

# 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):

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

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

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

Yes  No

## 4. Consultation

Have you consulted with Iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant Details

<b>Name/s:</b>	K & K Godsell	
<b>Email:</b>		
<b>Phone number:</b>	Work	Home 021995258
<b>Postal address:</b> (or alternative method of service under section 352 of the act)	<hr/> <hr/> <hr/>	
	<b>Postcode</b>	

## 6. Address for Correspondence

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

<b>Name/s:</b>	Donaldsons Surveyors	
<b>Email:</b>		
<b>Phone number:</b>		
<b>Postal address:</b> (or alternative method of service under section 352 of the act)	<hr/> <hr/> <hr/>	
	<b>Postcode</b>	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)*

<b>Name/s:</b>	K & K Godsell	
<b>Property Address/ Location:</b>	<hr/> <hr/> <hr/>	
	<b>Postcode</b>	

## 8. Application Site Details

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

<b>Name/s:</b>	K & K Godsell
<b>Site Address/ Location:</b>	_____
<b>Legal Description:</b>	_____
<b>Certificate of title:</b>	_____
	_____
	_____
	_____
	_____

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.

Proposed Minor Variation to Consent Notice

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 Enter BC ref # here (if known)

Regional Council Consent (ref # if known) Ref # here (if known)

National Environmental Standard consent Consent here (if known)

Other (please specify) Specify 'other' here

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

## 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.

<b>Name/S:</b> (please write in full)	Donaldsons Surveyors Ltd
<b>Email:</b>	
<b>Phone number:</b>	
<b>Postal address:</b> (or alternative method of service under section 352 of the act)	
	0245

### 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)	Micah Donaldson
<b>Signature:</b> (signature of bill payer)	
	Date 07-Jan-2026

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

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

### Fast-track application

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

### Privacy Information:

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

## 15. Important information continued...

### Declaration

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

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

Micah Donaldson

**Signature:**

**Date** 07-Jan-2026

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

### Checklist (please tick if information is provided)

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

# PLANNING REPORT

## PROPOSED CHANGE TO CONSENT NOTICE PURSUANT TO SECTION 221(3)RMA

*K. GODSELL, 127A RANGITANE ROAD, KERIKERI*

Date: 7 Jan 2026

Reference: 8413



**CSNZ**

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

## CONTENTS

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<b>INTRODUCTION</b>	3
<b>SITE DESCRIPTION</b>	3
<b>DISTRICT PLAN</b>	3
<b>OTHER MATTERS</b>	6
<b>NATURAL AND PHYSICAL RESOURCES</b>	6
<b>RESOURCE MANAGEMENT ACT 1991</b>	6
<b>Assessment of the activity against the matters under Part 2 RMA</b>	7
Matters of national importance	7
<b>Assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b)</b>	9
<b>CLAUSE 6</b>	9
<b>CLAUSE 7</b>	11
<b>PROPOSED DISTRICT PLAN</b>	12
<b>CONCLUSION</b>	12

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## INTRODUCTION

Keith Godsell is the owner of Lot 2 DP 614962, located at 127 Rangitane Road, Kerikeri, and seeks consent to amend an existing consent notice relating to the designated building envelope on the property.

Consent Notice 13369679.3 was established pursuant to Resource Consent RC 2240372 to identify an area for future building purposes, shown as Area 'V' on DP 614962.

The currently defined building envelope provides limited flexibility for building placement outside the exact boundaries of Area 'V'. Accordingly, the applicant seeks a modification to the consent notice wording to allow a degree of flexibility in the positioning of future buildings, while continuing to achieve the intent and outcomes of the original consent.

## SITE DESCRIPTION

The properties legal reference:

<b>Appellation:</b>	<b>Lot 2 DP-614962</b>
Registered Owners:	Keith Godsell Kimberley Godsell YRW Trustees 2007 Limited
Computer Freehold Register:	1228271
Total Area:	4.7514ha

The property is accessible at 127 Rangitane Road, approximately 10km from Kerikeri Township. Access to the site is via a well formed concrete driveway.

Lot 2 captures a 4.75ha area with one designated building site defined by covenant area 'V', being a 30m x 30m square that positions approximately 10m off the eastern boundary.

The consent notice registered on the title, CONO 13369679.3, point (v) specifies "All buildings and structures on the lot shall be located within the identified building envelope as identified on the title plan DP 614962 as 'V'.

## DISTRICT PLAN

The property is located in the General Coastal zone, and is affected by a Resource Overlay (outstanding landscape) under the Far North District Plan. Building Envelope 'V' is located just inside the overlay.

It is proposed to introduce limited design flexibility by allowing a building or structure to extend beyond the defined building envelope by up to 50%. Any such extension would remain fully compliant with

applicable boundary setback standards, unless otherwise authorized through resource consent, and the total building coverage shall not exceed the approved parameters of 30m x 30m = 900m<sup>2</sup>.

The proposed change relates solely to an amendment of the consent notice under section 221(3) of the Resource Management Act 1991 and does not alter the original resource consent decision or the subdivision activity status. The subdivision remains supported by the relevant objectives and policies of the Far North District Plan, and continues to be appropriately founded on the conclusion that the actual and potential effects on the environment are less than minor.

### **Land Use Incompatibility**

The General Coastal Zone is characterised by a mix of land uses and patterns of occupation. In this instance, the surrounding environment is predominantly defined by lifestyle allotments, which establishes a land use context that is fully compatible with the proposed arrangement.

The proposed allowance for up to 50% of a building to extend beyond the approved 30 m x 30 m building envelope equates to a maximum shift of 15 metres on the ground. This degree of flexibility does not give rise to any materially different or measurable effects when compared with the building position currently authorised and therefore does not result in any land use incompatibility.

### **Landscape and Visual Effects**

The site is located within the General Coastal Zone, an area characterised by mixed land uses and lifestyle allotments, which establishes a context fully compatible with the proposed development. The original landscape assessment, as detailed in the Landscape Visual Impact Report prepared by Hawthorn Landscape Designs, dated 30 October 2024, which accompanied the application approved under Resource Consent RC 2240372, identified a series of measures to manage potential visual and landscape effects, including:

1. **Landscape Plantings** – Vegetated plantings were proposed to provide a setting for future buildings, softening built forms and minimising potential adverse landscape and visual effects.
2. **Building Design Guidelines** – Guidelines for building height, colour, reflectivity, design style, and form and scale were intended to ensure future structures integrate into the landscape with minimal visual intrusion.
3. **Visual Effects Assessment** – Potential visual effects were considered in relation to changes to the landscape and the sensitivity of the viewing audience.
4. **Visual Sensitivity Factors** – Factors such as visibility, landscape context, existing development, topography, and screening were assessed to determine the likely significance of any visual effects.
5. **Consistency with Existing Character** – The existing settlement pattern and coastal residential character of the area means that future dwellings would be perceived in a manner consistent with the surrounding environment, maintaining established landscape patterns.
6. **Overall Landscape Effects** – With the measures above in place, the original assessment concluded that any adverse landscape effects would be less than minor.

### Mitigation Measures for Future Development

To ensure that any future building on Lot 2, whether within the approved building envelope or up to 50% beyond it, integrates appropriately with the landscape, the following mitigation measures that must be followed during building activity include:

#### Landscape Plan

A landscape plan has been approved for the area surrounding the identified building envelope on Lot 2 (shown as Appendix 5 in the landscape report). The plan incorporates:

- Foreground Planting – To soften the northern-facing facade of a house when viewed from the water.
- Specimen Pohutukawa Trees – Planted around the edges of the building site to provide vertical scale and break up the visual impact of the dwelling when viewed from the water.
- Backdrop Planting – Vegetation behind the building site ensures that the structure will not appear on the skyline when viewed from the water or north, while also screening views from the west, south, and east to protect neighbouring amenity.

These landscape integration plantings will assist in softening built forms, minimising potential adverse landscape and visual effects, and maintaining natural character and visual amenity values.

#### Building Design Guidelines

A set of building design guidelines is approved for future development on Lot 2 to ensure that buildings are integrated into the landscape with minimal visual intrusion. These guidelines control:

- Building height
- Colours and surface reflectivity
- Architectural style
- Form and scale

#### Summary

##### Regarding the 50% Building Envelope Amendment

The proposed amendment to allow up to 50% of a building or structure to extend beyond the approved 30 m x 30 m building envelope does not alter the factors or mitigation measures assessed in the original report. The maximum shift of approximately 15 metres will not materially change how the development is perceived within the landscape. Combined with the proposed landscape plan and building design guidelines, the amendment will not result in any measurable increase in adverse landscape or visual effects, and the original conclusion that effects are less than minor remains valid.

### **ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE**

The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

- *ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);*

The proposal continues to ensure the building site is adequately exposed to the north in order to achieve necessary solar gain.

## OTHER MATTERS

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There is no change or impact on aspects associated with allotment size and dimensions, natural hazards, water supply, stormwater management, wastewater management, electricity & telecommunications, or easements.

There is no change to access arrangements and therefore no need to reassess the transportation standards.

The natural character of the coastal environment remains unchanged.

### Covenants

Existing Consent Notice 13369679.3:

v)

~~All buildings and structures on the lot shall be located within the identified building envelope as identified on the title plan DP 614962 as "V".~~

Proposed Consent Notice

v)

*All buildings and structures on the lot shall be located within the identified building envelope "V" shown on DP 614962, except that up to 50% of a building or structure may be located outside the building envelope, provided that boundary setbacks are complied with, unless otherwise authorised by resource consent.*

## NATURAL AND PHYSICAL RESOURCES

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The site contours within and immediately surrounding the approved building envelope remain relatively consistent, and the proposed variation of up to 15 metres (representing 50% beyond the existing envelope) would not result in any materially different earthworks or ground disturbance. In any event, any future earthworks or building construction requires resource consent, allowing the local authority to assess the impacts at that time and impose appropriate mitigation measures if necessary.

There are no anticipated impacts on existing vegetation or other natural habitats, including flora and fauna, associated with the proposed building envelope amendment.

## RESOURCE MANAGEMENT ACT 1991

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The proposed consent notice amendment is linked to the underlying subdivision consent and is being sought under section 221(3) of the Resource Management Act 1991. As such, the amendment must be considered in the context of the original subdivision activity and

demonstrate consistency with the provisions of the District Plan that apply to the activity and its consent status.

## ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

### Part 2 Purpose and Principles

#### **5 Purpose**

(1)

*The purpose of this Act is to promote the sustainable management of natural and physical resources.*

(2)

*In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposed consent notice amendment promotes the sustainable management of natural and physical resources in accordance with section 5 of the Resource Management Act 1991. The amendment allows for modest design flexibility (up to 50% beyond the existing building envelope) without materially increasing adverse effects on the environment. It retains the integrity of the site's contours, vegetation, and natural habitats, and is supported by landscape integration measures and building design guidelines to safeguard visual amenity, landscape values, and natural character.

In doing so, the proposal:

Sustains the potential of the site's natural and physical resources to meet the needs of future generations;

Safeguards the life-supporting capacity of soil, vegetation, and ecosystems; and

Avoids or mitigates any adverse effects on the environment, ensuring that effects remain less than minor.

As a result, the amendment enables continued use of the land in a way that provides for social, economic, and cultural well-being, while upholding the sustainable management objectives of the Act.

## MATTERS OF NATIONAL IMPORTANCE

The proposed amendment to the consent notice to allow up to 50% of a building or structure beyond the approved 30 m x 30 m building envelope has been assessed in the context of the relevant Part 2 matters of the Resource Management Act 1991, as follows:

**(a) Preservation of natural character:** The proposal preserves the natural character of the coastal environment and its margins by ensuring future buildings are integrated into the landscape, supported by vegetation and design measures, and avoids inappropriate development that would compromise visual or ecological values.

**(b) Protection of outstanding natural features and landscapes:** The proposal protects outstanding natural features and landscapes by maintaining the building envelope, limiting lateral extension, and applying landscape plantings and design guidelines to ensure development integrates sensitively with the surrounding environment.

**(c) Protection of areas of significant indigenous vegetation and habitats of indigenous fauna:** The proposal does not affect significant indigenous vegetation or habitats of indigenous fauna, ensuring these values are protected by confining future development to the envelope and its immediate surrounds.

**(d) Maintenance and enhancement of public access:** The proposal does not restrict or interfere with public access to the coastal marine area, lakes, or rivers, thereby maintaining existing access opportunities.

**(e) Relationship of Māori with ancestral lands, water, sites, wāhi tapu, and other taonga:** The proposal is consistent with and sensitive to Māori cultural values, as it does not adversely affect culturally significant areas and future development will be guided by existing setbacks, landscape integration, and resource consent processes.

**(f) Protection of historic heritage:** Not applicable.

**(g) Protection of protected customary rights:** Not applicable.

Overall, the amendment to the consent notice enables modest flexibility in building location while ensuring that the development continues to **sustain natural and physical resources, safeguard ecological and cultural values, and avoid or mitigate adverse environmental effects**, consistent with the purpose of sustainable management under Part 2 of the Resource Management Act 1991.

## Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) *kaitiakitanga*:
- (aa) *the ethic of stewardship*:
- (b) *the efficient use and development of natural and physical resources*:
- (ba) *the efficiency of the end use of energy*:
- (c) *the maintenance and enhancement of amenity values*:
- (d) *intrinsic values of ecosystems*:
- (e) *[Repealed]*
- (f) *maintenance and enhancement of the quality of the environment*:
- (g) *any finite characteristics of natural and physical resources*:
- (h) *the protection of the habitat of trout and salmon*:
- (i) *the effects of climate change*:
- (j) *the benefits to be derived from the use and development of renewable energy*.

The proposed consent notice amendment has been assessed in relation to the sustainable management of natural and physical resources. It promotes responsible stewardship, makes efficient use of the land, and ensures that future development maintains and enhances amenity values, landscape character, and the quality of the environment. The proposal does not affect ecosystems or habitats and is designed to avoid any measurable adverse effects, balancing modest building flexibility with ongoing protection of the site and its natural values.

## Treaty of Waitangi

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi*

The proposal is not considered to contradict the Treaty of Waitangi's interpretations. There are no known treaty settlements associated with the property, and there is no Section 27B memorial on its certificate of title.

## ASSESSMENT OF THE ACTIVITY AGAINST ANY RELEVANT PROVISIONS OF A DOCUMENT REFERRED TO IN SECTION 104(1)(B)

Section 104(1)(b)  
any relevant provisions of—

- (i) a national environmental standard;
- (ii) other regulations;
- (iii) a national policy statement;
- (iv) a New Zealand coastal policy statement;
- (v) a regional policy statement or proposed regional policy statement;
- (vi) a plan or proposed plan;

The proposal is sufficiently minor not to require re-assessment of these matters.

An application must also include an assessment of the activity's effects on the environment that

- (a) *includes the information required by clause 6*
- (b) *address the matters specified in clause 7; and*
- (c) *includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

## CLAUSE 6

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

The proposed amendment to the consent notice allows for modest flexibility in building location, up to 50% beyond the approved building envelope. Based on the landscape and natural resource assessments, the activity is not likely to result in any significant adverse effects on the environment. In particular, contours, vegetation, habitats, and visual amenity will not be materially affected.

As such, consideration of alternative locations or methods is limited. The building envelope was originally positioned to minimise landscape and visual effects, integrate with topography, and maintain natural character. Allowing up to 50% flexibility does not materially change these considerations. Any alternative locations outside the envelope would not provide additional environmental benefit and could potentially increase visual or landscape effects, making the proposed arrangement the most appropriate method for achieving the subdivision and building outcomes while maintaining environmental protection.

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

There are no obvious adverse environmental effects arising to be of concern.

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

Not applicable.

(d) *if the activity includes the discharge of any contaminants, a description of –*

*(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and*  
*(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:*

No concern.

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

There are no issues to address.

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

Due to the proposal have no effect greater than what is approved the effects continue to be deemed less than minor not to require consultation.

Council has the necessary control over the property regarding all future development.

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

No monitoring is necessary.

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

No concern.

(2)

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

The proposed Northland Regional Policy Statement has a particular interest in protecting waterways and versatile soils. These and other aspects are all not a concern.

(3)

To avoid doubt, subclause (1)(f) requires the applicant to identify persons who may be affected by the proposal, but it does not:

- (a) obligate the applicant to undertake consultation with any person; or
- (b) create an expectation that the applicant will consult any person.

Given that the proposal is anticipated to result in effects that are less than minor, there is no obligation for consultation under this provision.

## CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

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

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

The surrounding area is characterised by lifestyle development, and the proposed building location is consistent with the established settlement pattern. As such, future development within or slightly beyond the envelope will be perceived in a manner consistent with the existing environment, maintaining privacy, amenity, and the overall character of the area.

Overall, the effects on neighbours and the wider community are less than minor, and no adverse social, economic, or cultural impacts are anticipated.

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

The original Landscape Visual Impact Report prepared by Hawthorn Landscape Designs (*dated 30 October 2024*) concluded that buildings within the approved envelope, with landscape integration plantings and adherence to building design guidelines, would result in less than minor landscape and visual effects. Allowing a modest shift of up to 15 m does not materially alter this conclusion. The combination of planting, backdrop vegetation, and building design guidelines ensures that future structures remain integrated into the landscape, maintain visual amenity, and do not dominate the surrounding environment.

As such, the proposed amendment will not generate any measurable adverse physical, landscape, or visual effects on the locality.

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

The proposal does not involve the removal of significant vegetation or the disturbance of habitats.

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

The values outlined are not seen to be depleted in this instance.

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

No change.

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

No change.

## PROPOSED DISTRICT PLAN

The proposed consent notice variation does not trigger the need for re-assessment under the provisions of the Proposed District Plan.

## CONCLUSION

The proposed amendment to the consent notice for Lot 2 DP 614962 seeks to provide modest flexibility in the location of future buildings, allowing up to 50% of a building or structure to extend beyond the approved 30 m x 30 m building envelope. The amendment does not alter the underlying subdivision consent, its activity status, or compliance with District Plan provisions. Assessments of the proposal confirm that:

- Effects on the environment are less than minor. Landscape and visual effects are mitigated through existing topography, vegetation, planting plans, and building design guidelines. Physical effects on the site, including earthworks and habitats, are minimal and can be managed through future resource consents if required.

- Effects on neighbours and the wider community are negligible. The proposed building position is consistent with the existing settlement pattern and will not compromise privacy, amenity, or cultural values.
- Ecosystem values and natural resources are protected. No significant vegetation or habitats are affected, and the amendment preserves ecological and cultural values.
- Part 2 matters of the RMA are satisfied. The proposal aligns with the purpose and principles of sustainable management, maintains natural character and amenity, and avoids or mitigates any adverse effects on the environment.

The proposed consent notice amendment is consistent with the objectives and policies of the Far North District Plan, provides for the sustainable management of natural and physical resources, and will not result in any measurable adverse effects. It is therefore considered appropriate and well justified for approval under section 221(3) of the Resource Management Act 1991.



Micah Donaldson  
MNZIS - Assoc.NZPI - RPSURV  
**DONALDSONS**  
Land / Engineering Surveyors and Development Planners



**8413**

7 January 2026

**Planning Division**  
Far North District Council  
Private Bag 752  
**Kaikohe**

Dear Sir/Madam

## **PROPOSED CONSENT NOTICE VARIATION 221(3) RMA**

**K. & K. GODSELL, 127 RANGITANE ROAD, KERIKERI**

We submit herewith a Resource Consent variation to together with the following:

- Application Form & Deposit \$1264
- Planning Report
- Record of Title & Consent Notice
- Resource Consent
- Scheme Plan

Yours faithfully

**Micah Donaldson**

Assoc.NZPI - RPSURV



# DONALDSONS

*Registered Land / Engineering Surveyors and Development Planners*



**CSNZ**

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

# Quickmap Title Details



Information last updated as at 04 Jan 2026

## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier** **1228271**

**Land Registration District** **North Auckland**

**Date Issued** 04 September 2025

**Prior References**

753033

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**Type** Fee Simple

**Area** 4.7514 hectares more or less

**Legal Description** Lot 2 Deposited Plan 614962

**Registered  
Owners**

YRW Trustees 2007 Limited, Keith Charles Godsell and Kimberley Jayne Godsell

---

Appurtenant to part formerly Lot 1 DP 165034 is a right to transmit electricity created by Easement Instrument 7526769.2 - 3.9.2007 at 9:00 am

Subject to a right to convey electricity over parts marked M, N on DP 614962 created by Easement Instrument 12034360.3 - 1.3.2021 at 3:44 pm

Some of the easements created by Easement Instrument 12034360.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 502469)

Land Covenant in Covenant Instrument 12034360.4 - 1.3.2021 at 3:44 pm

Land Covenant in Covenant Instrument 12034360.5 - 1.3.2021 at 3:44 pm

12034360.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.3.2021 at 3:44 pm

12079984.4 Mortgage to First Mortgage Custodians Limited - 14.4.2021 at 5:54 pm

Subject to a right to convey electricity over parts marked E, F, M on DP 614962 created by Easement Instrument 13183940.1 - 26.2.2025 at 11:11 am

13250466.1 Mortgage to Mutual Home Loans Limited - 20.3.2025 at 4:03 pm

Subject to Section 59 Land Act 1948

13369679.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2025 at 11:02 am

Subject to a right of way, a right to convey telecommunications and water over parts marked F, M, R on DP 614962 and a right to convey electricity over parts marked F, M, N, R on DP 614962 created by Easement Instrument 13369679.4 - 4.9.2025 at 11:02 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and water created by Easement Instrument 13369679.4 - 4.9.2025 at 11:02 am

The easements created by Easement Instrument 13369679.4 are subject to Section 243 (a) Resource Management Act 1991

13369679.2 Partial Cancellation of Consent Notice 12034360.2 as to some of the conditions - 4.9.2025 at 11:02 am

*The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report,*

*the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.*

# Title Plan - LT 614962

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**Survey Number** LT 614962

**Surveyor Reference** 8413 Godsell

**Surveyor** Robert John Donaldson

**Survey Firm** Donaldsons

**Surveyor Declaration** I Robert John Donaldson, being a licensed cadastral surveyor, certify that--  
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and  
(b) the survey was undertaken by me or under my personal direction.

Declared on 28 May 2025 09:50 AM

---

## Survey Details

**Dataset Description** Lots 1 & 2 being a Subdivision of Lot 2 DP 502469

**Status** Approved as to Survey

**Land District** North Auckland

**Survey Class** Class B

**Submitted Date** 28/05/2025

**Survey Approval Date** 23/06/2025

**Deposit Date**

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## Territorial Authorities

Far North District

---

## Comprised In

RT 753033

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## Created Parcels

### Parcels

Lot 1 Deposited Plan 614962

### Parcel Intent

### Area

### RT Reference

13.2752 Ha 1228270

Lot 2 Deposited Plan 614962

Fee Simple Title

4.7514 Ha 1228271

Area A Deposited Plan 614962

Easement

Area B Deposited Plan 614962

Easement

Area C Deposited Plan 614962

Easement

Area D Deposited Plan 614962

Easement

Area E Deposited Plan 614962

Easement

Area F Deposited Plan 614962

Easement

Area G Deposited Plan 614962

Easement

Area H Deposited Plan 614962

Easement

Area I Deposited Plan 614962

Easement

Area J Deposited Plan 614962

Easement

Area K Deposited Plan 614962

Covenant - Land

Area L Deposited Plan 614962

Easement

Area M Deposited Plan 614962

Easement

Area N Deposited Plan 614962

Easement

Area O Deposited Plan 614962

Easement

Area P Deposited Plan 614962

Easement

Area Q Deposited Plan 614962

Easement

Area R Deposited Plan 614962

Easement

# Title Plan - LT 614962

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## Created Parcels

### Parcels

Area S Deposited Plan 614962  
Area V Deposited Plan 614962  
Area U Deposited Plan 614962  
Area W Deposited Plan 614962  
Area X Deposited Plan 614962  
Area Y Deposited Plan 614962  
Area Z Deposited Plan 614962  
Area ZA Deposited Plan 614962

### Parcel Intent

Covenant - Land  
Covenant - Land

### Area RT Reference

---

18.0266 Ha

### Total Area

# Schedule / Memorandum

## LT 614962 Schedule/Memorandum

Land registration district

North Auckland

Territorial authority

Far North District

### Memorandum of Easements

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

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way	A, B	Lot 1	Lot 2
Right to convey electricity, telecommunications, water			
" "	F, M, R	Lot 2	Lot 1
Right to convey electricity	M, N	Lot 2	Lot 1
" "	G, I, L, P	Lot 1	Lot 2

### Schedule of Existing Easements

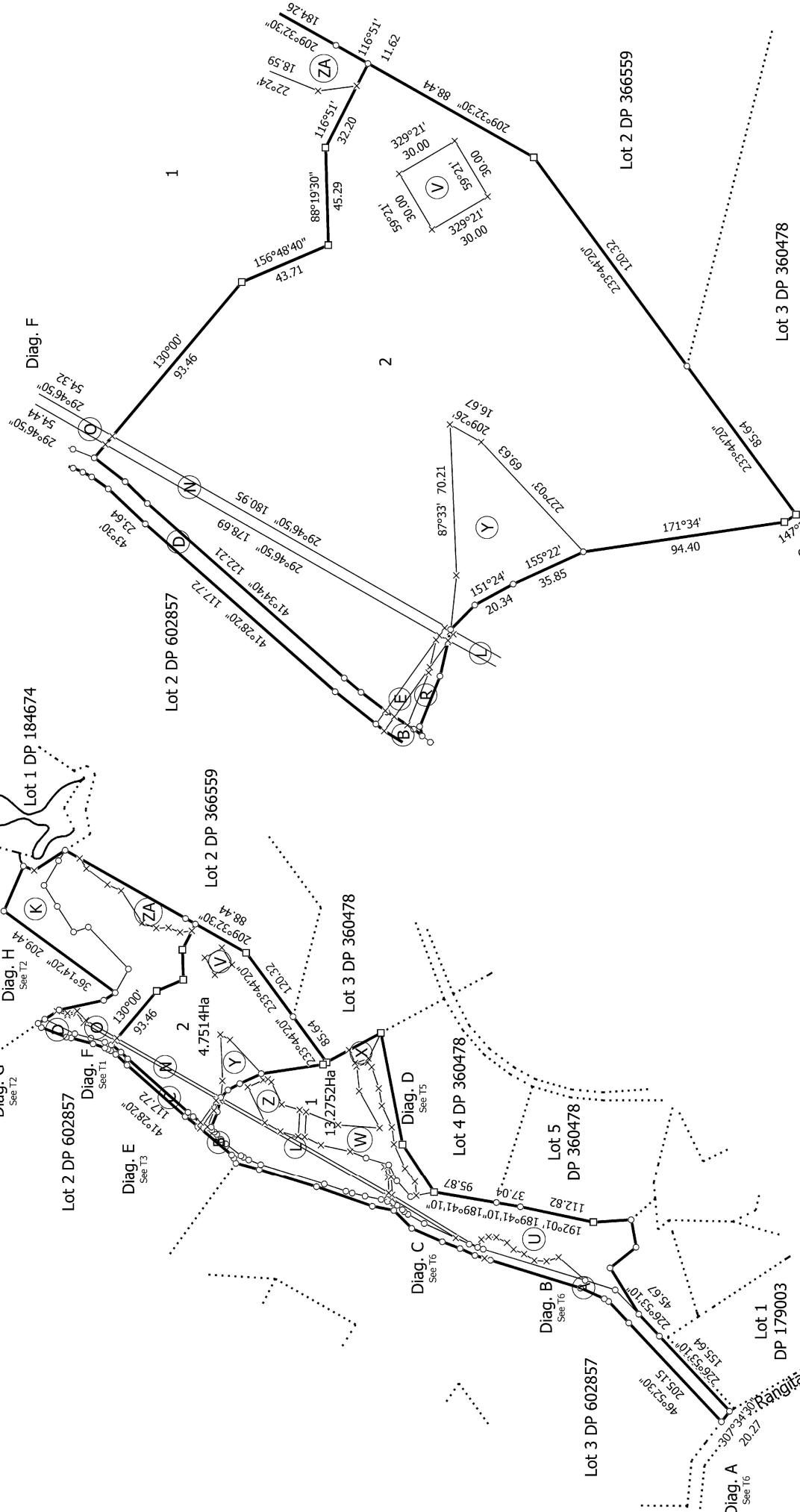
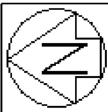
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right of way	A, B, C, D	Lot 1	12034360.3
Right to convey electricity, telecommunications, water computer media			
Right to convey electricity, water	H, I, J	Lot 1	12034360.3
Right to convey electricity	G, L, O, P	Lot 1	12034360.3
" "	M, N	Lot 2	12034360.3
" "	C, P, Q	Lot 1	13183940.1
" "	E, F, M	Lot 2	13183940.1

### Notes

Area labelled K is an existing land covenant for bush protection.

Areas labelled S, U, W, X, Y, Z & ZA are proposed land covenants for plantation protection

Area labelled V is a designated building site



Land District: North Auckland

Ref. 8413

Surveyor: Robert John Donaldson  
1°36'  
38.80

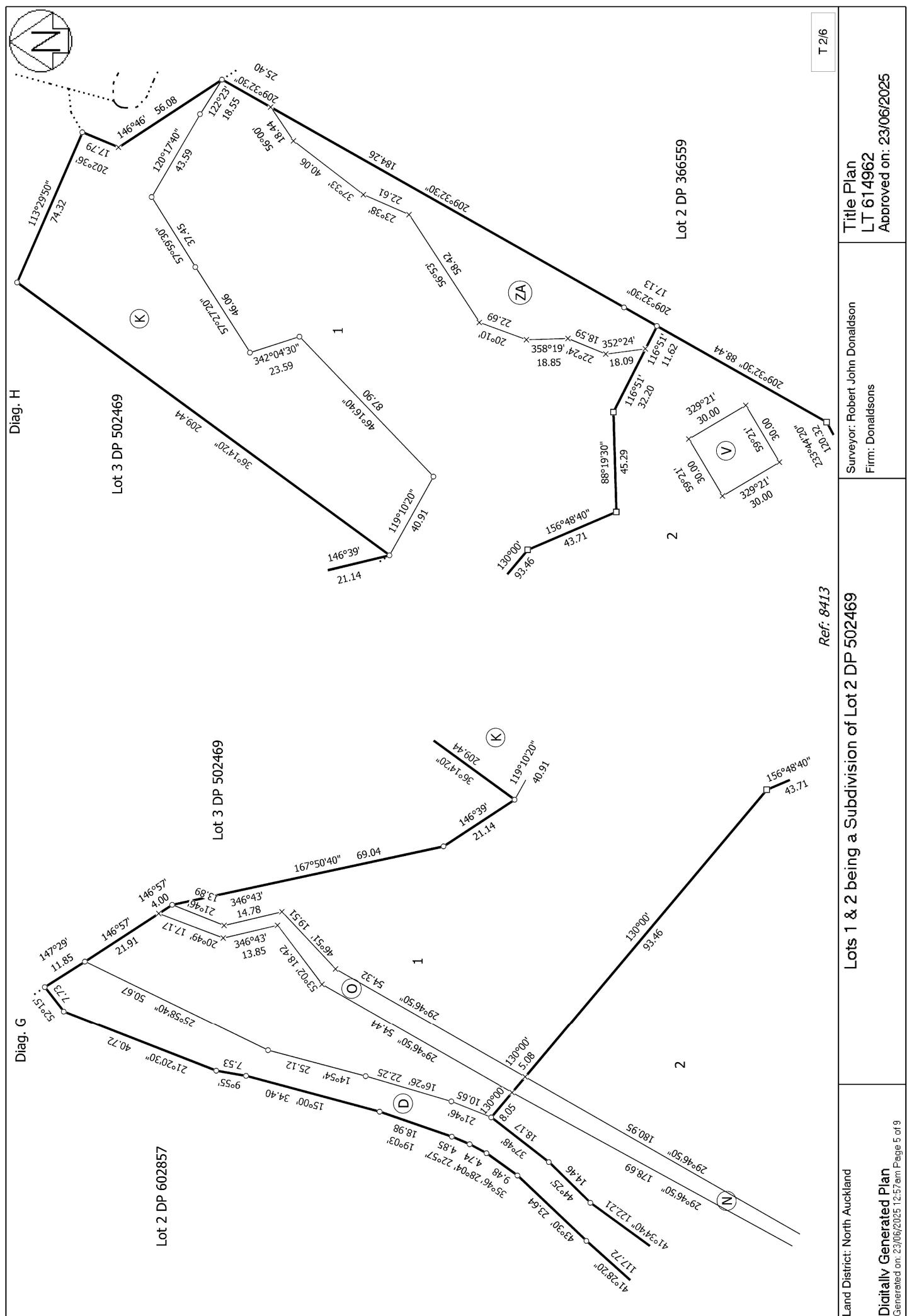
Title Plan

T 1/6

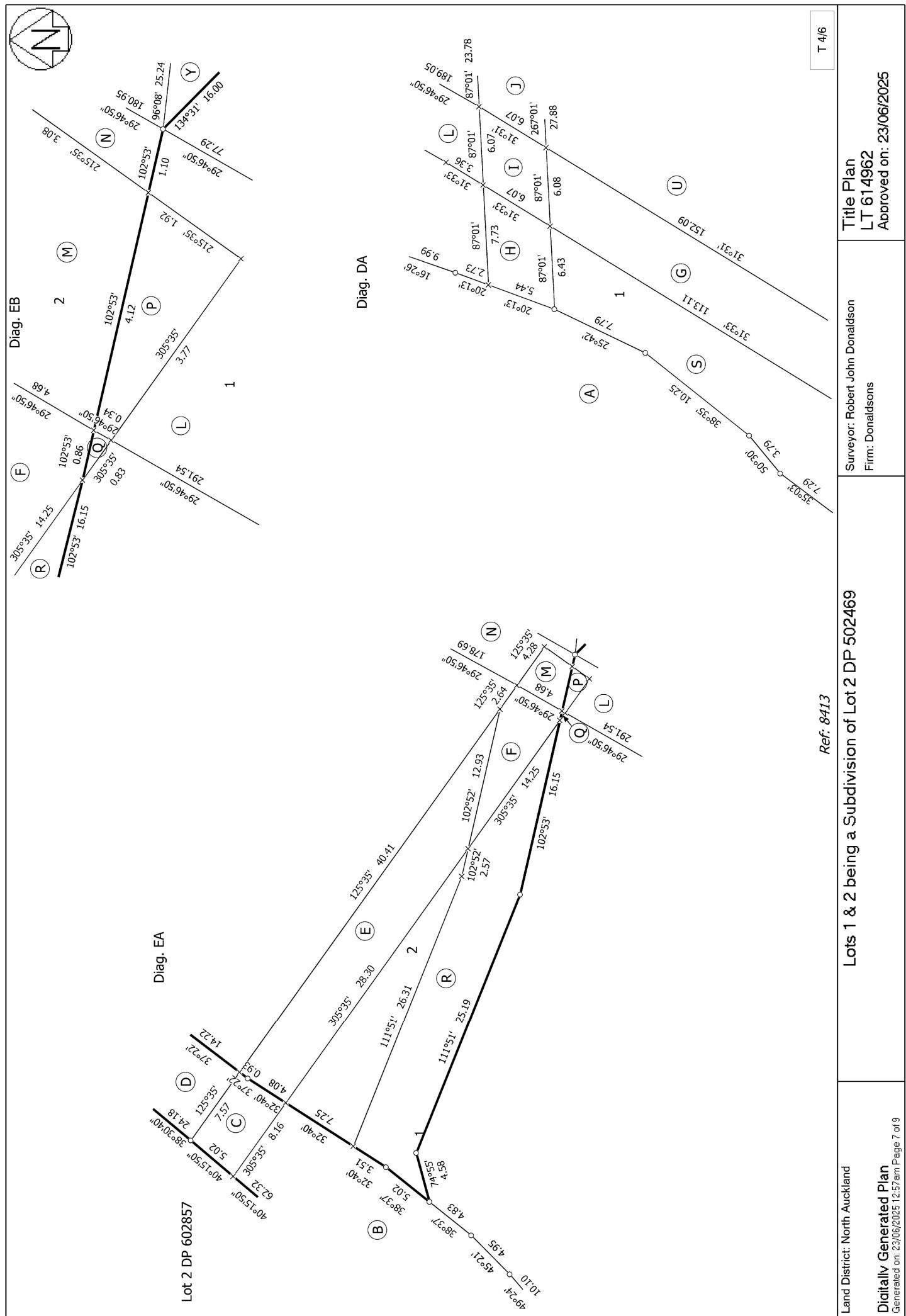
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Generated on: 23/06/2025 12:57am Page 4 of 9

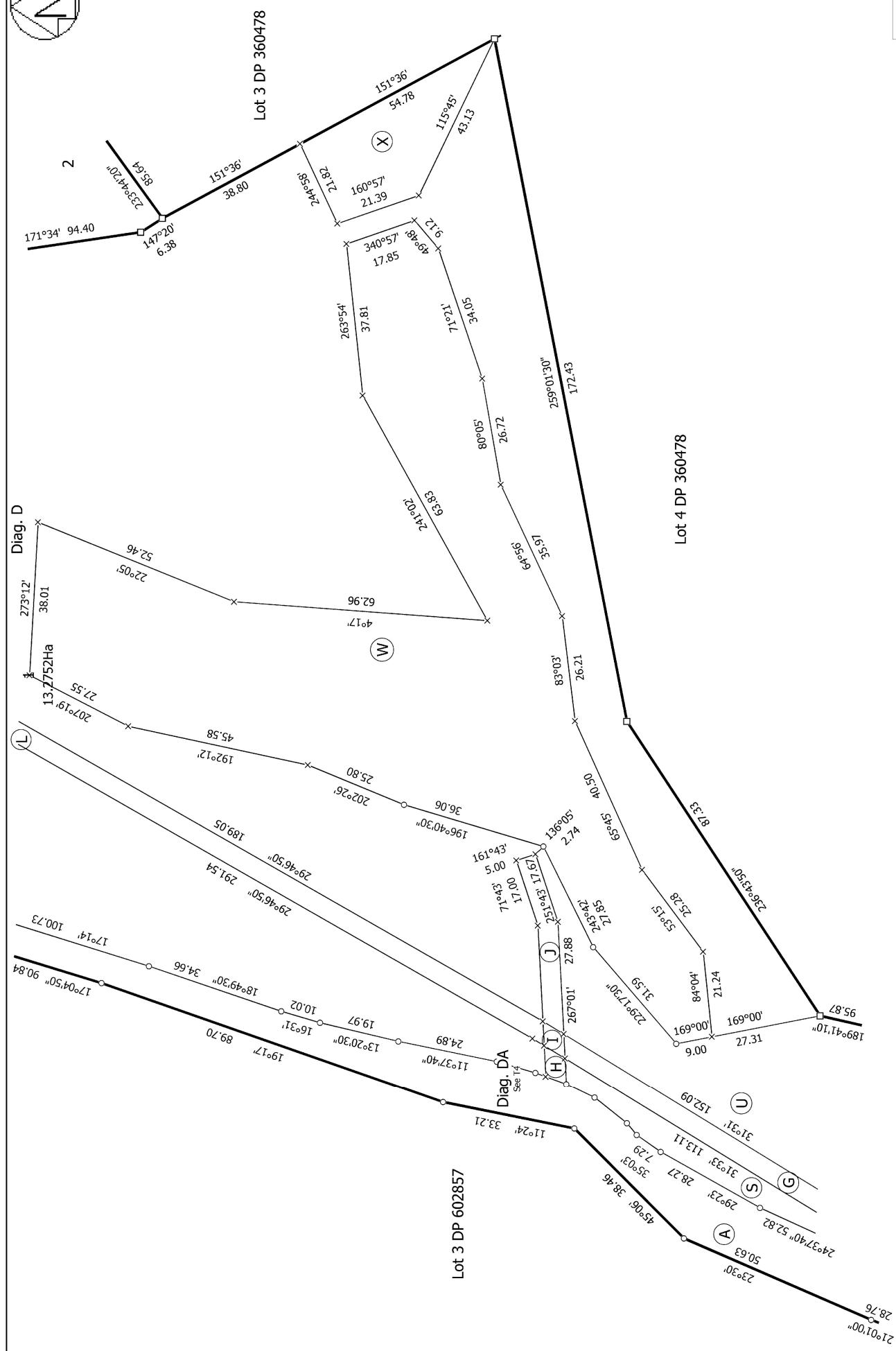
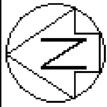
L1814902 Approved on: 23/06/2025

L | 4982  
Approved on: 23/06/2025









Land District: North Auckland

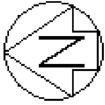
1 & 2 being a Subdivision of lot 2 DP 502469

Ref: 8413  
Surveyor: Robert John Donaldson  
E:\Donaldson

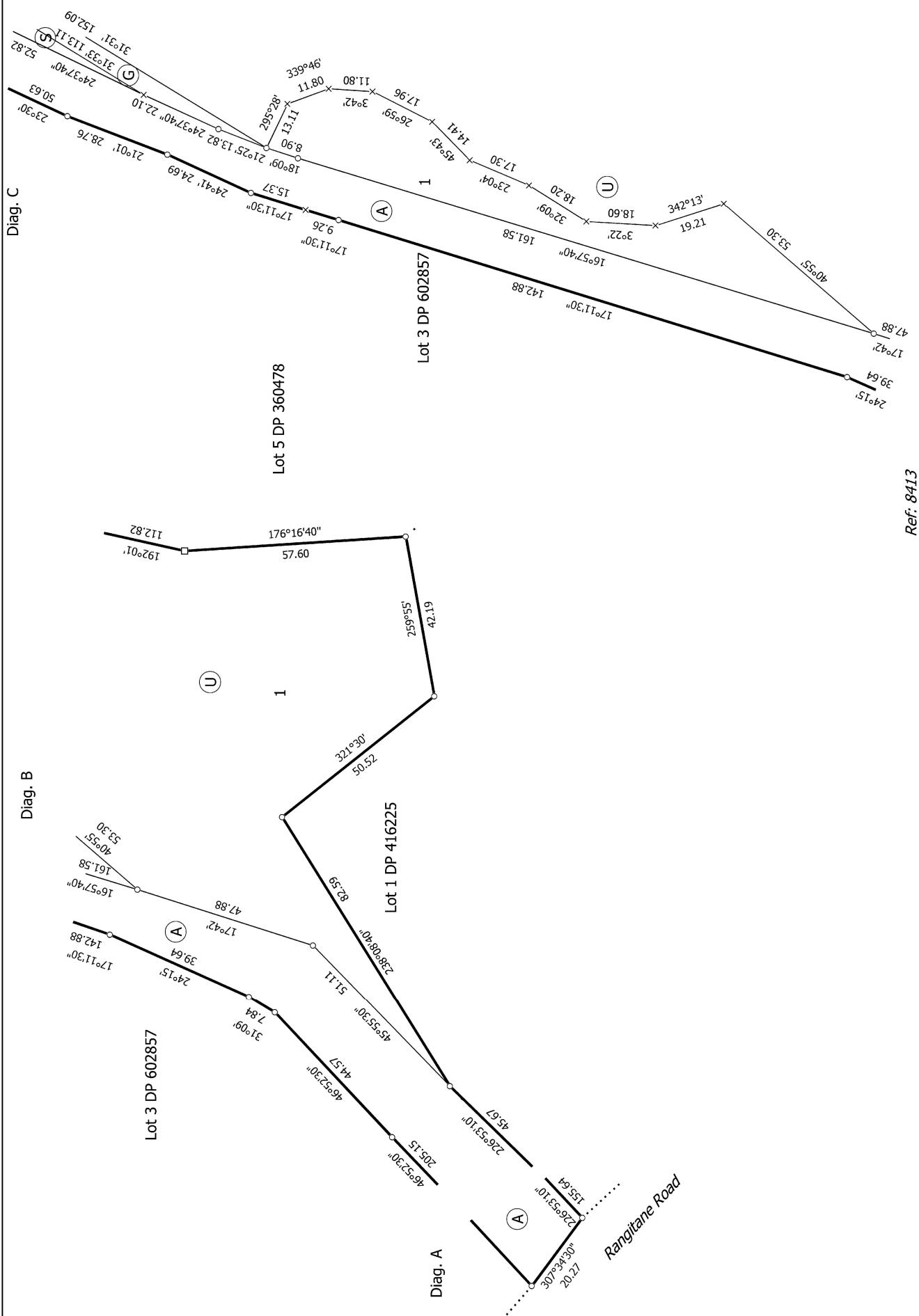
T 5/6

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Approved on: 23/06/2025  
E\_U\_4302



T 6/6



Land District: North Auckland

Digitally Generated Plan  
Generated on: 23/06/2025 12:57 am Page 9 of 9

82

Lots 1 & 2 being a Subdivision of Lot 2 DP 502469

Surveyor: Robert John Donaldson

Title Plan

## Title Plan

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING CER-2240372-CER224/A

Being the Subdivision of Lot 2 DP 502469  
North Auckland Registry

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

### SCHEDULE

#### Lots 1 & 2 DP 614962

- i) The lot owner shall preserve the living indigenous vegetation within the areas identified on the title plan DP 614962 as 'S', 'U', 'W', 'X', 'Y', 'Z' & 'ZA', and shall not without the prior written consent of the council, and in strict compliance with any conditions, cut down, damage, or destroy that habitat. Such consent shall be a resource consent. The lot owner shall exclude stock from entering the area. The owner shall not be in breach of this prohibition if any vegetation dies from natural causes.

#### Lot 2 DP 614962

- ii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitability qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.
- iii) In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner shall obtain Building Consent and install a wastewater treatment and effluent disposal system. The design shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Northland Regional Plan Permitted Activity Standards, and shall reference the report prepared by Kerikeri drainage, dated 05 March 2024, and included within application documents of RC2240372.

For on-site wastewater disposal system:

- The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.
- Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.

iv) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

v) All buildings and structures on the lot shall be located within the identified building envelope as identified on the title plan DP 614962 as 'V'.

vi) When building consent is sought for a dwelling or any building over 50m<sup>2</sup>, the applicant must submit for approval of Council, a Building Development Landscape Plan which manages the landscaping and development of the curtilage of the building, i.e. the balance of the Building Envelope. The plan shall detail planting for the purpose of visual mitigation and integration of the built development and its access. The plan shall show details of re-vegetation of any exposed cut faces associated with works required for the building or access and follow the general guidelines within the Landscape and Visual Effects Assessment, prepared by Hawthorn Landscape Architects, referenced Proposed Subdivision 127a Rangitane Road Kerikeri and dated 30 October 2024, included within application documents of RC2240372-RMAVAR/A.

The plans shall contain the following information:

### **Building Design Guidelines**

#### Building Form

- Building form shall flow with and follow the topography of the site and not protrude extensively above it unnecessarily.
- The form of large buildings shall be broken up or indented to provide visual interest and shadows.
- All built structures within covenant 'V' on Lot 2 shall be limited to a height of no greater than 6 meters above ground level.

#### Building Materials and Finishes

- Building colours from the A and B Group of the BS 5252 colour chart shall be used.

- The light reflectance values for the exterior roof colours shall not exceed 30% and the exterior walls shall not exceed 40%.

#### Ancillary Structures

- All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence.
- The use of landscape plantings to connect these structures with the main residence is required.

#### Water tanks

- Water tanks, if not placed underground, shall be designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by landscape amenity plantings.

#### Driveways and Parking Areas

- Parking areas shall be integrated with the overall design of the residence and landscaping.
- Kerbs should be avoided or use low profile kerbs formed with dark grey concrete oxide and use chip seal or loose road metal.

#### Earthworks

- Earthworks shall be graded gradually into adjacent contours. Earthworks that create sharp and large batters that are difficult to revegetate are to be avoided.
- Any retaining walls over 1m high shall be screened with planting.

#### The landscape plan shall incorporate:

- Foreground planting to provide a softening of the northern facing facade of a house when viewed from the water.
- Specimen Pohutukawa trees placed around the edges of the building site to provide vertical scale when viewed from the water to break up the view of any future house on this lot.
- Backdrop planting to provide a vegetated backdrop to the building site so that when viewed from the water and to the north any future built form will not be viewed on the skyline. This planting will also screen the building from view from the west, south and

eastern aspect so that the surrounding neighbours are not looking at the back of the dwelling.

The approved Building Development Landscape Plan is to be implemented within 12 months following completion of the exterior of the building (approximately May-September) and maintained in perpetuity, with allowance made within the landscaping areas for the maintenance, trimming and replacement planting of trees as required. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season.



SIGNED:

Ms Nicola Cowley - Authorised Officer  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 26<sup>th</sup> day of May 2025



## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221 (3) CANCELLATION OF CONSENT NOTICE**

PURSUANT to section 221 (3) of the Resource Management Act 1991, condition (ii) of Consent Notice 12034360.2 has been cancelled insofar as it relates to Lot 2 DP 614962.

A handwritten signature in black ink, appearing to read 'Cowley'.

SIGNED:

\_\_\_\_\_  
Ms Nicola Cowley - Authorised Officer  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** 26<sup>th</sup> May 2025

[Home](#)[Applications](#)[Customer Service](#)[General Enquiry](#)[Dogs](#)[Change Password](#)

## Application Submission

Your application has been successfully submitted. You will receive a confirmation email. We will notify you of your application status as it is processed.

**Transaction** DA-100808

**Reference**

**Transaction** 7/01/2026 4:15:38 PM

**Date/Time**

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