ACTIVITIES

15.1.6A.2.1 TRAFFIC INTENSITY

This rule only applies when establishing a new activity or changing an activity on a site.

The Traffic Intensity Factor for a site in this zone is 60 daily one way movements. The Traffic Intensity Factor shall be determined by reference to Appendix 3A in Part 4.

This rule only applies when establishing a new activity on a site. It does not apply to existing activities, however, the Traffic Intensity Factor for the existing uses (apart from those exempted below) on site need to be taken into account when assessing new activities in order to address cumulative effects.

Exemptions: The first residential unit on a site, farming, forestry and construction traffic (associated with the establishment of an activity) are exempt from this rule.

Associated traffic movements from both lots, by definition, are exempt.

15.1.6B PARKING

15.1.6B.1 PERMITTED ACTIVITIES

15.1.6B.1.1 ON-SITE CAR PARKING SPACES

Where:

(i) an activity establishes; or

(ii) the nature of an activity changes; or

(iii) buildings are altered to increase the number of persons provided for on the site;

Both lots are intended for a single residential units (dwelling), which require 2 parks each, and this is readily possible with adequate tracking curves and manoeuvring areas.

15.1.6B.1.2 - 15.1.6B.1.4 (being access onto Williams Road, Kerikeri Road & Accessible car parks)

Not applicable.

15.1.6B.1.5 CAR PARKING SPACE STANDARDS

Both lots are able to create onsite carparks and achieve safe manoeuvring compliant with dimension standards of Appendix 3D.

15.1.6B.1.6 LOADING SPACES

Not applicable.

15.1.6C ACCESS

15.1.6C.1 PERMITTED ACTIVITIES

15.1.6C.1.1 Private accessways in all zones

(a) The construction of private accessway, in addition to the specifics also covered within this rule, is to be undertaken in accordance with Appendix 3B-1 in Part 4 of this Plan.

Appendix 3B-1

Standards for private access

The lots do share the main access off Curtis Road and where it extends over proposed easement 'A'.

Access points all have a legal width over 7.5m wide and stormwater is able to be controlled in open drains that lead to defined gullies.

Appendix 3B-2

Standards for Roads to vest.

There is no road vesting.

Appendix 3C

Parking spaces required.

As described the lots comply.

Appendix 3D

Manoeuvring and parking space dimensions

(90° regular user = width 2.5m (total depth one row 11.6m)

No concern.

Appendix 3E

Tracking curves

Compliant.

15.1.6C.1.1

(a)

The access complies with Appendix 3B1.

(b)

Applicable only to urban & commercial zones.

(c)

A private accessway may serve a maximum of 8 household equivalents.

No concerns.

(d) Where a subdivision serves 9 or more sites, access shall be by public road.

Not applicable.

(e) Access shall not be permitted:

(i) onto a State Highway or a Limited Access Road;

Not applicable.

(ii) onto an arterial or collector road within 90m of its intersection with an arterial road or a collector road;

Not applicable.

(iii) onto an arterial or collector road within 30m of its intersection with a local road;

Not applicable.

(iv) onto a local road within 30m of its intersection with an arterial or collector road;

Not applicable.

(v) onto Kerikeri Road (both sides of the road along the portion between Maraenui Drive and Cannon Drive). This rule does not apply to sites with lawfully established access points (as at 6 September 2001) onto Kerikeri Road.

Not applicable.

(vi) onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

Not applicable.

15.1.6C.1.2 Private Accessways in urban zones

Not applicable.

(b) Commercial zones.

Not applicable.

(c) All private accessways in all urban zones which serve two or more activities are to be sealed or concreted

Not applicable.

15.1.6C.1.3 Passing bays on private accessways in all zones

There is an existing land use consent to breach the need for passing bays for this isolated rural situation (refer to RC 2150031).

15.1.6C.1.4 ACCESS OVER FOOTPATHS

Not applicable.

15.1.6C.1.5 VEHICLE CROSSING STANDARDS IN RURAL AND COASTAL ZONES

(a) Private access off roads in the rural and coastal zones the vehicle crossing is to be constructed in accordance with Council's "Engineering Standards and Guidelines" (June 2004 – Revised 2009).

There is no change occurring to require the need for an upgraded vehicle crossing.

15.1.6C.1.6 Vehicle Crossing Standards in Urban zones

Not applicable.

15.1.6C.1.7 General Access Standards

(a) Provision shall be made such that there is no need for vehicles to reverse off a site except where there are less than 4 parking spaces gaining access from a local road.

The lots are able to safely manoeuvre vehicles onsite without having to reverse onto legal road.

(b) All bends and corners on the private accessway are to be constructed to allow for the passage of a Heavy Rigid Vehicle.

The existing and future access formations are able to allow for heavy ridged vehicles.

(c) Any access where legal width exceeds formation requirements shall have surplus areas (where legal width is wider than the formation) grassed.

Berms are grassed.

(d) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

Stormwater from formations is well controlled naturally displacing to towards the tidal extent of Ohuri River adjoining the southern boundary.

15.1.6C.1.8 Frontage to existing roads

(a) Where any proposed subdivision has frontage to a road or roads that do not meet the legal road width standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), road widening shall be vested in the name of the Council.

Not applicable.

(b) Where any proposed subdivision has frontage to a road or roads that are not constructed to the standards specified by the Council in its "Engineering Standards and Guidelines" (June 2004 – Revised 2009), then the applicant shall complete the required improvements.

Not applicable.

(c) Where a site has more than one road frontage or frontage to a service lane or right-of-way (ROW) in addition to a road frontage, access to the site shall be in a place that:

(i) facilitates passing traffic, entering and exiting traffic, pedestrian traffic and the intended

use of the site;

Not applicable.

(ii) is from the road or service lane or ROW that carries the lesser volume of traffic.

Not applicable.

(d) Where any proposed subdivision has frontage to a road on which the carriageway encroaches, or is close to the subject lot or lots, the encroachment or land shall vest in Council such that either the minimum berm width between the kerb or road edge and the boundary is 2m or the boundary is at least 6m from the centreline of the road whichever is the greater.

No concern.

15.1.6C.1.9 New Roads

Not applicable.

15.1.6C.1.10 Service lanes, cycle and pedestrian accessways

Not applicable.

15.1.6C.1.11 Road designations

Not applicable.

The proposal is considered to uphold all the transportation standards as a permitted activity.

NATURAL AND PHYSICAL RESOURCES

There is no vegetation clearance and no earthworks.

There is no adversity to the life supporting capacity of soil, eco-systems, water quality, or air.

There are no historic or cultural concerns.

PROPOSED DISTRICT PLAN

The property is located in the Rural Production zone under the proposed district plan.

The proposed boundary adjustment does not affect sites within a heritage overlay, is not an activity that would cause or worsen the effects of natural hazards, does not require any earthworks, and is not an activity that can compromise land with significant ecological value, thereby the proposed district plan has limited legal affect.

SUBDIVISION

The following describes relevant subdivision objectives and policies.

Objectives

SUB-O1

Subdivision results in the efficient use of land, which:

- a) *achieves the objectives of each relevant zone, overlays and district wide provisions;*
- b) *contributes to the local character and sense of place;*
- c) *avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;*
- d) *avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;*
- e) *does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and*
- f) *manages adverse effects on the environment.*

Policies

SUB-P1

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.*

The proposal accords with relevant subdivision objectives and policies.

**BOUNDARY ADJUSTMENTS
SUB-R1**

Standards

SUB-S1 Minimum allotment sizes

Activity status: Controlled

Rural Production	40ha
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SUB-S2 Requirements for building platforms for each allotment

Rural Production, Horticulture, Rural Lifestyle, Rural Residential	30m x 30m
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CON-1

<i>SUB-1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased;</i>	The allotment sizes are already non-compliant, and the change is marginal.
<i>SUB-S2 Requirements for building platforms for each allotment</i>	No concern both sites have suitable area for building.
<i>SUB-S3 Water supply</i>	As described under the proposed plan assessment.
<i>SUB-S4 Stormwater management</i>	As described under the proposed plan assessment. Complies with the 15%.
<i>SUB-S5 Wastewater disposal</i>	As described under the proposed plan assessment.
<i>SUB-S6 Telecommunications and power supply</i>	As described under the proposed plan assessment.
<i>SUB-S7 Easements for any purpose</i>	As described under the proposed plan assessment.

CON-2

the boundary adjustment does not alter

<i>the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;</i>	The existing activities continue to uphold permitted activity status. The proposed boundary does not compromise those land use activities.
<i>the degree of non compliance with zone or district wide standards;</i>	Marginal.
<i>the number and location of any access</i>	There is no change in the number or location of any access where the affected lots currently have 3 entrance and this continues to remain unchanged.
<i>the number of certificates of title</i>	There is no increase in the number of titles.

CON-3

1. The boundary adjustment complies with standard:

SUB -S8 Esplanades

Any subdivision involving the creation of one or more allotments less than 4ha which adjoins:

<i>1 - The line of MHWS;</i>	N/A
<i>2 - The bank of a river whose bed has an average width of 3m or more;</i>	N/A

3 - A lake that is larger than 8 ha in size	N/A
An esplanade reserve must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.	N/A

In summary, the proposed boundary adjustment is considered a discretionary activity under the proposed district plan.

RESOURCE MANAGEMENT ACT 1991

FOURTH SCHEDULE - RMA

ASSESSMENT OF ENVIRONMENTAL EFFECTS

There is no use of hazardous substances.

There is no discharge of contaminants.

The proposal does not increase adverse effects on the environment or contribute negatively to existing effects. Positive effects result as a consequence of the boundary adjustment providing improved lifestyle living opportunities on Lot 1 / Lot 1 DP 481069.

The proposal overall is considered to present less than minor effects.

The proposal is not considered contrary to Part 2 purpose and principles of the RMA, and is not affected by matters of national importance.

The proposal has no impact on Local Iwi or Hapu Management plans. There are no heritage concerns, and the proposal does not concern Section 104 RMA, having no impact on matters listed under the Regional Policy Statement.

There is no impact on amenity values as the land use activities already exist.

CLAUSE 6

- | | |
|-----|--|
| (1) | An assessment of the activity’s effects on the environmental must include the following information: |
| (a) | <i>if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i> |

No concern given the environment is already lifestyle based.

- (b) *an assessment of the actual or potential effects on the environment of the activity.*

There are no measurable effects.

- (c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

Not applicable.

- (d) *if the activity includes the discharge of any contaminants, a description of -*
(i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*
(ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

Not applicable.

- (e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

There are no issues to address.

- (f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

Given that no new allotments are created and the resulting configuration remains consistent with the purpose and character of the immediate environment, the effects on the environment are considered less than minor. As such, consultation is unnecessary. This boundary adjustment represents a lawful and appropriate exercise of landowner rights within the planning framework and supports the efficient and effective use of land.

- (g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

No monitoring is necessary.

- (h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

No concern.

(2) *A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.*

This is covered under the heading 'Northland Regional Policy Statement' below.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) *An assessment of an activity's effects on the environment must address the following matters:*

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

The proposal is considered to promote the zone guidelines and surrounding land use, without any unreasonable effects to concern the wider community including social and economic or cultural aspects.

(b) *any physical effects on the locality, including any landscape, and visual effects.*

No concern.

(c) *Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.*

The subdivision does not result in any habitat disturbance.

(d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:*

The values outlined are not depleted.

There is no influence on Fisheries.

(e) *any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:*

None.

(f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

To the best of our knowledge there are no concerns.

Overall, the proposal can occur without causing any effects contrary to the purpose and principles of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents underlying environmental guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

There is no immediate risk to or impact on ecosystems.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The subdivision activity is small-scale absent of any unreasonable adverse effects on the environment.

There is no impact on production land or versatile soils.

The proposal is not seen to clash with the Regional Policy Statement and therefore should be assessed under Resource Consent on an enabling basis.

Aspects outlined under the National Environmental Standards for Freshwater 2020 are considered to be upheld not to trigger the need for land use consent under the Northland Regional Plan.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022

Highly productive land is to be protected for use in land based primary production, both now and for future generations, and is to be recognised as a resource with finite characteristics and long term values for land based primary production.

1.3 Interpretation

Highly productive land - means land that has been mapped in accordance with clause 3.4 and is included in an operative regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceases to be highly productive land).

The sites do not have any class 1 - 3 soils.

CONCLUSION

The proposed boundary adjustment presents a low impact activity with less than minor effects.

The subdivision application is recommended for approval with no conditions.

The proposed amalgamation condition enacts the boundary adjustment.

The proposed easement cancellation is recommended pursuant to Section 243(e) RMA.



Micah Donaldson
MNZIS - Assoc. NZPI

DONALDSONS

Land / Engineering Surveyors and Development Planners





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




R. W. Muir
Registrar-General
of Land

Identifier **673604**
Land Registration District **North Auckland**
Date Issued 18 September 2018

Prior References
NA52C/637

Estate Fee Simple
Area 41.5400 hectares more or less
Legal Description Lot 2 Deposited Plan 481069

Registered Owners
Simon Douglas McKeown as Executor

Interests

Appurtenant hereto is a right of way specified in Easement Certificate B101541.3 - 31.8.1982 at 9:05 am
The easements specified in Easement Certificate B101541.3 are subject to Section 309 (1) (a) Local Government Act 1974
11192713.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.9.2018 at 10:05 am
Subject to a right of way, a right to convey water, electricity, telecommunications and computer media, and a right to drain
water over part marked A on DP 481069 created by Easement Instrument 11192713.3 - 18.9.2018 at 10:05 am
The easements created by Easement Instrument 11192713.3 are subject to Section 243 (a) Resource Management Act 1991



View Instrument Details

Instrument No 11192713.1
Status Registered
Date & Time Lodged 18 September 2018 10:05
Lodged By Blaikie, Douglas James
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



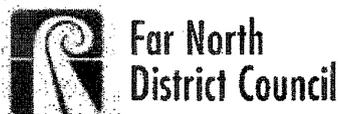
Affected Computer Registers	Land District
NA52C/637	North Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Douglas James Blaikie as Territorial Authority Representative on 18/09/2018 10:04 AM

*** End of Report ***



Private Bag 752, Memorial Ave
Whangarei 0140, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask@fncc.govt.nz
Website: www.fncc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2150031
Being the Subdivision of Lot 1 DP 96687
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

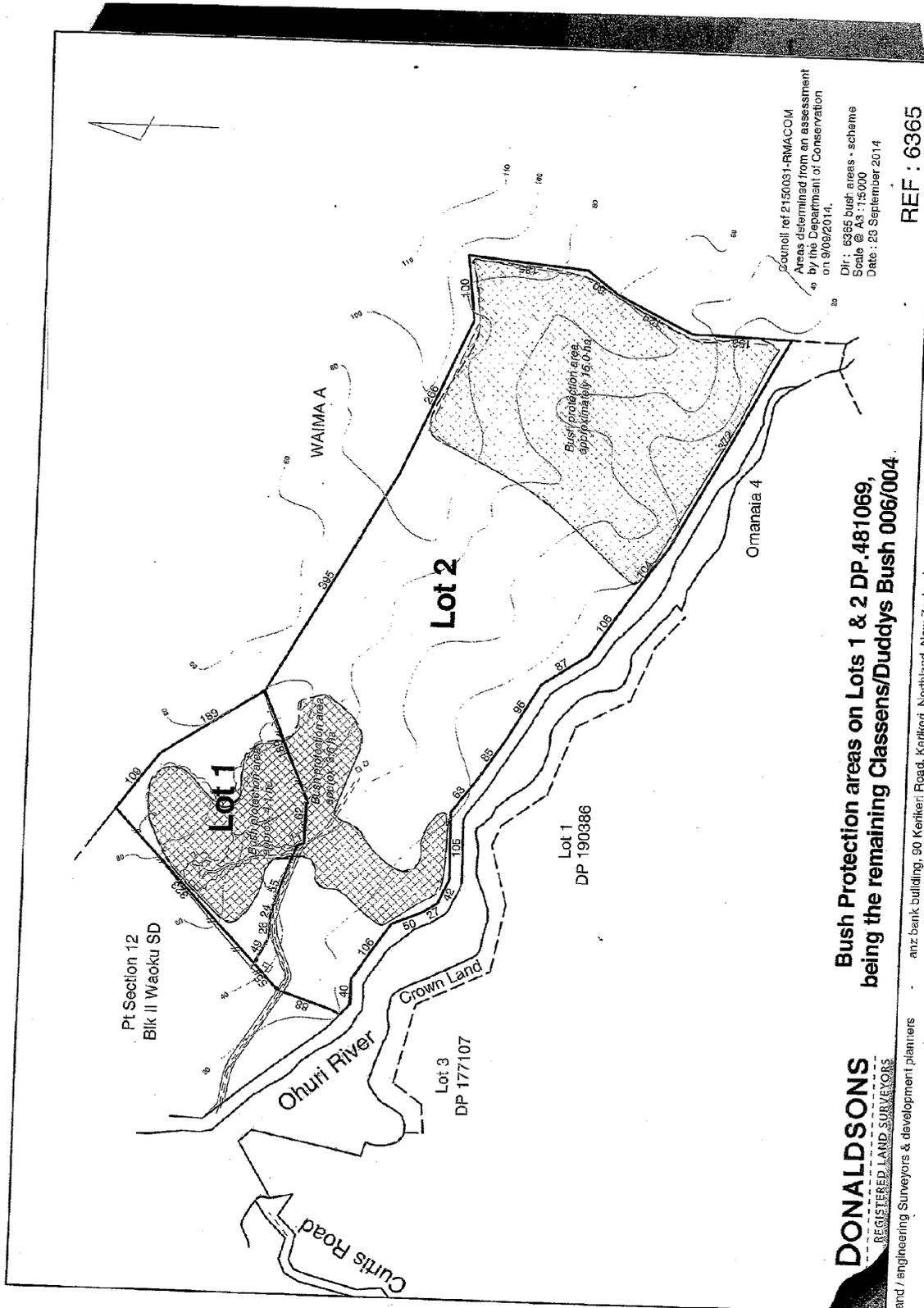
Lots 1 & 2 – DP 481069

- (i) The owner shall preserve the flora and fauna contained within the shaded areas as shown on the attached map "Bush Protection areas on proposed Lots 1 & 2, being the remaining Classens / Duddys Bush 006/004 and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. Stock is also to be kept out of the protected areas. This prohibition does not apply to the existing driveway to Lot 1 or to land within 20 metres of the existing dwelling on Lot 1.

SIGNED:

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

DATED at KERIKERI this 12th day of September 2018



Council ref 2150031-FWACOM
 Areas determined from an assessment
 by the Department of Conservation
 on 9/09/2014.
 Df: 6365 bush areas - scheme
 Scale @ A3: 1:15000
 Date: 23 September 2014

**Bush Protection areas on Lots 1 & 2 DP.481069,
 being the remaining Classens/Duddys Bush 006/004.**

DONALDSONS
 REGISTERED LAND SURVEYORS

and / engineering surveyors & development planners

anz bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

em: info@donaldsons.net

REF : 6365

From: julian gielen <juliankgielen@gmail.com>

Sent: Monday, 16 February 2026 5:08 pm

To: micah@donaldsons.net.nz

Subject: Re: Landowners Agreement

This is a binding contract. Read the information set out on this page before signing.

One NZ

5:07 PM

89%

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Agents Authority.

Where this agreement relates to the sale of a unit title property, the purchaser acknowledges that the purchaser has been provided with a pre-contract disclosure statement under section 146 of the Unit Titles Act 2010.

Signature of Purchaser(s):

Signature of Vendor(s):



Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity



Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Director / Trustee / Authorised Signatory / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

*If this agreement is signed under:

- (i) a Power of Attorney – please attach a **Certificate of non-revocation** (available from ADLS: 4098WFP or REINZ); or
- (ii) an Enduring Power of Attorney – please attach a **Certificate of non-revocation and non-suspension of the enduring power of attorney** (available from ADLS: 4997WFP or REINZ).

Also insert the following wording for the Attorney's Signature above:

Signed by [full name of the donor] by his or her Attorney [attorney's signature].



Application No: 2150031-RMACOM

30 September 2014

Julian Gielen
C/- Donaldsons Surveyors
PO Box 211
Kerikeri 0245

Te Kaunihera o Tai Tokerau Ki Te Raki

*The top place where talent
wants to live, work and invest*

Dear Mr Gielen

Re: RESOURCE CONSENT APPLICATION BY Julian Gielen

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully

Sharon Tipene
Customer Services Officer - Planning
Environmental Management





**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

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

Resource Consent Number: 2150031-RMACOM

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

Julian Gielen

The activity to which this decision relates:

Decision A – Subdivision:

Proposal to subdivide to create one additional lot in the Rural Production Zone.

Decision B – Landuse:

Consent to enable an existing access to remain as it is, which breaches Vehicle Access Rule 15.1.6.1.2.

Subject Site Details

Address: 80 Curtis Road / Ohuri Road, Omanaia
Legal Description: Lot 1 DP 96687
Certificate of Title reference: NA-52C/637

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

Decision A – Subdivision:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Donaldsons Registered Land Surveyors, referenced 6365, dated 21/5/2014, 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 to be duly granted or reserved.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) 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 affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

- (i) The owner shall preserve the flora and fauna contained within the shaded areas as shown on the attached map "Bush Protection areas on proposed Lots 1 & 2, being the remaining Classens / Duddys Bush 006/004 and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible. Stock is also to be kept out of the protected areas. This prohibition does not apply to the existing driveway to Lot 1 or to land within 20 metres of the existing dwelling on Lot 1.

Note: The applicant may wish to amend the map to exclude the driveway and dwelling area on Lot 1.

Decision B – Landuse:

1. Consent is granted to enable the access to remain at a width of 3.5m with no passing bays, as shown on the approved plans Donaldsons Registered Land Surveyors, referenced 6365, dated 21/5/2014, and attached to this consent with the Council's "Approved Stamp" affixed to it.

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.
2. The Department of Conservation have advised the subject site is located in an area identified as having kiwi present. It is recommended that cats are kept inside at night and dogs tied up when not under supervision.

Statutory Information

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates may be subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz.

Reasons for the Decision

1. **Description of the Activity:**

The proposal is for the subdivision of the subject site to create one additional lot. Land use consent has also been applied for as the existing access breaches the permitted provisions for Vehicle Access.

2. **District Plan Rules Affected:**

Subdivision:

The proposed activity does not comply with controlled activity Rule 13.7.2.1 of the Operative District Plan in regard to lot sizes, and is a restricted discretionary activity in accordance with Rule 13.8.1 clause (b) of the Operative District Plan.

Land-use:

The proposed activity does not comply with permitted activity Rule 15.1.6.1.2 Vehicle Access of the Operative District Plan and is a restricted discretionary activity in accordance with Rule 15.1.6.2 of the Operative District Plan.

3. **Principal Issue[s] in Contention and Main Findings on those Issues:**

Subdivision

The principal issues in contention in regard to the subdivision included lot sizes relative to the minimum lot size required for a controlled activity, vegetation and habitat protection.

It was considered the proposed allotments being created, are generally consistent with the zone's standards, and with other existing lots in the surrounding area. The vegetation contained within the protected natural areas has not previously been formally protected. As a result of this subdivision a condition of consent has been imposed so that the flora and fauna within these areas cannot be destroyed or cut down. In addition to this an advice note has been included in the resource consent decision that advises the property owner that kiwi are present in the area.

Land-use:

The applicant has requested the access remains as it currently is which is, a 3.5m width with no passing bays. The servient tenement has confirmed that he is happy with this arrangement. Council's Resource Consents Engineer has undertaken a site visit and advised there are no issues in contention in granting this land use consent.

4. **Relevant Statutory Provisions: Policy Statements & Plan Provisions:**

(a) The Operative Far North District Plan;

The following objectives and policies from the Operative Far North District Plan were of particular relevance to the application:

Objectives 13.3.1, 13.3.5, 13.3.6, and Policies 13.4.1, 13.4.6, 13.4.8, 13.4.13, of Chapter 13 Subdivision. In addition, the objectives and policies of Chapter 8.6 Rural Production and Chapter 15 Transportation are relevant.

The objectives and policies seek to ensure that the subdivision of land is appropriate and the resulting development is sustainable in a way that potential effects are avoided, remedied or mitigated. It is considered that the proposal is not contrary with the objectives and policies of the District Plan.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. Notification and Affected Parties

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation

The subdivision is a restricted discretionary activity and the land use is for a breach of the Vehicle Access provisions, and is also a restricted discretionary activity. The adverse effects in terms of both the subdivision and land use activity are considered to be no more than minor. The proposal is considered to be consistent with the sustainable management purpose of the RMA.

Approval

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


Pat Killalea, Principle Planner, Resource Consents


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;

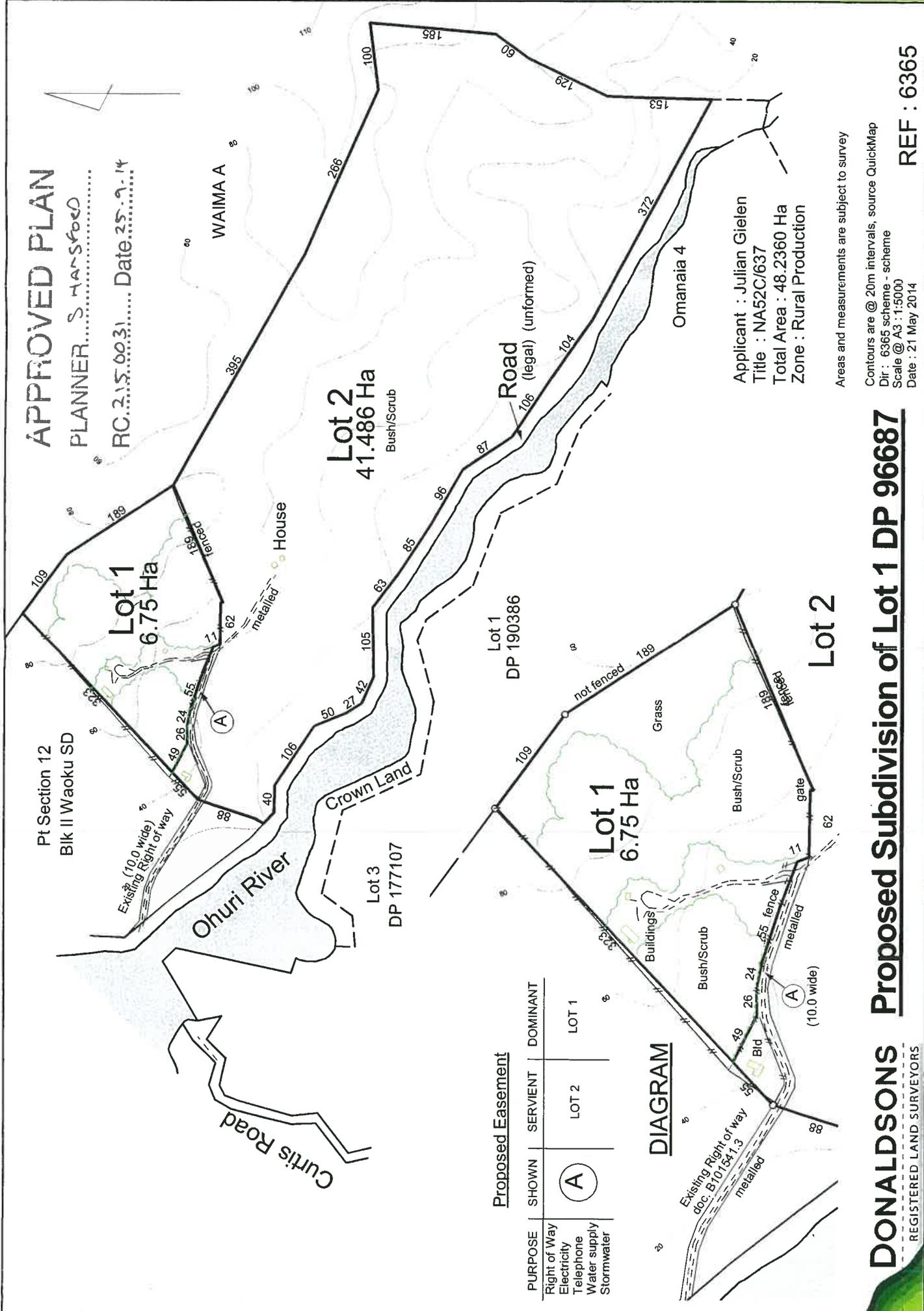
The consent is given effect to; or

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: S. HANSTAD

RC: 215.0031 Date: 25.7.14



Applicant: Julian Gielen
 Title: NA52C/637
 Total Area: 48.2360 Ha
 Zone: Rural Production

Areas and measurements are subject to survey

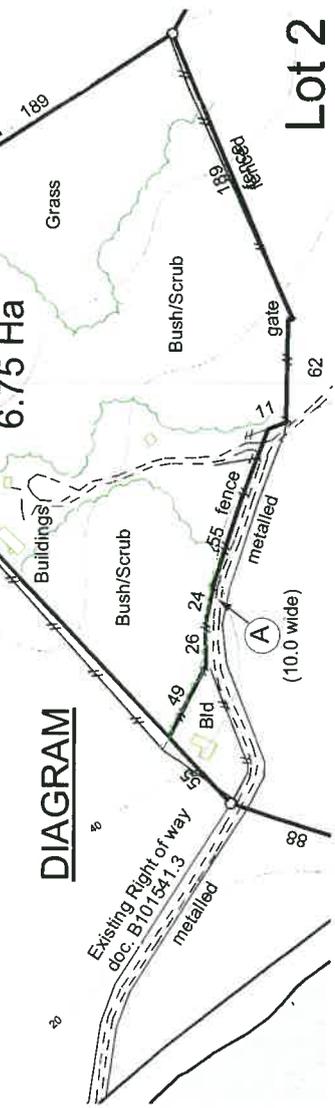
Contours are @ 20m intervals, source QuickMap
 Dir: 6365 scheme - scheme
 Scale @ A3: 1:5000
 Date: 21 May 2014

REF: 6365

Proposed Easement

PURPOSE	SHOWN	SERVIENT	DOMINANT
Right of Way	(A)	LOT 2	LOT 1
Electricity			
Telephone			
Water supply			
Stormwater			

DIAGRAM



DONALDSONS Proposed Subdivision of Lot 1 DP 96687

REGISTERED LAND SURVEYORS

Land / engineering Surveyors & development planners

National bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand

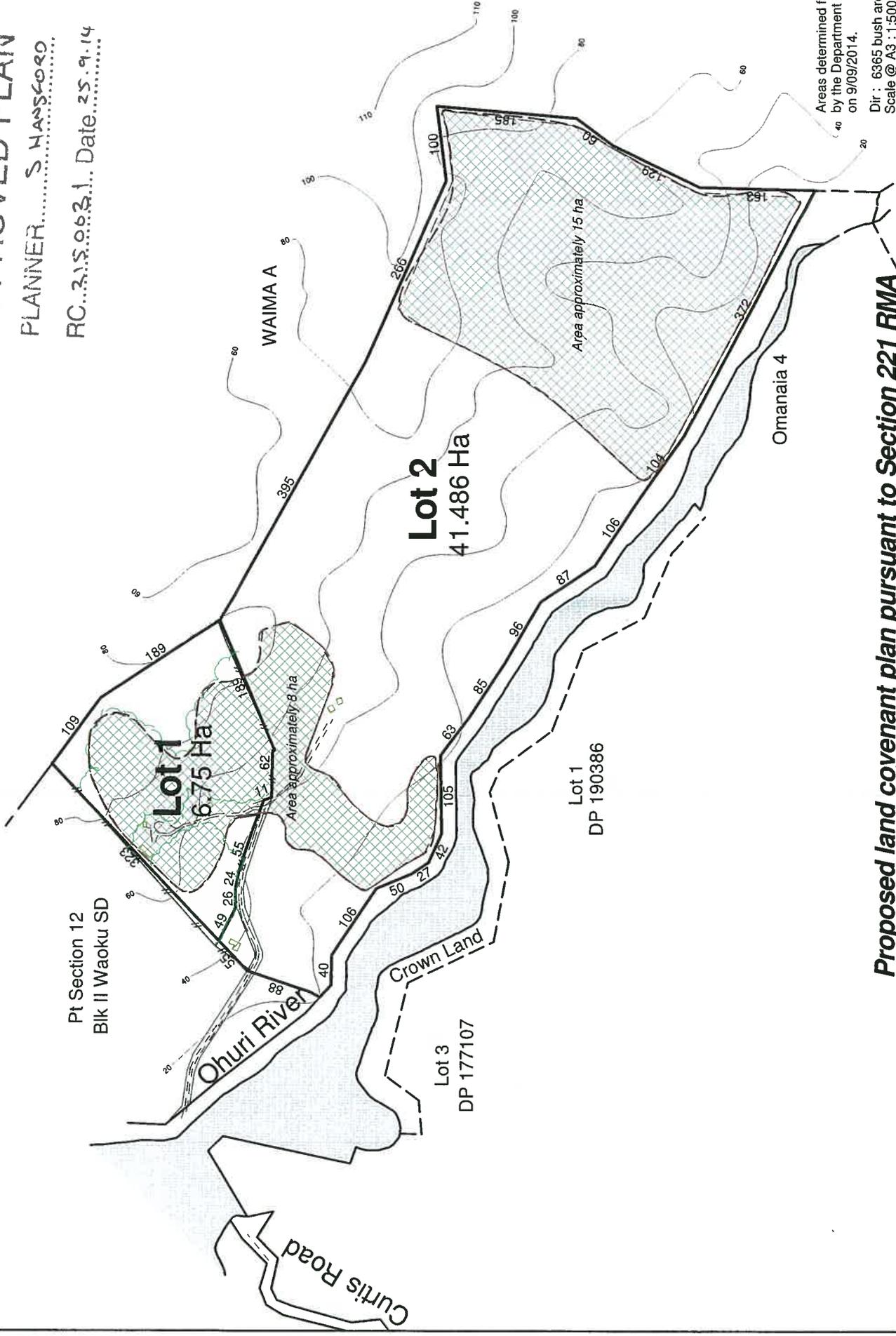
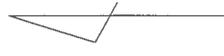
www.donaldsons.net.nz

em: info@donaldsons.net.nz - p:09 4079182 - f:09 4077366

APPROVED PLAN

PLANNER..... S HASSARD

RC... 21.8.06.3.1.. Date 25.9.14



Areas determined from an assessment by the Department of Conservation on 9/09/2014.
Dir : 6365 bush areas - scheme
Scale @ A3 : 1:5000
Date : 23 September 2014

Proposed land covenant plan pursuant to Section 221 RMA
Bush Protection areas on proposed Lots 1 & 2,
being the remaining Classens/Duddys Bush 006/004

DONALDSONS
REGISTERED LAND SURVEYORS

Land / engineering Surveyors & development planners

anz bank building, 90 Kerikeri Road, Kerikeri, Northland, New Zealand

www.donaldsons.net.nz

em: info@donaldsons.net.nz - p:09 4079182

REF : 6365

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

B101541.3 EC

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/~~XX~~ Kenneth Charles CURTIS of Rawene, farmer

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at AUCKLAND on the day of 19 under No. 96687 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO. 96687

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
R.O.W.	Pt Sec 12 of Blk 11 Waoku S.D.	A	Lot 1 DP96687	52C/637

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 15th day of August 1982

Signed by the above-named
KENNETH CHARLES CURTIS



in the presence of

Witness Jane Oriser

Occupation Gen Clerk
National Spencer + Co

Address Kankakee

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the
Land Transfer Act*

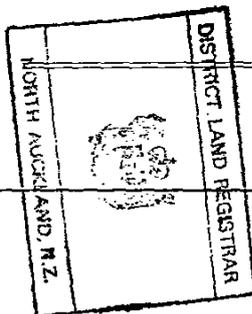
John Spencer

Solicitor for the registered proprietor

The easement referred
to herein when created
will be subject to Section
309 (1)(a) Local Government
Act 1974.

[Signature]

0.05 31.AUG82 B1015413 (F)
PARTICULARS ENTERED IN REGISTER.
LAND REGISTRY AUCKLAND 52/637, 26/1/87.
ASST. LAND REGISTRAR
(1 copy only)
26/1/87





View Instrument Details

Instrument No 11192713.3
Status Registered
Date & Time Lodged 18 September 2018 10:05
Lodged By Blaikie, Douglas James
Instrument Type Easement Instrument



Affected Computer Registers	Land District
673603	North Auckland
673604	North Auckland

Annexure Schedule: Contains 2 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Douglas James Blaikie as Grantor Representative on 02/08/2018 02:32 PM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Douglas James Blaikie as Grantee Representative on 02/08/2018 02:32 PM

*** End of Report ***

Easement instrument to grant easement or *profit à prendre*, or create land covenant
 (Sections 90A and 90F Land Transfer Act 1952)

2015/6246
 APPROVED
 Registrar-General of Land

Page **1** of **2** pages

Grantor

Colin Henry McKeown

Grantee

Colin Henry McKeown

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of way Rights to convey: water, electricity, telecommunications, computer media. Right to drain water	Marked "A" on DP 481069	Lot 2 DP 481069 CR 673604	Lot 1 DP 481069 CR 673603

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negated]** **[added to]** or **[substituted]** by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule _____]~~

Covenant provisions

Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule _____]~~

DONALDSONS

REGISTERED LAND SURVEYORS

8695

9 March 2026

N. Cowley & J. Graham
Planning Division
Far North District Council
Private Bag 752
Kaikohe

Dear Nicola & Jo,

PROPOSED SUBDIVISION

J. GIELEN, 80 CURTIS ROAD, OMANAIA, HOKIANGA

We hereby submit this application for Resource Consent to undertake a subdivision by way of boundary adjustment within the Rural Production Zone. The proposal is assessed as a Controlled Activity under Rule 13.7.1 of the relevant District Plan.

The registered landowner, S. McKeown, has agreed to sell a portion of his land to his neighbour, J. Gielen. An agreement between the parties has been established, and it is acknowledged that J. Gielen may act as the applicant without any conflict of interest.

This application is accompanied by the following supporting documentation:

- Application form & deposit \$3044
- Planning report
- Scheme plan
- Records of Title x 2
- Copy of approved Land Use RC 2150031
- Signed agreement between parties

Yours faithfully,

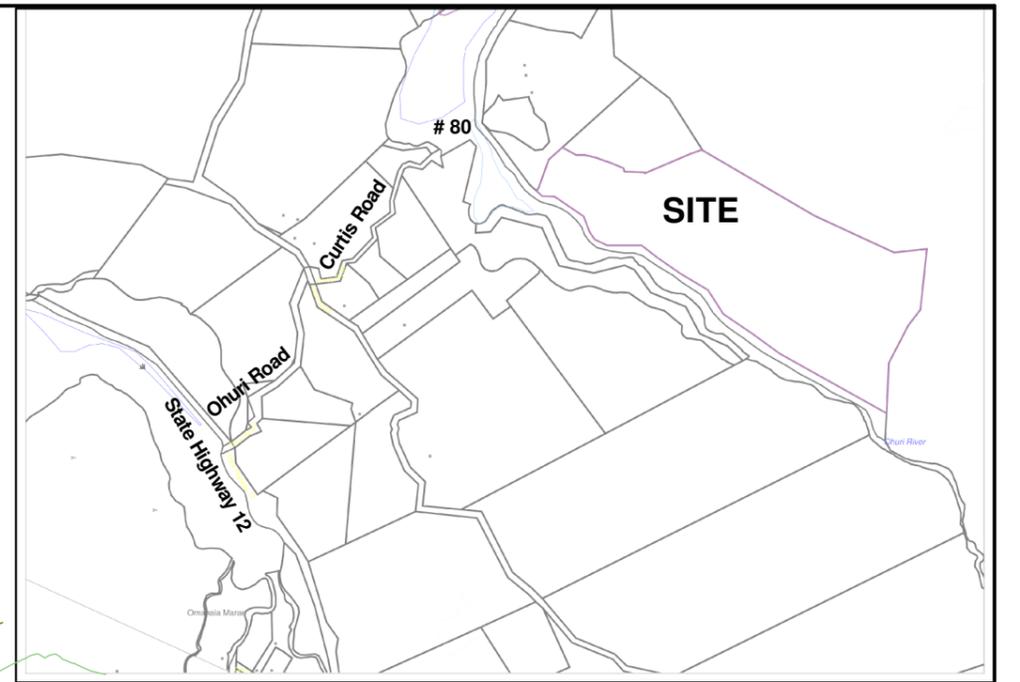
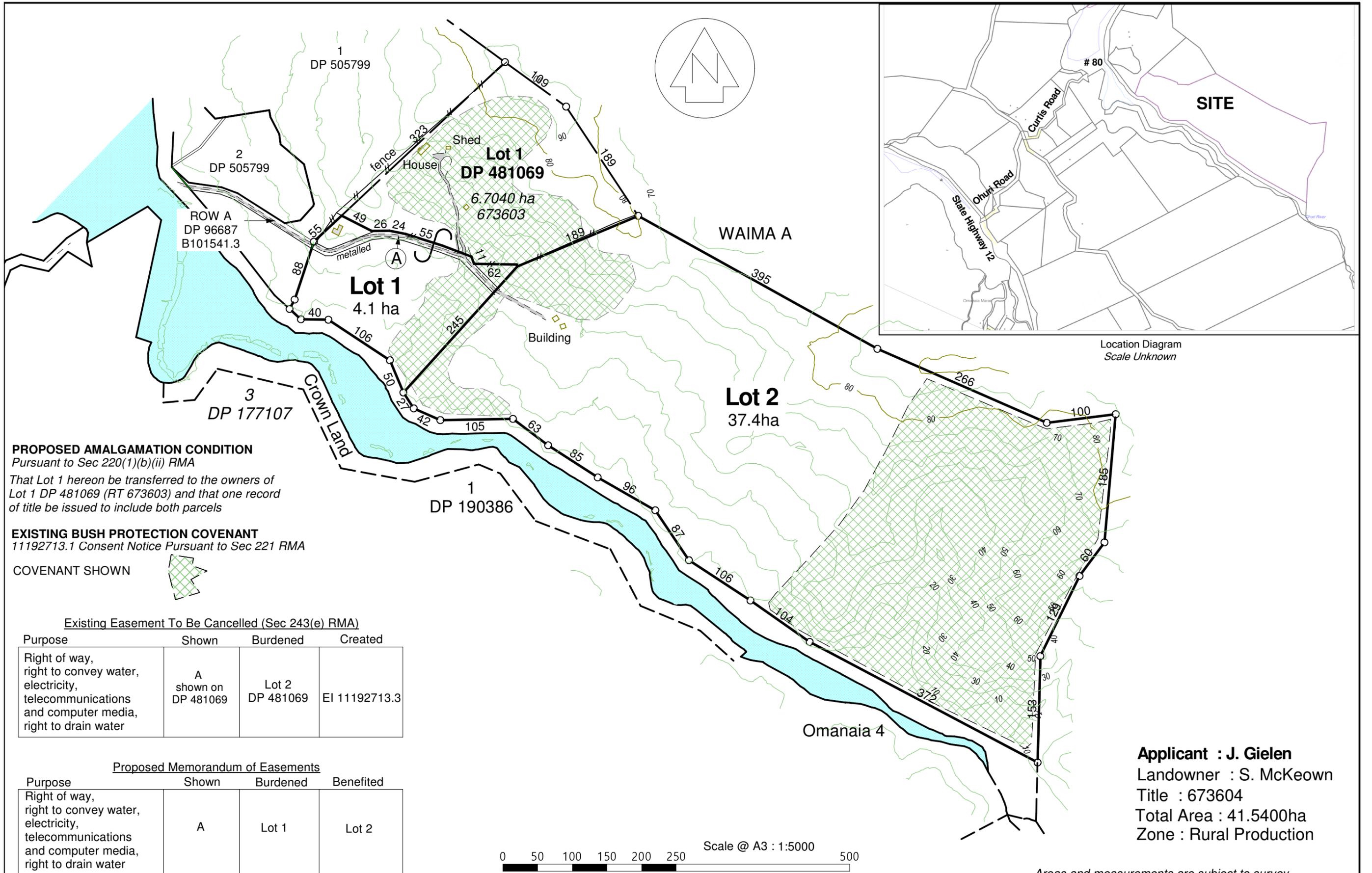
Micah Donaldson
MNZIS - Assoc.NZPI

DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS



Location Diagram
Scale Unknown

PROPOSED AMALGAMATION CONDITION
Pursuant to Sec 220(1)(b)(ii) RMA
That Lot 1 hereon be transferred to the owners of Lot 1 DP 481069 (RT 673603) and that one record of title be issued to include both parcels

EXISTING BUSH PROTECTION COVENANT
11192713.1 Consent Notice Pursuant to Sec 221 RMA

COVENANT SHOWN

Existing Easement To Be Cancelled (Sec 243(e) RMA)

Purpose	Shown	Burdened	Created
Right of way, right to convey water, electricity, telecommunications and computer media, right to drain water	A shown on DP 481069	Lot 2 DP 481069	EI 11192713.3

Proposed Memorandum of Easements

Purpose	Shown	Burdened	Benefited
Right of way, right to convey water, electricity, telecommunications and computer media, right to drain water	A	Lot 1	Lot 2



Applicant : J. Gielen
Landowner : S. McKeown
Title : 673604
Total Area : 41.5400ha
Zone : Rural Production

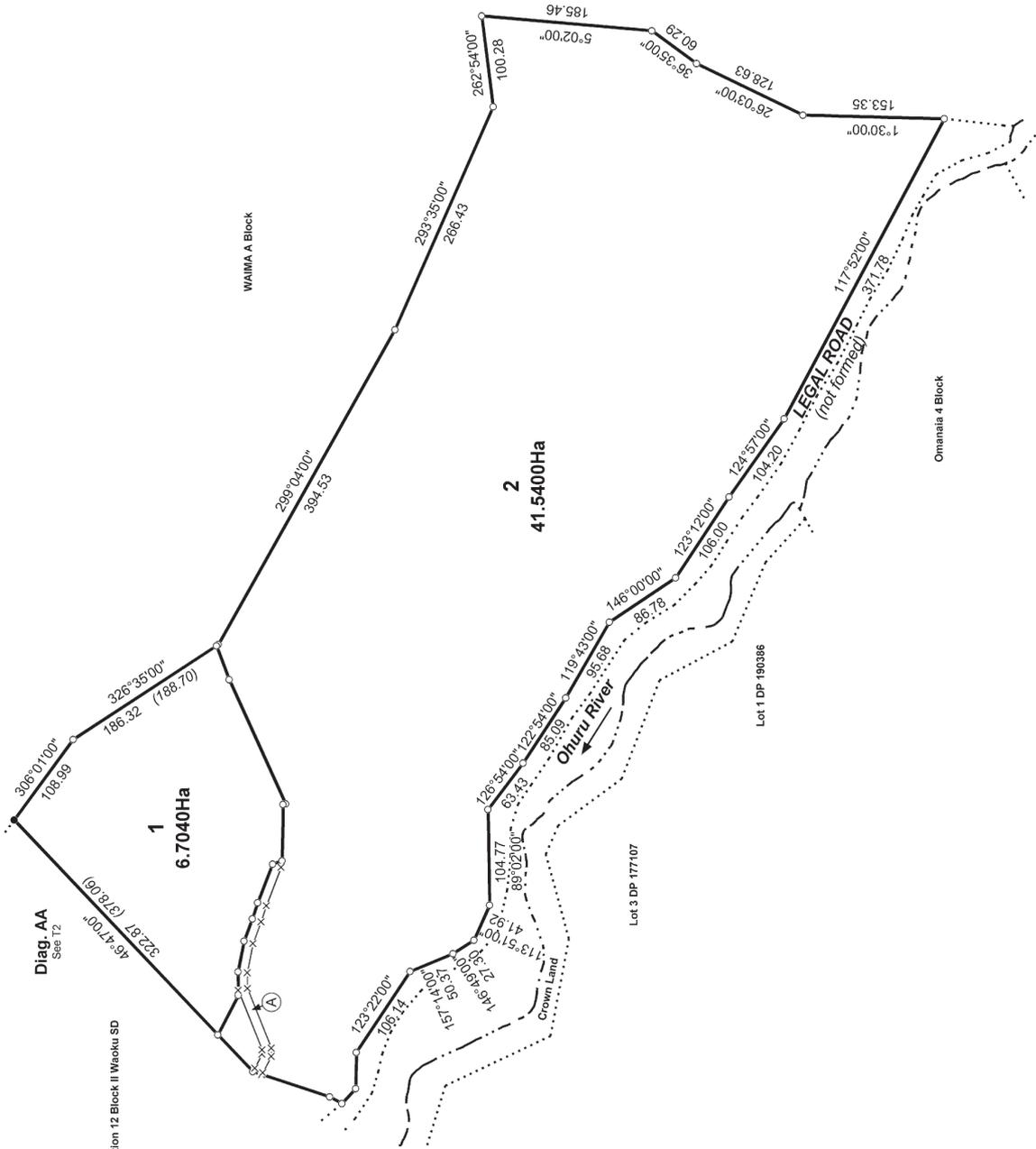
Areas and measurements are subject to survey
Contours are @ 10m intervals - approximate only

Dir : 8695 scheme - DG
Date : March 2026

REF : 8695



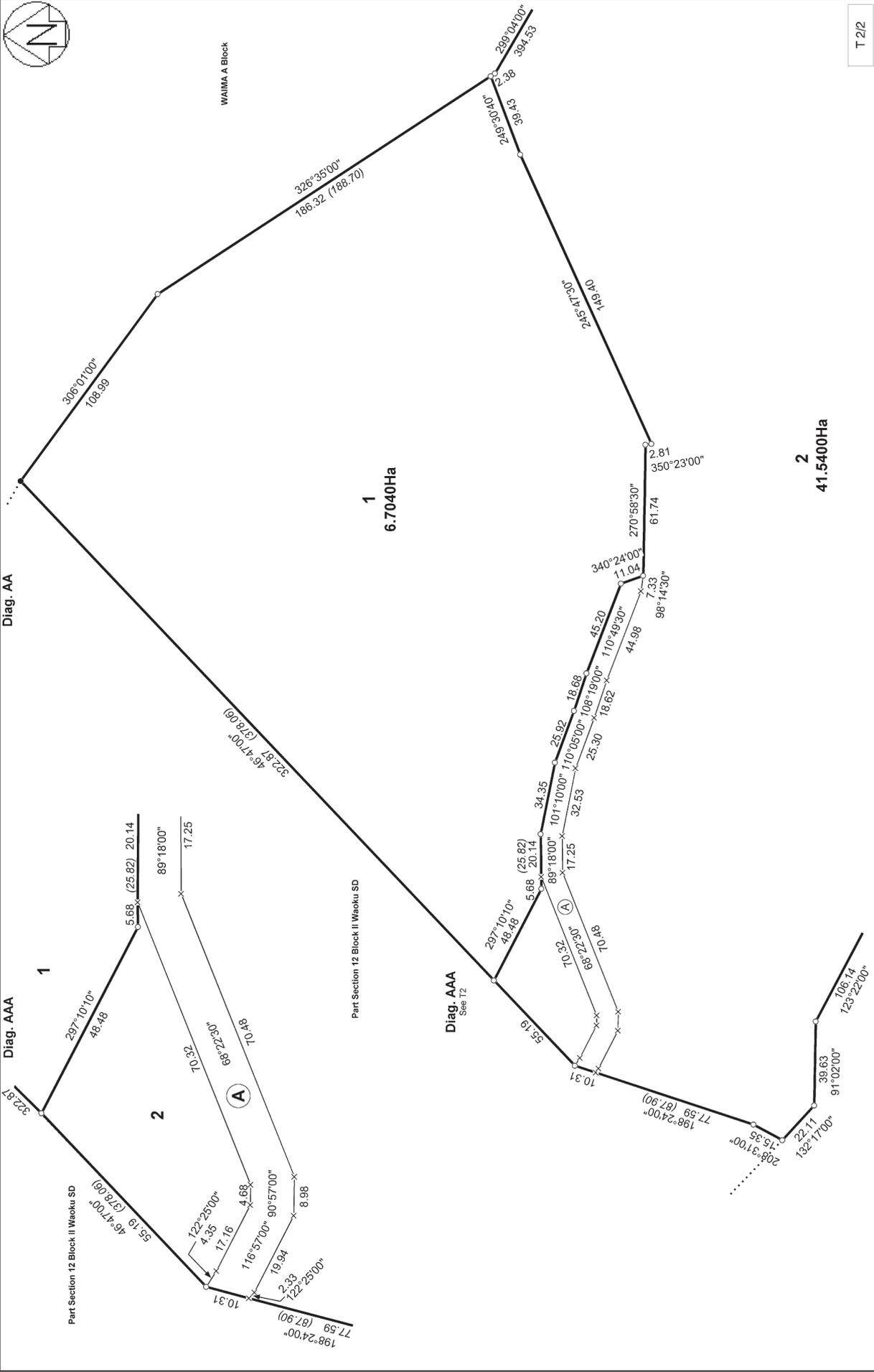
Diag. A



<p>Land District: North Auckland</p> <p>Digitally Generated Plan Generated on: 27/09/2018 10:11 am Page 3 of 4</p>	<p>Lots 1 and 2 being a Subdivision of Lot 1 DP 96687</p>	<p>Surveyor: Robert John Donaldson Firm: Donaldsons</p>	<p>Title Plan DP 481069 Deposited on: 18/09/2018</p>
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WAIMA A Block



Diag. AA

Diag. AAA

1

2

1
6.7040Ha

2
41.5400Ha

Part Section 12 Block II Waikou SD

Diag. AAA
See T2

T 2/2

Land District: North Auckland

Digitally Generated Plan

Generated on: 27/09/2018 10:11 am Page 4 of 4

Lots 1 and 2 being a Subdivision of Lot 1 DP 96687

Surveyor: Robert John Donaldson
Firm: Donaldsons

Title Plan
DP 481069

Deposited on: 18/09/2018