

Application for resource consent or fast-track resource consent

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

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with?

2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use*

Change of Consent Notice (s.221(3))

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes No

4. Consultation

Have you consulted with iwi/Hapū? Yes No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant details

Name/s:

Grant Kokich

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.

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6. Address for correspondence

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

Name/s:

Nina Pivac C/- Logiplan Limited

Email:

Phone number:

Postal address:

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

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

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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:

Waikopu Avocados Limited

Property address/
location:

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

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)

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)

Grant Kokich

Signature:

(signature of bill payer)

Date 18-May-2026

16. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

17. Declaration

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

Name (please write in full)

Nina Pivac

Signature

Date 18-May-2026

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

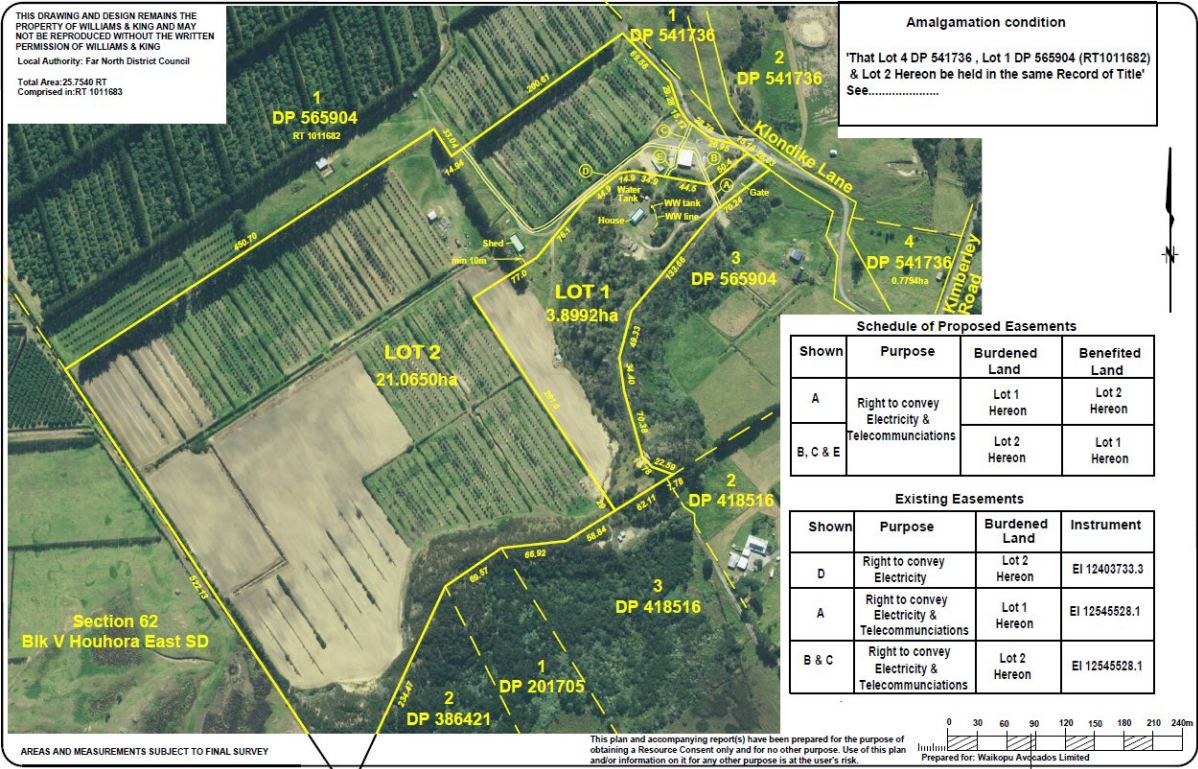
See overleaf for a checklist of your information...

Checklist

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

33 KLONDIKE LANE NGATAKI
Lot 2 DP 565904 & Lot 4 DP 541736

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
GRANT KOKICH

18 May 2026
REV A



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Appendix A – Scheme Plan

Appendix B – Certificate of Title & Interests

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	33 Klondike Lane Ngataki
Applicant's name:	Grant Kokich
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 2 DP 565904 & Lot 4 DP 541736
Site owner:	Waikopu Avocados Limited
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Nil
Proposed District Plan:	Rural Production Zone
Proposed overlays/resource areas:	Treaty Settlement Area of Interest
Brief description of proposal:	To undertake a controlled boundary adjustment between two titles in the Rural Production Zone, resulting in the following allotment areas: Lot 1 – 3.992ha (contains existing dwelling) Lot 2 – 21.0650ha (to be amalgamated with Lot 1 DP 565904)
Summary of reasons for consent:	Overall, resource consent is required as a Controlled Activity .

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

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

2.0 PROPOSAL

The applicant, Grant Kokich, 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 – 3.992ha (contains existing dwelling)
- Lot 2 – 21.0650ha (to be amalgamated with Lot 1 DP 565904)

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 33 Klondike Lane Ngataki and is legally described as Lot 2 DP 565904 and Lot 4 DP 541736.

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



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

The site is subject to Consent Notices 11822125.2 and 12403733.2 with conditions relating to firefighting water supply, electricity and telecommunications supply, NESCS, wetlands, preservation of indigenous trees and bush, maintenance of a paper road. The proposal has been designed to comply with all relevant conditions. The use of the site will remain unchanged, and no physical works are required.

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, currently accessed via an existing vehicle crossing off Klondike Lane.

Proposed Lot 2 is currently in productive use and has a number of ancillary implement sheds. This lot will be amalgamated with adjoining title Lot 1 DP 565904 which is also in productive use. This site is currently accessed via a separate vehicle crossing off Klondike Lane. All necessary easements will be created as per the attached scheme plan.

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

4.0 DISTRICT PLAN RULES ASSESSMENT

SUBDIVISION:

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

Rural Production Zone	Relevant Standards	Compliance
	relevant land use rules (e.g building setbacks, effluent disposal); and (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.	

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 contains an existing implement sheds. Permitted
8.6.5.1.2 Sunlight	2m + 45 degree recession plane	All existing built development will remain compliant with the HIRB rules. Permitted
8.6.5.1.3 Stormwater management	Maximum impermeable surface area of 15%	The land area within proposed Lot 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 3.8992ha, up to 5848m ² of impermeable surfaces is permitted. Existing impermeable surfaces fall well below this threshold. Permitted
8.6.5.1.4 Setback from boundaries	10m from all boundaries; For sites less than 5000m ² , 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. Permitted
8.6.5.1.5 Transportation	Two onsite parking spaces and adequate manoeuvring area to be provided per unit.	Each lot will have ample parking and manoeuvring area. Permitted

Rural Production Zone	Relevant Standards	Compliance
	Each lot has a separate vehicle crossing which are formed to an adequate standard.	
8.6.5.1.8 Building height	Maximum 12m	All existing buildings are less than 12m in height. Permitted
8.6.5.1.10 Building coverage	Maximum 12.5%	The land area within proposed Lot 2 will be increasing and will therefore remain compliant with the permitted building coverage threshold. In regard to proposed Lot 1 which has a land area of 3.8992ha, up to 4874m ² of building coverage is permitted. Existing building coverage in each lot falls well below this threshold. Permitted

Overall, the proposal requires resource consent as a **Controlled Activity** under the 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	Each lot is accessed via separate vehicle crossings off Klondike Lane. These crossings were recently upgraded to Councils Engineering Standards as a result of the original subdivision being 2300355-RMASUB. Given the use of the site will remain unchanged, it is considered that no further upgrades are necessary.
13.7.3.2 Natural and Other Hazards	As 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	Each lot has existing onsite stormwater disposal arrangements which are operating adequately. Impermeable surfaces will remain

<i>Criteria</i>	<i>Comment</i>
	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.
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>Each lot 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 and production activities.</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 3.8992ha enabling ample opportunity for rural lifestyle activities to continue.</p> <p>Due to the existing pattern of development in the area, it is considered that there are no adverse cumulative effects. The proposal will not result in degradation of the rural character of the surrounding environment.</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

Boundary Adjustment Application:
G Kokich – 33 Klondike Lane Ngataki

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.

Proposed Lot 2 contains an avocado orchard which is classified as HAIL activity. However, it should be noted that the *piece of land* subject to the proposed boundary adjustment - being the south-eastern corner of Lot 4 DP 541736 and Lot 2 DP 565904 - has never been subject to any HAIL activity.

As such, the land subject to subdivision is not identified as HAIL land and there is no reasonable basis to suspect the presence of contaminants in soil. Accordingly, the proposal meets the exemption in Regulation 5(1)(a) of NESCS, as the activity does not involve land on which a hazardous activity or industry has been undertaken.

Further, the proposal involves a boundary adjustment only and does not result in any soil disturbance or a change to a more sensitive land use. In this regard, the subdivision is also exempt under Regulation 5(2) of the NES-CS, and no further site investigation or reporting is required.

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 – Certificates of Title & Interests

Appendix A – Scheme Plan

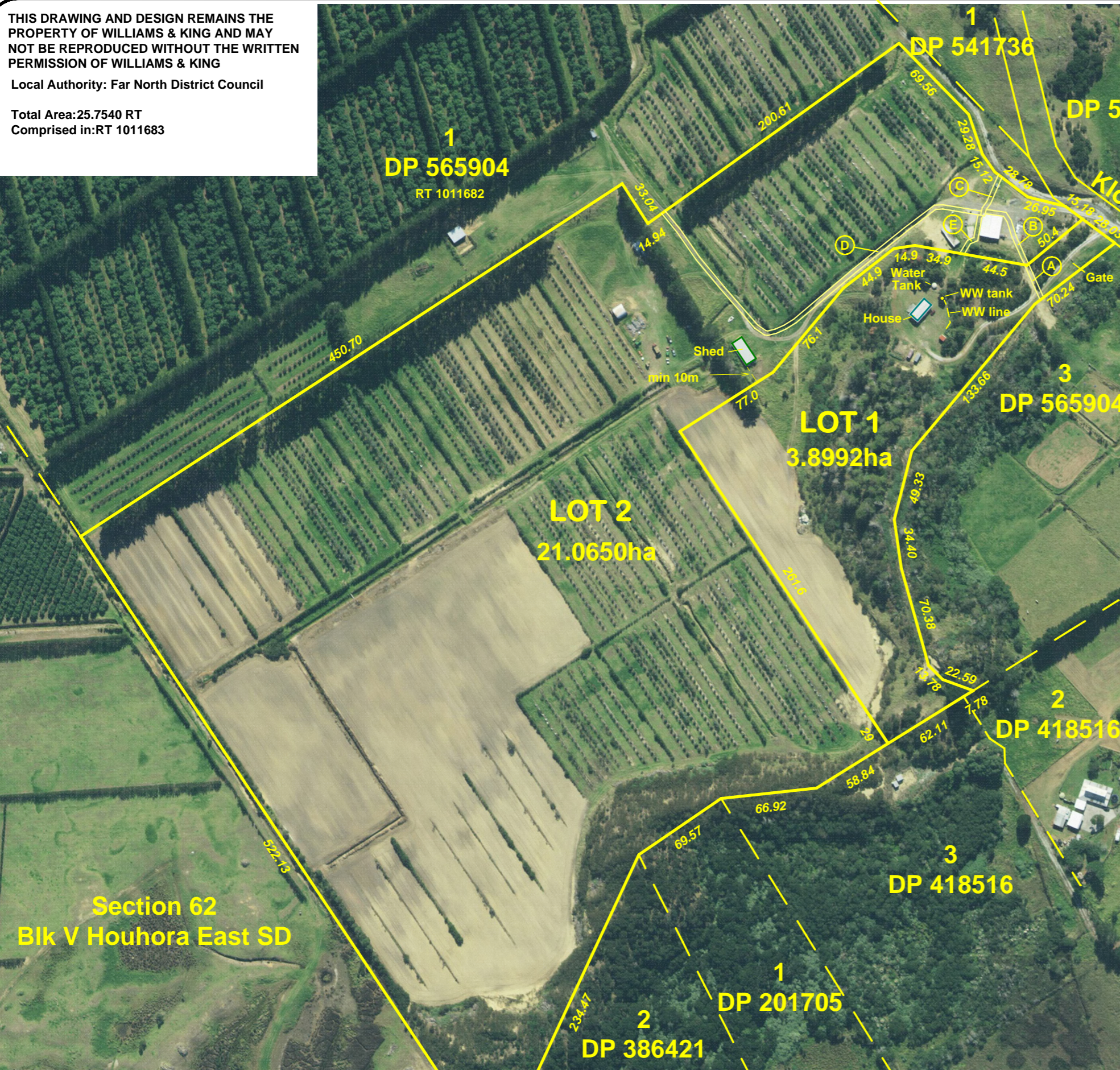
THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

Local Authority: Far North District Council

Total Area: 25.7540 RT
Comprised in: RT 1011683

Amalgamation condition

'That Lot 4 DP 541736 , Lot 1 DP 565904 (RT1011682) & Lot 2 Hereon be held in the same Record of Title' See.....



Schedule of Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
A	Right to convey Electricity & Telecommunications	Lot 1 Hereon	Lot 2 Hereon
B, C & E		Lot 2 Hereon	Lot 1 Hereon

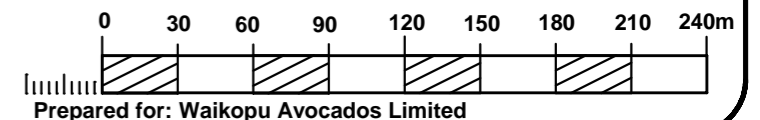
Existing Easements

Shown	Purpose	Burdened Land	Instrument
D	Right to convey Electricity	Lot 2 Hereon	EI 12403733.3
A	Right to convey Electricity & Telecommunications	Lot 1 Hereon	EI 12545528.1
B & C	Right to convey Electricity & Telecommunications	Lot 2 Hereon	EI 12545528.1

**Section 62
Blk V Houhora East SD**

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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.



WILLIAMS AND KING
Registered Land Surveyors, Planners & Land Development Consultants
Ph: (09) 407 6030 27 Hobson Ave
Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

Proposed Subdivision of Lot 2 DP 565904 & Lot 4 DP 541736

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:3000	A3
Drawn	W & K	Apr 2026		
Rev		May 2026		

24839

Appendix B – Certificates 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 **1011683**
Land Registration District **North Auckland**
Date Issued 31 May 2022

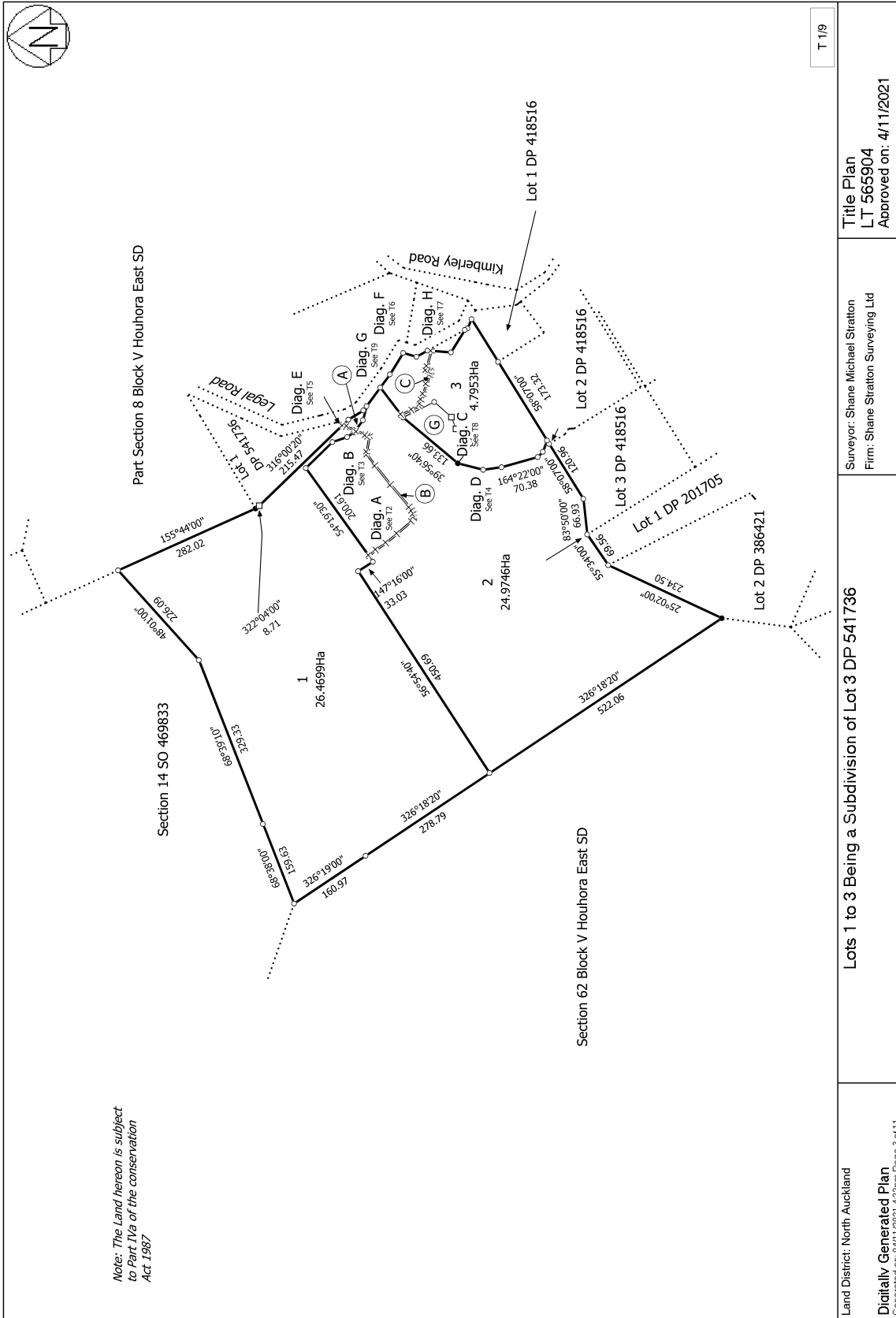
Prior References
910804

Estate Fee Simple
Area 25.7540 hectares more or less
Legal Description Lot 4 Deposited Plan 541736 and Lot 2
Deposited Plan 565904

Registered Owners
Waikopu Avocados Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
5937553.2 Mortgage to The National Bank of New Zealand Limited - 18.3.2004 at 9:00 am
11418621.2 Variation of Mortgage 5937553.2 - 29.4.2019 at 10:27 am
11822125.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2020 at 1:27 pm
Appurtenant hereto is a right to convey electricity and telecommunications created by Easement Instrument 11822125.3 - 4.9.2020 at 1:27 pm
The easements created by Easement Instrument 11822125.3 are subject to Section 243 (a) Resource Management Act 1991
Subject to Section 241(2) Resource Management Act 1991 (affects DP 565904)
12403733.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.5.2022 at 5:00 pm (Affects Lot 2 DP 565904)
Subject to a right to convey electricity over part Lot 2 DP 565904 marked B DP 565904 created by Easement Instrument 12403733.3 - 31.5.2022 at 5:00 pm
Appurtenant hereto is a right to convey electricity created by Easement Instrument 12403733.3 - 31.5.2022 at 5:00 pm
Subject to a right to convey electricity and telecommunications over part marked B and C on DP 581374 created by Easement Instrument 12545528.1 - 29.8.2022 at 2:04 pm



Note: The Land hereon is subject to Part IVa of the Conservation Act 1987

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<p>Land District: North Auckland</p> <p>Digitally Generated Plan</p> <p>Generated on: 04/11/2021 4:22pm Page 3 of 11</p>	<p>Lots 1 to 3 Being a Subdivision of Lot 3 DP 541736</p>	<p>Surveyor: Shane Michael Stratton Firm: Shane Stratton Surveying Ltd</p>	<p>Title Plan LT 565904 Approved on: 4/11/2021</p>
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View Instrument Details



Instrument No 11822125.2
Status Registered
Date & Time Lodged 04 September 2020 13:27
Lodged By Thomson, Kim Sandra
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
910803	North Auckland
910804	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by John Gordon Gilding as Territorial Authority Representative on 04/09/2020 01:22 PM

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



Private Bag 752, Memorial Ave
Lakeland 0440, New Zealand
Frankton, 0800 970 079
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fnhc.govt.nz
Website: www.fnhc.govt.nz

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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2180130 RMAVAR/A

Being the Subdivision of Lots 1 and 2 DP 188077
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 3 and 4 DP 541736

- 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.

Lots 1, 3 and 4 DP 541736

- ii. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 3 DP 541736

- iii. Land within the lot has been identified as potentially covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. As it was production land at the time of subdivision and the subdivision did not remove the land from being production land, the developer did not address the regulations at time of subdivision. It will be the responsibility of the lot owner to address the regulations if proposing any development on the site. Activities covered by the regulations include removing or replacing a fuel storage system; soil sampling, disturbance and/or removal; subdivision; and changing the use of the land.



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- iv. Management of activities on the lot, with respect to the natural wetland areas indicated on the survey plan as area G, are to be undertaken so that the natural range of water levels and the natural ecosystem of plants and animals they support do not change as a result of such activities, except by way of a consent from the Council.

Lots 1 and 2 DP 541736

- v. The owner shall preserve the indigenous trees and bush now on the allotment, as indicated on the survey plan as areas B, E, F, H and I, and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 1, 2 and 3 DP 541736

- vi. The lot owner shall ensure that a stock proof fence along the entire length of the bush and wetland now on the allotment, as indicated on the survey plan as areas B, E, F, H, I and G, is continuously maintained to prevent stock intrusion into the vegetation/bush on the lot.

SIGNED:



Mr Patrick John Killalea - Authorised Officer

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at **KERIKERI** this 26th day of May 2020



View Instrument Details



Instrument No 12403733.2
Status Registered
Date & Time Lodged 31 May 2022 17:00
Lodged By Thomson, Kim Sandra
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1011682	North Auckland
1011683	North Auckland
1011684	North Auckland

Annexure Schedule Contains 2 Pages.

Signature

Signed by Danvers Gordon Charles Baker as Territorial Authority Representative on 31/05/2022 04:58 PM

*** End of Report ***



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THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC-2300355

Being the Subdivision of Lots 1 -2 DP 541736
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.

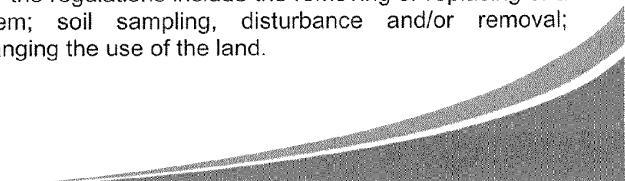
SCHEDULE

Lot 1 DP 565904

- (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 firefighting purposes is to be provided by way of tank or other approved means and is 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) Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner.

Lot 3 DP 565904

- (iii) Land within lot 3 has been identified as land that will potentially be covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. As it was production land at time of subdivision, and the subdivision did not remove the land from being production land, the developer did not address the regulations at time of subdivision. It will be the responsibility of the lot owner to address the regulations if proposing any development on the site. Activities covered by the regulations include the removing or replacing of a fuel storage system; soil sampling, disturbance and/or removal; subdivision; and changing the use of the land.





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Lots 1 – 3 DP 565904

(iv) The Council assumes no responsibility toward the formation and any future maintenance of the un-named legal road which provides access to the lot; and until such time as the Council of its own volition decides to assume responsibility, the owner or occupier of the lot will not request the Council to undertake such formation or maintenance.

SIGNED:



Mr Patrick John Killalea - Authorised Officer

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

DATED at **KERIKERI** this 22nd day of December 2021

