

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 type="radio"/> Subdivision | <input checked="" type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input checked="" type="radio"/> Other (please specify) <u>Minor Variation pursuant to s127 of the Act/Karetu Pastoral</u> | |

* 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:

Karetu Pastoral 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)

Home

Postcode

0245

** 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

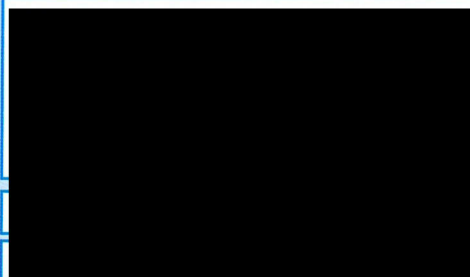
8. Application Site Details

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

Name/s:

Karetu Pastoral Limited

**Site Address/
Location:**



Postcode

Legal Description:

Number:

Certificate of title:

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

Site visit requirements:

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

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

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

9. Description of the Proposal:

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

Extension of lapse period for RC 2300356-RMASUB, pursuant to s125; and
Minor variation to Condition 1 of RC 2300356-RMASUB, pursuant to s127.

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)

Karetu Pastoral Limited

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)

Laurel Marie Simon

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. 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)

Laurel Marie Smith

Signature:

[Redacted 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.



**SURVEYORS AND RESOURCE
PLANNERS**

Our Reference: 9806.s125 & 127

25 August 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

**RE: Extension of Lapse Period (s125) and minor variation (s127) – RC 2300356-
RMASUB – Karetu Pastoral Limited – 965 SH 1, Okaihau**

I am pleased to submit application on behalf of Karetu Pastoral Limited, for an extension of lapse period, and minor variation, to RC 2300356-RMASUB, on land at Okaihau zoned Rural Production. The application is a discretionary activity.

The application should be processed in conjunction with a related s348 Right of Way application being lodged for the same party on the same day.

The application fees (combined) of \$1,968 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Karetu Pastoral Limited

Minor s127 APPLICATION

RC 2300356-RMASUB

Application to extend lapse period pursuant to s125

State Highway 1, Okaihau

PLANNER'S REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 s127 minor variation

RC 2300346-RMASUB was issued on 23rd December 2021. Since that time there have been some works internal to the site and also design works in regard to the crossing standard being required by NZTA. Ongoing discussions and negotiations with the owners of adjacent properties on either side of the application site's leg-in have been taking place with regard to access design and layout.

The upshot of those discussions is to now move the extra legal width right of way necessary for the subdivision consent, from eastern side of the existing leg-in, to the western side. Separate application for right of way over that western property has been lodged concurrently with this application for a change to conditions of resource consent. The granting of that right of way enables the scheme plan to be updated accordingly, which in turn necessitates this application for minor variation.

Conditions of RC 2300356 require all easements in the memorandum to be fully granted and reserved, and this will still be the case. The consent also requires ROW easement "A" and "B" to 5m finished metalled carriageway. This will still be the case. ROW easement "C" is to be to 3m plus passing bay standard and this will still be the case.

Compliance with NZTA's upgrading requirements as specified in condition 4(g) of RC 2300356 can still be achieved.

The changes being requested are solely related to legal boundaries of rights of way and not related to physical works requirements.

The amended Scheme Plans are attached in Appendix 2. Location map and Record of Title are attached in Appendices 3 & 4 respectively.

1.2 s125 application

RC 2300346-RMASUB was issued on 23rd December 2021 and will lapse on 23rd December 2026 unless given effect to before that date.

Given the time it has taken to reach agreement around right of way arrangements, and the time it may then take to give effect to those right of way arrangements, the consent holders seek to **extend the lapse period for RC 2300356-RMASUB, for 3 years, meaning it will lapse on 23rd December 2029.**

1.3 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and for an extension to the lapse period (s125). A s127 application is regarded as a **discretionary** 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.

2.0 PROPERTY DETAILS

Location:	State Highway 1, Okaihau
Legal description:	Lots 2 & 3 DP 180134
Record of Title:	NA121C/560

3.0 SITE DESCRIPTION

The physical characteristics of the site unchanged from when the original consent was granted. The application site is zoned Rural Production in the Operative and Proposed District Plans. No resource features apply. Access is off state highway and NZTA has already provided written approval for that access, subject to conditions.

That access is to a narrow leg-in within the application site. Land on either side of the leg-in is in pasture and reasonably level ground.

4.0 s.127 COMPONENT

4.1 Changes requested and explanation

The variation is to change condition 1 relating to the scheme plan.

Condition 1 currently reads:

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Limited, Surveyors reference 9806, dated 14 December 2020, and attached to this consent with the Council's "Approved Stamp" affixed to it.

The change to rights of way require the following amendment:

The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Limited, Surveyors reference 9806, "Proposed Subdivision of Lots 2 & 3 DP 180134 & easement over Lot 1 DP 146406", dated ~~14 December 2020~~ [] and attached to this consent with the Council's "Approved Stamp" affixed to it.

No other changes are necessary.

A copy of the draft LT Plan attached to the s348 application is attached to this application in Appendix 5.

4.2 Statutory Requirements under s127

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application. Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act. The Assessment of Effects only addresses the effects of the change, as specified in s127.

S104

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. In this instance the only changes relate to boundaries of easements and nothing more. There are no environmental effects.

Relevant Provisions of planning instruments

The changes only relate to lines on a scheme plan. There are no planning instruments of relevance to those changes.

Part 2 Matters

Similarly, the changes do not require any further consideration under s5-8, Part 2 of the Act.

4.3 Consultation

Under Section 127(4) of the Act:

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

The original application was processed on a non-notified basis, under delegated authority. The consent holder has discussed easements with the adjacent property owner. NZTA's conditions will still be met with no change to physical aspects of the upgrading works being required.

4.4 Conclusion

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plans and the Regional Policy Statement, and Part 2 of the Resource Management Act. There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. It is therefore requested that the Council grant approval to the minor s.127 application on a non notified basis.

5.0 s.125 COMPONENT

Consent is sought to extend the lapse period of RC 2300345-RMASUB by three years, bring the lapse date to 23rd December 2029.

5.1 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

The consent holders have held meetings with the adjacent landowner in regard to access arrangements. Thomson Survey Limited has also done preliminary design work and drawings in regard to the crossing to state highway and internal access. The original agreed arrangements for additional width to be added for right of way did not come to fruition, so discussions were renewed with the adjacent landowner to look at alternatives. The parties have reached agreement. Progress continues to be made as a result of that agreement, with the lodging of applications for a s348 and variation to the original consent being the first step.

Approvals of persons who may be adversely affected

The original consent was issued under delegated authority with no affected persons identified. The only affected person is the same party with whom ongoing discussions have been held in regard to the access and legal width of right of way. An extension to lapse period is not considered to 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. There have been no changes to the Operative District Plan's Objectives and Policies since the original consent was issued. Although the Proposed Plan has been notified since the original consent was granted, I do not believe extending the period within which it can be given effect to need be considered against the Proposed District Plan's objectives and policies, especially when the PDP rules are yet to have any legal effect.

5.2 CONCLUSION

It is considered that the Far North District Council can grant an extension under s125 of Act to enable an extended, and sufficient, timeframe within which to give effect to RC 2300356-RMASUB. It is **requested that the Council grant approval to this s.125 application, and extend the lapse date for RC 2300356-RMASUB for three years, out to 23rd December 2029.**

Reports prepared by:



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date 25th August 2025

6.0 LIST OF APPENDICES

Appendix 1	RC 2300536-RMASUB
Appendix 2	Draft updated scheme plans
Appendix 3	Location Map
Appendix 4	Record of Title
Appendix 5	Draft Title Plan accompanying s348 application

Appendix 1

RC 2300536-RMASUB



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN

DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)

Resource Consent Number: 2300356-RMASUB

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

Karetu Pastoral Limited

The activity to which this decision relates: proposed 5 lot subdivision and creation of right of way

Subject Site Details

Address: Lot 2, State Highway 1, Okaihau 0475

Legal Description: Lots 2, 3 DP 180134

Record of Title reference: NA-121C/560, RT-39623

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

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey Limited, Surveyors reference 9806, dated 14 December 2020, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:

- (a) Submit to Councils Development Engineer or duly designated officer for approval, plans, specifications & details of all works on legal road and works which are to vest in Council for the approval of Council prior to commencing construction. Such works shall be designed in accordance with the Council's Engineering Standards and Guidelines 2004 (revised March 2009) and NZS4404:2004.

In particular the plans and details shall show:

- Formed and metalled access on ROW easement "A" and B to 5m finished metalled carriageway width.
 - Formed and metalled access on ROW easement "C" to 3m finished metalled carriageway width with passing bays provided to comply with Rule 15.1.6.1.2 of the Far North District Plan.
 - Formed and metalled access on ROW easement "J", "K" and "L" to 3m finished metalled carriageway width.
 - All carriageway 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.
 - Culvert pipe on ROW Easement "E".
 - Stormwater drainage and construction for R.O.W and disposal to control structures.
 - The proposed stormwater control works to be in place prior to and during construction.
 - Earthworks including proposed erosion and sediment control measures required to undertake the development of the site
- (b) Following approval of the plans and selection of the contractor, provide to Council:
- Details of the successful contractor.
 - Details of the planned date and duration of the contract.
 - Details of the supervising engineer.
 - A traffic management plan.
- (c) Provide an assessment and recommendations for improvements (if any), from a Chartered Professional Engineer, for approval of Council's Resource Consents Engineer or designate, of the existing culvert pipes located on proposed ROW "C" and "G" which provides access to Lot 2-4. The assessment should cover whether the condition of the culvert pipe is safe, suitable and reasonable for residential and rural type use.

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

- (a) Undertake and complete the works identified on the engineering plans approved under condition 3(a) above.

- (b) Upon completion of the works specified in condition 4(a) above, provide certification (PS3 / Schedule 1b) of the work from contractor(s) that all work has been completed in accordance with the approved plans.
- (c) Provide vehicle crossing from ROW C to ROW J which is constructed to FNDC/S/6 and 6B standards (Double width crossing) and complies with the requirements of FNDC Engineering Standards and Guidelines 2004 – Revised 2009 and NZS 4404:2004.
- (d) Provide a formed vehicle crossing from ROW C to Lot 1 which is constructed to FNDC/S/6 and 6B standards (Single width crossing) and complies with the requirements of FNDC Engineering Standards and Guidelines 2004 – Revised 2009 and NZS 4404:2004.
- (e) Provide written confirmation that recommendations for improvements (if any required) to the existing culvert pipes contained within the Chartered Engineer's assessment supplied to meet condition "3" have been completed to the satisfaction of the said Engineer.
- (f) Provide to Council written confirmation from a Licensed Cadastral surveyor that the access carriageway is fully contained within the easements provided for access.
- (g) Provide evidence that the New Zealand Transport Agency has issued a notice pursuant to Section 93 of the Government Rounding Powers Act 1989 confirming that the NZTA's requirements have been complied with such that the State Highway Limited Access Road, insofar as it affects the land in questions, may be declared a road for the purposes of providing access to the subdivision. When contacting NZTA to obtain the Section 93 notice, please ensure you quote the following NZTA reference number LUD 2020-1154.
- (h) 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) All habitable buildings or Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be prepared by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted in conjunction with the Building Consent application.

[All Lots]

- (ii) 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 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.

[All Lots]

- (iii) In conjunction with the construction of any building > 30m² or site combined impermeable surfaces > 600m², the lot owner shall submit in conjunction with obtaining building consent for the approval of Council a report prepared by a suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from allotment to the pre development level for rainfall events up to those with a 10% and 1%AEP including an allowance for climate change.

[Lots 1-4]

- (iv) In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a Onsite Waste water Report prepared by a Chartered Professional Engineer or an approved Council Report Writer. The report shall reference the Site Suitability Report, produced by GWE Consulting Engineers, dated 12th October 2021, job ref# J3159 submitted with RC 2300356, and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

[Lots 1-4]

- (v) 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.

[All Lots]

- (vi) No occupier of, or visitor to the site, shall keep or introduce to the site carnivorous or omnivorous animals (such as cats, dogs or mustelids). A maximum of one dog is excluded from this condition where the owner has provided evidence to council's resource consents monitoring officer that the dog is:

- micro-chipped,
- within a dog proof fence area, on a lead or under effective control at all times when outside the fenced area,
- kept in a kennel or tied up at night.
- Kiwi Aversion Trained on an annual basis.

- (vii) Prior to the keeping of introduction of any working dog to the site the occupier must provide the following to the Councils Resource Consent Monitoring Officer:-

- A photograph of the dog;
- Written confirmation that the dog(s) have been micro-chipped;
- A plan showing the extent of the dog proof fenced area;
- For any dog written confirmation that the dog has current kiwi aversion training certification along with the expiry date for the certification

[Lots 1-4]

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

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The application is for a Restricted Discretionary resource consent, as such under 104C only those matters over which council has restricted its discretion have been considered, these matters listed in section 13.8.1 of the District Plan.
3. District Plan Rules Affected:
Adverse effects will be minor:
It is considered the relevant and potential effects have been addressed within the assessment of effects above, and it has been concluded that the adverse effects will be less than minor.

Objectives and policies of the District Plan:

As a restricted discretionary activity it is considered that the objectives and policies are supported by the requirements and the development is anticipated. Therefore it is considered that the proposal is not contrary to the relevant objectives and policies of the District Plan.

4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
 - a) The Northland Regional Policy Statement 2018
 - b) Northland Regional Plan 2019
5. No other non – statutory documents were considered relevant in making this decision.
6. No other matters were considered in relevant in making this decision.
7. 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.
8. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

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



Trish Routley Team Leader Resource Consents

Date: 23 December 2021

Decision Amended Pursuant to s133A of the Resource Management Act:



Simeon McLean
Team Leader Resource Consents

21 June 2022

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.

EXISTING EASEMENTS

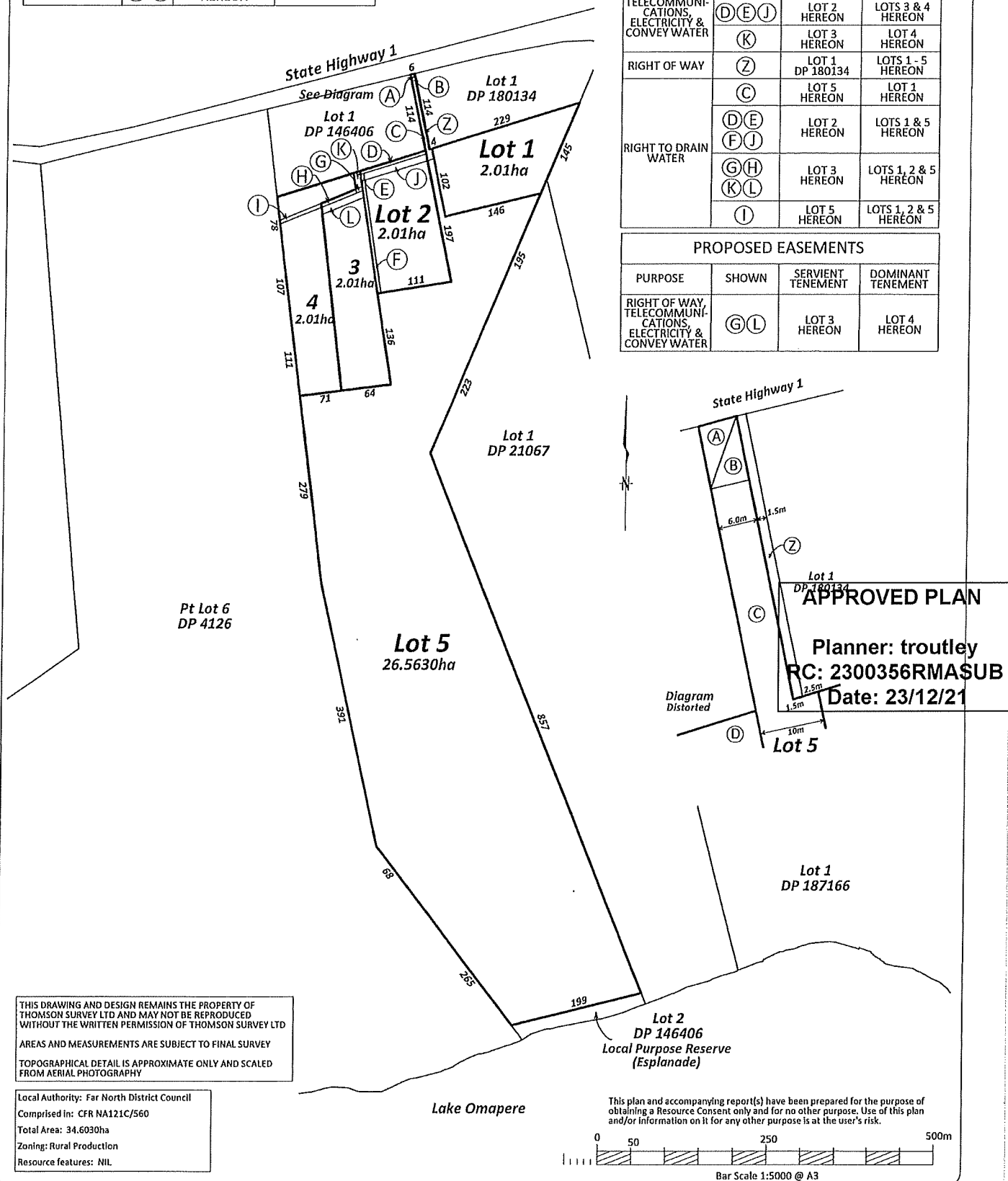
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A) (B)	LOT 5 HEREON	E.C. D226304.3

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER	(A) (B) (C)	LOT 5 HEREON	LOTS 1 - 4 HEREON
	(D) (E) (J)	LOT 2 HEREON	LOTS 3 & 4 HEREON
	(K)	LOT 3 HEREON	LOT 4 HEREON
RIGHT OF WAY	(Z)	LOT 1 DP 180134	LOTS 1 - 5 HEREON
RIGHT TO DRAIN WATER	(C)	LOT 5 HEREON	LOT 1 HEREON
	(D) (E)	LOT 2 HEREON	LOTS 1 & 5 HEREON
	(F) (J)	LOT 3 HEREON	LOTS 1, 2 & 5 HEREON
	(G) (H)	LOT 3 HEREON	LOTS 1, 2 & 5 HEREON
	(K) (L)	LOT 5 HEREON	LOTS 1, 2 & 5 HEREON
	(I)	LOT 5 HEREON	LOTS 1, 2 & 5 HEREON

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER	(G) (L)	LOT 3 HEREON	LOT 4 HEREON



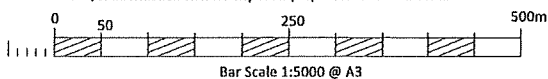
APPROVED PLAN

Planner: troutley
RC: 2300356RMA\$UB
Date: 23/12/21

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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 NA121C/560
Total Area: 34.6030ha
Zoning: Rural Production
Resource features: NIL

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Bar Scale 1:5000 @ A3



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www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
LOTS 2 & 3 DP 180134 &
EASEMENT OVER LOT 1 DP 180134**
PREPARED FOR: B. JONES

Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
Drawn	KY	18.08.20	1:5000	A3
Approved				
Rev	KY	14.12.20		
9806 Scheme 20201214.lcd				

Surveyors
Ref. No:
9806
Sheet 1 of 1

Appendix 2

Draft updated scheme plans

EXISTING EASEMENTS

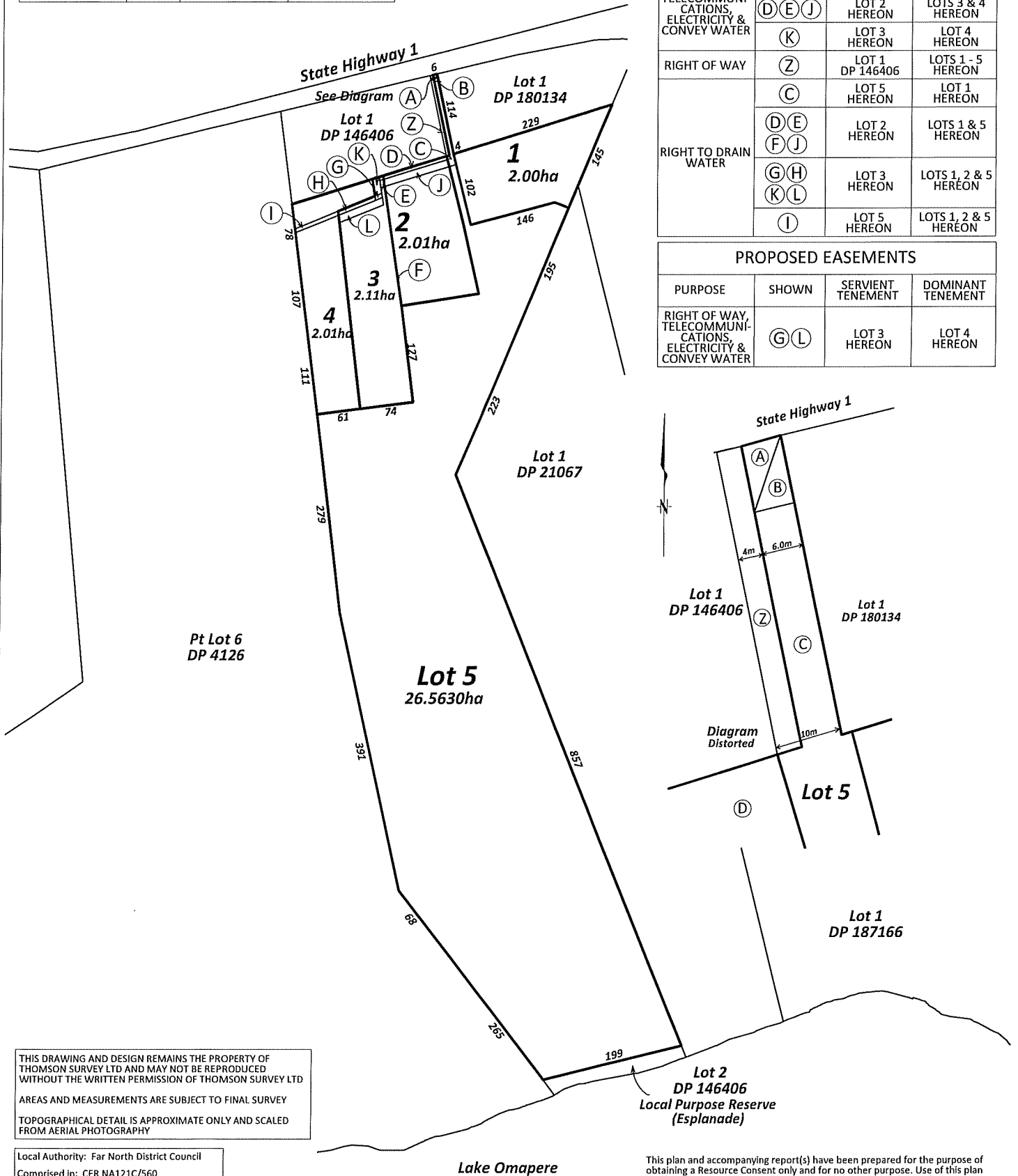
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A) (B)	LOT 5 HEREON	E.C. D226304.3

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER	(A) (B) (C)	LOT 5 HEREON	LOTS 1 - 4 HEREON
	(D) (E) (J)	LOT 2 HEREON	LOTS 3 & 4 HEREON
	(K)	LOT 3 HEREON	LOT 4 HEREON
RIGHT OF WAY	(Z)	LOT 1 DP 146406	LOTS 1 - 5 HEREON
RIGHT TO DRAIN WATER	(C)	LOT 5 HEREON	LOT 1 HEREON
	(D) (E)	LOT 2 HEREON	LOTS 1 & 5 HEREON
	(F) (J)		
	(G) (H)	LOT 3 HEREON	LOTS 1, 2 & 5 HEREON
	(K) (L)		
	(I)	LOT 5 HEREON	LOTS 1, 2 & 5 HEREON

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER	(G) (L)	LOT 3 HEREON	LOT 4 HEREON

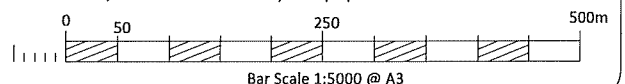


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Lake Omapere

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PROPOSED SUBDIVISION OF LOTS 2 & 3 DP 180134 & EASEMENT OVER LOT 1 DP 146406

PREPARED FOR: B. JONES

Survey	Name	Date	ORIGINAL	SHEET SIZE
Design			SCALE	
Drawn	KY	18.08.20	1:5000	A3
Approved				
Rev	SL/KY	22.08.25		
9806 Scheme 20250822				

Surveyors Ref. No:

9806

Sheet 1 of 1

EXISTING EASEMENTS

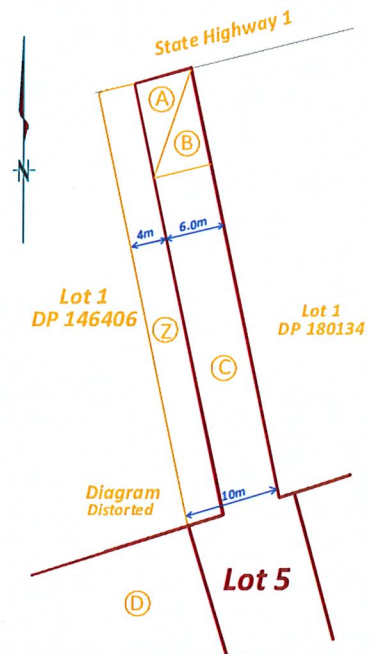
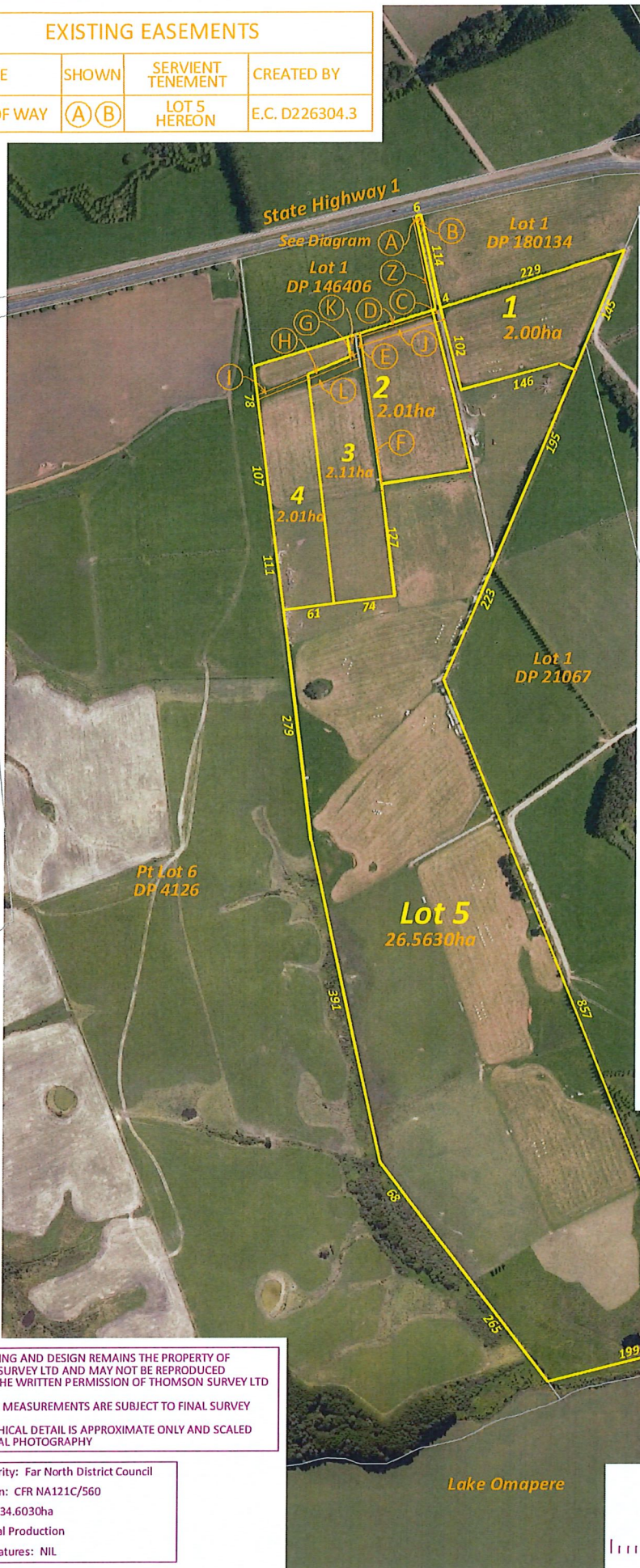
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A) (B)	LOT 5 HEREON	E.C. D226304.3

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER	(A) (B) (C)	LOT 5 HEREON	LOTS 1 - 4 HEREON
	(D) (E) (J)	LOT 2 HEREON	LOTS 3 & 4 HEREON
	(K)	LOT 3 HEREON	LOT 4 HEREON
	(Z)	LOT 1 DP 146406	LOTS 1 - 5 HEREON
RIGHT TO DRAIN WATER	(C)	LOT 5 HEREON	LOT 1 HEREON
	(D) (E)	LOT 2 HEREON	LOTS 1 & 5 HEREON
	(F) (J)		
	(G) (H)	LOT 3 HEREON	LOTS 1, 2 & 5 HEREON
	(K) (L)		
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PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & CONVEY WATER	(G) (L)	LOT 3 HEREON	LOT 4 HEREON



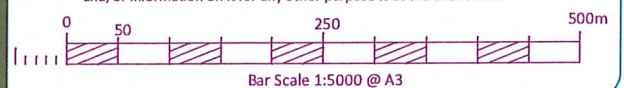
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**PROPOSED SUBDIVISION OF
LOTS 2 & 3 DP 180134 &
EASEMENT OVER LOT 1 DP 146406**

PREPARED FOR: B. JONES

Name	Date	ORIGINAL	SHEET SIZE
Survey			
Design			
Drawn	KY	18.08.20	
Approved			
Rev	SL/KY	22.08.25	
9806 Scheme 20250822		1:5000	A3

Surveyors
Ref. No:

9806

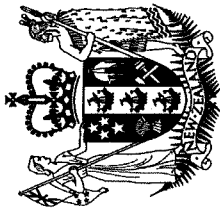
Sheet 1 of 1

Appendix 3

Location Map


Appendix 4

Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **NA121C/560**
Land Registration District **North Auckland**
Date Issued 22 December 1998

Prior References
111A/568-569

Estate Fee Simple
Area 34.6030 hectares more or less
Legal Description Lot 2-3 Deposited Plan 180134

Registered Owners
Karetu Pastoral Limited

Interests

922970.1 Gazette Notice declaring the adjoining State Highway No 1 (Awanui - Bluff) to be a limited access road
- 8.9.1980 at 10.53 am
Subject to rights of way over parts marked A and B on DP 180134 specified in Easement Certificate D226304.3 -
12.12.1997 at 11.03 am (Affects Lot 2 DP 180134)
9509953.2 Mortgage to ASB Bank Limited - 1.10.2013 at 3:11 pm

Approved Pursuant to Section 223 of the Resource Management Act on the 19th day of DECEMBER 1996 subject to the amalgamation condition set out hereon. The Common Seal of the Fox North District Council is affixed hereto in the presence of:

[Signature]
Authorised Officer

RC 190870
Amalgamation Condition that Lot 3 hereon and Lot 1 and Pt Lot 2 DP 21067 (G 473/19) be held in the same Certificate of Title. See A 691705.

Proposed Easements	
Purpose	Servient Tenement
Right of Way	Lot 2 hereon
Lot 1 hereon	Lot 1 hereon
Lot 2 hereon	Lot 2 hereon

Approved:

[Signature]
K.E. Faithfull
Registered Owners

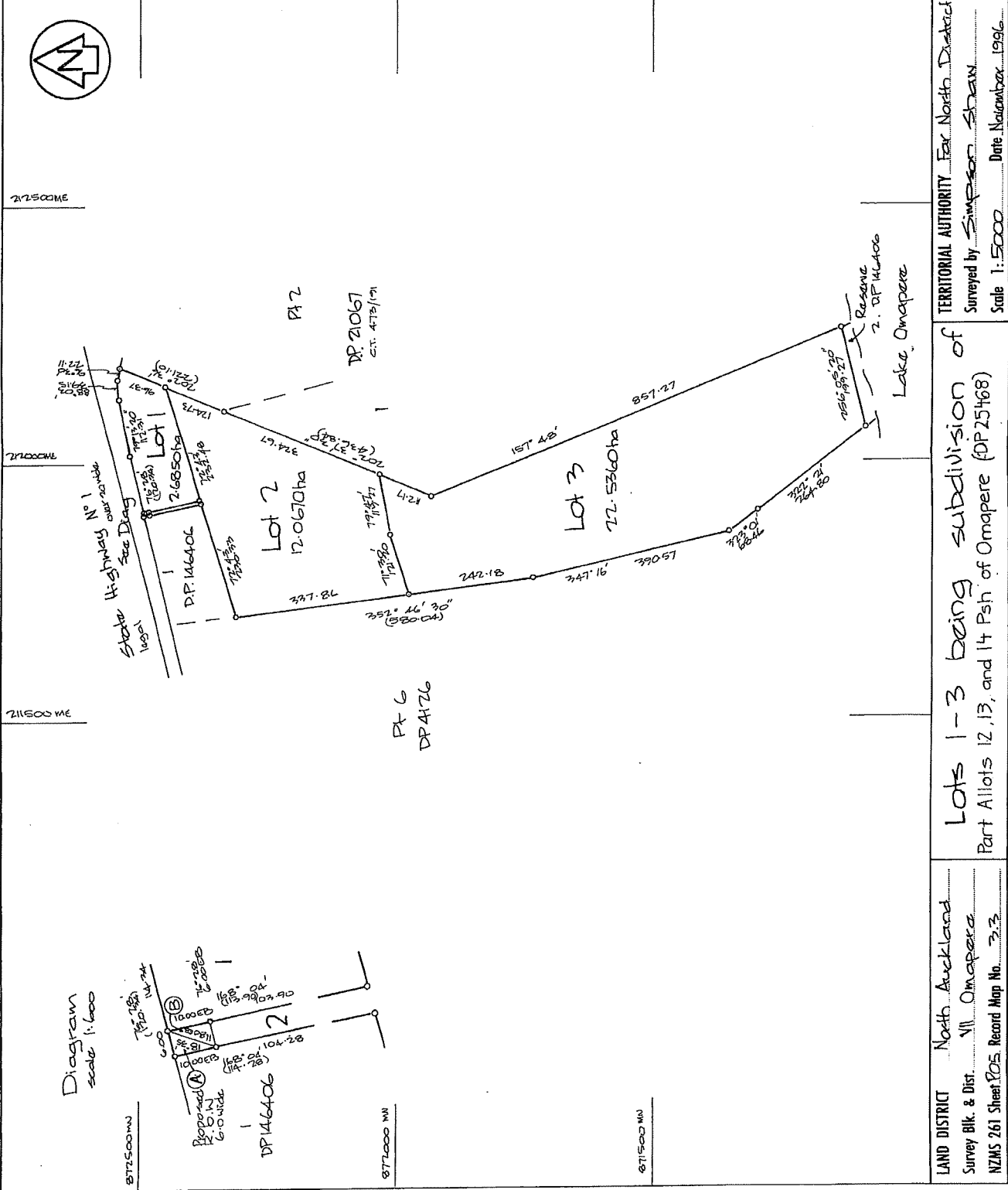
New C.T. Allocated:
Lot 1: 111A/567
Lot 2: 111A/568
Lot 3: 111A/569

Total Area: 37.7880 ha

Comprised in C.T. 80/P/25 (AN)

UNIAEL ROSS of Kaitake
Registered Surveyor and holder of a valid practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Kaitake this 16th day of December 1996. Signature: *[Signature]*

Field Book: *[Blank]*
Reference Plan: DP 146406 71967 75468
Examined: *[Signature]* District Land Registrar
Approved as to Survey: *[Signature]* Chief Surveyor
Deposited this 12th day of Dec 1997
File: 17 FEB 1997 DP 180134



LAND DISTRICT North Auckland
Survey Blk. & Dist. VII Omarepe
NZMS 261 Sheet P25, Record Map No. 3-3

Lots 1-3 being subdivision of Part Allots 12, 13, and 14 Psh of Omarepe (DP 25468)

TERRITORIAL AUTHORITY Fox North District
Surveyed by Simpson Strain
Scale 1:5000 Date November 1996

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

19 JAN 1999

Appendix 5

Draft Title Plan accompanying s348 application



Title Plan - LT 605981

Survey Number	LT 605981
Surveyor Reference	9806 Jones Easement
Surveyor	Samuel Ross Lee
Survey Firm	Thomson Survey Limited
Surveyor Declaration	

Survey Details

Dataset Description	Easements Over Lot 1 DP 146406 & Lot 2 DP 180134		
Status	Initiated		
Land District	North Auckland	Survey Class	Class B
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Far North District

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area Z Deposited Plan 605981	Easement		
Area X Deposited Plan 605981	Easement		
Total Area		0.0000 Ha	

Schedule / Memorandum

LT 605981 Schedule/Memorandum

Land registration district	Territorial authority
North Auckland	Far North District

Schedule of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

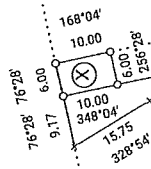
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way Right to convey electricity, telecommunications	Z	Lot 1 DP 146406	Lot 2 DP 180134, Lot 3 DP 180134
" "	X	Lot 2 DP 180134	Lot 1 DP 146406



Diag A
Non Primary

Lot 14 DP 580566

State Highway 1



Lot 1 DP 180134

Lot 1 DP 146406

Lot 2 DP 180134

Surveyor's Ref: 9806 Easement

T 1/1

Land District: North Auckland
Dataset Type: Parcels without Survey Information
Digitally Generated Plan
Generated on: 22/06/2025 1:07pm Page 3 of 3

Easements Over Lot 1 DP 146406 & Lot 2 DP 180134

Surveyor: Samuel Ross Lee
Firm: Thomson Survey Limited

Title Plan
LT 605981
DRAFT