

# 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 Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

## 2. Type of Consent being applied for

(more than one circle can be ticked):

- |   |   |
|---|---|
| <input type="radio"/> Land Use  | <input type="radio"/> Discharge                           |
| <input type="radio"/> Fast Track Land Use*  | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision  | <input type="radio"/> Extension of time (s.125)           |
| <input type="radio"/> Consent under National Environmental Standard<br>(e.g. Assessing and Managing Contaminants in Soil) |   |
| <input type="radio"/> Other (please specify) _____  |   |

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

## 3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

## 4. Consultation

Have you consulted with Iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

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](mailto:tehonosupport@fndc.govt.nz)



## 5. Applicant Details

**Name/s:**

D & B Hoult Limited

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Lynley Newport

**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:**

as per item 5

**Property Address/  
Location:**

Postcode



## 8. Application Site Details

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

Name/s:

as per item 5

Site Address/  
Location:

Legal Description:

Certificate of title:

postcode

number:

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

### Site visit requirements:

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

Is there a dog on the property? ☐ Yes ☐ No

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

## 9. Description of the Proposal:

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

To carry out a minor boundary adjustment so that an existing farm access track is part of the adjacent title (removed from application site. The site is zoned Rural Production.

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):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

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

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

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

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

### 13. 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

### 13. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No



#### 14. 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)

De B Hoult 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.

#### 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)

Barbara Hoult

**Signature:**

(signature of bill payer)

MANDATORY

#### 15. Important Information:

##### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

##### Fast-track application

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

##### Privacy Information:

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



**15. Important information continued...**

**Declaration**

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

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

Barbara Houlton

**Signature:**

**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.



**D & B Hoult Limited**

**PROPOSED BOUNDARY ADJUSTMENT  
BETWEEN LOTS 2 & 3 DP 495674**

**Ness Road, WAIPAPA**



**PLANNER'S REPORT &  
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

**Thomson Survey Ltd  
Kerikeri**

## **1.0 INTRODUCTION**

### **1.1 The Proposal**

The applicant plans to carry out a minor boundary adjustment between Lots 2 & 3 DP 495674 such that an existing farm access currently physically formed within land that is Lot 3 DP 495674, will instead be on land to be amalgamated with Lot 2 DP 495674. Both adjusted titles



will retain their existing physical access to public road. Lot 3 DP 495674 has frontage to Ness Road and Lot 2 has rights of way through existing easements, also to Ness Road. The change will better provide for farming operations, providing better operational control of the farm lane within the appropriate farming unit.

The proposal includes the following Amalgamation Condition to read:  
*"That Lot 1 hereon be held in the same Record of Title as Lot 2 DP 495674".*

A copy of the proposed scheme plan(s) is attached in Appendix 1. A location map is attached in Appendix 2.

## 1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent from the Council for a boundary adjustment, as a controlled activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the owner of the property is contained in the Form 9 Application form.

Given the nature of the boundary adjustment, involving only a 1148m<sup>2</sup> strip of land and effectively only being done to place the physical formation of a farm access within a more appropriate farm title, a full assessment against the requirements of Schedule 4 is not included. The information required by clauses 2 & 3 of Schedule 4 can be found in the planning report and its AEE, with the latter also containing the information required by Clauses 6 & 7 of Schedule 4.

## 2.0 PROPERTY DETAILS

Location:	Ness Road, Waipapa.
Legal description:	Lot 3 DP 495674, contained in Record of Title 727716. Refer to Appendix 3.

## 3.0 SITE DESCRIPTION

### 3.1 Physical characteristics

The site is accessed off the end of Ness Road, Waipapa. Currently a farm access lane is accessed via Lot 1 DP 495674 (easement in place). This will continue to be the case (no change to the access to Lot 2 DP 495674. Land in Lot 3 can be accessed anywhere along its frontage to existing easement or to Ness Road. It has no need to retain the use of the farm race because of other access points.

The land is in grazing pasture and flat or near flat. There are no buildings or watercourses. The land in Lots 1 & 3 on the scheme plan is mapped as LUC Class 3 soils, where Lot 1 is almost



entirely access track (not grazing). The site is zoned Rural Production in the Operative District Plan, and Horticulture Zone in the Proposed District Plan, despite there being no horticulture use now, or in the past.

There are no resource features applying to the site in either Plan.

### 3.2 Legal Interests

Lot 3 DP 495674 has existing appurtenant rights of way, rights to transmit electricity, telecommunications and computer media, and rights to convey water and drain sewage via EI 7544609.3; and appurtenant right of way, a right to convey water, a right to transmit electricity, telecommunications and computer media and a right to drain stormwater, created by EI 7711934.4. It also has appurtenant rights to convey electricity, water, telecommunications and computer media, and a right to drain water created by EI 9747943.3.

The title is subject to Consent Notice 12833551.2, as is the adjacent Lot 2 DP 495674 with which Lot 1 is to be amalgamated. The consent notice will continue to apply.

## 4.0 COMPLIANCE ASSESSMENT

### 4.1 Operative District Plan (ODP)

The proposal is a boundary adjustment and is assessed against Rule 13.7.1 of the ODP:

#### **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; and*
- (b) there is no increase in the number of certificates of title; and*
- (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; and*
- (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and*
- (e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and*

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

Part (a) is complied with as there is no change in the number or location of access to the lots involved. The land with which Lot 1 is to be amalgamated has existing access that will not change. New adjusted Lot 3 currently utilises that same existing access that culminates at Lot 3's extreme northern end. Lot 3 also has frontage to Ness Road, unchanged.

Part (b) is met as there is no increase in the number of certificates of title (two for two).

Part (c) is met. Both Lot 3 and 2 of DP 495674 are already smaller than the zone's controlled activity minimum lot size. The title with which Lot 1 is to be amalgamated is 4.8303ha in area and will only become larger with the addition of land in Lot 1. There will be minor reduction in the area of land previously Lot 3 DP 495674, from 3.1961ha to 3.0813ha. In my opinion this does not increase the degree of non compliance.

Part (d) is met in that the lots are contiguous.

Part (e) is met as both titles will remain capable of complying with all relevant land use rules.

Part (f) is met as there are no existing on site drainage systems.

In summary I consider the boundary adjusted titles can meet all parts of 13.7.1 and therefore be regarded as a controlled activity pursuant to that rule.

## **4.2 Proposed District Plan (PDP)**

The FNDC publicly notified its PDP on 27<sup>th</sup> July 2022. Certain rules have been identified in the PDP as having immediate legal effect. These include:

- Hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.
- Heritage Area Overlays
- Historic Heritage rules and Schedule 2
- Notable Trees
- Sites and Areas of Significance to Maori
- Ecosystems and Indigenous Biodiversity
- Subdivision (specific parts)
- Activities on the surface of water
- Earthworks
- Signs
- Orongo Bay Zone

The proposed boundary change does not involve any of the above rules. In summary, I have not identified any breaches of rules in the PDP that have legal effect.

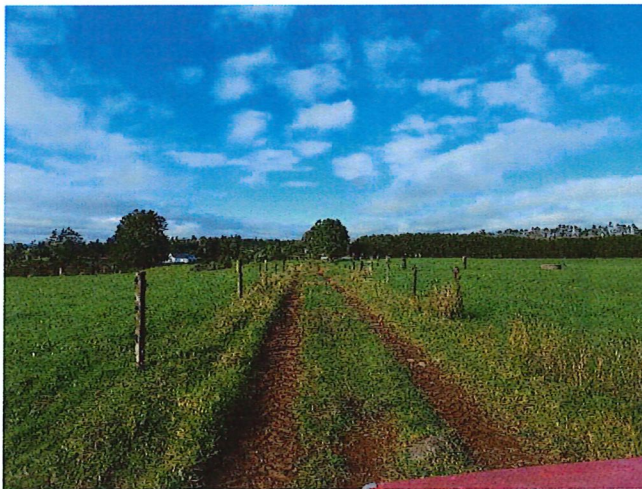


## 5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The proposal is a controlled activity under the ODP. In assessing the effects of a controlled activity, the following matters are taken into account.

### 5.1 Property Access

Access into both Lots 2 & 3 DP 495674 is existing and well formed. No additional physical works are required. The access track involved is entirely internal to the farming operation, with no residential title reliant on it to get from public road to site boundary.



Access looking south. Currently within Lot 3 DP 495674 – pasture to the right of access. To be 'moved' to be within Lot 2 DP 495674 – pasture on the left.



Reciprocal view.

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**5.2 Natural and other hazards**

The boundary change involves a very small area of land and does not result in any increased ability to develop or intensify. The land is elevated and not adjacent to the coast or any river. The proposal does not involve any residential units. I am unaware of any unconsolidated fill or soil contamination.

In summary the proposal does not increase the risk from natural hazards.

**5.3 Water Supply**

The proposal does not involve any residential development.

**5.4 Stormwater Disposal**

No additional lots are created and no extra development is proposed. There is no need to assess stormwater management. The access track is for farm use.

**5.5 Sanitary Sewage Disposal**

Not relevant as no residential development is proposed.

**5.6 Energy Supply (including transmission lines) and Telecommunications**

Not relevant.

**5.7 Easements for any Purpose**

No changes to any easements are proposed.

**5.8 Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes**

Given the nature of the boundary adjustment I have not assessed effects on any of the above resources/values. The proposal simply changes a boundary so that an existing physical farm access transfers from one title to another.

**5.9 Access to Waterbodies**

No qualifying water body.

**5.10 Land Use Incompatibility**

The boundary adjustment will not result in any change or intensification of land use.



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**5.11 Natural Character of the Coastal Environment**

No part of the application site is within the coastal environment.

**6.0 STATUTORY ASSESSMENT****6.1 Operative District Plan Objectives and Policies**

Objectives and policies relevant to this proposal are those in Chapter 13 Subdivision (relevant to minor boundary adjustments), and Chapters 8.6 Rural Production. As a controlled activity the proposal is considered consistent with the objectives and policies of the ODP.

In regard to the Rural Production Zone, the proposal is entirely consistent with objectives and policies in that the land is currently a grazing unit and will remain a grazing unit. The proposal simply shifts a farm access from one title to the other.

The titles are consistent with the objectives and policies in Chapter 13. No additional title or development rights are being created and the adjustment is sensible and practical. The proposal has no adverse effects requiring avoiding, remedying or mitigating.

**6.2 Proposed District Plan Objectives and Policies**

The properties (Lots 2 & 3 DP 495674) have, for reasons that escape me, been zoned Horticulture in the Proposed District Plan. There are no LUC class 2 soils, and the overall property exhibits poor drainage in some areas, with LUC class 4 soils. It is not in horticulture and as far as I can ascertain, has never been. It is a pastoral grazing farm. Whilst this is a productive use, it certainly does not warrant a Horticulture zoning.

Notwithstanding this, the land involved in the boundary adjustment will not lose any of its productivity. The proposal simply shifts a farm access track from one title to the other. Pastoral areas remain unchanged. The proposal is therefore not contrary to the objectives and policies of the Horticulture Zone insofar as any are relevant to land not in horticultural use in the first place.

I believe that the proposal will achieve the efficient use of land, and not adversely impact on local character. I do not foresee reverse sensitivity becoming an issue and the proposal, which creates no new or additional titles, will not prevent the continued use of adjacent land for its current purpose. Risk from natural hazards is not increased and there are no adverse effects to be managed (SUB-O1).

The proposal does not fragment or sterilise potentially highly productive land because the land changing titles is already removed from production, being a farm access track. The proposal does not affect any outstanding natural landscape values, wetlands, lake or river margins, indigenous vegetation or sites of significance to Maori or heritage values (SUB-O2)

On-site infrastructure is not a consideration, given no additional titles are being created (SUB-O3.) There is no requirement for esplanade (SUB-O4).

The proposal is consistent with the boundary adjustment provisions in the PDP. I do not believe SUB-P3 is relevant where no new/additional allotments or titles are being created and where the areas of the existing titles are not greatly altering.

The proposal has no adverse effects on natural environment values, historical or cultural values, or hazards (SUB-P4). No additional infrastructure is required (SUB-P6). No esplanade is required (SUB-P7). The proposal does not create any additional rural lifestyle lots (SUB-P8). With no consent required under the PDP and no adverse effects (due to no additional development occurring) I do not consider SUB-P11 to be overly relevant.

The proposal does not impact at all on the long-term availability of land for horticultural activities (HZ-O1). There are no adverse effects (HZ-O2). No land is fragmented or sterilised by the proposal and no additional reverse sensitivity effects result. There are no natural hazards and rural character and amenity is not affected (HZ-O3 and HZ-P6).

HZ-P1 applies to the consent authority and not to an individual land owner. HZ-O2 is not relevant as the application is not a land use application. Similarly HZ-P3 is not relevant as no horticultural activity is being proposed. The proposal has no impact on future residential use of the land (HZ-P4). The minor boundary adjustment is practical and has no impact on the viability of the land (HZ-P7).

### **6.3 Part 2 Matters**

The proposal is considered to provide for the sustainable management of natural and physical resources (s5).

I consider the proposal to be an appropriate minor change of boundaries that has no adverse effect on any S6 or s7 matter.

The principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles. It represents a 'no change' scenario (s8).

### **6.4 National Policy Statements and Environmental Standards**

The National Policy Statement for Highly Productive Land has relevance given that Lot 3 DP 495674 is mapped as having LUC Class 3 soils and it is zoned Rural Production in the ODP. As a controlled activity, the Council's discretion is limited to reverse sensitivity effects only. Given that this is a boundary adjustment doing nothing more than moving an access from title to the other, I can see no reverse sensitivity effects arising, and no mitigation required. In this regard, the proposal is consistent with the NPS HPL.

Even if Council were entitled to consider the fragmentation or sterilisation of highly productive land, the proposal does not result in either.



I have not identified any other national policy statements that need be considered in regard to this proposal.

## **6.5 Regional Policy Statement for Northland**

In preparing this application, the Regional Policy Statement for Northland has been considered. For reasons outlined earlier in this report, the proposal is not contrary to any of the objectives and policies of the Regional Policy Statement.

## **7.0 s95A-E ASSESSMENT**

### **7.1 S95A Public Notification Assessment & S95D Level of Adverse Effects**

Public notification is neither mandatory nor precluded. Effects on the environment are no more than minor and public notification is not required.

### **7.2 S95B Limited Notification Assessment & S95E Affected Persons**

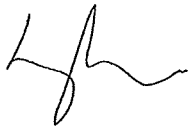
I have not identified any affected persons to whom limited notification need be given. The activity is a controlled activity involving the transferral of a minimal area of land from one title to another to better accommodate access. This has no adverse effects on any adjacent property. The proposal does not intensify development and is not a land use. No pre lodgement consultation is required with tangata whenua, Heritage NZ, or Department of Conservation.

## **8.0 CONCLUSION**

The proposal is a minor change to the amount of land held in two titles. Effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to this proposal.



Lynley Newport  
**Senior Planner**  
Thomson Survey Ltd

Date 14<sup>th</sup> July 2025

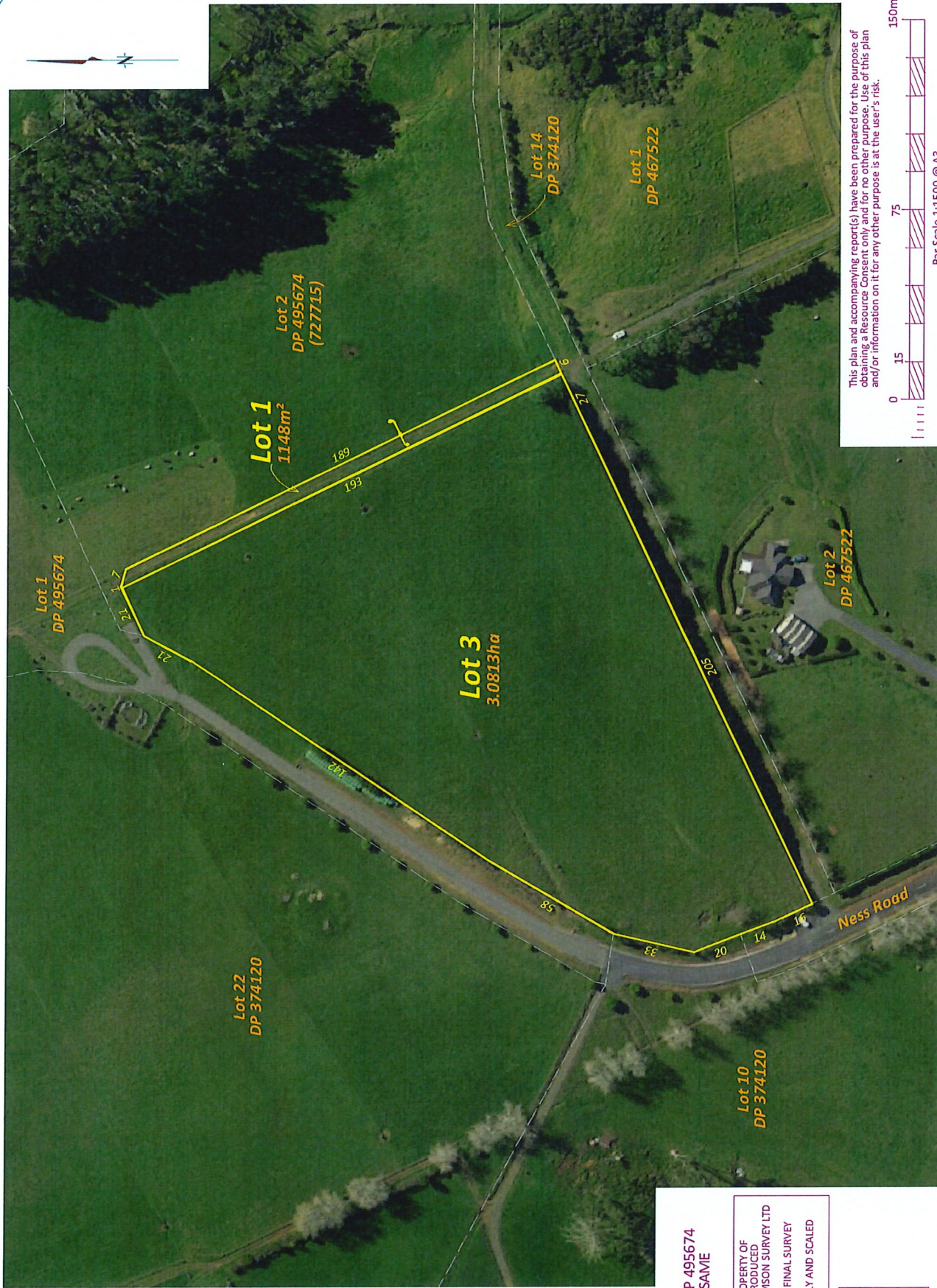
## 9.0 APPENDICES

<b>Appendix 1</b>	Scheme Plan(s)
<b>Appendix 2</b>	Location Map
<b>Appendix 3</b>	Records of Title and Relevant Instruments



## **Appendix 1**

### Scheme Plan(s)



This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.



AMALGAMATION CONDITION:  
THAT LOT 1 HEREON AND LOT 2 DP 495674  
(727715) ARE TO BE HELD IN THE SAME  
CERTIFICATE OF TITLE.

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF  
THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED  
WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD  
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY  
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED  
FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council  
Comprised in: 727716  
Total Area: 3.1961ha  
Zoning: Rural Production  
Resource Features: NIL



315 Kerikeri Rd  
P.O. Box 372 Kerikeri  
Email: kerikeri@tsurvey.co.nz  
Ph: (09) 4077360  
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

# PROPOSED SUBDIVISION OF LOT 3 DP 495674 NESS ROAD, WAIPAPA

PREPARED FOR: D & B HOULT LIMITED

Survey	Name	Date	ORIGINAL
Design			SHEET
Drawn	KY	18.06.25	SCALE
Approved			1:1500
Rev	KY	27.06.25	A3
10773 Scheme 20250627			

Surveyors  
Ref. No: 10773  
Sheet 1 of 1

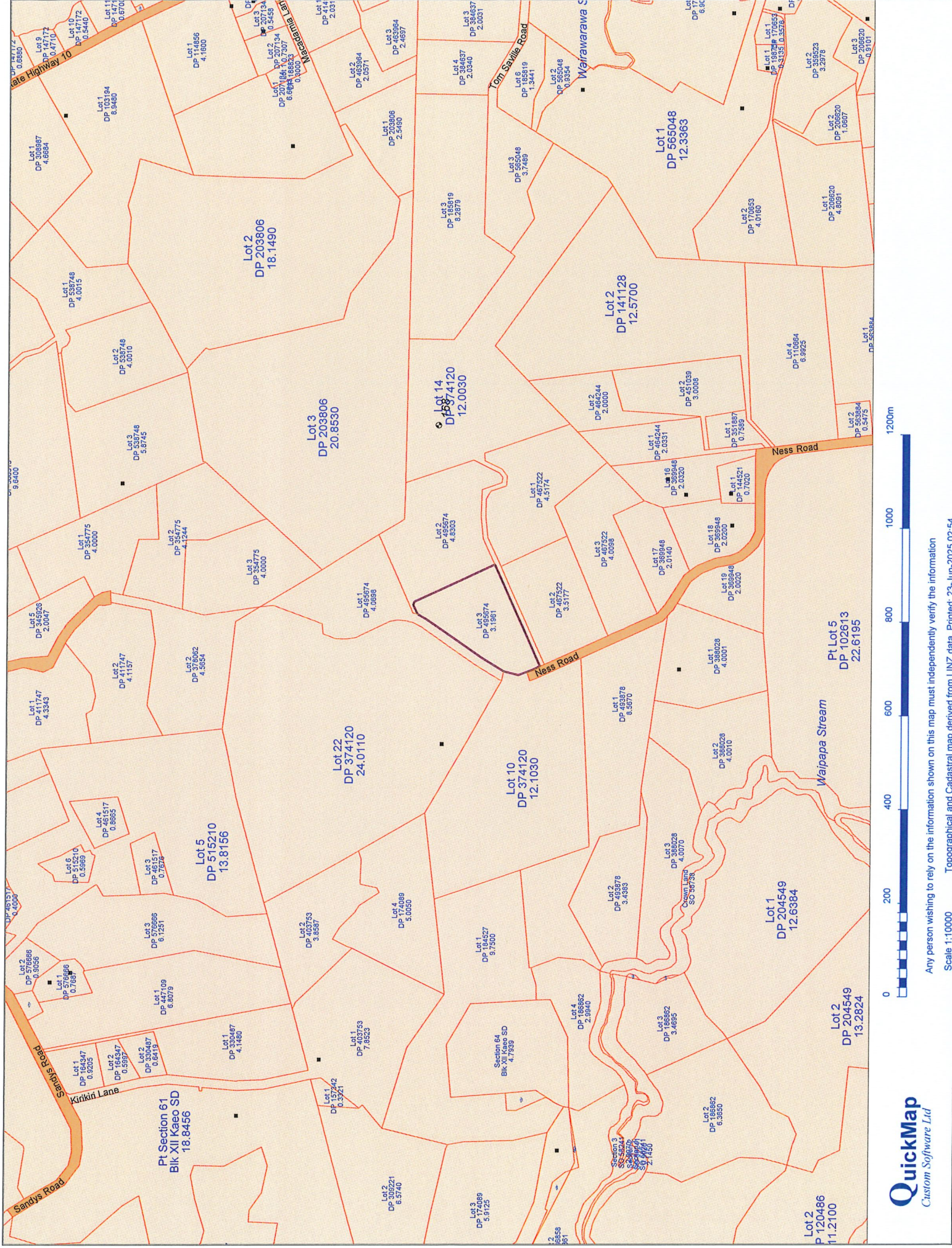




## **Appendix 2**

### Location Map







## **Appendix 3**

### Records of Title and Relevant Instruments



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



R. W. Muir  
Registrar-General  
of Land

**Identifier** 727716  
**Land Registration District** North Auckland  
**Date Issued** 03 October 2023

**Prior References**  
299165

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<b>Estate</b>	Fee Simple
<b>Area</b>	3.1961 hectares more or less
<b>Legal Description</b>	Lot 3 Deposited Plan 495674

**Registered Owners**  
D & B Hoult Limited

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**Interests**

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

Land Covenant in Transfer 7045195.7 - 26.9.2006 at 9:00 am

7536666.1 Variation of Land Covenant 7045195.7 - 11.9.2007 at 9:00 am

Appurtenant hereto are rights of way, rights to transmit electricity, telecommunications & computer media, rights to convey water and rights to drain sewage created by Easement Instrument 7544609.3 - 18.9.2007 at 9:00 am

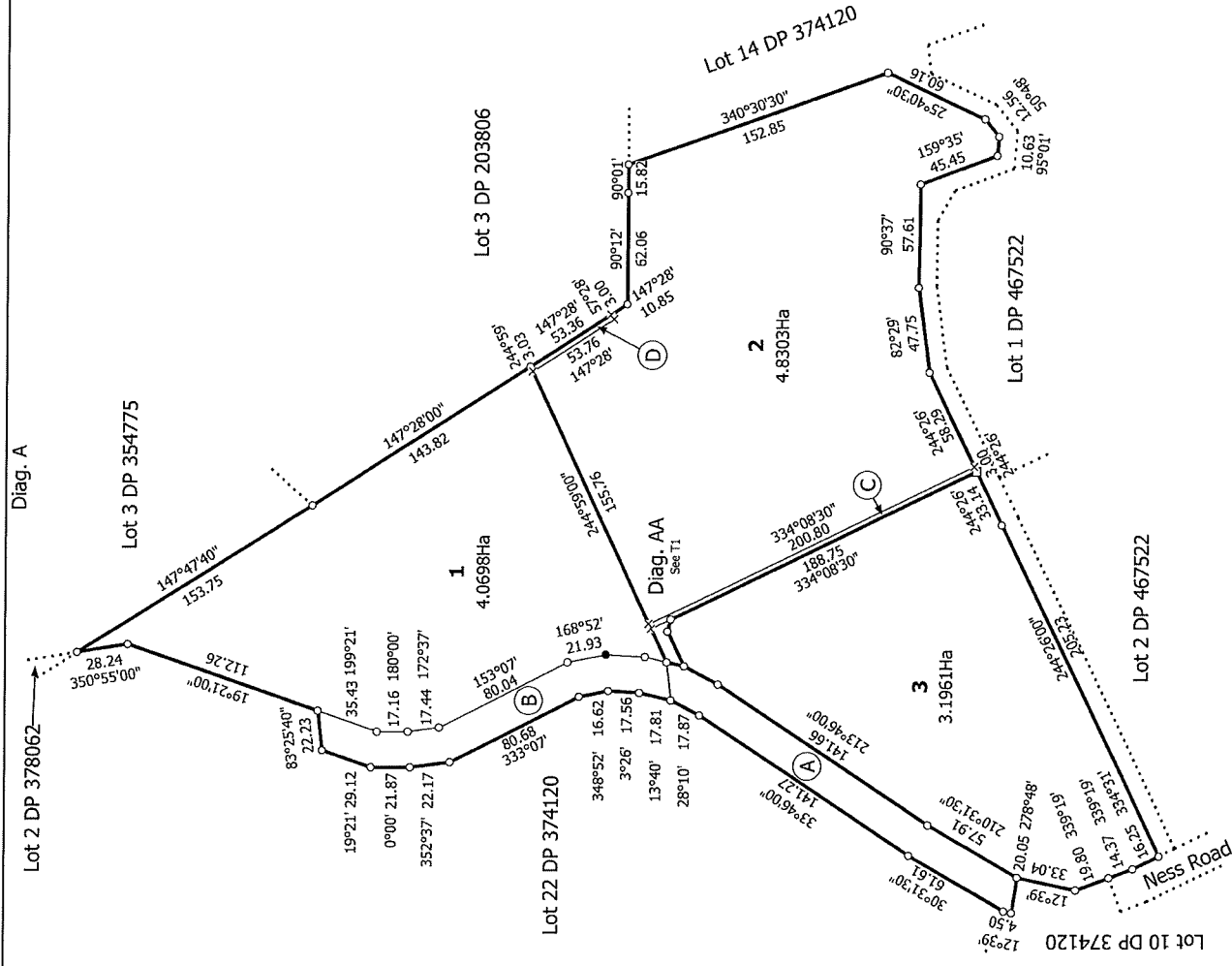
Appurtenant hereto is a right of way, a right to convey water, a right to transmit electricity, telecommunications and computer media and a right to drain stormwater created by Easement Instrument 7711934.4 - 13.2.2008 at 9:00 am

The easements created by Easement Instrument 7711934.4 are subject to Section 243 (a) Resource Management Act 1991

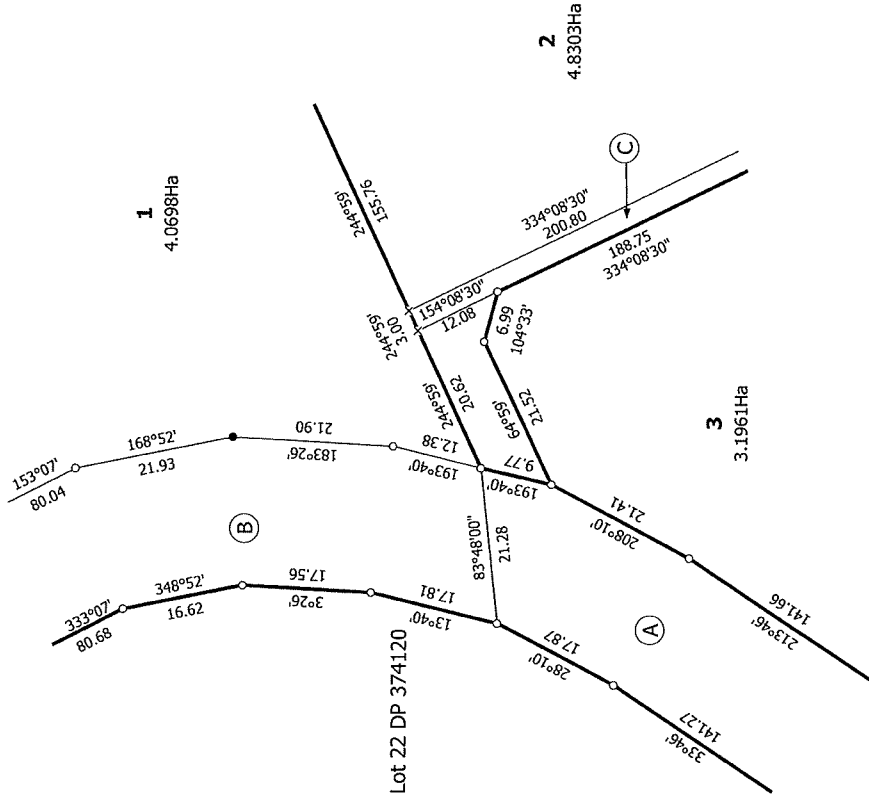
Appurtenant hereto is a right to convey electricity, water, telecommunications and computer media and a right to drain water created by Easement Instrument 9747943.3 - 24.7.2014 at 2:43 pm

The easements created by Easement Instrument 9747943.3 are subject to Section 243 (a) Resource Management Act 1991

12833551.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.10.2023 at 11:10 am



Diag. AA



T 1/1

SURVEYOR REF: 8886 HOULT

Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Title Plan  
DP 495674

Deposited on: 3/10/2023

Lots 1 - 3 Being a subdivision of Lot 13 DP 374120

Land District: North Auckland

Digitally Generated Plan

Generated on: 02/11/2023 3:43pm Page 4 of 4



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

**EI 7711934.4 Easement I**

Cpy - 01/01, Pgs - 004, 26/03/08, 10:56



DocID: 313061064

Land registration district

North Auckland

Grantor

Surname(s) must be underlined.

DBH KERIKERI PROPERTIES LIMITED

Grantee

Surname(s) must be underlined.

DBH KERIKERI PROPERTIES LIMITED

**Grant\* of easement or profit à prendre or creation or 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).

Dated this

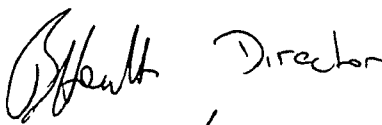

6<sup>th</sup>

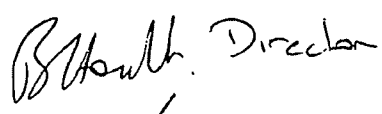

day of

December


20 07

**Attestation**

  Signature [common seal] of Grantor	<b>Signed in my presence by the Grantor</b>
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
Address	

  Signature [common seal] of Grantee	<b>Signed in my presence by the Grantee</b>
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
Address	

Certified correct for the purposes of the Land Transfer Act 1952.

  
 (D. R. Fountain)  
 [Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used

**Annexure Schedule 1**

Easement instrument

Dated

6 December 2007

Page

2

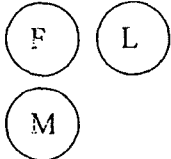

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pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement. <i>profit, or covenant</i>	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
A right of way, right to convey water right to transmit electricity, tele- communications and computer media, right to drain stormwater		Lot 10 on Deposited Plan 374120 CT 299163	Lots 22 and 13 on Deposited Plan 374120 CTs 299168 and 299165
A right to convey water, right to transmit electricity, telecommunications and computer media, right to drain storm- water		Lot 13 on Deposited Plan 374120 CT 299165	Lot 22 on Deposited Plan 374120 CT 299168

**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 specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~[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 2].~~

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

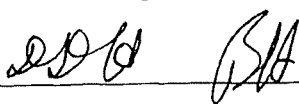
Continue in additional Annexure Schedule if required.

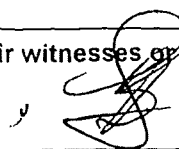
The provisions applying to the specified covenants are those set out in:

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

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box





**Annexure Schedule**

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Easement

Dated

6 December 2007

Page

3


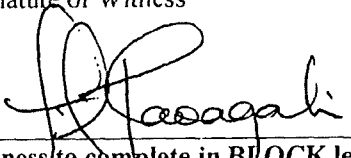
of

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pages

(Continue in additional Annexure Schedule, if required.)

**ANZ National Bank Limited** the mortgagee under and by virtue of Mortgage 6713626.5 hereby consents to the creation of the within written easements.

 KAPUA KATRINA GARDINER	Signed by the <b>ANZ National Bank Limited</b> by its attorney in the presence of: Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name <b>JEANNE ANN FAOAGALI</b> Occupation <b>BANK OFFICER</b> Address <b>AUCKLAND</b>

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses must sign or initial in this box



**The ANZ National Bank Limited**

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, **KAPUA KATRINA GARDINER**, Manager Lending Services of Auckland in New Zealand, certify that:

1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1	Napier	as No.	644654.1
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

The National Bank of New Zealand Limited appointed me its attorney with the powers and authorities specified in that Deed.

2. On 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the rights, powers and property covered by the Deed have become the rights, powers and property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. On 18 August 2006 Arawata Investments Limited and Philodendron Investments Limited (**Amalgamating Companies**) among other companies, amalgamated with ANZ National Bank Limited to become ANZ National Bank Limited. Accordingly, on that date ANZ National Bank Limited (as the amalgamated company) succeeded to all the property, rights, powers, privileges, liabilities and obligations of each of the Amalgamating Companies under Part XIII of the Companies Act 1993.
4. At the date of this certificate, I am a Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
5. At the date of this certificate, I have not received any notice of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

**SIGNED** by the abovenamed )  
Attorney at Auckland on this )  
27<sup>th</sup> day of December 2007 )



Our Reference: 10773.1 (FNDC)

14 July 2025

Resource Consents Department  
Far North District Council  
JB Centre  
KERIKERI

Dear Sir/Madam

**RE: Proposed Minor Boundary Adjustment between two properties at Ness Road,  
Waipapa – D & B Hoult Limited**

I am pleased to submit application on behalf of D & B Hoult Limited, for a proposed minor boundary adjustment between two adjacent properties at Ness Road, Waipapa, zoned Rural Production. The application is a controlled activity.

The application fee of \$3,044 has been paid separately via direct credit.

Regards



Lynley Newport  
**Senior Planner**  
**THOMSON SURVEY LTD**