Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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**
☐ **Fast Track Land Use***
☑ **Subdivision**
☐ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
☐ **Discharge**
☐ **Change of Consent Notice (s.221(3))**
☐ **Extension of time (s.125)**
☐ **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: Murray James Wright and Julie Margaret Wright (in partnership)

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: Paul Wright

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: Murray James Wright and Julie Margaret Wright (in partnership)

Property address/ location:
62 Puketotara Road
Kerikeri
Postcode 0295

8. Application site details

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

Name/s: Murray James Wright and Julie Margaret Wright (in partnership)

Site address/ location:
62 Puketotara Road
62 Puketotara Road

Postcode 0295

Legal description: LOT 1 DP 185968 **Val Number:** 00213-13100

Certificate of title: NA115D/281

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.

Please contact the Agent if site access is required. This is a working farm and not available for un-scheduled site visits

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.

Boundary Adjustment Ony. Refer Planner's Report

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**

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)** Murray James Wright and Julie Margaret Wright (in partnership)

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) Murray Wright

Signature: (signature of bill payer) Date 17-Mar-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. 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) Paul Wright

Signature Date 17-Mar-2026

A 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.

PLANNING REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Proposed Boundary Adjustment

Part of 62 Puketotara Road, Kerikeri

Report Overview	
Report Type	Planning: Resource Consent – Boundary Adjustment: 48 hectares from Lot 1 DP 185968 (Title NA115D/281) and amalgamate that land with the adjacent property owned by Keripapa Farms Limited being Lot 2 DP 21959 (Title NA60D/161).
Report Prepared for	Murray James Wright and Julie Margaret Wright (in partnership)
Consent Authority	Far North District Council
Report Prepared by	Paul Wright CEng, MSc, GradDipTech, BBS, DAEMLead Planner & Director, Magpie Design
Report Reference	RC-260301
Issue	v1.0
Date	17 March 2026

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EXECUTIVE SUMMARY

This application seeks resource consent for a boundary adjustment to Part of Lot 1 Deposited Plan 185968, being part of the land at 62 Puketotara Road, Kerikeri. The proposal involves the transfer of approximately 48 hectares of rural farmland from Glenrob Farms (the Vendor) to Keripapa Farms Limited (the Purchaser), to be amalgamated with the Purchaser's adjoining property in Lot 2 DP 21959 (Title NA60D/161).

The boundary adjustment is a controlled activity under the Far North District Council Operative District Plan, as it complies with all performance standards set out in Rule 13.7.1. No additional certificates of title are created, and both adjusted lots comply with the minimum lot size requirements for the Rural Production Zone.

Key Points:

- The proposal is a boundary adjustment — no new title is created.
- Both resulting lots meet the 20ha minimum controlled activity lot size for the Rural Production Zone.
- There is no change to the number or location of existing accesses to the adjusted lots.
- All existing on-site drainage systems are contained within the adjusted site boundaries.
- The boundary adjustment is consistent with the productive rural character of the surrounding area.
- All adverse environmental effects are assessed as nil or less than minor.

Recommendation: That the Far North District Council grant resource consent for the boundary adjustment of Part of 62 Puketotara Road, Kerikeri, as a controlled activity, subject to any appropriate conditions.

1. INTRODUCTION

1.1. Purpose of Application

This application seeks resource consent for a boundary adjustment involving Part of Lot 1 DP 185968 (Title NA115D/281) at 62 Puketotara Road, Kerikeri, being the property known as Glenrob Farms. The boundary adjustment will excise approximately 48 hectares of farmland from the Vendor's title and amalgamate it with the Purchaser's adjoining land in Lot 2 DP 21959 (Title NA60D/161). The boundary adjustment is a **controlled activity** under the Far North District Plan and does not result in the creation of any additional certificate of title.

1.2. Scope of the Report

This assessment and report accompanies the Resource Consent Application made by the applicant, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent for a controlled boundary adjustment activity in the Rural Production Zone. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. Applicant details are set out in the Application Form.

1.3. Statutory Framework

This application is assessed under the following statutory framework:

- Resource Management Act 1991
- Far North District Council Operative District Plan (ODP)
- Far North District Council Proposed District Plan (PDP)
- National Policy Statements (where applicable)
- National Environmental Standards
- Northland Regional Policy Statement
- Northland Regional Plans

2. THE SITE AND SURROUNDING ENVIRONMENT

2.1. Property Details

Detail	Description
Address	62 Puketotara Road, Kerikeri, Northland (Glenrob Farms)
Legal Description (Vendor)	Part of Lot 1 Deposited Plan 185968 (Title NA115D/281)
Area of Land Transferred	Approximately 48 hectares (subject to survey)
Registered Owners (Vendor)	Murray James Wright and Julie Margaret Wright (in partnership)
Purchaser / Recipient Title	Keripapa Farms Limited Lot 2 DP 21959 (Title NA60D/161)
Zoning	Rural Production Zone (Both lots)
Territorial Authority	Far North District Council
Operative District Plan Zone	Rural Production Zone
Proposed District Plan Zone	Rural Production Zone
Existing Use	Pastoral farming / rural production
Planned Use	Pastoral farming / rural production (no change)
Access	All existing accesses remain (no change)
Location	Refer to Figures 1 & 2
Scheme Plan	Refer to Figure 3 (Appendix C)

2.2. The Site

The subject land forms part of the Glenrob Farms property at 62 Puketotara Road, Kerikeri. Glenrob Farms is an established pastoral farming operation with an extensive history in the Kerikeri district. The parent property (Lot 1 DP 185968, NA115D/281) is a large rural landholding used for pastoral farming and rural production activities.

The approximately 48 hectares of land, the subject of this boundary adjustment, is the North Western part of the 62 Puketotara Road site, shown in Figure One. The land is predominantly flat to gently rolling and is in productive pastoral use. The proposed new boundary line follows the course of the Maungapareua Stream. Survey points will follow the Maungapareua Stream as indicated on the scheme plan.

The land is currently utilised for pastoral grazing with existing farm tracks and infrastructure consistent with productive rural use. There are no dwellings on the land subject to this boundary adjustment, nor does the new boundary create any breaches to boundary setbacks for structures or waste water systems.

2.3. The Surrounding Environment

The surrounding environment is characterised by large-scale rural production and pastoral farming land uses consistent with the Rural Production Zone. The area is predominantly flat to rolling farmland in the Kerikeri basin. The Maungapareua Stream forms a natural feature along the boundary of the subject land. The purchaser's adjoining property (NA60D/161) abuts the southern boundary of the land being transferred.

The locality is consistent with the rural production character of the broader Kerikeri rural area, with no urban or sensitive land uses immediately adjoining the subject land. Neighbouring properties are in productive rural use. The boundary adjustment is entirely consistent with the established land use character of the area.

Figure One: 62 Puketotara Road, Kerikeri Location 1

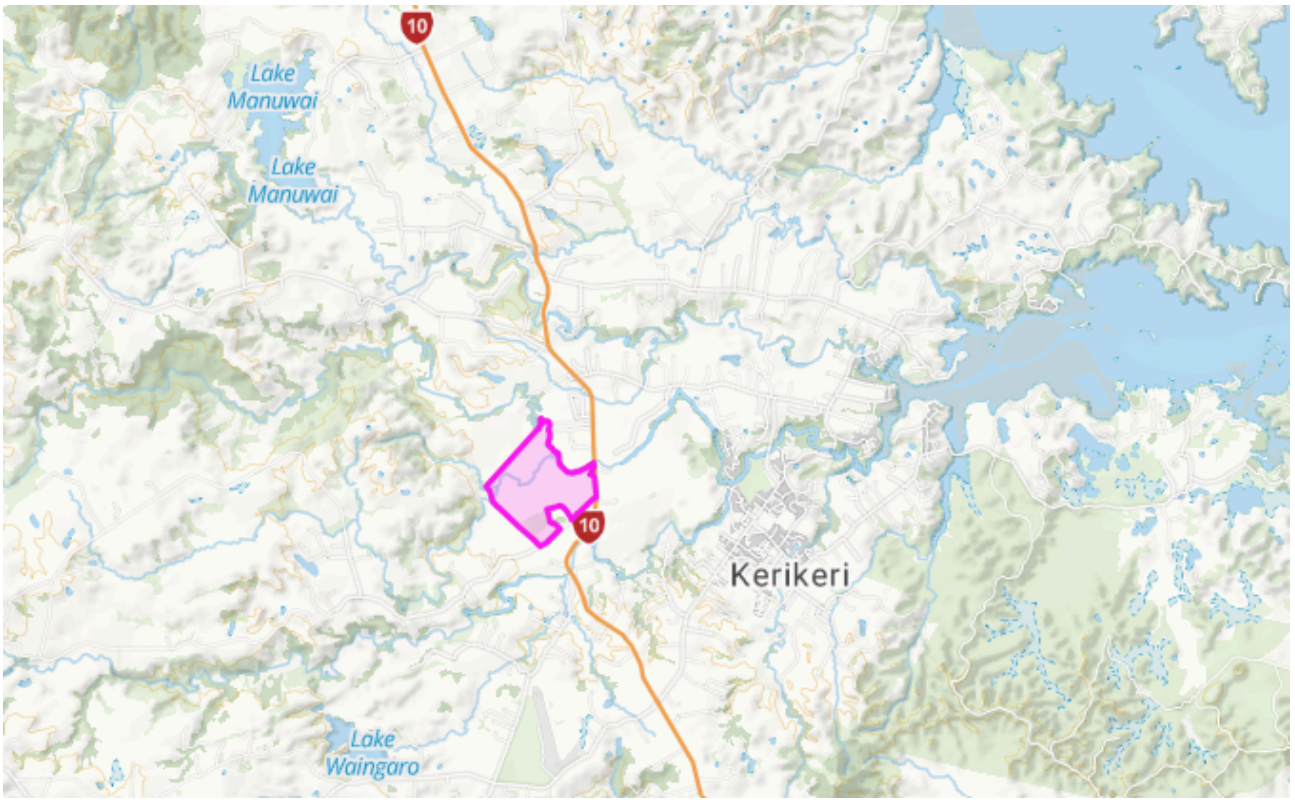
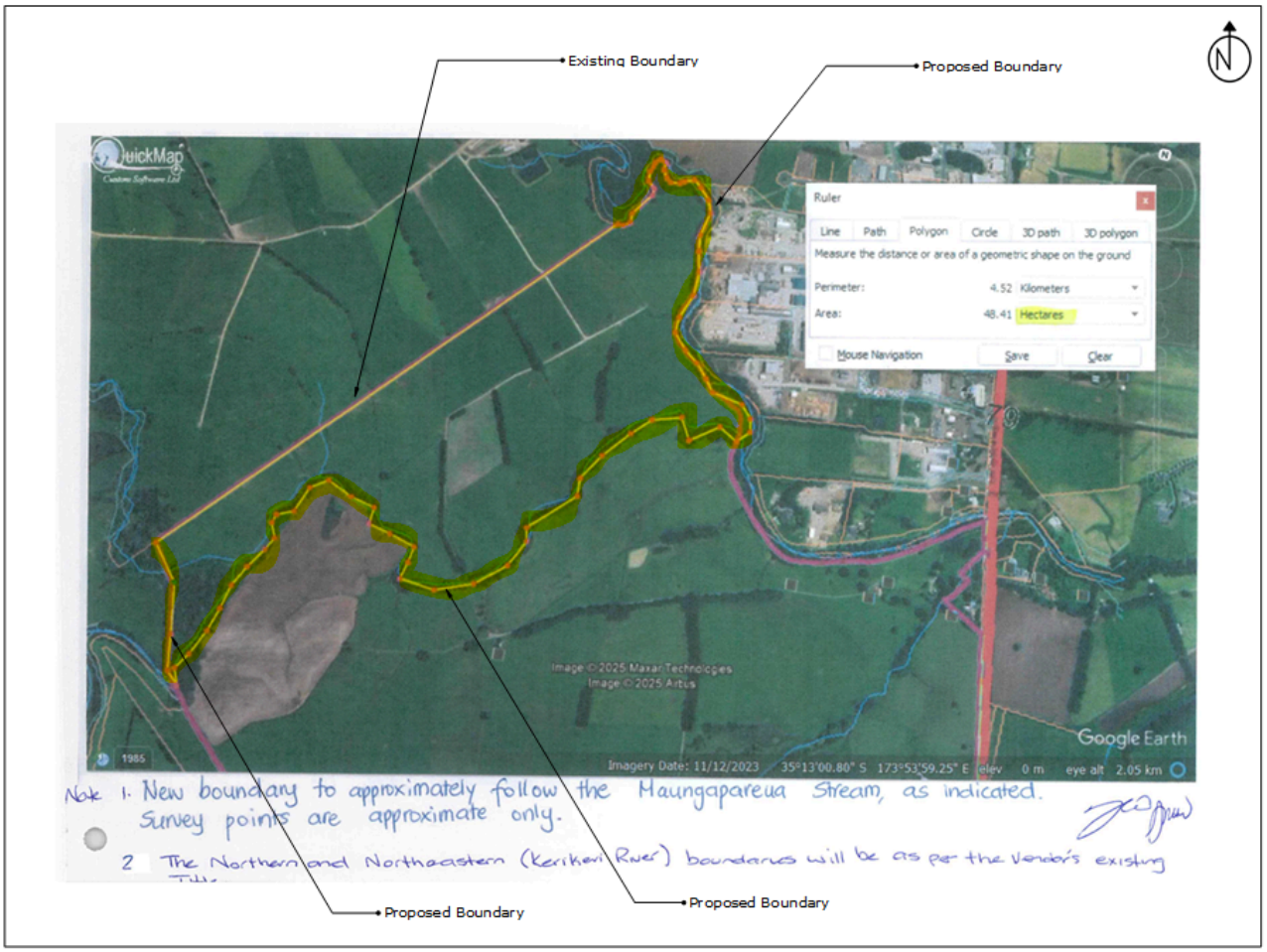


Figure Two: 62 Puketotara Road, Kerikeri Location 2

Figure Three: Scheme Plan, Boundary Adjustment 62 Puketotara Road, Kerikeri



3. THE PROPOSAL

3.1. Proposal

The proposed activity is a boundary adjustment to transfer approximately 48 hectares from Lot 1 DP 185968 and amalgamate that land with the adjacent property owned by Keripapa Farms Limited being Lot 2 DP 21959. No additional certificate of titles will be created as a result of this boundary adjustment — the transferred land will be held together with the Purchaser's existing title in one amalgamated certificate.

Boundary Adjustment Summary	
Nature of Activity	Boundary adjustment — no new title created
Total Area Transferred	Approximately 48 hectares (subject to final survey)
Parent Title (Vendor)	Part of Lot 1 DP 185968 (Title NA115D/281) - Glenrob Farms Post Boundary Adjustment Lots Size = 147ha subject to final survey
Recipient Title (Purchaser)	Lot 2 DP 21959 (Title NA60D/161) - Keripapa Farms Limited Post Boundary Adjustment Lots Size = 255ha subject to final survey
Change in Number of Titles	None. The area is amalgamated with the Purchaser's existing title.
Change in Access	None. No change to existing accesses to either adjusted lot
Existing Use	Pastoral farming / rural production
Proposed Use	Pastoral farming / rural production (no change)
On-site Infrastructure	Existing farm tracks and drainage systems remain within adjusted boundaries.

3.2. Site Suitability and Boundary Adjustment Rationale

The boundary adjustment reflects a commercial transaction between the two adjoining landowners to rationalise the boundaries of two productive rural holdings. The rationale for the adjustment includes:

- The transferred land is adjoining and contiguous with the Purchaser's existing holding in Lot 2 DP 21959, enabling a logical and operationally efficient amalgamation of the two properties.
- The Maungapareua Stream provides a logical and identifiable natural boundary for the transferred area.
- Both the Vendor's retained land and the Purchaser's amalgamated title will comply with the Rural Production Zone minimum lot size requirements following the adjustment (147ha and 255ha respectively).
- No new titles, new dwellings, or new land uses are proposed as a result of the boundary adjustment.

3.3. Infrastructure and Servicing

Access

There is no change to the number or location of any access ways to the lots involved in this boundary adjustment. Existing farm accesses from Puketotara Road will be retained. Each adjusted lot retains adequate legal and physical access as required by Rule 13.7.1(a) of the Operative District Plan.

On-Site Drainage Systems

All existing on-site drainage systems (stormwater, and any other drainage infrastructure) are wholly contained within the adjusted site boundaries following the boundary adjustment, in compliance with Rule 13.7.1(f) of the Operative District Plan. No new infrastructure is required to service the adjusted lots.

Water Supply and Utilities

The land subject to this boundary adjustment is rural farmland with no residential occupation or infrastructure. Water supply for stock and farming purposes utilises existing on-farm water supply systems. The boundary adjustment does not affect the adequacy of water supply to the adjusted lots for their existing productive land uses. No reticulated services are affected by this adjustment.

3.4. Existing Title Instruments

Any existing easements, covenants, or encumbrances registered against Record of Title NA115D/281 will be assessed by the Vendor's solicitor as part of the survey and title process. The Sale and Purchase Agreement (Clause 22.6) confirms that no easements, covenants or encumbrances will be registered on the deposit of the survey plan over the transferred land other than those necessary to satisfy the conditions of any resource consent obtained. Any required easements will be prepared by the Vendor's solicitor.

3.5. Development Objectives

The boundary adjustment seeks to achieve the following objectives:

- Efficient Land Management: Rationalise the boundaries of two adjoining productive rural properties to enable more efficient management as a single operating unit.
- Rural Production: Maintain the continued productive rural use of the land with no change to existing farming activities.
- Logical Boundaries: Establish a boundary that reflects the natural features of the land, including the Maungapareua Stream to the north.
- No Adverse Effects: Avoid, remedy, or mitigate any adverse effects on the environment through appropriate boundary placement and no change to existing land uses.

4. ACTIVITY STATUS

4.1. Summary

This section details the activity status of the proposed boundary adjustment under the relevant FNDC Operative District Plan rules and confirms the resource consents required. The boundary adjustment is assessed as a **Controlled** activity under Rule 13.7.1 of the Operative District Plan.

4.2. Relevant Zoning

The subject land is zoned Rural Production under the FNDC Operative District Plan. The land is not subject to any Outstanding Landscape, Outstanding Natural Feature, or Outstanding Landscape Feature overlay, nor any Coastal Hazard overlay or other resource features that would modify the controlled activity standard applicable to this boundary adjustment.

4.3. Operative District Plan — Boundary Adjustment Rules

Rule 13.7.1: Boundary Adjustments — All Zones Except Recreational Activities and Conservation Zones

Rule 13.7.1 provides boundary adjustments may be carried out as a controlled subdivision activity provided that the following performance standards are met.

Performance Standard	Assessment
13.7.1(a) – No change in the number and location of any access to the lots involved	Complies. There is no change to the number or location of any existing access to the lots involved in this boundary adjustment. Existing farm accesses from Puketotara Road are retained unchanged.
13.7.1(b) – No increase in the number of certificates of title	Complies. No new certificates of title are created. The transferred land is amalgamated with the Purchaser's existing Record of Title NA60D/161.
13.7.1(c) – The area of each adjusted lot complies with the minimum lot size for the zone as a controlled activity	Complies. The minimum controlled activity lot size in the Rural Production Zone is 20ha. The Vendor's retained land (147ha) and the Purchaser's amalgamated title (255ha) both exceed this minimum following the boundary adjustment.
13.7.1(d) – The area affected is within or contiguous with the area of the original lots	Complies. The land subject to the boundary adjustment is contiguous with and part of the Vendor's lot (NA115D/281) and directly adjoins the Purchaser's lot (NA60D/161).
13.7.1(e) – All boundary adjusted sites must be capable of complying with all relevant land use rules	Complies. Both adjusted lots are in productive rural production use and are capable of complying with all relevant Rural Production Zone land use rules, including building setbacks and effluent disposal standards.
13.7.1(f) – All existing on-site drainage systems must be wholly contained within the adjusted sites	Complies. All existing on-site drainage systems are wholly contained within the boundary-adjusted site boundaries.

Conclusion: The proposed boundary adjustment complies with all performance standards of Rule 13.7.1 and is a controlled subdivision activity. Applications under Rule 13.7.1 will not be notified.

4.4. District Wide Rules

District Wide Rule	Comment
Chapter 12.1 – Landscapes and Natural Features	Does not apply — no Outstanding Landscape, Outstanding Natural Feature, or Outstanding Landscape Feature overlay applies to the subject land.
Chapter 12.2 – Indigenous Flora and Fauna	Does not apply — no clearance of indigenous vegetation is proposed as part of the boundary adjustment.
Chapter 12.3 – Soils and Minerals	Does not apply — no earthworks or soil disturbance is proposed.
Chapter 12.4 – Natural Hazards	Does not apply — the site is not mapped as subject to any coastal hazard in the Operative District Plan. The riparian corridor of the Maungapareua Stream is acknowledged but does not affect the activity status of the boundary adjustment.
Chapter 12.5 – Heritage	Does not apply — the site contains no scheduled heritage values, notable trees, Sites of Cultural Significance to Māori, or registered archaeological sites that would affect this activity.
Chapter 12.7 – Waterbodies	Does not apply — no works are proposed in or adjacent to the Maungapareua Stream as part of this boundary adjustment.
Chapter 12.8 – Hazardous Substances	Does not apply — the activity does not involve any hazardous substances facility.
Chapter 14 – Financial Contributions	Does not apply — no financial contributions are triggered by a controlled activity boundary adjustment.
Chapter 15.1 – Traffic, Parking and Access	Complies — no change to access is proposed.

4.5. Proposed District Plan

The FNDC publicly notified its Proposed District Plan (PDP) on 27th July 2022. As the subject site and proposed activity do not contain or involve any scheduled sites, Sites and Areas of Significance to Māori, Significant Natural Areas, Heritage Area Overlays, scheduled heritage resources, historic heritage values, Notable Trees, indigenous vegetation clearance, or activities on water, no rules in the PDP with immediate legal effect are applicable to this boundary adjustment.

4.6. Resource Consents Required

Resource consent is required for the boundary adjustment as a controlled subdivision activity under Rule 13.7.1 of the Far North District Council Operative District Plan. No other resource consents from the Far North District Council or the Northland Regional Council are required for this boundary adjustment.

5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1. Proposed Activity

As detailed in Section 3, the proposed activity is a boundary adjustment to transfer approximately 48 hectares from the Vendor's title (NA115D/281) and amalgamate this land with the Purchaser's adjoining title (NA60D/161). No new title is created, no new land use is proposed, and no physical works are required as part of the boundary adjustment itself.

5.2. Allotment Sizes and Dimensions

The boundary adjustment creates two adjusted lots, both of which remain in excess of the 20ha minimum controlled activity lot size for the Rural Production Zone. The Purchaser's amalgamated title will incorporate approximately 48ha from the Vendor's title into the existing landholding in NA60D/161. The Vendor's total title after the amalgamation will exceed the 20ha minimum (147ha and 255ha respectively). Both adjusted lots are capable of accommodating a 30m x 30m square building envelope as required by Rule 13.7.2.2, and comply with all applicable Rural Production Zone land use rules.

5.3. Natural Hazards and Land Stability

Natural Hazards: The subject land is not mapped as being subject to flooding, erosion, landslip, subsidence, or other natural hazards in the FNDC hazard maps. The Maungapareua Stream forms the northern boundary of the transferred land and provides a natural buffer. No land is proposed to be created within any identified coastal hazard area. There is no identified reason under s106 RMA to decline this application. Effects are nil.

5.4. Water Supply

The subject land is in productive rural use. Both adjusted lots retain adequate on-farm water supply for their existing land uses. No reticulated water supply is available in this location, nor is it required for the continued productive use of the adjusted lots. The boundary adjustment does not affect the adequacy of water supply to either lot. Effects are nil.

5.5. Stormwater and Drainage

The subject land is pastoral farmland. Stormwater and surface water runoff from the subject land is managed through natural overland flow and existing farm drainage systems. All existing on-site drainage systems are wholly contained within the adjusted site boundaries. The boundary adjustment does not alter the drainage characteristics of the land or generate any increase in impervious surfaces. Effects are nil.

5.6. Sanitary Sewage Disposal

There are no dwellings or buildings requiring sanitary sewage disposal on the land subject to this boundary adjustment. This matter is not applicable to the proposed activity. Effects are nil.

5.7. Access

There is no change to the number or location of existing accesses to either lot as a result of this boundary adjustment. Existing farm accesses from Puketotara Road are retained and are adequate for the existing and proposed productive rural use of both adjusted lots. Emergency service access is unaffected. Effects are nil.

5.8. Easements

Any easements required as a condition of this resource consent will be prepared by the Vendor's solicitor and registered in accordance with standard practice. The creation of any required easements will generate no adverse effects. Easement documentation will be prepared and registered in accordance with the Sale and Purchase Agreement and any conditions of resource consent. Effects are nil.

5.9. Indigenous Biodiversity

The subject land comprises improved pastoral grassland used for farming purposes. No significant indigenous vegetation communities are present on the subject land. No protected or threatened species or significant habitats are identified. The site is not mapped as a Significant Ecological Area. No vegetation clearance is proposed. Effects are nil.

5.10. Cultural and Heritage Values

The site does not contain any scheduled historic sites, notable trees, or Sites of Cultural Significance to Māori as listed in the Operative District Plan. No registered archaeological sites are known within the transferred area. No heritage or cultural values are affected by this boundary adjustment. Effects are nil.

5.11. Landscape and Visual Amenity

The boundary adjustment does not alter the physical appearance, character, or use of the land. No earthworks, vegetation clearance, new buildings, or other physical works are proposed as part of this boundary adjustment. The rural production character of both adjusted lots is maintained. Effects are nil.

5.12. Soil and Productive Capacity

The subject land is productive rural farmland. The boundary adjustment does not involve any earthworks, soil disturbance, or change to land use. The life-supporting capacity of the soil is maintained. The productive capacity of both adjusted lots is preserved and enhanced by rationalising the land boundaries to enable more efficient management. Effects are nil.

5.13. Land Use Compatibility (Reverse Sensitivity)

Both adjusted lots are in productive rural use consistent with the Rural Production Zone. The boundary adjustment does not introduce any new or incompatible land use. No reverse sensitivity effects are created or increased by this boundary adjustment. The consolidated Purchaser's landholding will continue to operate as productive rural farmland. Effects are nil.

5.14. Riparian Values (Maungapareua Stream)

The Maungapareua Stream forms the Southern and Eastern boundary of the transferred land. The boundary adjustment does not involve any works within or adjacent to the stream. The stream corridor is not affected by the boundary adjustment. Ongoing pastoral management of the stream margins by both the Vendor and Purchaser will be subject to the existing rules of the Northland Regional Council's Regional Water and Soil Plan. Effects are nil.

5.15. Natural Character of the Coastal Environment

The site is not within the coastal environment as defined in the Operative District Plan. Effects are nil.

5.16. National Grid Corridor

The National Grid does not run through the application site. This consideration is not applicable. Effects are nil.

5.17. Effects Summary and Conclusion

The assessment identifies that the proposed boundary adjustment will generate nil adverse environmental effects. This is summarised in the table below.

Environmental Factor	Effect Level	Section
Natural Hazards (s106 RMA)	Nil	5.3
Water Supply	Nil	5.4
Stormwater and Drainage	Nil	5.5
Sanitary Sewage Disposal	N/A	5.6
Traffic and Access	Nil	5.7
Easements	Nil	5.8
Indigenous Biodiversity	Nil	5.9
Cultural and Heritage Values	Nil	5.10
Landscape and Visual Amenity	Nil	5.11
Soil and Productive Capacity	Nil	5.12

Land Use Compatibility (Reverse Sensitivity)	Nil	5.13
Riparian Values (Maungapareua Stream)	Nil	5.14
Natural Character of Coastal Environment	N/A	5.15
National Grid Corridor	N/A	5.16
OVERALL EFFECTS		**NIL / LESS THAN MINOR**

The boundary adjustment generates no adverse effects. No physical works are required, no new land use is introduced, no new title is created, and both adjusted lots comply with all relevant District Plan rules. The proposal represents an appropriate boundary adjustment consistent with the Rural Production Zone and the purpose and principles of the Resource Management Act 1991. Resource consent is appropriate subject to standard conditions.

6. STATUTORY ASSESSMENT

6.1. Introduction

This application is assessed against the Operative Far North District Plan and the applicable aspects of the Proposed Far North District Plan. Additionally, the Northland Regional Policy Statement and relevant National Policy Statements are considered where applicable.

6.2. Operative District Plan Objectives and Policies

ODP Chapter 13: Subdivision Objectives and Policies

The proposed boundary adjustment has been assessed against the FNDC Operative District Plan, Chapter 13 (Subdivision) Objectives (Section 13.3) and Policies (Section 13.4). The boundary adjustment is consistent with these provisions: it provides for subdivision of land in a manner consistent with the Rural Production Zone and maintains sustainable management of natural and physical resources. The boundary adjustment does not compromise the life-supporting capacity of air, water, soil or ecosystems and generates no adverse environmental effects as there is no change to the use of the land. The adjusted lots contain no outstanding landscapes or natural features, and the boundary adjustment ensures appropriate (Permitted) allotment sizes and configurations with no changes to access or infrastructure. The proposal is consistent with the objectives and policies of Chapter 13.

ODP Chapter 8: Rural Production Zone

The proposed boundary adjustment has been assessed against the FNDC Operative District Plan, Chapter 8 (Rural Environment) Objectives (Section 8.3) and Policies (Section 8.4). The boundary adjustment complies with all aspects of the Rural Production zone (e.g. building setbacks and effluent disposal), except for the Controlled activity of the Boundary Adjustment. The adjustment does not create any land use conflict, does not affect rural amenity values, and does not result in any new or incompatible activities in the zone. The proposal is consistent with the objectives and policies of Chapter 8.

6.3. Proposed District Plan

The subject land is zoned Rural Production in the Proposed District Plan and is not subject to any overlays. The proposed boundary adjustment is consistent with the character of this zone and its objectives and policies relating to productive land use and boundary rationalisation. The boundary adjustment does not sterilise, fragment, or compromise productive rural land — to the contrary, it consolidates two productive rural holdings. The proposal is consistent with the applicable objectives and policies of the Proposed District Plan.

6.4. Part 2 Assessment

The proposed boundary adjustment achieves sustainable management under Part 2 of the RMA by:

- Maintaining the productive potential of both adjusted lots.
- Ensuring no adverse environmental effects are generated.

- Maintaining amenity values of the rural environment.
- Utilising existing infrastructure efficiently with no new access or services are required.

The subject land does not contain or affect any of the matters listed under Part 2, Section 6 of the RMA as Matters of National Importance, nor does it affect any of the matters listed under Part 2, Section 7 in a manner that would preclude the boundary adjustment. The principles of the Treaty of Waitangi have been considered and no sites of significance to Māori have been identified within the transferred area.

6.5. National Policy Statement for Highly Productive Land 2022

The subject land in the Rural Production Zone may include land classified as highly productive under the NPS-HPL. However, the proposed boundary adjustment does not reduce the productive capacity of either adjusted lot. The total area of productive farmland is unchanged — the boundary adjustment simply reallocates approximately 48ha from one productive rural title to an adjoining productive rural title. The land remains in productive rural use following the boundary adjustment. The proposal does not fragment, sterilise, or compromise highly productive land. The NPS-HPL is satisfied.

6.6. Northland Regional Policy Statement

The Northland Regional Policy Statement (RPS) is relevant in providing direction for the management of natural and physical resources in the Northland Region. The proposal is consistent with the RPS: the boundary adjustment maintains productive rural use, creates no reverse sensitivity effects, does not sterilise any land with regionally significant resources, and does not affect any regionally significant infrastructure. The proposal is consistent with the objectives and policies of the Northland RPS.

6.7. National Environmental Standards

The subject land has no evidence of any HAIL activity or contamination that would render it subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. The site is not listed on the Northland Regional Council's Selected Land Use Register as a contaminated site. The NES Freshwater is not triggered as no works are proposed in or adjacent to any waterbody. No other NES provisions are engaged by this boundary adjustment.

6.8. Regional Water and Soil Plan

The proposed boundary adjustment does not require any earthworks, land disturbance, or works in or adjacent to any waterbody. Neither the Operative Regional Water and Soil Plan nor the Proposed Regional Plan requires any consent for this boundary adjustment.

7. s95A–E ASSESSMENT & CONSULTATION

7.1. Public Notification Assessment

Rule 13.7.1 expressly provides applications for boundary adjustments will not be notified. Therefore, no public notification assessment is required.

7.2. s95B Limited Notification Assessment

Rule 13.7.1 expressly provides applications for boundary adjustments will not be notified. Therefore, limited notification is not required.

7.3. Affected Persons

The proposed boundary adjustment is a controlled activity under Rule 13.7.1 and generates no adverse effects on any person. The Assessment of Environmental Effects concludes the proposal will have no adverse effects on adjacent properties (outside those parties undertaking the boundary adjustment) or any other person. There are no affected persons.

7.4. Utility Providers

No utility providers are affected by this boundary adjustment. The National Grid does not traverse the application site. The boundary adjustment does not require any new connections to electricity, telecommunications, or other utility networks.

8. CONCLUSION

8.1. Summary of Proposal

This application seeks resource consent for a boundary adjustment to excise approximately 48 hectares of farmland from Part of Lot 1 DP 185968 at 62 Puketotara Road, Kerikeri (Glenrob Farms) and amalgamate that land with the Purchaser's adjoining property in Lot 2 DP 21959. The boundary adjustment is a controlled activity under Rule 13.7.1 of the Operative District Plan.

8.2. Controlled Activity Assessment

The boundary adjustment complies with all performance standards of Rule 13.7.1:

- No change in the number or location of existing accesses.
- No increase in the number of certificates of title.
- Both adjusted lots comply with the minimum 20ha controlled activity lot size for the Rural Production Zone.
- The land subject to the adjustment is contiguous with the original lots.
- All adjusted sites comply with all relevant land use rules.
- All existing on-site drainage systems are wholly contained within the adjusted sites.

8.3. Overall Assessment

The boundary adjustment maintains sustainable management and is consistent with Part 2 of the RMA. It is consistent with the relevant District Plan, Regional, and National policy frameworks. All adverse environmental effects are nil and no conditions relating to adverse effects are required. The boundary adjustment is appropriate for the specific site and context given its productive rural character and the logical rationalisation of two adjoining farming properties.

8.4. Recommendation

Based on the comprehensive assessment provided in this application, it is respectfully requested that the Far North District Council grant resource consent for the proposed boundary adjustment of Part of 62 Puketotara Road, Kerikeri, as a controlled activity, subject to any appropriate conditions.

8.5. Final Statement

This application provides sufficient information to enable the Consent Authority to make an informed decision on the application as a controlled activity. The boundary adjustment represents an efficient and appropriate rationalisation of two adjoining productive rural landholdings with no adverse environmental effects. There is no District Plan rule or National Environmental Standard which requires the proposal to be notified, and no affected persons have been identified.

The applicant is committed to working cooperatively with the Far North District Council to address any matters arising during the processing of this application and to ensure compliance with all reasonable conditions of consent.

APPENDICES

A. FNDC Planning Map 28

B. Certificate of Title: Lot 1 DP 185968 (NA115D/281) – Glenrob Farms

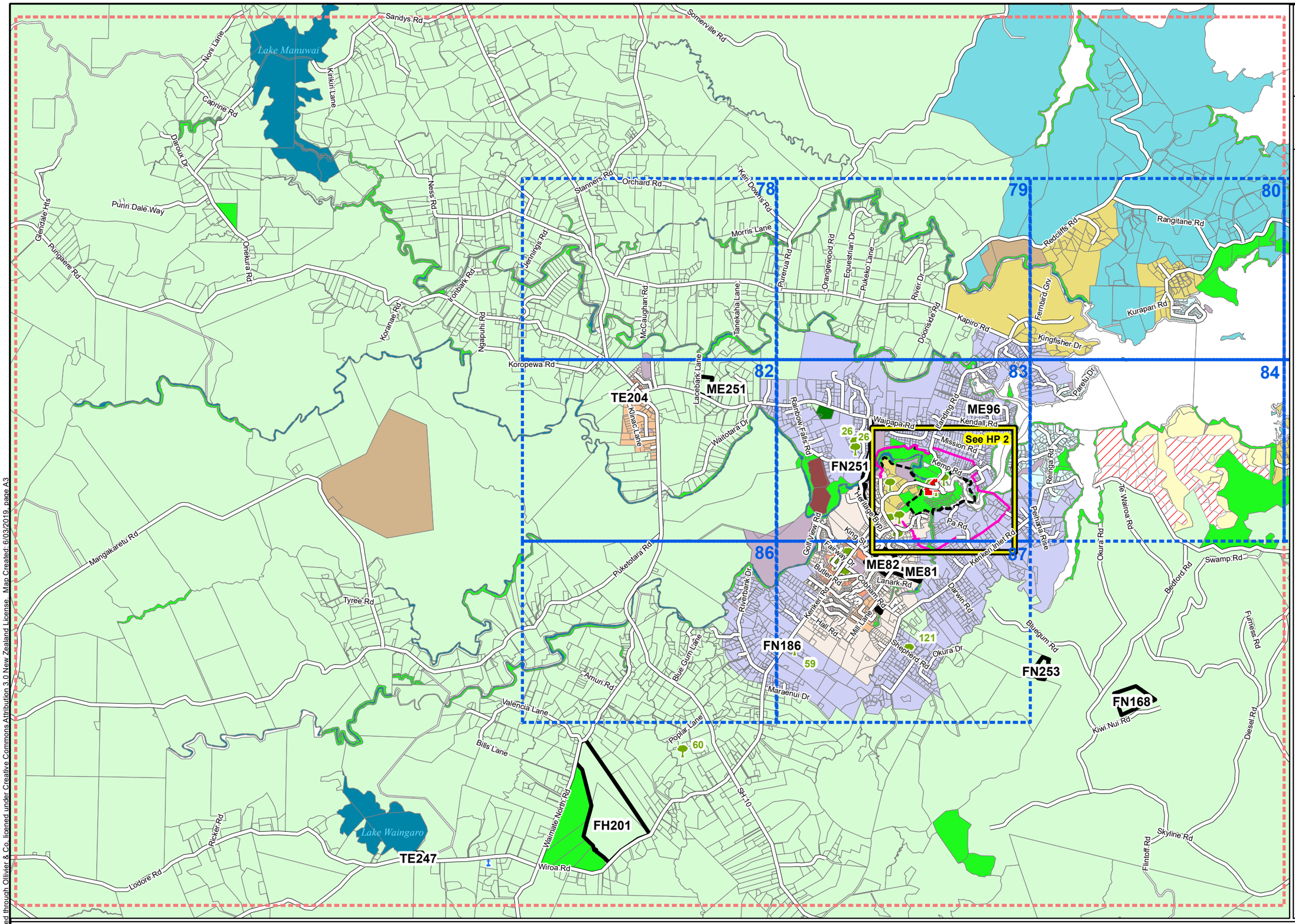
C. Certificate of Title: Lot 2 DP 21959 (NA60D/161) – Keripapa Farms Limited

D. Scheme Plan: Part of 62 Puketotara Road, Kerikeri – Proposed Boundary Adjustment

E. Sale and Purchase Agreement (relevant clauses) – confirming boundary adjustment conditions

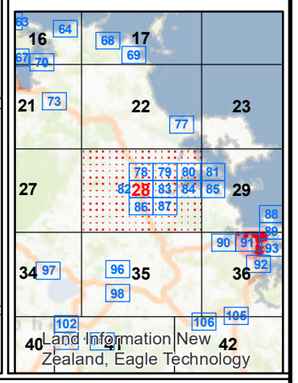
28

Scale: 1:50,000
Date: 6/03/2019
Document Name:
req_AM_ODP_change22_map28



Zone

- Zone: Cemetery
- Zone: Historic
- Zone: Notable Trees
- Designations
- Kerikeri Basin Precinct
- Kerikeri Visual Buffer
- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Horticultural Processing
- Industrial
- Lakes & Rivers
- Minerals
- Quail Ridge Country Club
- Recreational
- Residential
- Road
- Rural Living
- Rural Production
- South Kerikeri Inlet Zone
- South Kerikeri Inlet Zone Sensitive Area



Far North District Plan - Zone Maps

N

0 0.5 1 1.5 2
kilometers

Note:
Roads carry the same zoning as the adjoining land.
If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

DISCLAIMER
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps.
However, even with the greatest cared inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

Corax Cadastral purchased through Ollivier & Co. licened under Creative Commons Attribution 3.0 New Zealand License. Map Created: 6/03/2019, page A3

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	**NA115D/281**
Land Registration District	**North Auckland**
Date Issued	21 October 1997

Prior References
NA78D/262

Estate	Fee Simple
Area	175.1695 hectares more or less
Legal Description	Lot 1 Deposited Plan 185968

Registered Owners
Murray James Wright and Julie Margaret Wright

Interests

Subject to a drainage right (in gross) over part marked A on DP 130292 in favour of Far North District Council created by Transfer C098520.1

573901.1 Gazette Notice declaring the adjoining State Highway No 10 to be a limited access road - 31.1.1979 at 10.51 am

B342097.1 Exploration Licence affecting the within land - 24.10.1984 at 9.05 am

New Cs'T Allocated :

LOT 1 : 115D/287

Parcel	Formerly	CT Ref
LOT 1	PT LAND ON DP 6704, PT LOT 1 DP 25260 & PT LOT 1 DP 32003	780/262

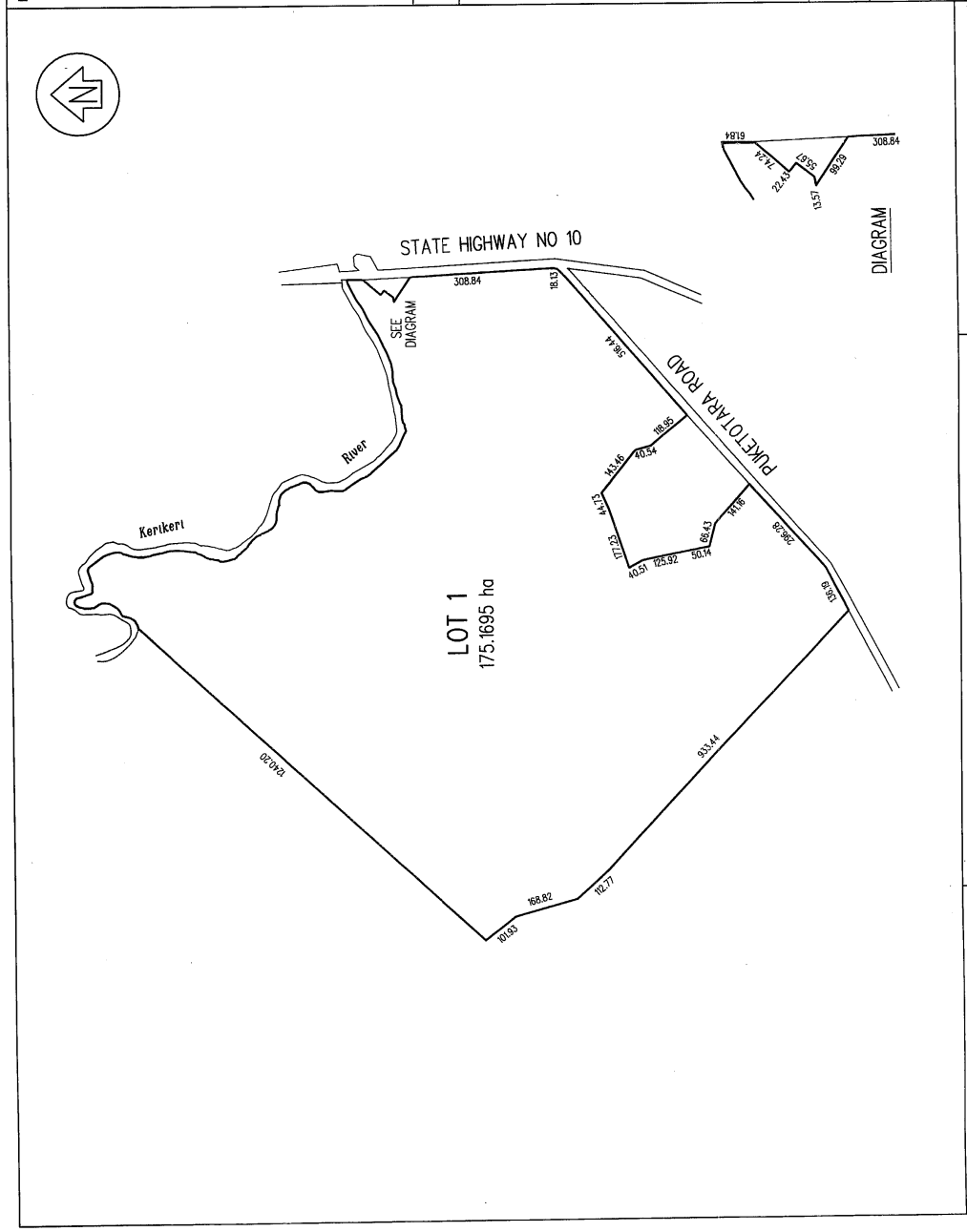
Total Area : 175.1695 ha

Approved for CT Diagram Purposes
26/11/97
Chief Surveyor

Deposited for CT Diagram Purposes
District Land Registrar
19 NOV 1997
Reference: 21859

DP 185968

2 DEC 1997



LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist. X KERIKERI

PLAN OF LOT 1
FOR CT DIAGRAM PURPOSES

TERRITORIAL AUTHORITY FAR NORTH DISTRICT
Prepared by : TERRALINK NZ LTD
Scale : Proportional

Drawn By: RMD/DV
Checked By: JC

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA60D/161**
Land Registration District	**North Auckland**
Date Issued	22 January 1986

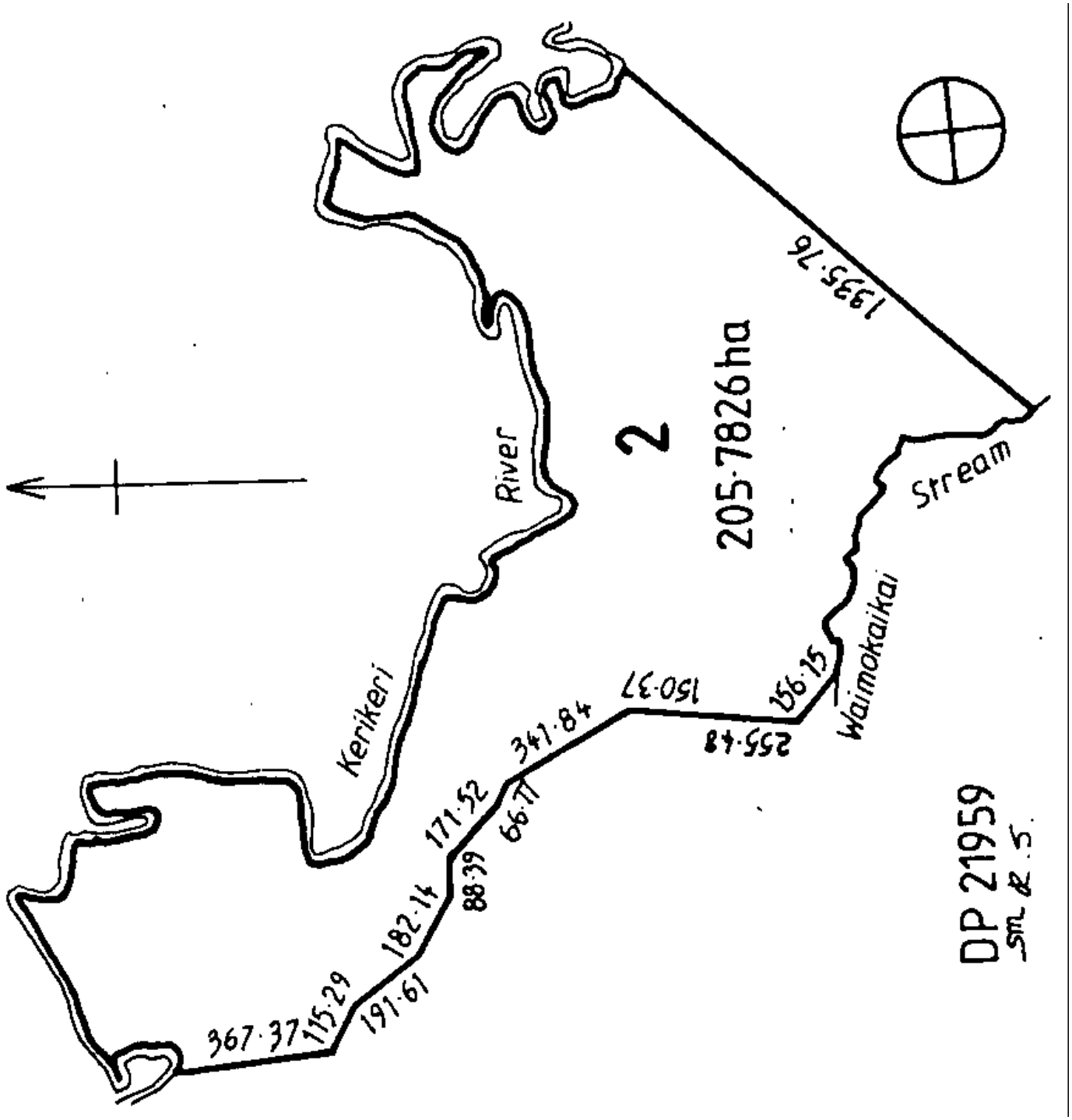
Prior References
NA491/187

Estate	Fee Simple
Area	205.7826 hectares more or less
Legal Description	Lot 2 Deposited Plan 21959

Registered Owners
Keripapa Farms Limited

Interests

11452183.3 Mortgage to ANZ Bank New Zealand Limited - 29.5.2019 at 3:01 pm


1935·76
2
205·7826ha
Stream
Waimokaikai
156·15
255·48
150·37
341·84
66·77
88·39
171·52
182·14
191·61
115·29
367·37
Keriker River
DP 21959
SML R 5

ADLS | REINZ

Eleventh Edition 2022 (3)

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE: 9th March 2026

VENDOR: Murray James Wright and Julie Margaret Wright (in partnership)

PURCHASER: Keripapa Farms Limited and/or nominee

PROPERTY

Address: Part of 62 Puketotara Road, Keri Keri (subject to survey)

Estate: FREEHOLD ~~LEASEHOLD~~ ~~STRATUM IN FREEHOLD~~ ~~STRATUM IN LEASEHOLD~~ ~~CROSS-LEASE (FREEHOLD)~~ ~~CROSS-LEASE (LEASEHOLD)~~

If none of the above are deleted, the estate being sold is the first option of freehold.

Legal Description:

Area (more or less): *Lot/Flat/Unit:* *DP:* *Record of Title (unique identifier):*

See clause 21.

It is agreed that the vendor sells and the purchaser purchases the property, and any chattels listed, on the terms and conditions of this agreement.

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FURTHER TERMS OF SALE – 62 PUKETOTARA ROAD, KERIKERI

21.0 Land Being Sold

21.1 48ha more or less being the area outlined in yellow on the plan attached (the Plan) being part of Lot 1 Deposited Plan 185968 and part of the land in Record of Title NA115/281 (the Property). The parties acknowledge that the subdivision will not result in a separate title issuing for the Property but rather an amalgamation of the Property with the land owned by the Purchaser contained in Record of Title NA60D/161.

22.0 Boundary Adjustment Consent and Completion of the Boundary Adjustment

22.1 This Agreement is conditional upon the Vendor obtaining an appropriate Resource Consent (the Consent) from the Far North District Council to undertake a boundary adjustment as described in Clause 21.1 on or within 90 working days from the date of this Agreement. In the event, such condition is not satisfied within such period, then the Purchaser may, by notice in writing to the Vendor, bring this Agreement to an end.

22.2 This Agreement is conditional upon the Purchaser and the Vendor, at their discretion, being satisfied with the terms and conditions of the Consent obtained by the Vendor pursuant to Clause 22.1. This condition is due for satisfaction within 10 working days of a copy of the Consent being provided to the Purchaser by the Vendor (which the Vendor shall provide to the Purchaser forthwith upon the condition in Clause 22.1 above being satisfied). In the event such condition is not satisfied within such period then either party may by notice in writing to the other, bring this Agreement to an end.

22.3 The Vendor shall pay all costs, charges, expenses and disbursements relating to the planning, survey, Council fees and deposit of the survey plans with Land Information New Zealand relating to the boundary adjustment of the two properties. The Vendor and the Purchaser shall be responsible for their own legal expenses. Regardless, the Purchaser will be liable for any costs in obtaining consent of their Mortgagee (if any).

22.5 On clause 22.2 of this Agreement being satisfied, the Vendor shall with all due diligence, lodge a survey plan with Land Information New Zealand approval as to survey.

22.6 The parties agree that no easements, covenants or encumbrances will be registered on the deposit of the survey plan over the Property, the subject of this Agreement other than those necessary to satisfy the conditions contained in the Consent referred to in clause 22.1 above and that any easements, covenants or encumbrances required shall utilise wording commonly adopted by Solicitors practicing in the Far North District and shall be approved in writing by the Purchaser prior to the deposit of the survey plan (such approval shall not be unreasonably withheld).

22.7 Upon satisfaction of clause 22.2 hereof and the survey plan being approved as to survey the parties agree to execute all documentation required to register the transfer of that area of land herein sold to the Purchaser, such land to be amalgamated with

MPB

and form part of the Purchaser's land to be held in the new amalgamated title, together with all documentation required to register any easements which are required to be created as part of the boundary adjustment/subdivision and to issue a new title for the balance of the Vendor's land in their name and the Purchaser's land in their name.

23. Settlement date

23.1 The Vendor shall notify the Purchaser or Purchaser's solicitor once the survey plan is approved as to survey and provide a copy of the same to the Purchaser's solicitor.

23.2 The parties shall within 15 working days of receipt of notice of approval as to survey, sign all documents necessary to complete the transfer of the land herein sold, create any required easements and to amalgamate the land herein and the land owned by the Purchaser in Record of Title NA60D/161.

MRB

Note 1. New boundary to approximately follow the Maungapareua Stream, as indicated. Survey points are approximate only.

2 The Northern and Northeastern (Kerikeri River) boundaries will be as per the Vendor's existing Title

[illegible] flow the Maungapareua Stream, as indicated.

[illegible] (Kerikeri River) boundaries will be as per the Vendor's existing

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WARNING AND DISCLAIMER

- This agreement is a standard form document. It is therefore likely that amendments and additions may need to be made in order to suit the circumstances of each of the vendor and the purchaser, and to suit the particular property involved. It is also important that you are certain that any amendments made correctly reflect your understanding of what has been agreed. **You should always get legal advice before you sign the agreement and throughout the buying and selling process.**
- ADLS and REINZ accept no liability whatsoever in respect of this document and any agreement which may arise from it.
- The vendor should check the correctness of all warranties made under clause 7, clause 8, and elsewhere in this agreement.
- In the case of a unit title, before the purchaser enters into the agreement, the vendor **must** provide to the purchaser a pre-contract disclosure statement under section 146 of the Unit Titles Act.
- The transaction may have tax implications for the parties and it is recommended that both parties seek their own professional advice regarding the tax implications of the transaction before signing, including:
  - the GST treatment of the transaction, which depends upon the GST information supplied by the parties and could change before settlement if that information changes; and
  - the income tax treatment of the transaction, including any income tax implications of purchase price allocation.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

Acknowledgements

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Authority and a copy of the agency's in-house complaints and dispute resolution process.

The person or persons signing this agreement acknowledge that either:

(a) they are signing in a personal capacity as the 'vendor' or 'purchaser' named on the front page, or

(b) they have authority to bind the party named as 'vendor' or 'purchaser' on the front page.

WARNING *(This warning does not form part of this agreement)*

Before signing, each party should read this entire contract and should obtain all relevant professional advice.
This is a binding contract. Once signed, you will be bound by the terms of it and there may be no, or only limited, rights to terminate it.

Signature of Purchaser(s):

MRBooth

Name: Michael Robert Booth

Director / ~~Trustee~~ / ~~Authorised Signatory~~ / ~~Agent~~ / ~~Attorney~~*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Name: Susanna Joy Booth

Director / ~~Trustee~~ / ~~Authorised Signatory~~ / ~~Agent~~ / ~~Attorney~~*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Signature of Vendor(s):

Name: Murray James Wright

Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Name: Julie Margaret Wright

Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

*If this agreement is signed under:

(i) a Power of Attorney – please attach a **Certificate of non-revocation** (available from ADLS: 4098WFP or REINZ); or

(ii) an Enduring Power of Attorney – please attach a **Certificate of non-revocation and non-suspension of the enduring power of attorney** (available from ADLS: 4997WFP or REINZ).

Also insert the following wording for the Attorney's Signature above:

Signed for [full name of the donor] by his or her Attorney [attorney's signature].

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AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

VENDOR: Murray James Wright and Julie Margaret Wright (in partnership)

Contact Details:

VENDOR'S LAWYERS:

Firm: Law North Lawyers

Individual Acting: Dennis McBrearty

Email: dennis@lawnorth.co.nz

Contact Details:

Email address for service of notices (clause 1.4): dennis@lawnorth.co.nz

PURCHASER: Keripapa Farms Limited

Contact Details:

PURCHASER'S LAWYERS:

Firm: CR Law

Individual Acting: Millie Morgan

Email: mmorgan@crlaw.co.nz

Contact Details:

Email address for service of notices (clause 1.4): mmorgan@crlaw.co.nz

~~**SALE BY LICENSED REAL ESTATE AGENT:**~~

~~Manager:~~

~~Salesperson:~~

~~Second Salesperson:~~

~~Contact Details:~~

~~Licensed Real Estate Agent under Real Estate Agents Act 2008~~

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MRB