

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

☐ Land Use

☐ Discharge

☐ Fast Track Land Use*

☐ Change of Consent Notice (s.221(3))

☐ Subdivision

☐ Extension of time (s.125)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

☐ Other (please specify)

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

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

☐ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☐ No

If yes, which groups have
you consulted with?

Who else have you
consulted with?

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

5. Applicant details

Name/s:

Karen Atkinson

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991? ☐ Yes ☒ No

If yes, please provide details.

6. Address for correspondence

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

Name/s:

Nina Pivac C/- Logiplan Limited

Email:

Phone number:

Postal address:

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

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

--

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

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

Name/s:

David & Melita Atkinson

Property address/
location:

City

Postcode

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

Val 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.

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

14. Draft conditions:

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

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

15. Billing Details:

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

Name/s: (please write in full)

Karen Atkinson

Email:

Phone number:

Postal address:

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

Fees Information

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

15. Billing details continued...

Declaration concerning Payment of Fees

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

Name: (please write in full)

Karen Atkinson,

Signature:

(signature of bill payer)

Date 17 Aug 2026

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Nina Pivac

Signature

Date 27 Aug 2026

(Signature is not required if the application is made by electronic means)

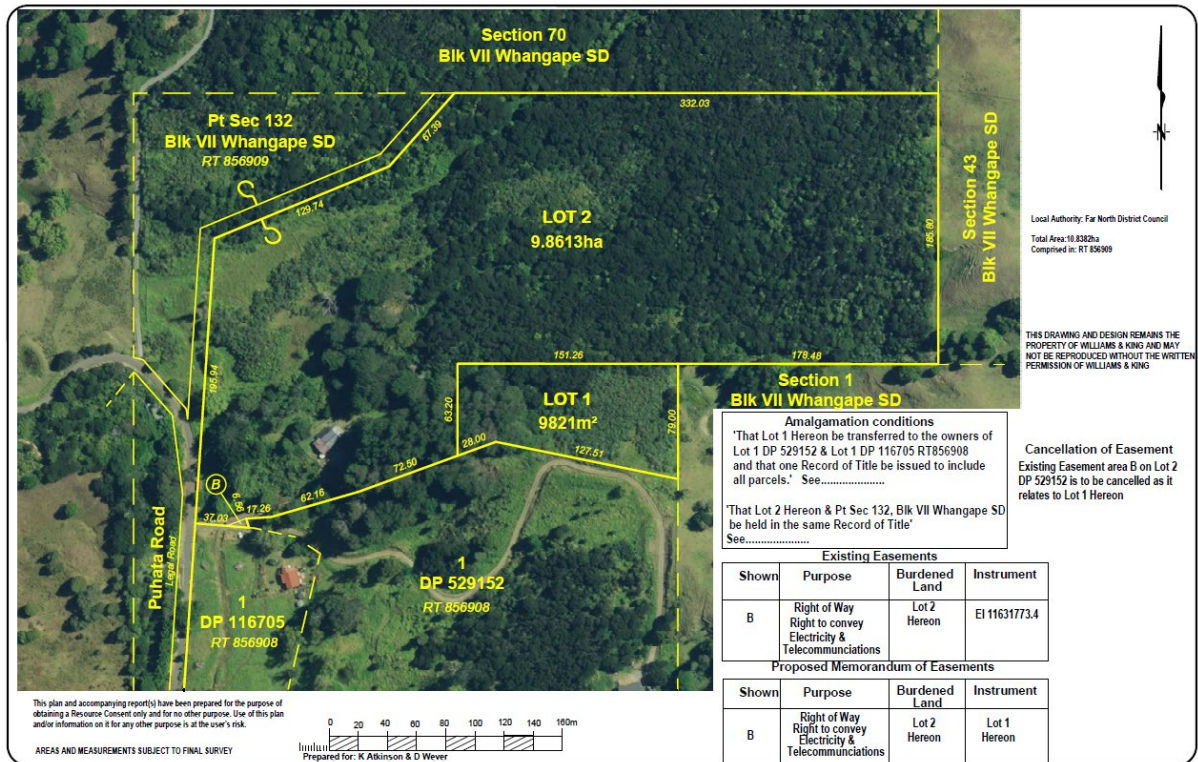
See overleaf for a checklist of your information...

Checklist

Please tick if information is provided

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

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



CONTROLLED BOUNDARY ADJUSTMENT APPLICATION

75A & 75B PUHATA ROAD, HEREKINO
Lots 1 & 2 DP 529152

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
KAREN ATKINSON

27 August 2026
REV A



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Appendix A – Scheme Plan

Appendix B – Certificate of Title

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	75A & 75B Puhata Road, Herekino
Applicant's name:	Karen Atkinson
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lots 1 & 2 DP 529152
Site owner:	Lot 1 DP 529152 – Melita & David Atkinson Lot 2 DP 529152 – Steve Goldswain
Operative District Plan:	Operative Far North District Plan (ODP)
Operative zoning:	Rural Production Zone
Operative overlays/resource areas:	Nil
Proposed District Plan:	Proposed Far North District Plan – Appeals Version (PDP-DV)
Proposed overlays/resource areas:	River Flood Hazard Zone (10 & 100 Year ARI) Treaty Settlement Area of Interest
Brief description of proposal:	To undertake a controlled boundary adjustment between two titles in the Rural Production Zone, resulting in the following allotment areas: Lot 1 – 9.8613ha Lot 2 – 6.8377ha
Summary of reasons for consent:	Overall, resource consent is required as a Controlled Activity .

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Boundary Adjustment Application:
K Atkinson – 75A & 75B Puhata Road, Herekino

2.0 PROPOSAL

The applicant, Karen Atkinson, proposes to undertake a controlled boundary adjustment between two titles in the Rural Production Zone. The proposal will result in the following allotment areas:

- Lot 1 – 9.8613ha
- Lot 2 – 6.8377ha

Both lots contain existing dwellings as per previous Council approvals.

All necessary easements will be created, as per the scheme plan attached as **Appendix A**.

Overall, the proposal is a Controlled Activity under both the ODP and PDP-DV.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

The subject site consists of two titles, located at 75A & 75B Puhata Road, Herekino, and legally described as Lots 1 and 2 DP 529152.

A copy of the relevant Certificates of Title (CT) are attached as **Appendix B**.



Figure 1: Map showing subject site and surrounds – indicative boundaries only (Premise)

Boundary Adjustment Application:
K Atkinson – 75A & 75B Puhata Road, Herekino

The subject site is zoned Rural Production under both the ODP and PDP-DV. The site is also subject to a number of PDP-DV overlays, namely River Flood Hazard Zones (10 & 100 Year ARI Events) and Treaty Settlement Area of Interest.

Proposed Lot 1 contains one dwelling while proposed Lot 2 contains two dwellings (all with associated services) as per previous Council approvals, they are currently accessed via an existing vehicle crossing/ROW off Puhata Road.

The site does not contain any areas of significant indigenous vegetation or fauna. The use of the site will remain unchanged.

4.0 OPERATIVE DISTRICT PLAN RULES ASSESSMENT

SUBDIVISION:

Rural Production Zone	Relevant Standards	Compliance
Rule 13.7.1 Boundary adjustments: all zones except the recreational activities and conservation zones	Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that: (a) there is no change in the number and location of any access to the lots involved; and (b) there is no increase in the number of certificates of title; and (c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and (e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.	(a) Current access arrangements will remain unchanged. (b) No new lots will be created. (c) The existing lot sizes are already non-compliant, and the degree of non-compliance will not be increased as a result of the boundary adjustment. (d) The site consists of two contiguous titles. (e) As per the district plan assessment below, each lot is able to comply with all relevant land use rules. (f) As per previous Council approvals, all existing onsite services are wholly contained within the new boundaries. Controlled Activity

Boundary Adjustment Application:
K Atkinson – 75A & 75B Puhata Road, Herekino

LANDUSE:

An assessment of all relevant landuse provisions has been undertaken where they relate to the existing dwellings within each lot:

Rural Production Zone	Relevant Standards	Compliance
8.6.5.1.1 Residential intensity	One unit per 12ha	Proposed Lots 1 and 2 each contain one dwelling as per previous Council approvals. This will remain unchanged as a result of the proposal. Permitted
8.6.5.1.2 Sunlight	2m + 45 degree recession plane	All existing built development will remain compliant with the HIRB rules. Permitted
8.6.5.1.3 Stormwater management	Maximum impermeable surface area of 15%	The land area within proposed Lot 1 will be increasing and will therefore remain compliant with the permitted impermeable surface threshold. In regard to proposed Lot 2 which has a land area of 9.8613ha, up to 1.4791ha of impermeable surfaces is permitted. Existing impermeable surfaces fall well below this threshold. Permitted
8.6.5.1.4 Setback from boundaries	10m from all boundaries;	All existing built development will remain compliant with the minimum setback requirements. Permitted
8.6.5.1.5 Transportation	Two onsite parking spaces and adequate manoeuvring area to be provided per unit. Each lot has a separate vehicle crossing which are formed to an adequate standard.	Each lot will have ample parking and manoeuvring area. Access arrangements will remain unchanged. Permitted
8.6.5.1.8 Building height	Maximum 12m	All existing buildings are less than 12m in height. Permitted
8.6.5.1.10 Building coverage	Maximum 12.5%	The land area within proposed Lot 1 will be increasing and will therefore remain compliant with the permitted building coverage threshold. In regard to proposed Lot 2 which has a land area of 3.8992ha, up to 1.23ha of

Boundary Adjustment Application:
K Atkinson – 75A & 75B Puhata Road, Herekino

Rural Production Zone	Relevant Standards	Compliance
		building coverage is permitted. Existing building coverage in each lot falls well below this threshold. Permitted

Overall, the proposal requires resource consent as a **Controlled Activity** under the ODP.

4.0 PROPOSED DISTRICT PLAN RULES ASSESSMENT

SUB-R1 Boundary Adjustments in RPZ – Activity status Controlled where:	Compliance
CON-1 The boundary adjustment complies with standards: SUB-S1 to SUB-S7	SUB-S1 Minimum allotment sizes – The PDP provides an <u>8 ha minimum lot size as a Discretionary Activity</u>. RT 856909 is 12.6183 ha and RT 856908 is 5.8556 ha, meaning the latter is already below this threshold. The proposal will increase the area of RT 856908 while RT 856909 will remain above 8 ha. Accordingly, the existing degree of non-compliance will not increase and will instead be reduced. SUB-S2 Requirements for building platforms for each allotment – <u>20m x 20m</u>. Each lot contains existing built development as per previous Council approvals. These buildings will remain compliant with setback requirements. SUB-S3 Water supply – each lot is supplied by multiple water tanks providing potable water and water for firefighting purposes. SUB-S4 Stormwater management – each lot contains existing stormwater disposal systems capable of meeting these requirements. These systems will remain unchanged. SUB-S5 Wastewater disposal – each lot contains existing wastewater disposal systems that are operating adequately. These systems will remain unaffected by the proposal. SUB-S6 Telecommunications and power supply – each lot has existing telecommunications and power supply which will remain unaffected by the proposal. SUB-S7 Easements for any purpose – as per the scheme plan, all necessary easements will be provided.
CON-2 The boundary adjustment does not: 1. Alter the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;	1. The proposed boundary adjustment will not result in any additional land use rule breaches, and will remain compliant with all relevant permitted standards. 2. See CON-1/SUB-S1 above. 3. Access arrangements will remain unchanged.

Boundary Adjustment Application:
K Atkinson – 75A & 75B Puhata Road, Herekino

SUB-R1 Boundary Adjustments in RPZ – Activity status Controlled where:	Compliance
2. Alter the degree of non-compliance with zone or district wide standards; 3. Alter the number and location of any access; and 4. Increase the number of certificates of title.	4. No additional lots will be created.
CON-3 The boundary adjustment complies with standard: SUB -S8 Esplanades.	Not applicable

Overall, the proposal has been assessed as a **Controlled Activity** under the PDP-DV.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Table 2 – Rule 13.7.3 Controlled (subdivision) activities: other matters to be taken into account

Criteria	Comment
13.7.3.1 Property Access	Each lot is accessed via separate vehicle crossings off Puhata Road. Given the use of the site will remain unchanged, it is considered that no further upgrades are necessary.
13.7.3.2 Natural and Other Hazards	As identified on the NRC hazard maps, a portion of the site is subject to the River Flood Hazard Zone (10-year and 100-year ARI), with the existing dwelling on Lot 1 DP 116705 partially within the mapped extent. However, the property has no known history of being affected by flooding. As the dwelling was lawfully established under previous Council approvals, existing use rights are considered to apply in relation to the identified flood hazard.
13.7.3.3 Water Supply	Water supply is currently achieved by way of roofwater collection. This will remain unchanged.
13.7.3.4 Stormwater Disposal	Each lot has existing onsite stormwater disposal arrangements which are operating adequately. Impermeable surfaces will remain within the permitted thresholds. Therefore, additional attenuation is not considered necessary in this instance.
13.7.3.5 Sanitary Sewage Disposal	Proposed Lots 1 and 2 have existing onsite wastewater disposal arrangements which are operating adequately. All infrastructure will remain within the relevant proposed boundaries.
13.7.3.6 Energy Supply	Each lot has existing connections i.e. no new connections are necessary.
13.7.3.7 Telecommunications	Each lot has existing connections i.e. no new connections are necessary.

<i>Criteria</i>	<i>Comment</i>
13.7.3.8 Easements for any purpose	As per the scheme plan, all necessary easements will be created.
13.7.3.9 Preservation of heritage resources, vegetation, fauna and landscape and land set aside for conservation purposes.	Not applicable. The site does not contain any such features.
13.7.3.10 Access to reserves and waterways	Public access to reserves and waterways will not be affected by the proposal.
13.7.3.11 Land use compatibility	Each lot contains existing built development as per Council approvals, with no reverse sensitivity effects known to arise. Surrounding properties are similarly zoned Rural Production, and are largely characterised by rural lifestyle development and production activities. Proposed Lot 1 is increasing in land area, enabling rural lifestyle activities to continue. Proposed Lot 2 will maintain a land area of 9.8ha enabling ample opportunity for rural lifestyle activities to continue. Due to the existing pattern of development in the area, it is considered that there are no adverse cumulative effects. The proposal will not result in degradation of the rural character of the surrounding environment.
13.7.3.12 Proximity to airports	Not applicable

6.0 STATUTORY CONSIDERATIONS

NES CONTAMINATED SOILS (NESCO)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NESCO. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

A search of Council's records reveal no evidence to suggest that a HAIL activity is, or has been, undertaken on the subject site. As such, the NESCO is not applicable in this instance.

NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

As per Far North Maps, the site does not contain highly versatile soils.

NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.

NEW ZEALAND COASTAL POLICY STATEMENT

The New Zealand Coastal Policy Statement is not relevant to this application.

OPERATIVE FAR NORTH DISTRICT PLAN

Relevant ODP objectives and policies are those contained within the subdivision, transportation, Rural Production Zone chapters. As a controlled activity, the proposed activity is considered to be consistent with all relevant objectives and policies of the Far North District Plan.

PROPOSED FAR NORTH DISTRICT PLAN

Following the close of the appeal period on 12 August 2026, FNDC released the Appeals Version of the Proposed District Plan (PDP). The PDP now identifies provisions subject to appeal, with unappealed provisions treated as operative and replacing the equivalent provisions of the Operative District Plan (ODP). Where provisions remain subject to appeal, both the relevant ODP and PDP provisions continue to apply and should be afforded appropriate weighting under s104 of the RMA. Accordingly, the relevant objectives and policies of both plans have been considered in this assessment, with greater weight afforded to PDP provisions that are beyond challenge. Notwithstanding the transitional status of the plans, the proposed Rural Production boundary adjustment is a **Controlled Activity under both the ODP and PDP**, demonstrating a consistent planning outcome under both frameworks. On this basis, the proposal is considered consistent with the relevant objectives and policies of both the ODP and PDP.

7.0 NOTIFICATION

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.

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- *Step 2* – Public notification precluded in certain circumstances. The proposal is a controlled activity. Public notification is therefore precluded.

Section 95b sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. The proposed boundary adjustment is a controlled activity. Limited notification is therefore precluded.

In respect of this application, an assessment of effects on the environment has concluded that in all potential effects it can be concluded that adverse effects are less than minor.

Section 95C relates to the public notification after a request for further information which does not apply to this application.

Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor. This assessment concludes that potential adverse effects arising from this proposal would not be more than minor.

8.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a controlled subdivision in the Rural Production Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

Prior to the issue of any decision for this consent, it is requested that all draft conditions are forwarded to the agent for review and comment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

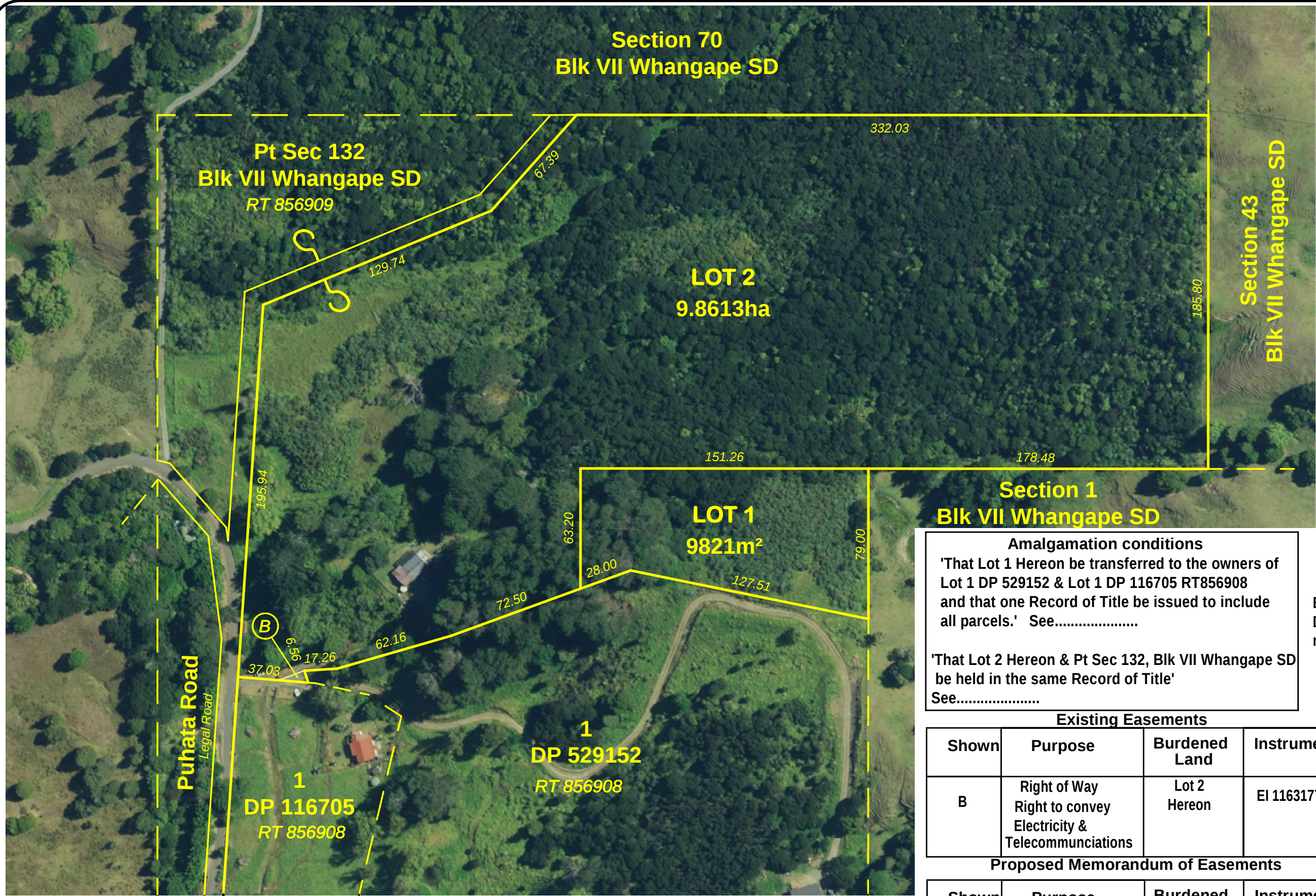
Date: 27 August 2026

Appendices:

Appendix A – Scheme Plan

Appendix B – Certificates of Title

Appendix A – Scheme Plan



Local Authority: Far North District Council

Total Area:10.8382ha
Comprised in: RT 856909

THIS DRAWING AND DESIGN REMAINS THE
PROPERTY OF WILLIAMS & KING AND MAY
NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF WILLIAMS & KING

Amalgamation conditions
'That Lot 1 Hereon be transferred to the owners of
Lot 1 DP 529152 & Lot 1 DP 116705 RT856908
and that one Record of Title be issued to include
all parcels.' See.....

'That Lot 2 Hereon & Pt Sec 132, Blk VII Whangape SD
be held in the same Record of Title'
See.....

Cancellation of Easement
Existing Easement area B on Lot 2
DP 529152 is to be cancelled as it
relates to Lot 1 Hereon

Existing Easements

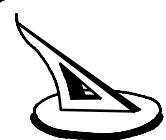
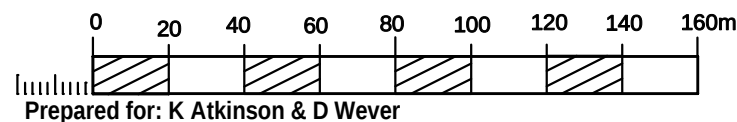
Shown	Purpose	Burdened Land	Instrument
B	Right of Way Right to convey Electricity & Telecommunications	Lot 2 Hereon	EI 11631773.4

Proposed Memorandum of Easements

Shown	Purpose	Burdened Land	Instrument
B	Right of Way Right to convey Electricity & Telecommunications	Lot 2 Hereon	Lot 1 Hereon

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY



WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 407 6030
Email: kerikeri@saps.co.nz

27 Hobson Ave
PO Box 937 Kerikeri

PROPOSED SUBDIVISION OF LOT 2 DP 529152 and easements over Lot 1 DP 116705

Rev	Date	Name	ORIGINAL SCALE	SHEET SIZE
Survey Design				
Drawn	Aug 2026	W & K	1:2000	A3

24899

Appendix B – Certificates of Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **856908**
Land Registration District **North Auckland**
Date Issued 02 March 2020

Prior References

NA64B/861 NA66B/710

Estate Fee Simple
Area 5.8556 hectares more or less
Legal Description Lot 1 Deposited Plan 529152 and Lot 1
Deposited Plan 116705

Registered Owners

David Atkinson and Melita Atkinson

Interests

Subject to Section 8 Mining Act 1971

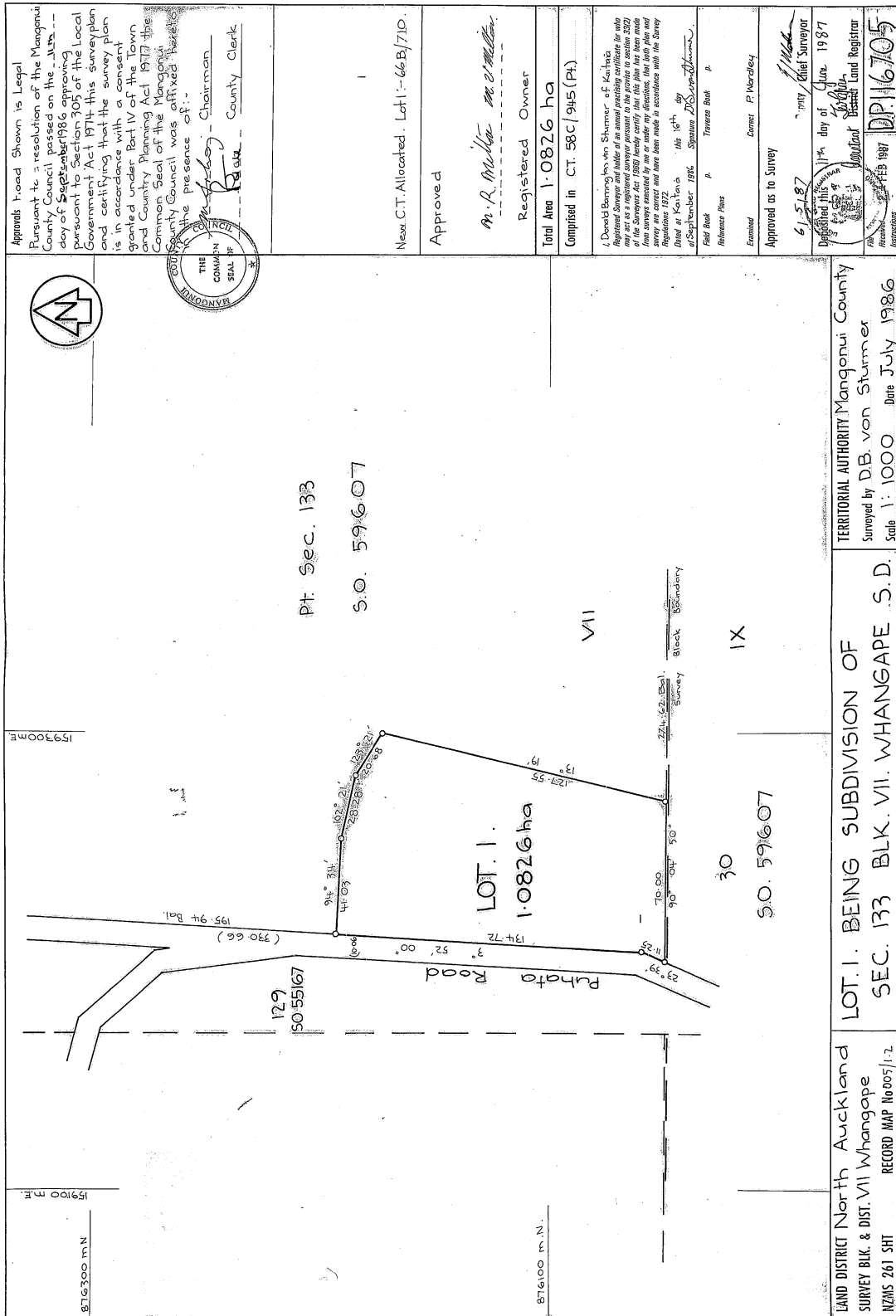
Subject to Section 5 Coal Mines Act 1979

Subject to Section 241(2) Resource Management Act 1991 (affects DP 529152)

Subject to a right of way, right to convey electricity and telecommunications over part Lot 1 DP 116705 over part marked A on DP 529152 created by Easement Instrument 11631773.4 - 2.3.2020 at 3:23 pm

Appurtenant to Lot 1 DP 529152 is a right of way, right to convey electricity and telecommunications created by Easement Instrument 11631773.4 - 2.3.2020 at 3:23 pm

The easements created by Easement Instrument 11631773.4 are subject to Section 243 (a) Resource Management Act 1991
11631773.5 Mortgage to Bank of New Zealand - 2.3.2020 at 3:23 pm



Approvals: Road Shown is Legal Pursuant to a resolution of the Mangonui County Council passed on the 11th day of September 1986 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the survey plan is in accordance with a consent granted under Part IV of the Town and Country Planning Act 1977 the Common Seal of the Mangonui County Council was affixed hereon in the presence of:-

[Signature] Chairman
[Signature] County Clerk

Next C.T. Allocated: Lot 1:- 66B/710.

Approved

M. R. Mulla Registered Owner

Total Area 1.0826 ha

Comprised in CT. 58C/945 (Pt.)

I, Donald Burrows, of the Mangonui County Council, being a duly qualified Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 33(2) of the Surveyors Act 1980 hereby certify that the plan has been made in accordance with the provisions of the Surveyors Act 1980 and that the survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Mangonui this 16th day of September 1986. *[Signature]* Surveyor

Field Book p. Transvaal Bank p.

Reference Plans

Examined

Correct P. Wardle

Approved as to Survey

61.5.187

my Chief Surveyor

11th day of June 1987

[Signature] District Land Registrar

DP 16705

159300m E

159100 m E.

876300 m N

876100 m N.

129 150 55167

94° 31' 41.03

102° 21' 28.20

127° 55' 19

13° 19'

274.62 (50)

70.00

90° 04' 50"

23° 39'

134° 72' 00"

3° 52' 00"

137° 42'

195.94 Bl.

(730.66)

Puhata Road

LOT 1.
1.0826 ha

VI

IX

30

50. 59607

Block Boundary

Survey

LAND DISTRICT North Auckland
 SURVEY BLK. & DIST. VII Whangape
 NZMS 261 SH1
 RECORD MAP No 0051/2

LOT 1. BEING SUBDIVISION OF
 SEC. 133 BLK. VII. WHANGAPE S.D.

Scale 1:1000 Date July 1986

Surveyed by DB von Stummer

TERRITORIAL AUTHORITY Mangonui County

7/25/86

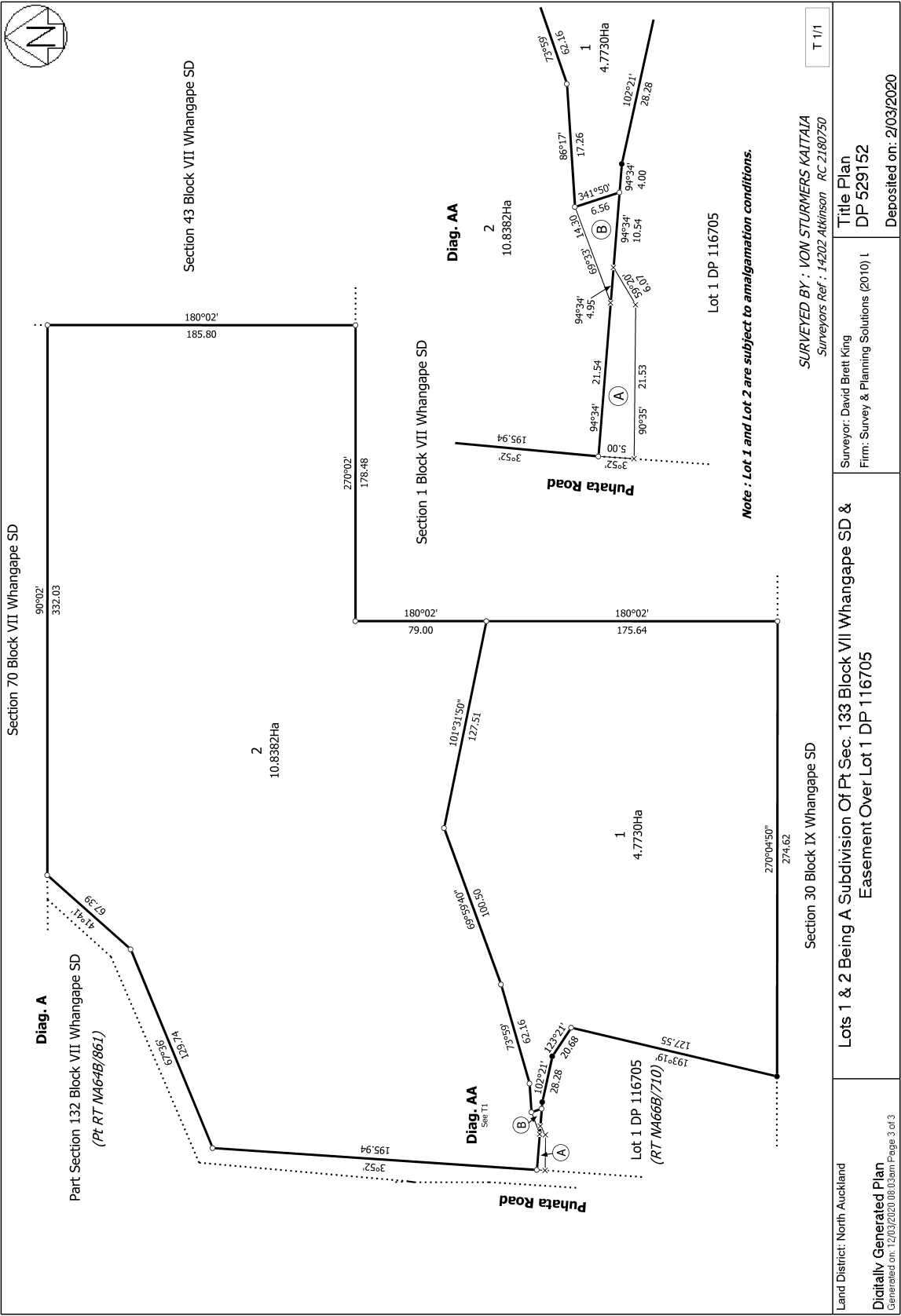
005/102

Printed by Sherrin, Harcourt Ltd., Auckland, New Zealand.

W.A. HANNEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND WELLINGTON

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

CENTIMETRES





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **856909**
Land Registration District **North Auckland**
Date Issued 02 March 2020

Prior References
NA64B/861

Estate Fee Simple
Area 12.6183 hectares more or less
Legal Description Lot 2 Deposited Plan 529152 and Section
132 Block VII Whangape Survey District

Registered Owners
Steve Goldswain

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

Subject to a right of way over part Section 132 Block VII Whangape Survey District over part marked A on DP 189329 created by Transfer D505538.1 - 15.5.2000 at 1.16 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 529152)

Subject to a right of way, right to convey electricity and telecommunications over part Lot 2 DP 529152 over part marked A on DP 529152 created by Easement Instrument 11631773.4 - 2.3.2020 at 3:23 pm

Appurtenant to Lot 2 DP 529152 is a right of way, right to convey electricity and telecommunications created by Easement Instrument 11631773.4 - 2.3.2020 at 3:23 pm

The easements created by Easement Instrument 11631773.4 are subject to Section 243 (a) Resource Management Act 1991

