

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



## 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)

**Email:**

**Phone number:**

**Postal address:**

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

**Postcode**

### Fees Information

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

## 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)

Michael Wikitera

**Signature:**

(signature of bill payer)

**Date** 18-May-2026

**MANDATORY**

## 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](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.

## 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** 18-May-2026

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

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

## Checklist

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*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

1271 STATE HIGHWAY 1 (SH1) WAIPAPAKAURI  
 Lot 3 DP 448932

### ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:  
 MICHAEL WIKITERA

18 May 2026  
 REV A



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### **Appendices:**

**Appendix A – Scheme Plan**

**Appendix B – Certificate of Title & Interests**

## 1.0 THE APPLICANT AND PROPERTY DETAILS

<b>To:</b>	Far North District Council
<b>Site address:</b>	1271 SH1 Waipapakauri
<b>Applicant's name:</b>	Michael Wikitera
<b>Address for service:</b>	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
<b>Legal description:</b>	Lot 3 DP 448932
<b>Site owner:</b>	Michael James Wikitera
<b>Operative District Plan:</b>	Far North District Plan
<b>Operative zoning:</b>	Rural Production Zone
<b>Overlays/resource areas:</b>	Nil
<b>Proposed District Plan:</b>	Rural Production Zone
<b>Proposed overlays/resource areas:</b>	Treaty Settlement Area of Interest
<b>Brief description of proposal:</b>	To undertake a controlled boundary adjustment between two titles in the Rural Production Zone, resulting in the following allotment areas:  Lot 1 – 1.9945ha (contains existing dwelling) Lot 2 – 5.7780ha
<b>Summary of reasons for consent:</b>	Overall, resource consent is required as a <b>Controlled Activity</b> .

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

## 2.0 PROPOSAL

The applicant, Michael Wikitera, 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 – 1.9945ha (contains existing dwelling)
- Lot 2 – 5.7780ha

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

Overall, the proposal is a Controlled Activity under the Operative District Plan.

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 is located at 1271 SH1 Waipapakauri and is legally described as Lot 3 DP 448932

A copy of the relevant Certificates of Title (CT) and interests are attached as **Appendix B**. Consent Notice 12530849.3 is registered on the title with conditions relating to future built development on the subject site. Given the proposed development does not involve a building consent, none of the consent notice conditions are relevant to this proposal. It is anticipated that all relevant consent notice conditions will be transferred to the new titles.



**Figure 1: Map showing subject site and surrounds (Premise)**

Boundary Adjustment Application:  
M Wikitera – 1271 SH1 Waipapakauri

The subject site is zoned Rural Production under both the ODP and PDP.

Proposed Lot 1 contains an existing dwelling and associated services as per previous Council approvals. Proposed Lot 2 is vacant. The use of the site will remain unchanged.

This site is currently accessed via two vehicle crossings off SH1 as approved by NZTA. Physical access arrangements will remain unchanged. All necessary easements will be created as per the attached scheme plan. Given the use of the site will remain unchanged, it is considered that upgrades to existing vehicle crossings are not necessary in this instance.

The site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna.

## 4.0 DISTRICT PLAN RULES ASSESSMENT

### SUBDIVISION:

Rural Production Zone	Relevant Standards	Compliance
<p><b>Rule 13.7.1 Boundary adjustments: all zones except the recreational activities and conservation zones</b></p>	<p>Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:</p> <p>(a) there is no change in the number and location of any access to the lots involved; and</p> <p>(b) there is no increase in the number of certificates of title; and</p> <p>(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</p> <p>(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and</p> <p>(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and</p> <p>(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.</p>	<p>(a) Current access arrangements will remain unchanged.</p> <p>(b) No new lots will be created.</p> <p>(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.</p> <p>(d) The site consists of three contiguous titles.</p> <p>(e) As per the district plan assessment below, each lot is able to comply with all relevant land use rules.</p> <p>(f) As per previous Council approvals, all existing onsite services are wholly contained within the new boundaries.</p> <p><b>Controlled Activity</b></p>

Boundary Adjustment Application:  
M Wikitera – 1271 SH1 Waipapakauri

Rural Production Zone	Relevant Standards	Compliance

#### 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 Lot 1 contains an existing dwelling which will remain unchanged.  Proposed Lot 2 is vacant.  <b>Permitted</b>
8.6.5.1.2 Sunlight	2m + 45 degree recession plane	All existing built development will remain compliant with the HIRB rules.  <b>Permitted</b>
8.6.5.1.3 Stormwater management	Maximum impermeable surface area of 15%	The land area within proposed Lot 2 will be increasing and will therefore remain compliant with the permitted impermeable surface threshold.  In regard to proposed Lot 1 which has a land area of 1.9945ha, up to 2992m <sup>2</sup> of impermeable surfaces is permitted. Existing impermeable surfaces fall well below this threshold.  <b>Permitted</b>
8.6.5.1.4 Setback from boundaries	10m from all boundaries;  For sites less than 5000m <sup>2</sup> , accessory buildings shall be setback at least 3m from all boundaries other than road boundaries.	All existing built development will remain compliant with the minimum setback requirements.  <b>Permitted</b>
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.  <b>Permitted</b>
8.6.5.1.8 Building height	Maximum 12m	All existing buildings are less than 12m in height.  <b>Permitted</b>

Rural Production Zone	Relevant Standards	Compliance
8.6.5.1.10 Building coverage	Maximum 12.5%	<p>The land area within proposed Lot 2 will be increasing and will therefore remain compliant with the permitted building coverage threshold.</p> <p>In regard to proposed Lot 1 which has a land area of 1.9945ha, up to 2493m<sup>2</sup> of impermeable surfaces is permitted. Existing building coverage in each lot falls well below this threshold.</p> <p><b>Permitted</b></p>

Overall, the proposal requires resource consent as a **Controlled Activity** under the Far North District Plan.

## 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	This site is currently accessed via two vehicle crossings off SH1 as approved by NZTA. Physical access arrangements will remain unchanged. All necessary easements will be created as per the attached scheme plan. Given the use of the site will remain unchanged, it is considered that upgrades to existing vehicle crossings are not necessary in this instance.
13.7.3.2 Natural and Other Hazards	As per NRC Maps, the site has not been mapped as susceptible to any natural hazards.
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	Proposed Lot 1 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 Lot 1 has existing onsite wastewater disposal arrangements which are operating adequately. All infrastructure will remain within the relevant proposed boundaries.

<b>Criteria</b>	<b>Comment</b>
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.
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	<p>Proposed Lot 1 contains existing built development as per Council approvals, with no reverse sensitivity effects known to arise.</p> <p>Surrounding properties are similarly zoned Rural Production, and are largely characterised by rural lifestyle development.</p> <p>Proposed Lot 2 is increasing in land area, enabling rural lifestyle activities to continue. Proposed Lot 1 will maintain a land area of 1.9945ha enabling ample opportunity for rural lifestyle activities to continue.</p> <p>Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects. The proposal will not result in degradation of the rural character of the surrounding environment.</p>
13.7.3.12 Proximity to airports	Not applicable

## 6.0 STATUTORY CONSIDERATIONS

### NES CONTAMINATED SOILS (NESCS)

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 NESCS. 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.

Based on aerial images and a search of Council's records, there is no evidence to suggest that HAIL activities have been undertaken on the subject site. Therefore, it is considered that the NESCS 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**

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and General Residential Zone Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- RPZ-01 to RPZ-06
- RPZ-P1 to RPZ-P8

## 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.
- *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

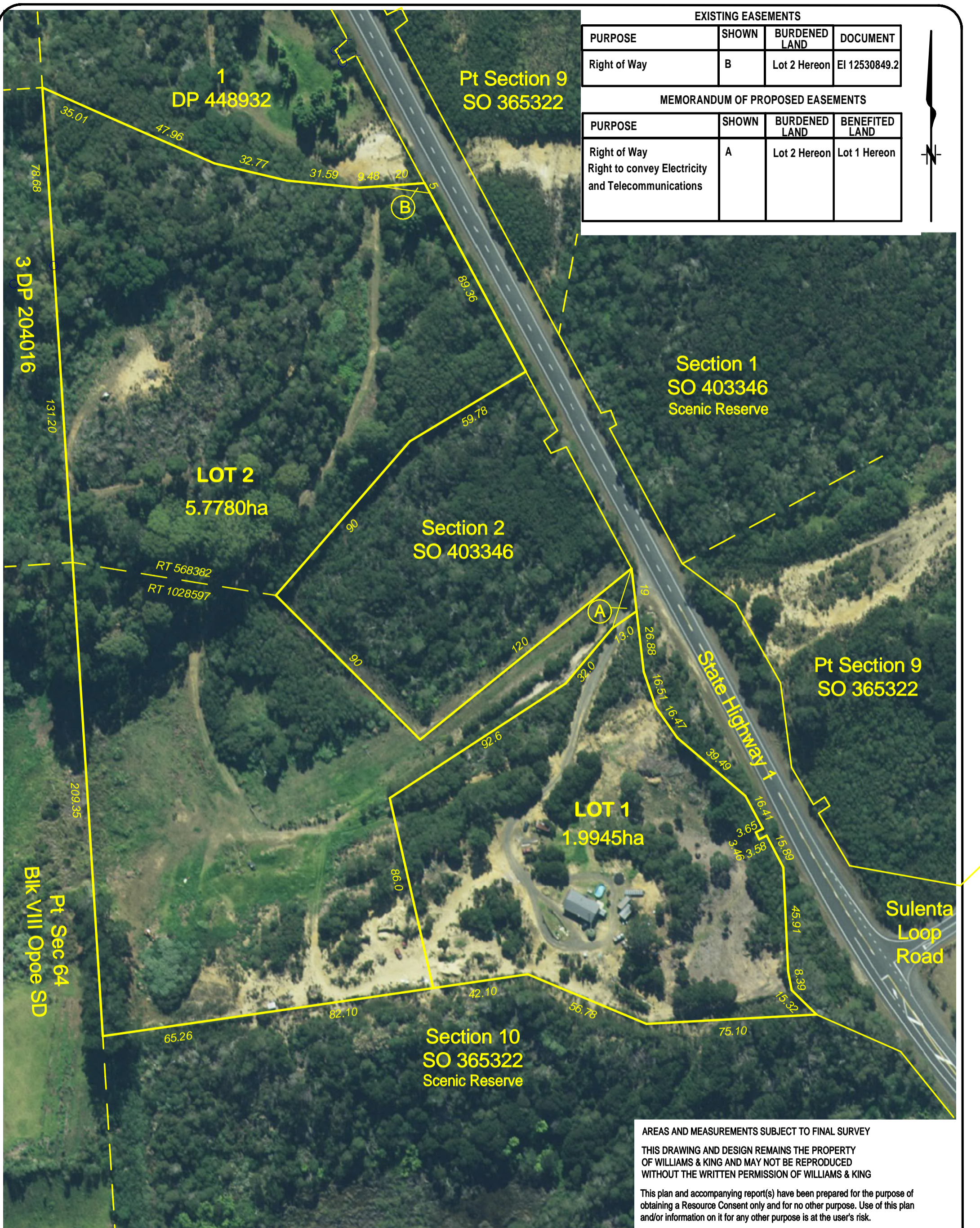
**Date: 18 May 2026**

## **Appendices:**

**Appendix A – Scheme Plan**

**Appendix B – Certificate of Title & Interests**

## Appendix A – Scheme Plan



**EXISTING EASEMENTS**

PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
Right of Way	B	Lot 2 Hereon	EI 12530849.2

**MEMORANDUM OF PROPOSED EASEMENTS**

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way Right to convey Electricity and Telecommunications	A	Lot 2 Hereon	Lot 1 Hereon



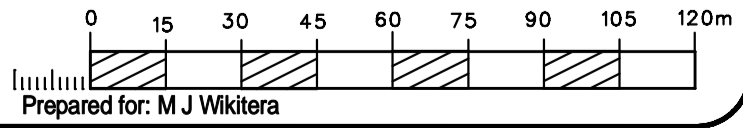
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

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.

Local Authority: Far North District Council

Total Area: 7.7725ha  
Comprised in: RTs 568382 & 1028597



Prepared for: M J Wikitera

**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  
Lots 2 & 3 DP 448932**  
By way of Boundary Adjustment

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		1:1500	A3
Design			
Drawn	W & K April 2026		
Rev			

**24824**

## **Appendix B – Certificate of Title & Interests**



**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** **568382**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 November 2022

**Prior References**  
307036

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**Estate** Fee Simple  
**Area** 3.0445 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 448932

**Registered Owners**  
Michael James Wikitera

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**Interests**

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

11361761.6 Mortgage to Bank of New Zealand - 5.3.2019 at 4:32 pm

Subject to a right of way over part marked B on DP 448932 created by Easement Instrument 12530849.2 - 24.11.2022 at 1:14 pm

Appurtenant hereto is a right of way created by Easement Instrument 12530849.2 - 24.11.2022 at 1:14 pm

The easements created by Easement Instrument 12530849.2 are subject to Section 243 (a) Resource Management Act 1991

12530849.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.11.2022 at 1:14 pm

12530849.5 Notice pursuant to Section 91 Government Roading Powers Act 1989 - 24.11.2022 at 1:14 pm





**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** **1028597**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 November 2022

**Prior References**  
307036

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**Estate** Fee Simple  
**Area** 4.7280 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 448932

**Registered Owners**  
Michael James Wikitera

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**Interests**

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

11361761.6 Mortgage to Bank of New Zealand - 5.3.2019 at 4:32 pm

12530849.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.11.2022 at 1:14 pm

12530849.6 Notice pursuant to Section 91 Government Roding Powers Act 1989 - 24.11.2022 at 1:14 pm



# View Instrument Details



**Instrument No** 12530849.3  
**Status** Registered  
**Date & Time Lodged** 24 November 2022 13:14  
**Lodged By** Manning, Russell Howard  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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<b>Affected Records of Title</b>	<b>Land District</b>
1028597	North Auckland
568381	North Auckland
568382	North Auckland

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**Annexure Schedule** Contains 2 Pages.

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## Signature

Signed by Russell Howard Manning as Territorial Authority Representative on 22/12/2022 11:29 AM

**\*\*\* End of Report \*\*\***



Piata Bay 752, Manurewa  
Kaitake 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: esk.us@fnrc.govt.nz  
Website: www.fnrc.govt.nz

*Te Kaunihera o Tai Tokerau Ki Te Raki*

*Te Kaitiaki Take Kōwhiri  
Māori o Te Kaitiaki Take Kōwhiri*

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

#### REGARDING RC 2180242

Being the Subdivision of SEC 6 and PT SEC 7 SO 365322  
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 & 3 DP 448932

- (i). In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting 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.
- (ii). All building foundations should be designed by a suitably qualified engineer.
- (iii). Stormwater disposal should be the subject of specific design at the time of building consent.
- (iv). Each landowner shall maintain the existing 6-metre-wide firebreak along the boundaries.
- (v). Prior to the construction of any building requiring building consent, create a firebreak buffer 20 metres clear from buildings external walls. Any future landscaping within this area should consist of low flammability plants.
- (vi). The wastewater system, and disposal field (including reserve area) shall be located at least 30 metres away from the wetlands identified as Protected Natural Area O04/223 – West Coast Rd Shrubland by the Department of Conservation.





Far North District Council

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*Te Kōwhiri o Tai Tokerau Ki Te Raki*

*Whakawhiriwhiri i te Kōwhiri  
i te Kōwhiri o Tai Tokerau*

SIGNED:

Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 23<sup>rd</sup> day of September 2022

