



Our Reference: 10825.s125

10 September 2026

Resource Consents Department  
Far North District Council  
JB Centre  
KERIKERI

Dear Sir/Madam

**RE: 2300464-RMAOBJ/A – Riddell Road, Kerikeri – application for s125 extension to Lapse Period**

I am pleased to submit application on behalf of Taraire Tahi Limited, owners of the land that is the subject of the above referenced consent, for a s125 request to extend the lapse period for RC 2300464 for a period of 2 years, resulting in amended lapse date of 5<sup>th</sup> October 2028. The application is attached.

The application fee has been paid separately via direct credit.

Regards

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

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

☐ Yes ☒ No

## 2. Type of consent being applied for

(more than one circle can be ticked):

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

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

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

☒ Yes ☐ No

## 4. Consultation

Have you consulted with iwi/hapū? ☐ Yes ☒ No

If yes, which groups have  
you consulted with?

Who else have you  
consulted with?

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

## 5. Applicant details

**Name/s:**

Taraire Tahi Limited (Irina Buchanan, Director)

**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:**

Lynley Newport at Thomson Survey Ltd

**Email:**

**Phone number:**

**Postal address:**

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

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

## 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:**

## 8. Application site details

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

|                            |                        |             |  |
|----------------------------|------------------------|-------------|--|
| Name/s:                    | see item 5             |             |  |
| Site address/<br>location: | Riddell Road           |             |  |
|                            | KERIKERI               |             |  |
|                            | Postcode               |             |  |
| Legal description:         | Pt Lot 3 DP 4149361878 | Val Number: |  |
| Certificate of title:      | NA91D/909              |             |  |

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.

There should be no requirement for a site visit. This application is for a s125 extension of lapse period only.

## 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.

Extension of lapse period pursuant to s125, in regard to 2300464-RMAOBJ/A, issued 5th October 2021.

An extension of 24 months is sought, meaning a new lapse date of 5th October 2028.

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

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

☐ 2009 ☒ 2023

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

☐ Yes ☒ No

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

(more than one circle can be ticked):

|                                                                 |                                |
|-----------------------------------------------------------------|--------------------------------|
| <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. Natural hazards (National Policy Statement for Natural Hazards 2025)

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

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

☐ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

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

## 14. Assessment of environmental effects:

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

Your AEE is attached to this application ☒ Yes

## 15. Draft conditions:

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

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

## 16. Billing Details:

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

|                                                                                           |               |          |
|-------------------------------------------------------------------------------------------|---------------|----------|
| <b>Name/s:</b> (please write in full)                                                     | as per item 5 |          |
| <b>Email:</b>                                                                             |               |          |
| <b>Phone number:</b>                                                                      | Work          | Home     |
| <b>Postal address:</b><br>(or alternative method of service under section 352 of the act) |               |          |
|                                                                                           |               | Postcode |

### 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.

|                                                |                |                         |
|------------------------------------------------|----------------|-------------------------|
| <b>Name:</b> (please write in full)            | Irina Buchanan |                         |
| <b>Signature:</b><br>(signature of bill payer) |                | <b>Date</b> 09-Sep-2026 |

## 17. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 18. Declaration

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

|                                    |                |                         |
|------------------------------------|----------------|-------------------------|
| <b>Name</b> (please write in full) | Irina Buchanan |                         |
| <b>Signature</b>                   |                | <b>Date</b> 09-Sep-2026 |

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

## Checklist of your information

*Please tick if information is provided*

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

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

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**Application to extend the lapse period of RC 2300464-RMAOBJ/A, pursuant to s125 of the Resource Management Act 1991 – Pt Lot 3 Riddell Road, Kerikeri.**

**1.0 BACKGROUND**

The original RC 2300464-RMAOBJ/A was issued on 5<sup>th</sup> October 2021, resulting in a lapse date of 5<sup>th</sup> October 2026. A copy of 2300464-RMAOBJ/A is attached in Appendix 1.

The consent holder is seeking an extension to the lapse period for the above referenced consent, **for a further 2 years, taking the lapse date out to 5<sup>th</sup> October 2028**. The reasons for the application for extension are outlined below.

**2.0 APPLICATION**

*Pursuant to section 125(1A), clause (b), application is made to extend the lapse period for RC 2300464-RMAOBJ/A for a period of two more years – to 5<sup>th</sup> October 2028.*

**3.0 PROPERTY DETAILS**

|                    |                                          |
|--------------------|------------------------------------------|
| Location:          | Riddell Road, Kerikeri                   |
| Legal description: | Pt Lot 3 DP 41493                        |
| Record of Title:   | NA91D/909 - copy attached as Appendix 2. |

**4.0 REASON FOR REQUEST**

The applicant purchased the land subject to RC 2300464-RMAOBJ/A, along with the property immediately to the north, Lot 2 DP 543664, which has a two stage consent in place for a multi lot Rural Residential subdivision (RC2260-RMACOM refers).

An extension of the lapse period under section 125 is sought for RC 2300464-RMAOBJ/A because the existing five-lot subdivision consent cannot practically be implemented in isolation from the adjoining 30-lot subdivision consent, RC 2260340-RMACOM.

The two subdivisions are physically and functionally linked through their access arrangements. The access approved under RC 2300464-RMAOBJ/A runs through the adjoining land that is now subject to RC 2260340-RMACOM, and the road layout approved under the newer 30-lot consent changes the way that access needs to connect and operate. As a result, the entry/access arrangement shown under the five-lot consent now needs to be varied so that it aligns with the approved road layout for the wider subdivision.

It would not be sensible to complete the legal survey, access works and other implementation steps under RC 2300464-RMAOBJ/A on the basis of the original access arrangement, only to then have to alter that survey and potentially redo physical works once the adjoining subdivision is implemented. The two consents therefore need to be coordinated so that the access, boundaries and associated legal arrangements work together as one coherent outcome.

The consent holder has been actively attempting to progress RC 2300464-RMAOBJ/A. Thomson Survey was engaged during 2025 to begin the survey and implementation process for the five-lot subdivision. However, because of the direct interface between the five-lot access and the proposed adjoining subdivision, the consent holder was advised that the legal survey and associated implementation work could not sensibly be finalised until the new subdivision consent had been granted and it was clear how the access arrangements between the two sites would ultimately work.

RC 2260340-RMACOM has only recently been granted. That consent now provides the necessary certainty around the wider road layout, but it also confirms that a variation to the access arrangement under RC 2300464-RMAOBJ/A is required before the five-lot subdivision can be properly completed. There has not been sufficient time since the granting of RC 2260340-RMACOM to prepare, obtain approval for and implement that variation before the lapse date of the five-lot consent.

The delay in implementing RC 2300464-RMAOBJ/A has therefore not arisen from inactivity or an intention to defer the development. Positive steps have been taken to progress the consent, including engaging Thomson Survey and commencing the survey process, but further implementation has necessarily been dependent on resolution of the adjoining subdivision and the common access arrangement. Work on this aspect is underway.

The section 125 extension is sought to provide sufficient time to complete the required variation, finalise the legal survey and then implement RC 2300464-RMAOBJ/A in a manner that is consistent with RC 2260340-RMACOM. This will avoid duplicated or redundant work and ensure the two approved subdivisions are implemented in a coordinated and practical manner.

## **5.0 STATUTORY CONSIDERATIONS**

A consent holder may apply for an extension of lapse period before the consent lapses (s125(1A) of the RMA) . Upon receiving an application for a s125 extension of lapse period, the consent authority must decide whether to grant an extension after taking into account—  
*(i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and*  
*(ii) whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and*  
*(iii) the effect of the extension on the policies and objectives of any plan or proposed plan.*

### Substantial Progress

Refer to section 4 above. I believe substantial progress has been and continues to be made in regard to RC 2300464-RMAOBJ/A. S348 right of way has been issued, with the s348 certificate also issued, in regard to the land in RC 2300464-RMAOBJ/A having right of way of the land subject to RC 2260340-RMACOM. Progress in giving effect to RC 2260340-RMACOM also continues to be made.

### Approvals of persons who may be adversely affected

The original consent was issued under delegated authority with no written approvals required and no affected persons identified. Extending the lapse period does not adversely affect any party.

### Objectives and Policies of a Plan or Proposed Plan

The consent was issued pursuant to the Operative Far North District Plan only. At the time it was issued, the PDP had not been notified. There have been no changes to the Operative District Plan's Objectives and Policies since the original consent was issued.

The property is zoned Rural Production under the Proposed District Plan Appeals Version (PDP-AV). The property is outside of any area over which a horticultural precinct layer has been imposed, confirming it is not regarded as highly productive or suitable for horticulture (mapped as Class 4 soils). RC 2300464-RMAOBJ/A was issued pursuant to the subdivision option in place at that time, providing for up to 5 lots of 2ha minimum area. Whilst this option no longer exists under the PDP-AV, the fact remains that RC 2300464-RMAOBJ/A is a current and valid consent. It provides for rural environment subdivision in a rural zone. It provides the ideal transition area between a rural residential subdivision and larger rural holdings. I do not consider the extending of lapse period has any adverse impact in terms of the objectives and policies of the PDP-AV.

## **6.0 CONCLUSION**

It is considered that the Far North District Council can grant an extension under s125 of Act to enable an extended timeframe within which to give effect to RC 2300464-RMAOBJ/A. It is **requested, therefore, that the Council grant approval to this s.125 application, and extend the lapse date for RC 2300464-RMAOBJ/A to 5<sup>th</sup> October 2028.**

Lynley Newport  
Senior Planner,  
THOMSON SURVEY LTD

Date 10<sup>th</sup> September 2026

## **7.0 LIST OF APPENDICES**

|                   |                                            |
|-------------------|--------------------------------------------|
| <b>Appendix 1</b> | RC 2300464-RMAOBJ/A                        |
| <b>Appendix 2</b> | RC 2260340-RMACOM – Stamped Approved Plans |
| <b>Appendix 3</b> | Record of Title                            |

## **Appendix 1**

RC 2300464-RMAOBJ/A



**Far North  
District Council**

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE DISTRICT PLAN  
DECISION ON RESOURCE CONSENT APPLICATION (Section 357A)**

**Resource Consent Number: 2300464-RMAOBJ/A**

**Pursuant to section 357D of the Resource Management Act 1991 (the Act), the Far North District Council hereby upholds the objection of:**

Philip Lindesay and Keith Ardern

**The activity to which this decision relates:**

An objection in relation to conditions of consent contained in 2300464-RMAOBJ/A, a consent granted to Lindesay Family Trust for Objection to RC 2300464. The conditions objected to are conditions 3(a) and 4(f) of RC 2300464-RMACOM.

**Subject Site Details**

Address: Pt Lot 3, Riddell Road, Kerikeri 0230  
Legal Description: Pt Lot 3 DP 41493  
Certificate of Title reference: 3362358

**The following changes to the following conditions as a result of the objection have been proposed.**

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

**Footpath:**

- (a) The consent holder shall submit to Councils Resource Consents Engineer or designate for approval, plans, specifications & details of all works to form of the proposed 1.5m wide concrete footpath to be constructed for a length of approximately ~~200m~~ 90m along the frontage of Lot 2 DP 543664 up to the upgraded vehicle crossing required by condition 4(b) of this consent. Such works shall be designed by a Chartered professional engineer and in general accordance with the Council's district plan section 15.1, appendix 3B-1, Engineering Standards and NZS4404:2004.

4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall ensure that the following works are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans (if any) to the final inspection by the Council's Consents Engineer or designate: -

**Footpath:**

- (f) Construct the ~~200m-long~~, 1.5m wide concrete footpath in accordance with the approved plans and details submitted under condition 3(a).

**Council has upheld the objection as proposed above. For the purpose of clarity the complete conditions of consent are as follows:**

**Decision A – Subdivision:**

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, titled 'Proposed Subdivision of Pt Lot 3 DP 41493 and easement over Lot 2 DP 543664', prepared for Lindesay, reference number 9898, dated 22/07/2021 and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
  - (a) All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

**Footpath:**

- (a) The consent holder shall submit to Councils Resource Consents Engineer or designate for approval, plans, specifications & details of all works to form of the proposed 1.5m wide concrete footpath to be constructed for a length of approximately 90m along the frontage of Lot 2 DP 543664 up to the upgraded vehicle crossing required by condition 4(b) of this consent. Such works shall be designed by a Chartered professional engineer and in general accordance with the Council's district plan section 15.1, appendix 3B-1, Engineering Standards and NZS4404:2004.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall ensure that the following works are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans (if any) to the final inspection by the Council's Consents Engineer or designate: -

**Crossing and Right of Way**

- (a) Prior to earthworks commencing on the site, install sediment control measures in accordance with Auckland Council document GD05. The measures are to be maintained until such time as non-erodible cover has been established over the site.
  - (b) Upgrade the existing crossing to ROW C, to a formed and concreted or sealed double width entrance which complies with the Councils Engineering Standard FNDC/S/6 and 6B, section 3.3.7.1 of the Engineering Standards and NZS4404:2004. Concrete or seal the entrance plus splays for a minimum distance of 6m from the existing seal edge.
  - (c) Provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded.
  - (d) Provide a formed and metalled access on ROW easements A, B & C to a 5m carriageway width, ROW easement D, E & F to a 3m carriageway width with passing bays provided to comply with Rule 15.1.6.1.2 of the Far

North District Plan. Any gradients that are steeper than 1:5 on the right of way need to have a concrete carriageway, to comply with Appendix 3B-1 of the Far North District Plan. The metalled formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff. For ROW easements A, D and E provide swale drains to direct the stormwater runoff to the north, to discharge to the natural flow path within lot 2 DP 543664. For ROW easements E & F provide swale drains to direct stormwater runoff towards the natural flow path within Lot 5 DP543664.

- (e) Provide to Council written confirmation from a Licensed Cadastral surveyor that the access carriageway is fully contained within the easements provided for access.

**Footpath:**

- (f) Construct the 1.5m wide concrete footpath in accordance with the approved plans and details submitted under condition 3(a).

**Consent Notices:**

- (g) Secure the conditions 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) In conjunction with the construction of any building on the lot greater than 100m<sup>2</sup> or combined impermeable surfaces greater than 600m<sup>2</sup> on site, the lot owner shall submit, in conjunction with an application for building consent, and for the approval of Council, the design of stormwater mitigation measures to limit stormwater flows from the lot to the pre development level for rainfall events up to and including those with a 10% AEP, plus an allowance for climate change. The report shall be prepared by a Chartered Professional Engineer or a suitably qualified and experienced practitioner. **[Lots 1 - 5]**
  - (ii) In conjunction with the construction of any building on the lot which requires a wastewater treatment & effluent disposal system, the lot owner shall submit with an application for building consent an onsite wastewater report prepared by a Chartered Professional Engineer or a Council approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area. **[Lots 1 - 5]**
  - (iii) In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of tank or other approved means and is to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509. **[Lots 1 - 5]**

- (iv) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner. **[Lots 1 - 5]**
- (v) No more than one dog and one cat shall be introduced or kept on the lot at any time. Any dog must be micro-chipped and have a current kiwi aversion trained certification. Any dog must be within a dog-proof fenced area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must be kept inside or be tied up. Any cat is to be neutered/spayed, microchipped and kept inside at night.

Prior to the introduction or keeping of any dog or cat on either lot, the occupier must provide to the Resource Consents Monitoring Officer of Far North District council the following:

- i. A photograph of the cat or dog;
- ii. Written confirmation that the cat or dog has been microchipped
- iii. For any dog written confirmation that the dog has current kiwi aversion training certification along with the expiry date for the certification.
- iv. For any dog a plan showing the extent to the dog proof fenced area.
- v. For any cat written confirmation that the cat has been neutered.

**[Lots 1 – 5]**

#### **Decision B – Landuse:**

1. The activity shall be carried out in accordance with Decision A conditions 3(a) and conditions 4(f) for the required new concrete footpath.

#### **Advice Notes**

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

#### **Reasons for the Decision to uphold the Objection (pursuant to Section 357D(2):**

1. Council has discussed the applicant's objection to provide 200m of footpath due to the estimated cost and the alternative 90m of footpath proposed with Council's Roding Department (NTA). NTA have advised that as the subdivision is creating and intensity of residential development (which is an urban activity), the appropriate road formation in this area is urban (Type B). Therefore, it is advised that development in this area should provide a fair share of upgrades towards making the road Urban

Type B.

2. NTA have also advised that upgrading the road in this area is important for road safety. Currently, the existing road is built to a rural standard which includes a narrow carriageway without a contiguous footpath. This means that road users who are not in cars (such as pedestrians, potentially people in wheelchairs or other mobility devices or visually impaired persons – 15 per cent of the global population) must walk on the road. With each subdivision, the number of vehicles using the roads in this area increases, as does the demand for pedestrians to walk into the Kerikeri Town Centre due to the proximity. Due to the increase of Vehicles and pedestrians in this area, NTA have advised that there is a higher risk for crashes and accidents, or for pedestrians feeling unsafe in this area if a foot path is not provided.
3. The objection was discussed with the Resource Consent Engineer who has advised that, they would support the recommendations and advice from NTA.
4. Council offered a compromise to the applicant on a without prejudice basis. This was for the applicant to provide a footpath up to the entrance to Lot 1 DP 543664 which would be about 150m in total on the basis that this property has the potential to be subdivided as a controlled activity and a further extension could be required at that time. . NTA advised that they would support this offer should the applicant agree to it.
5. Following Council's offer as detailed above, the applicant advised that a recent subdivision adjoining the subject site also required footpath to be constructed, but it only required 22.3m of footpath to be constructed for each additional Lot in that subdivision. The applicant has advised that on this basis, their subdivision would only need to provide approximately 90m of footpath and Council should be consistent in their decisions.
6. It is noted that the subdivision referred to was required to provide along its frontage up to the point where the majority of the new lots would gain access. Council notes the applicants comment on the need to remain consistent in with its decisions and it is considered that reducing the length of the required footpath to the entrance point to this subdivision would be appropriate. This would also reduce the length of the required footpath to approximately 90m. Further, this matter has been discussed with NTA who have confirmed by way of email that they accept the lesser amount of 90m as the rationale behind this amount is fair and reasonable.
7. Based on the discussion above, it is recommended that the objection be upheld.

**Approval**

This decision has been prepared by Hannah Kane, Resource 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, Principal Planner**  
**Date: 5<sup>th</sup> October 2021**

**Right of Appeal**

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 358 of the Resource Management Act 1991) to appeal the decision. The notice of appeal must be in the prescribed form, stating reasons for the appeal and shall be lodged with the Environment Court within 15 working days of the receipt of this decision. Any person lodging an appeal shall ensure that a copy of the notice of appeal is served on Council at the same time as the notice is lodged with the Environment Court.

**Lapsing of Consent**

Pursuant to section 125 of the Resource Management Act 1991, this resource consent, as amended as a result of this decision on an objection, 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.



### MEMORANDUM OF EASEMENTS

| PURPOSE              | SHOWN       | SERVIENT TENEMENT | DOMINANT TENEMENT |
|----------------------|-------------|-------------------|-------------------|
| RIGHT TO DRAIN WATER | (A) (B)     | LOT 2 DP 543664   | LOTS 1 - 5 HEREON |
|                      | (D) (E) (F) | LOT 5 HEREON      | LOTS 1 - 4 HEREON |

### MEMORANDUM OF EASEMENTS

| PURPOSE                                        | SHOWN       | SERVIENT TENEMENT | DOMINANT TENEMENT |
|------------------------------------------------|-------------|-------------------|-------------------|
| RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY | (A) (B) (C) | LOT 2 DP 543664   | LOTS 1 - 5 HEREON |
|                                                | (D)         | LOT 5 HEREON      | LOTS 1 - 4 HEREON |
|                                                | (E)         | LOT 5 HEREON      | LOTS 3 & 4 HEREON |
|                                                | (F)         | LOT 5 HEREON      | LOT 4 HEREON      |

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.

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

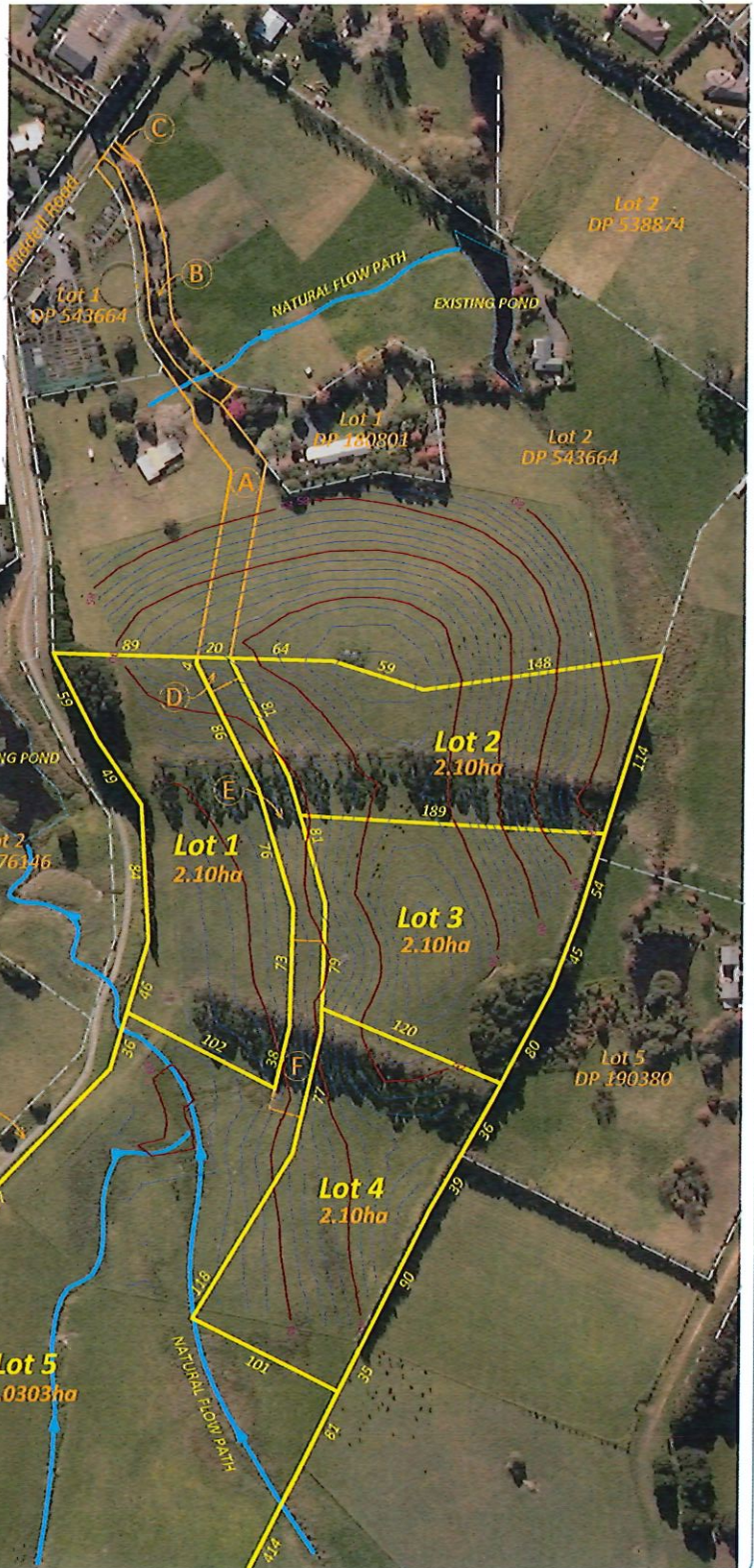
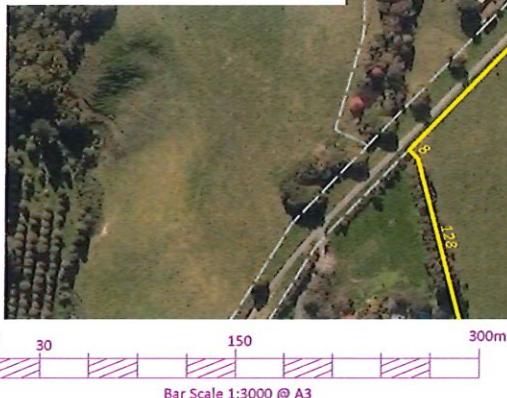
Comprised in: CFR NA91D/909

Total Area: 22.4303ha

Zoning: Rural Production

Resource features: NIL

CONTOUR 1m MINOR 5m MAJOR  
BY RTK GPS



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 PT LOT 3 DP 41493 AND EASEMENT OVER LOT 2 DP 543664

PREPARED FOR: LINDSEY

| Survey   | Name     | Date     |
|----------|----------|----------|
| Design   | Design   | 15.12.20 |
| Drawn    | Drawn    | 22.07.21 |
| Approved | Approved | 22.07.21 |
| Rev      | Rev      | 22.07.21 |

| ORIGINAL | SHEET |
|----------|-------|
| SCALE    | SIZE  |
| 1:3000   | A3    |

Surveyors Ref. No:

9898

Sheet 1 of 1

## **Appendix 2**

RC 2260340-RMACOM –  
Stamped Approved Plans

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**Amalgamation Condition:**

That Lot 201 be held as to eight undivided one-eighth shares by the owners of Lots 1 - 8 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.

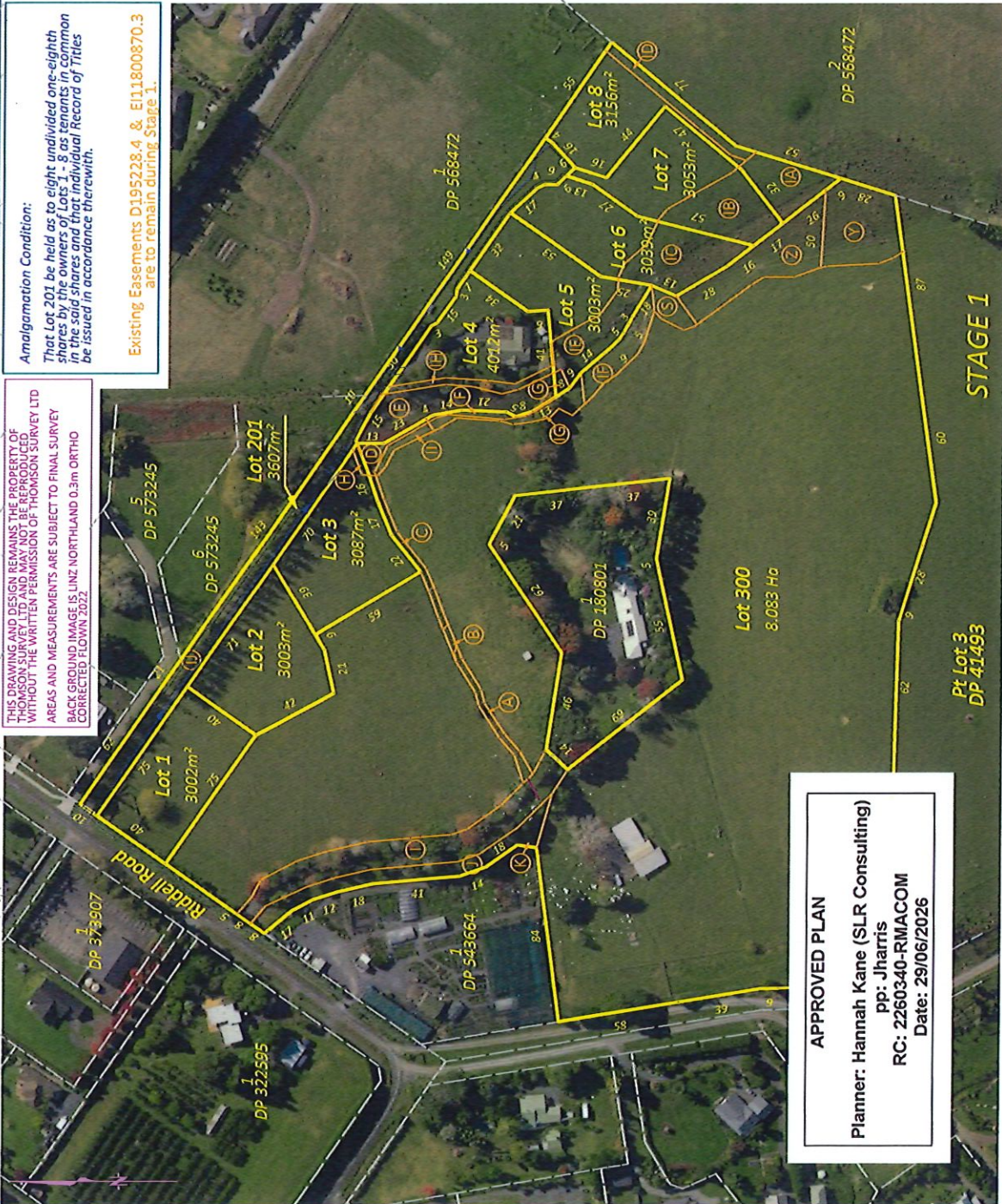
Existing Easements D195228.4 & E11800870.3 are to remain during Stage 1.

| EXISTING EASEMENTS                                           |         |                   |                   |
|--------------------------------------------------------------|---------|-------------------|-------------------|
| PURPOSE                                                      | SHOWN   | SERVIENT TENEMENT | CREATING DOCUMENT |
| RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER | ①       | LOT 300           | D195228.4         |
| RIGHT TO DRAIN WATER                                         | ①       | LOT 300           | 11800870.3        |
|                                                              | A B C D |                   |                   |
|                                                              | E F     |                   |                   |
|                                                              | G       |                   |                   |
| MEMORANDUM OF EASEMENTS                                      |         |                   |                   |
| PURPOSE                                                      | SHOWN   | SERVIENT TENEMENT | DOMINANT TENEMENT |
| RIGHT TO DRAIN WATER                                         | E       | LOT 4             | LOT 300           |
|                                                              | G       | LOT 5             |                   |
|                                                              |         |                   |                   |
|                                                              |         |                   |                   |
| MEMORANDUM OF EASEMENTS IN GROSS                             |         |                   |                   |
| PURPOSE                                                      | SHOWN   | SERVIENT TENEMENT | GRANTEE           |
| Right to Convey Electricity                                  | U       | LOT 201           | Top Energy Ltd    |
| Right to Convey Telecommunications                           | U       | LOT 201           | Chorus NZ Ltd     |

AREAS SHOWN Y, IA, ID, IB, Z, IC, S, IF, IE, IG, IH, II, & H ARE TO BE SUBJECT TO VEGETATION PROTECTION

Comprised in: RT 918967 & Easement Over NA91/909

This drawing has been prepared solely for the use intended and must not be used for any other purpose. Thomson Survey Ltd does not accept liability for this plan, or any data contained on this plan, to be used for any other purpose.



**APPROVED PLAN**  
Planner: Hannah Kane (SLR Consulting)  
pp: Jharris  
RC: 2260340-RMACOM  
Date: 29/06/2026

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.

**THOMSON SURVEY**  
315 Kerikeri Rd  
P.O. Box 372, Kerikeri  
Email: kerikeri@tsurvey.co.nz  
Ph: (09) 4077360 Fax: (09) 4077332

Registered Land Surveyors, Planners & Land Development Consultants

**Proposed Subdivision of Lot 2 DP 543664  
& Easement over Pt Lot 3 DP 41493**

39 Riddell Road, Kerikeri

Stage 1  
PREPARED FOR: Taraine Tahi Ltd

| Name                      | Date | ORIGINAL SHEET SIZE |
|---------------------------|------|---------------------|
| Survey                    |      |                     |
| Design                    | SL   | 17.12.25            |
| Drawn                     | SL   | 1:2000              |
| Approved                  |      | A3                  |
| Rev                       | SL   | 26.06.26            |
| 10825 Scheme 26.06.26.LCD |      |                     |

Survey Ref No: 10825

Sheet 1 of 2

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Amalgamation Conditions:

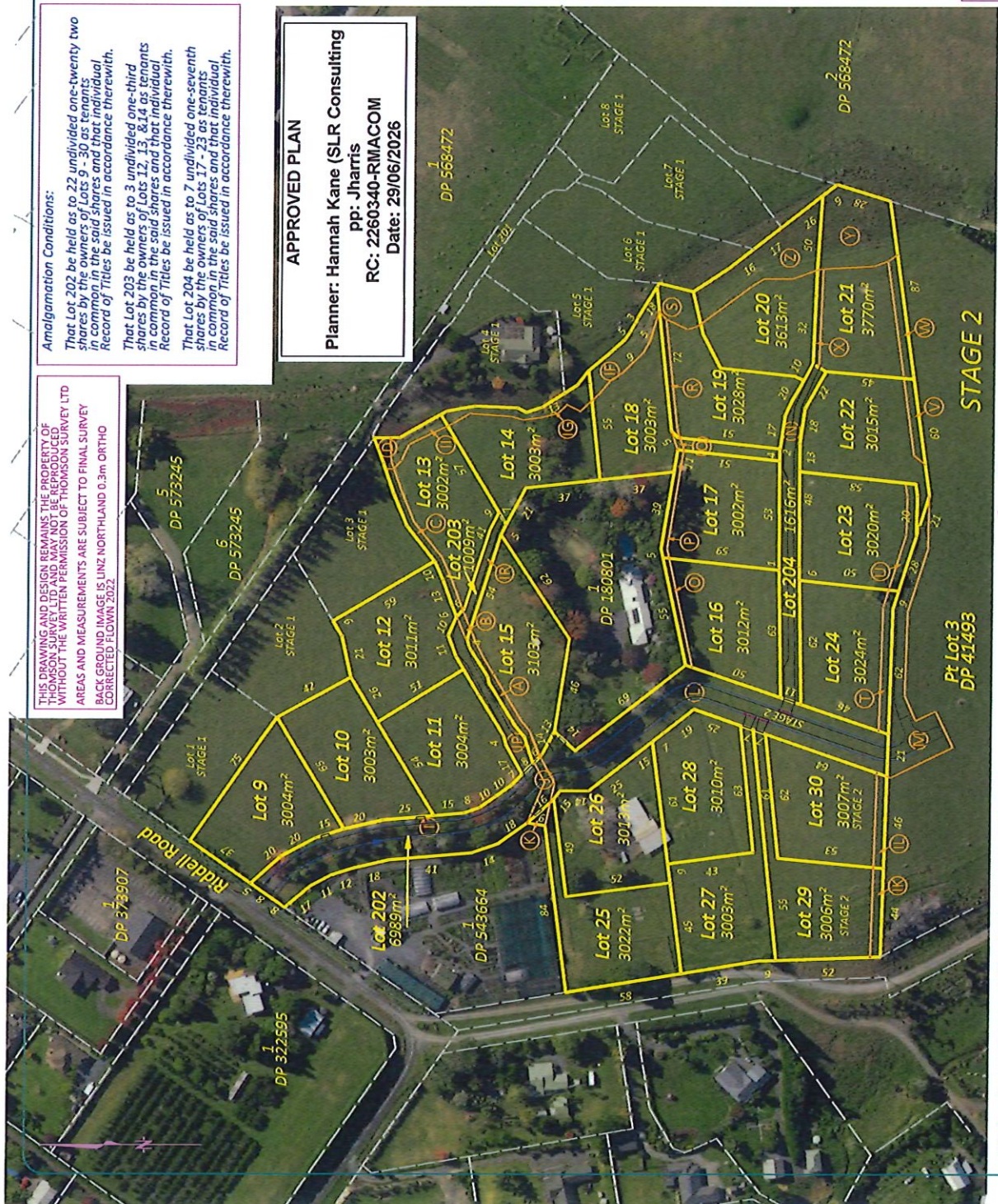
That Lot 202 be held as to 22 undivided one-twenty two shares by the owners of Lots 9 - 30 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.

That Lot 203 be held as to 3 undivided one-third shares by the owners of Lots 12, 13, & 14 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.

That Lot 204 be held as to 7 undivided one-seventh shares by the owners of Lots 17 - 23 as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith.

APPROVED PLAN

Planner: Hannah Kane (SLR Consulting)  
pp: Jharris  
RC: 2260340-RMACOM  
Date: 29/06/2026



MEMORANDUM OF EASEMENTS

| PURPOSE                                                      | SHOWN | SERVIENT TENEMENT | DOMINANT TENEMENT |
|--------------------------------------------------------------|-------|-------------------|-------------------|
| RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER SUPPLY | (M)   | Pt Lot 3 DP 41493 | LOTS 22 - 24      |
|                                                              | (L)   | LOT 202           | LOT 1 DP 180801   |

SCHEDULE OF EASEMENTS IN GROSS (OPTIONAL)

| PURPOSE              | SHOWN | SERVIENT TENEMENT | GRANTEE                    |
|----------------------|-------|-------------------|----------------------------|
| RIGHT TO DRAIN WATER | (J)   | LOT 202           | FAR NORTH DISTRICT COUNCIL |
|                      | (K)   | LOT 25            |                            |
|                      | (A)   | LOT 15            |                            |
|                      | (B)   | LOT 203           |                            |
|                      | (C)   | LOT 13            |                            |

Existing Easements to be Cancelled:

D195228.4 & E11800870.3

Note: s243 cancellation certificate from FNDC is required to be issued at the same time as 223 certification

AREAS SHOWN Y, Z, S, IF, IG, II, D, V, W, IK, IL, T, & U ARE SUBJECT TO EXISTING VEGETATION PROTECTION CREATED BY STAGE 1, AND ARE TO REMAIN

Comprised in: RT 918967 & Easement Over NA91/909

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.



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Registered Land Surveyors, Planners & Land Development Consultants

Proposed Subdivision of Lot 2 DP 543664 & Easement over Pt Lot 3 DP 41493

39 Riddell Road, Kerikeri

STAGE 2

PREPARED FOR: Taraire Tahi Ltd

| Name     | Date     | ORIGINAL SHEET SIZE |
|----------|----------|---------------------|
| Survey   |          | SCALE               |
| Design   |          | 1:2000              |
| Drawn    | 23.06.26 | A3                  |
| Approved |          |                     |
| Rev      |          |                     |

Surveyors Ref. No: 10825

Sheet 2 of 2

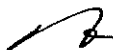
## **Appendix 3**

### Record of Title



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA91D/909**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 March 1994

**Prior References**  
NA54D/229

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**Estate** Fee Simple  
**Area** 22.4303 hectares more or less  
**Legal Description** Part Lot 3 Deposited Plan 41493  
**Registered Owners**  
Taraire Tahī Limited

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**Interests**

Fencing Agreement in Transfer 144098  
Fencing Agreement in Transfer 284793  
Appurtenant hereto is a right of way created by Transfer 550201  
13539574.3 Mortgage to Philip Edward Lindesay, Keith Frederick Ardern, Clare Lindesay and Trustee Services (1997)  
Limited - 2.3.2026 at 4:35 pm

