

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) 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

☒ Change of conditions (s.127)

3. 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*

4. Applicant Details:

Name/s:

Meridian Farm Limited

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s: Lynley Newport

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.

6. 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: As per Item 4

Property Address/
Location:

Postcode

7. Application Site Details

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

Name/s: as per item 4

Site Address/
Location:

Postcode

Legal Description:

Certificate of title:

umber:

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

Contained.

7. Application Site Details (continued)

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.

Meridian Drive is fenced & gives access to the site.

8. Detailed description of the proposal:

This application relates to the following resource consent: RC 2180526-RMAVAR's A through D

Specific conditions to which this application relates:

Minor Variation to condition 1, relating to the scheme plan for Stage 2 of RC 2220308-RMASUB; and update easement identifier in condition 7(e) to match change to scheme plan.

Describe the proposed changes:

An alternative access alignment is preferred for the Stage 2 lots. r

9. Would you like to request Public Notification?

☐ Yes ☒ No

10. 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

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application ☒ Yes

12. Draft Conditions:

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

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? ☒ Yes ☐ No

13. 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)

Mendia Farm Ltd

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.

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)

RICHARD ADRIAN AYTON

Signature: (signature of bill payer)

Date 26.8.25

MANDATORY

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

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.

Declaration

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

Name: (please write in full)

RICHARD ADRIAN AYTON

Signature:

[Redacted Signature] Date 26.8.21

A signature is [Redacted] application is made by electronic means

Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☐ Details of your consultation with Iwi and hapū
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

Our Reference: 7485.Stage 2

1 September 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

**RE: RC 2220308 – Stage 2 Minor Variation – Meridian Farms Ltd, Redcliffs Road,
Kerikeri**

I am pleased to submit application on behalf of Meridian Farms Limited, for a proposed minor variation to Stage 2 scheme plan for RC 2220308. The application is a discretionary activity.

The application fee of \$704 has been paid separately via direct credit.

Regards



Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Meridian Farm Limited

119 Redcliffs Road, Kerikeri

APPLICATION FOR A MINOR CHANGE TO CONDITIONS OF RC 2220308-RMASUB, PURSUANT TO s127 OF RMA

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

RC 2220308-RMASUB was originally issued on 2nd August 2022, to create five rural lots (four additional). It utilised the option in the Operative District Plan (ODP) providing for up to 5 lots of minimum 2ha area. It was a restricted discretionary activity, issued subject to conditions. The consent provided for the subdivision to be done in two stages. The first stage is completed and this variation is only in regard to Stage 2, creating proposed Lots 3 & 4 and balance. A copy of RC 2220308-RMASUB is attached in Appendix 1. A copy of the s224c TA Approval for Stage 1 is attached in Appendix 2. The Survey Plan for stage 1 was approved to survey in March 2024 and titles for the Stage 1 lots were deposited in May 2024. The deposited title plan is attached in Appendix 3.

1.2 Reason for this Variation

The consent holder wishes to change how the access is provided to Lots 3 & 4. The area and shape of Lots 3 & 4 remain basically the same as consented. The existing consent provides for access to be along the north eastern boundary of Lots 3 & 4, via easement over the balance Lot 5. The proposal is to instead shift Lots 3 & 4 north east and directly abut the adjacent Lot 3 DP 108139, and to provide for their access to come around the bottom (south western side) of the Lots, still over the balance Lot 5 but in a less intrusive fashion.

An amended Scheme Plan is attached in Appendix 4.

1.3 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and is regarded as a **discretionary** activity.

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. I regard the changes to be minor.

2.0 PROPERTY DETAILS

Location:	119 Redcliffs Road, Kerikeri
Title & Legal description:	Now 1152198, legally described as Lot 3 DP 596251– see Appendix 5. Land previously NA50D/798, Lot 1 DP 94462 (at time RC 2220308 was issued).

3.0 SITE DESCRIPTION

The site remains as described in the original application.

4.0 CHANGES REQUESTED & EXPLANATION

Amend Stage 2 Condition 5 of RC 2220308-RMASUB, as follows:

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Proposed Subdivision of Lot 1 DP 94462, version dated 03/05/2022 28/04/2025, and attached to this consent with the Council's "Approved Stamp" affixed to them.

Details of Changes and Explanation:

Lot 3 currently 2.01ha in area and proposed to be 2.1ha in area;
Lot 4 currently 2.01ha in area and proposed to be 2.02ha in area;
Lot 5 balance currently 37.3260ha in area and proposed to be 37.23ha in area.

Current easements (as shown on existing stamped approved stage 2 plan) A and B from Redcliffs Road to Stage 2 lots remaining in place, albeit with different identifiers. A is within application site, where as B (now B and D) is over adjacent Lot 3 DP 108139 as already consented by RC 2220308-RMASUB. Easement C remains, over Lot 2 of Stage 1.

New re-aligned easement, now labelled with identifier E, is over Lot 5 hereon.

The new alignment proposed for the access and services easement to Lots 3 & 4 has been checked and confirmed as being a suitable alignment for the required formation to serve those lots and the balance servient Lot 5.

The relevant access upgrade/formation condition applicable to what will be easement E, requires 3m finished metalled carriageway width with passing bays provided, and water table drains and culverts as required. The only change required to this condition is consequential to the changed scheme plan, where easement C has become easement E. Condition 7(c) can therefore read:

"Provide formed and metalled access on ROW easement [E] to 3m finished metalled carriageway..... [remainder unchanged].

No other changes are being sought.

5.0 STATUTORY REQUIREMENTS

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application.

Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act.

6.0 s104 CONSIDERATIONS

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

6.1 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of the original application.

The proposed changes relate to the scheme plan and easement schedule only and do not have any environmental effect.

6.2 Relevant Provisions of planning instruments

Since the application was first lodged and assessed there have been a number of changes to planning instruments. However, these need only be considered in regard to the changes being sought, not the original application.

6.2.1 Operative District Plan

This has not changed since the original application was processed.

6.2.2 Proposed District Plan (PDP)

The original application was granted after the PDP was publicly notified and the Decision report found the proposal to be consistent with the PDP.

6.2.3 National Policy Statement Highly Productive Land (NPS HPL)

The NPS HPL is not a relevant consideration because the application site contains no LUC class 1, 2 or 3 soils.

7.0 CONSULTATION

Under Section 127(4) of the Act:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

- (a) made a submission on the original application; and*
- (b) may be affected by the change or cancellation.*

The original consent was issued under delegated authority, with no affected persons identified. The changes to not result in there being any additional affected persons.

8.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plan and the Regional Policy Statement, and Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the s.127 application on a non notified basis.



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date

1st September 2025

9.0 LIST OF APPENDICES

Appendix 1	RC 2220308-RMASUB
Appendix 2	Stage 1 224c TA Approval
Appendix 3	Deposited Plan 596251
Appendix 4	Amended Stage 2 Scheme Plan
Appendix 5	Current Records of Title & relevant instruments

Appendix 1

RC 2220308-RMASUB



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: 2220308-RMASUB

Pursuant to section 104C of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Meridian Farm Limited

The activity to which this decision relates:

Subdivision to create 4 additional allotments in two stages in the Rural Production zone including Right of Way easement over Lot 3 DP 108139.

Subject Site Details

Address: 119 Redcliffs Road, Kerikeri 0294
Legal Description: LOT 1 DP 94462
Record of Title reference: NA-50D/798

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

Stage One – Lot 1 & 2:

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey Limited, referenced Proposed Subdivision of Lot 1 DP 94462, version dated 03/05/2022, and attached to this consent with the Council's "Approved Stamp" affixed to them.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved.
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the consent holder shall:
 - (a) Provide evidence that a preferred road name and two alternatives for Right of Way (A) has been supplied to the Community Board for approval. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the Area.
4. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Upgrade the existing vehicle crossing entrance onto Red Cliffs Road (From ROW A) to provide a double width entrance which complies with the Council's

Engineering Standard FNDC/S/6 and 6B, Seal the entrance plus splays for a minimum distance of 6m from the existing seal edge. An adequately sized culvert (minimum diameter 375mm) is to be installed under the new crossing with grouted rock headwalls on both sides.

- (b) Provide formed and metalled access on ROW easement (A) to 3m finished metalled carriageway width with passing bays provided to comply with Rule 15.1.6.1.2 of the Far North District Plan. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
- (c) Provide evidence that a road name sign approved in Condition 3(a) has been installed for the Private Right of Way.
- (d) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

- (i) 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 1]

- (ii) Any building erected on the lot shall have foundations specifically designed by a suitably qualified chartered professional engineer. The details of design shall be submitted in conjunction with the Building Consent application.

[Lots 1 & 2]

- (iii) 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 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 & 2]

- (iv) At the time of lodging an application for building consent for any building on the lot, which requires a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall reference the wastewater disposal report titled: Wastewater Site Suitability prepared by Geologix, ref: C0022-S-01-R01, dated October 2021, and submitted with RC2220308-RMASUB. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lots 1 & 2]

- (v) The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs. No more than two dogs shall be introduced or kept on the lot at any time. Any dog must have a current kiwi aversion trained certification.

[Lot 1 & 2]

Stage Two – Lots 3, 4 & 5

- 5. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey Limited, referenced Proposed Subdivision of Lot 1 DP 94462, version dated 03/05/2022, and attached to this consent with the Council's "Approved Stamp" affixed to them.
- 6. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements in the memorandum to be duly granted or reserved.
- 7. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Upgrade ROW easement (A) to a 5m wide carriageway complying with Rule 15.1.6C.1.1 of the Far North District Plan.
 - (b) Provide formed and metalled access on ROW easement (B) to 3m finished metalled carriageway width, with passing bays provided to comply with Rule 15.1.6C.1.1 of the Far North District Plan. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
 - (c) Provide formed and metalled access on ROW easement (C) to 3m finished metalled carriageway width. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP 30 or GAP 40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff.
 - (d) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - (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 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.

[Lot 3, 4 & 5]

- (ii) At the time of lodging an application for building consent for any building on the lot, which requires a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval a TP58 Report

prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall reference the wastewater disposal report titled: Wastewater Site Suitability prepared by Geologix, ref: C0022-S-01-R01, dated October 2021, and submitted with RC2220308-RMASUB. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Regional Water & Soil Plan Permitted Activity Standards.

[Lot 3, 4 & 5]

- (iii) 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, 4 & 5]

- (iv) Any building erected on the lot shall have foundations specifically designed by a suitably qualified chartered professional engineer. The details of design shall be submitted in conjunction with the Building Consent application.

[Lot 3, 4 & 5]

- (v) The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs. No more than two dogs shall be introduced or kept on the lot at any time. Any dog must have a current kiwi aversion trained certification.

[Lot 3 & 4]

- (vi) The site is identified as being within a kiwi present zone. Any cats and/or dogs kept onsite must be kept inside and/or tied up at night to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

[Lot 5]

Advice Notes

1. The consent holder is advised that at time of subdivision approval there is land just within the 100m radius of the subdivision zoned Mineral zone. Please be aware that any development within the 100m setback may require resource consent.
2. The consent holder shall provide evidence that a Traffic Management Plan (TMP) has been approved by Council's Corridor Access Engineer and a Corridor Access Request (CAR) obtained prior to vehicle crossings being constructed or upgraded. Application for TMP and CAR are made via <https://www.fndc.govt.nz/Our-Services/Transport/Roads/Road-closures-and-restrictions>.
3. Erosion and sediment control measures in accordance with Auckland Council GD05 requirements are to be implemented prior to any earthworks and construction activities commencing within the approved allotments.

4. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).
5. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected customary rights group or customary marine title group.
2. The application is for a Restricted Discretionary resource consent, as such under 104C only those matters over which council has restricted its discretion have been considered, these matters are:

- 13.8 for Restricted Discretionary Subdivision Activities

The following objectives and policies of the District Plan have been considered:

Chapter 13 – Subdivision

Objectives: 13.3.1, 13.3.2, 13.3.5, 13.3.11

Policies: 13.4.1, 13.4.2, 13.4.4, 13.4.6, 13.4.8

The proposal is not contrary to the relevant objectives and policies of the District Plan.

3. In accordance with an assessment under s104(1)(b) of the Act the proposal is consistent with the relevant statutory documents.
 - The Northland Regional Policy Statement 2018
 - The Northland Regional Plan 2019
 - Operative Far North Plan 2009
 - Proposed Far North District Plan

For this resource consent application, the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

As the outcomes sought are the same under the operative and the proposed plan frameworks, no weighting is necessary.

4. In accordance with an assessment under s104(1)(c) of the Act no other non – statutory documents were considered relevant in making this decision.

5. No other matters considered relevant in making this decision.

6. Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

7. In summary it is considered that the activity is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Jo Graham, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 02/08/2022

Right of Objection

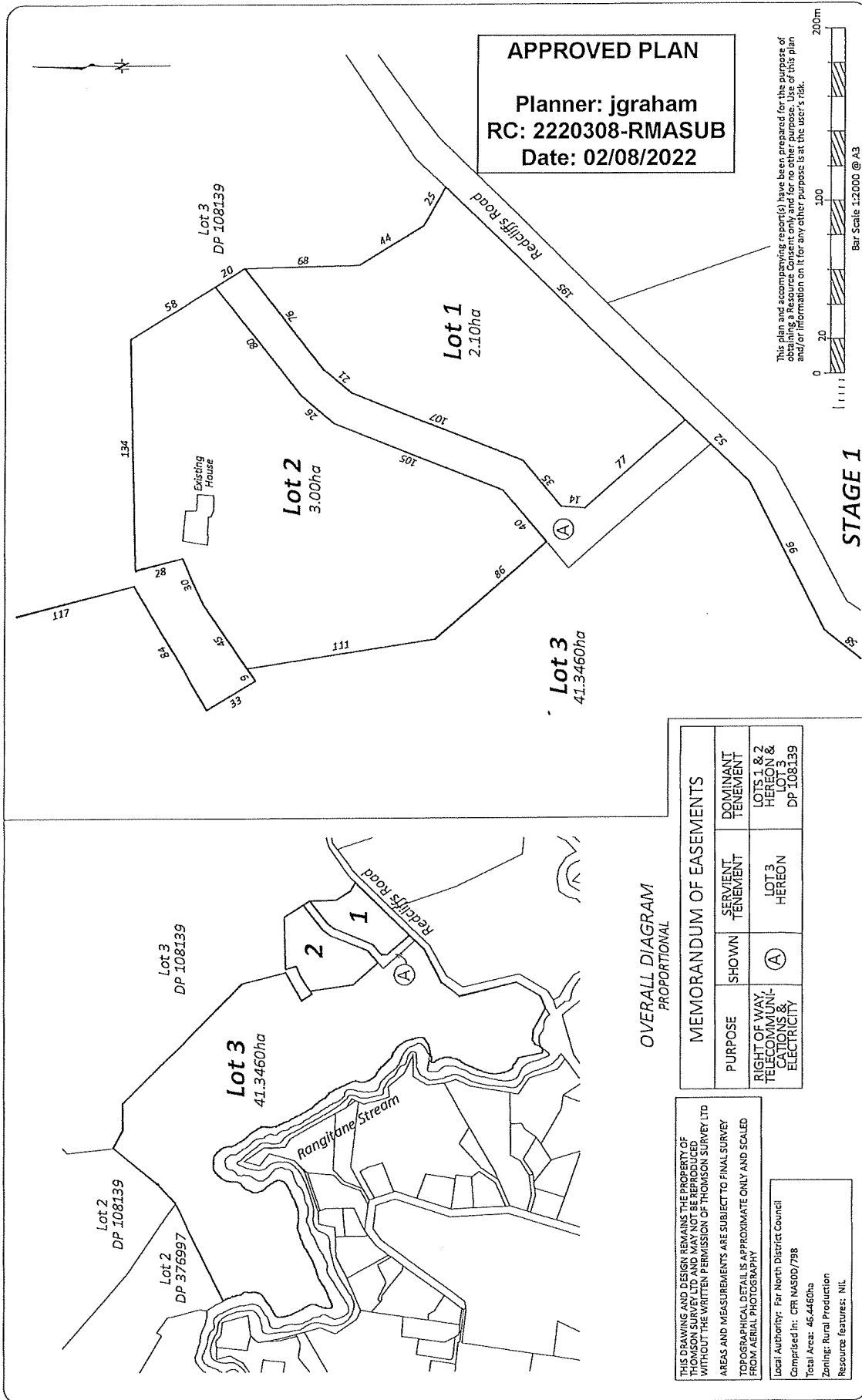
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses.

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.



THOMSON SURVEY
 Registered Land Surveyors, Planners & Land Development Consultants

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@thomsonsurvey.co.nz
 Tel: 09 438 3636
 www.thomsonsurvey.co.nz

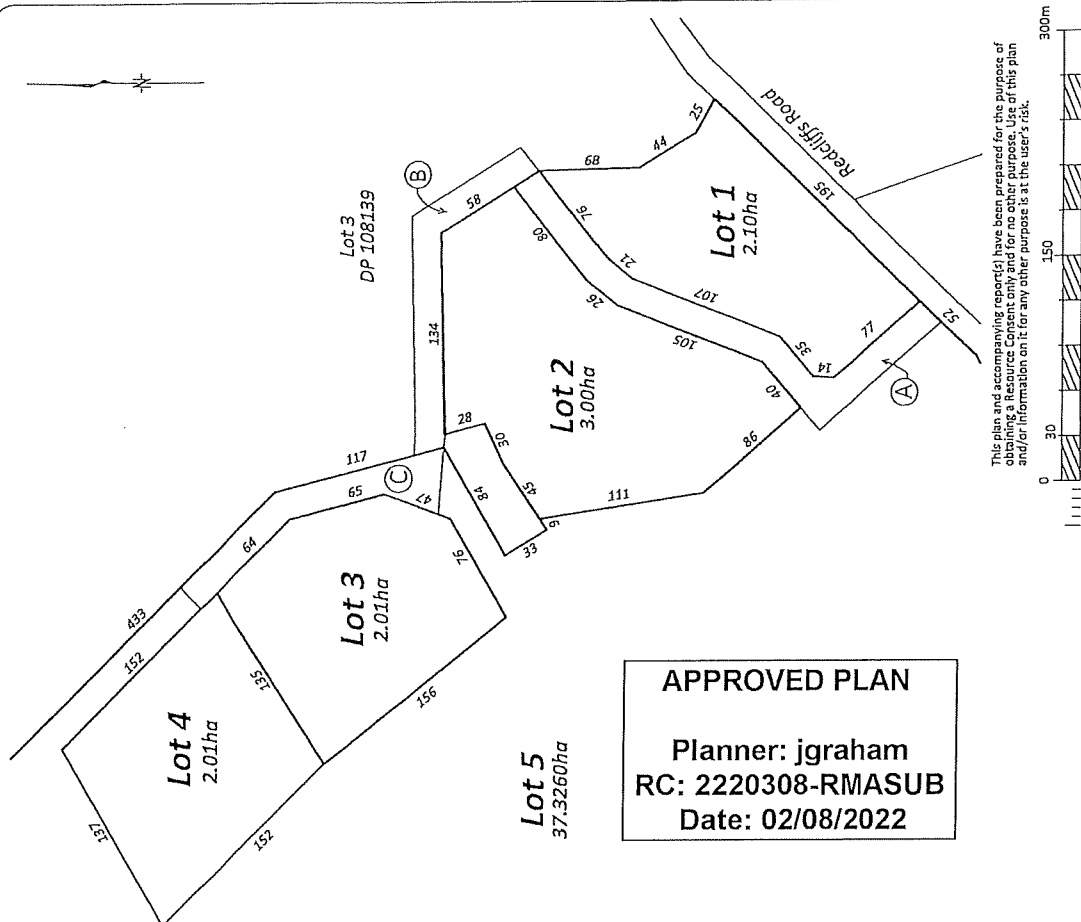
PROPOSED SUBDIVISION OF LOT 1 DP 94462
 119 REDCLIFFS ROAD, KERIKERI

PREPARED FOR: MERIDIAN FARMS

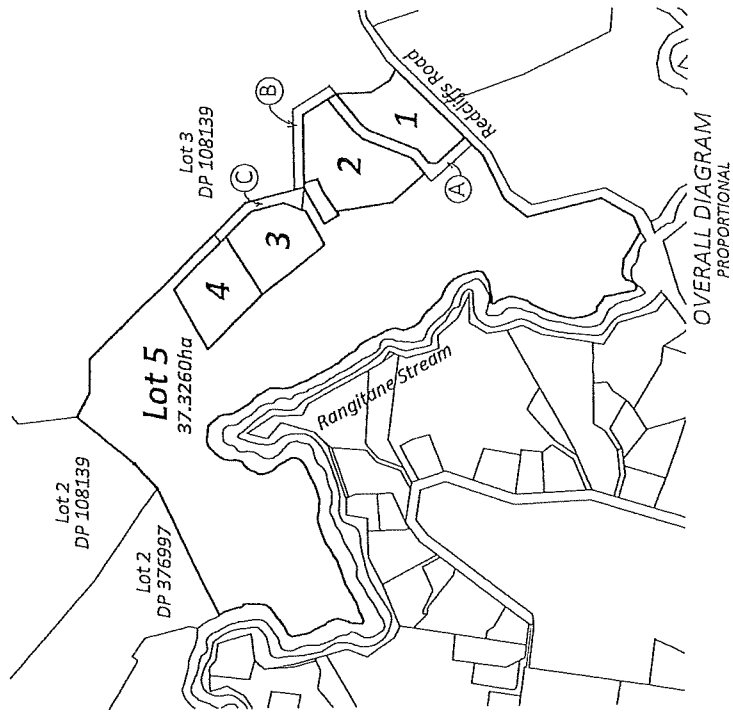
7485 Scheme 20220503 Stage 1.cdr

Survey	Name	Date	Original	Scale	Sheet	Size
Design	KY	28.07.21		1:2000	A3	
Drawn	KY	28.07.21		1:2000	A3	
Approved	KY	03.05.22		1:2000	A3	

Supervisors Ref. No: 7485
 Sheet 1 of 1



APPROVED PLAN
Planner: jgraham
RC: 2220308-RMASUB
Date: 02/08/2022



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 - 4 HEREON & LOT 3 DP 108139
	(B)	LOT 3 DP 108139	LOTS 3 & 4 HEREON
	(C)	LOT 5 HEREON	LOTS 3 & 4 HEREON

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: CFR N450D/798
Total Area: 45.4460ha
Zoning: Rural Production
Resource Features: NIL

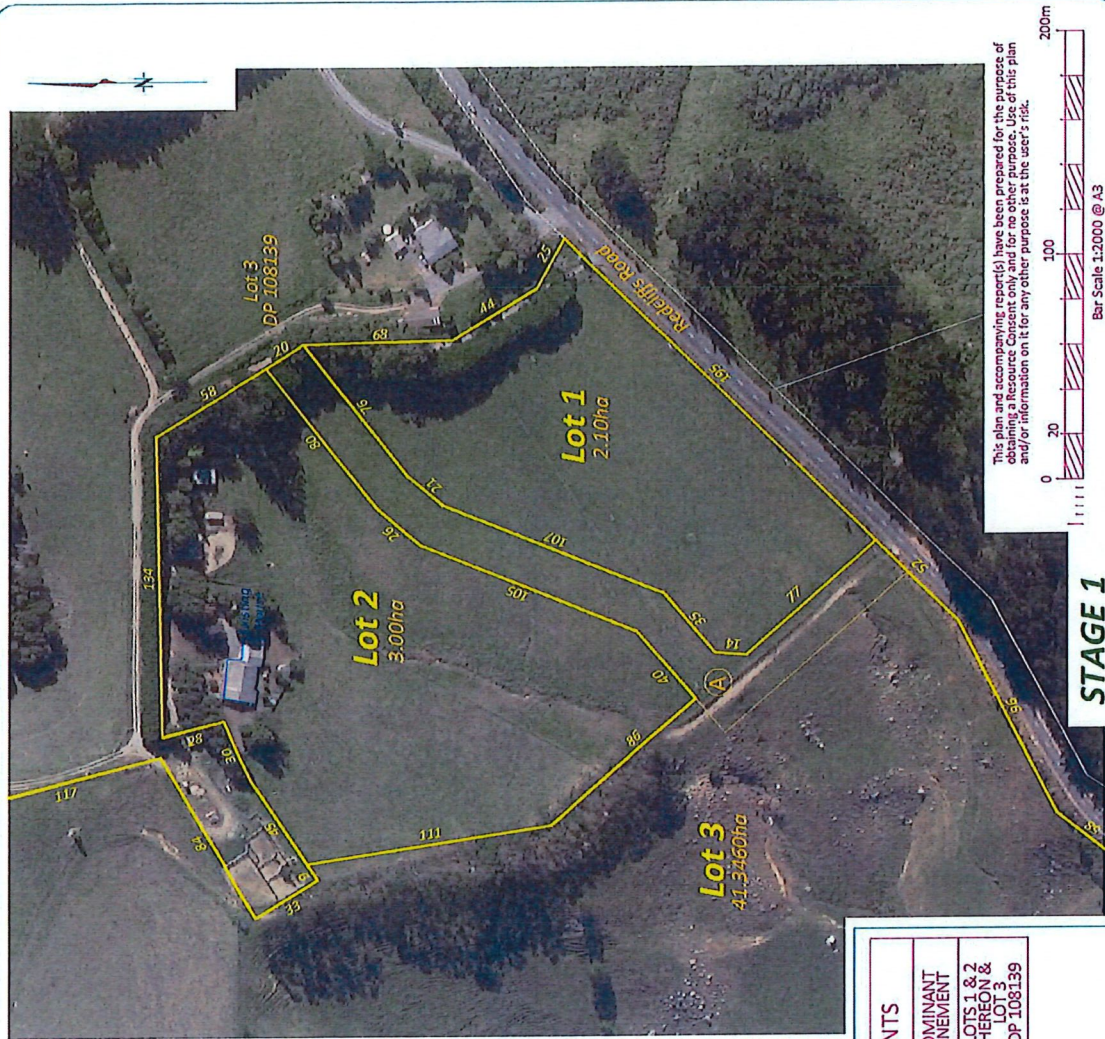
315 Kerikeri Rd
P.O. Box 977 Kerikeri
Email: kerikeri@survey.co.nz
Ph: (09) 4077350
www.survey.co.nz

THOMSON SURVEY
LIMITED
Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF
LOT 1 DP 94462 & EASEMENT OVER LOT 3 DP 108139
119 REDCLIFFS ROAD, KERIKERI**
PREPARED FOR: MERIDIAN FARMS

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	KY	29.07.21	1:3000	A3
Drawn	KY	23.03.22		
Revised				
7485 Scheme 20220823 Overall.tcd				

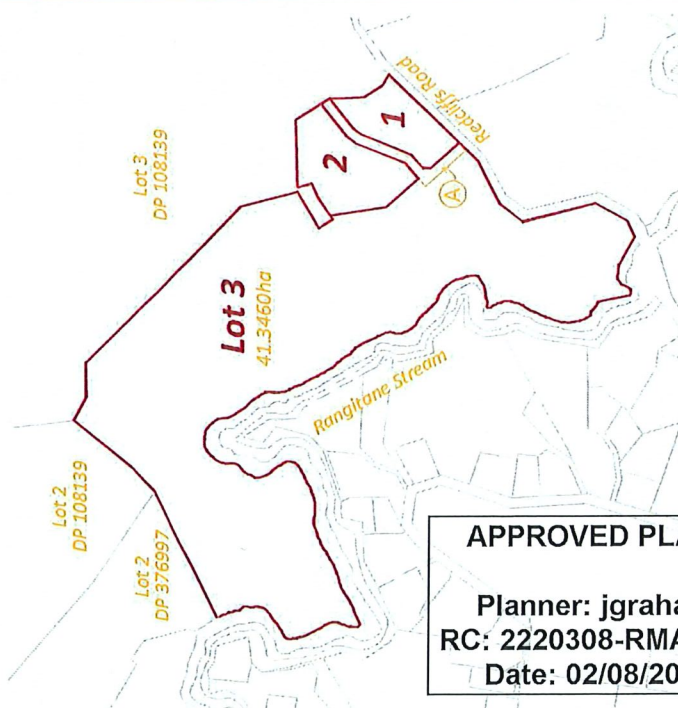
Surveyors
Ref. No:
7485
Sheet 1 of 1



This plan and accompanying report(s) have been prepared for the purpose of providing information to the Council and the public. It is not to be used for any other purpose and the user assumes all responsibility for its use.

STAGE 1

Bar Scale 1:2000 @ A3



APPROVED PLAN

Planner: jgraham
RC: 2220308-RMASUB
Date: 02/08/2022

OVERALL DIAGRAM PROPORTIONAL

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 3 HEREON	LOTS 1 & 2 HEREON & LOT 3 DP 108139

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY.

Local Authority: Far North District Council
Compiled in: CR NAS00/798
Total Area: 46.4460ha
Zoning: Rural Production
Resource Features: NIL

Surveyors
Ref. No:
7485
Sheet 1 of 1

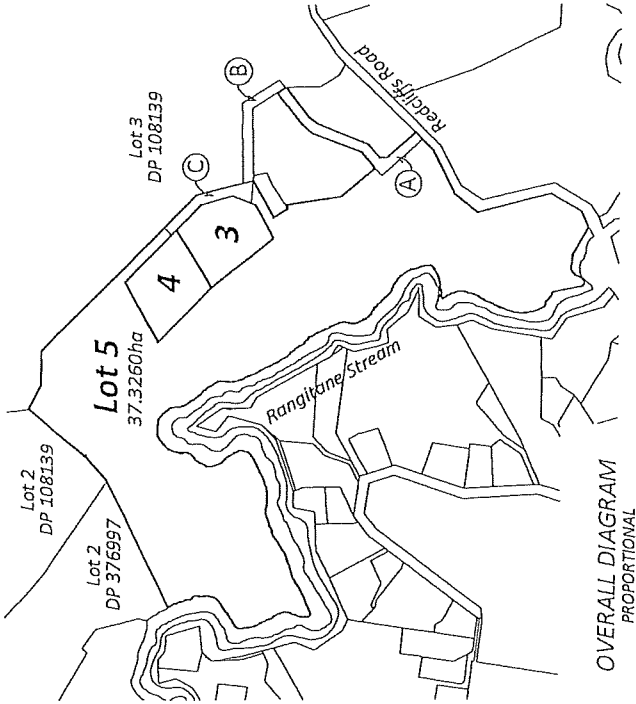
Survey	Name	Date	Original	Scale	Sheet Size
Design	KY	29.07.21		1:2000	A3
Drawn	KY	02.05.22			
Approved	KY	02.05.22			

7485 Scheme 20220503 Stage 1.dwg
PREPARED FOR: MERIDIAN FARMS

**PROPOSED SUBDIVISION OF
LOT 1 DP 94462**
119 REDCLIFFS ROAD, KERIKERI

315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@thomson.co.nz
PH: (09) 4077380
www.thomson.co.nz
THOMSON SURVEY
Registered Land Surveyors, Planners & Land Development Consultants

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(B)	LOT 3 DP 108139	LOTS 3 & 4 HEREON
	(A) (C)	LOT 5 HEREON	

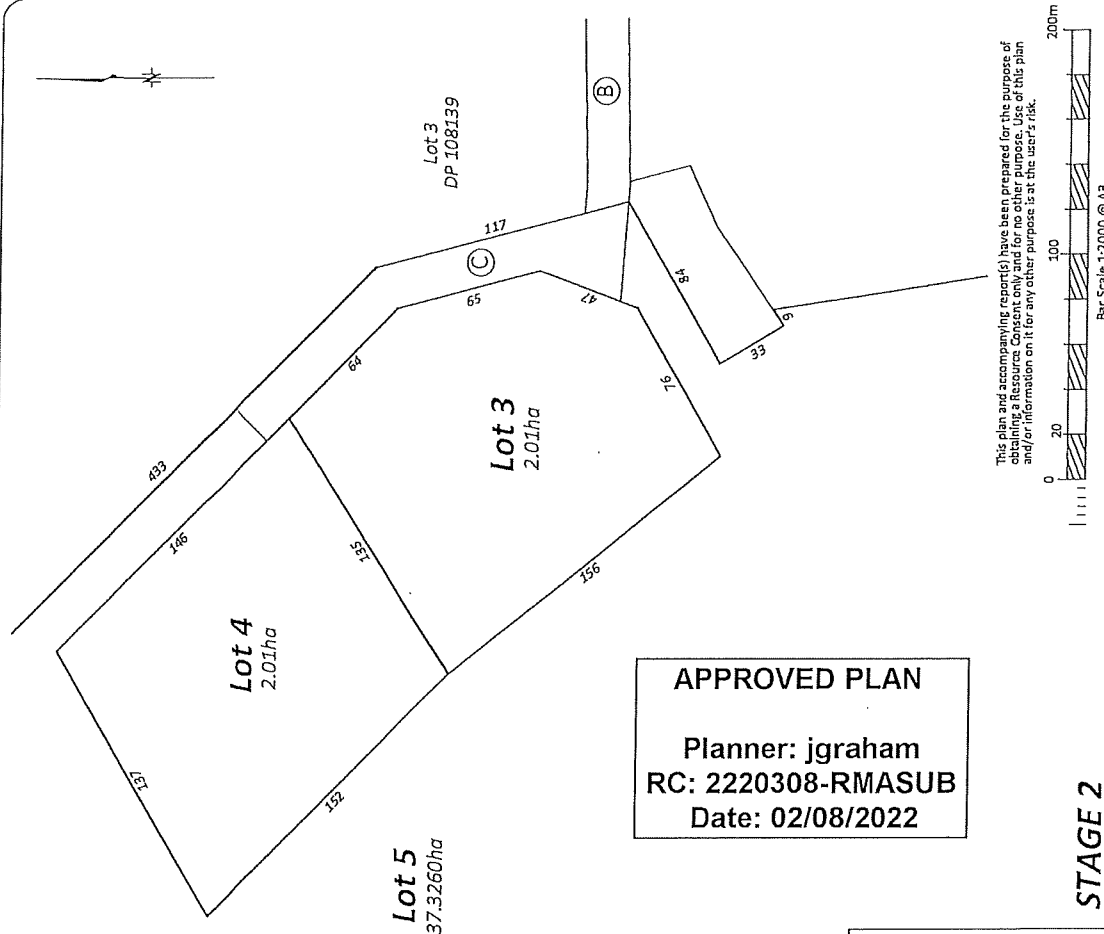


OVERALL DIAGRAM
PROPORTIONAL

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD. AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY. TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY.

Local Authority: Far North District Council
Compiled in: Lot 3 Stage 1
Total Area: 41.1460ha
Zoning: Rural Production
Resource Features: NIL

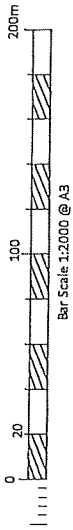
EXISTING EASEMENTS (STAGE 1)			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 & 2 STAGE 1 & 2 LOT 3 DP 108139



APPROVED PLAN
Planner: jgraham
RC: 2220308-RMASUB
Date: 02/08/2022

STAGE 2

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent for the proposed use of this plan and/or information on it for any other purpose is at the user's risk.



315 Kerikeri Rd
P.O. Box 372, Kerikeri
Email: kerikeri@survey.co.nz
Phone: 09 438 77380
www.thomson.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

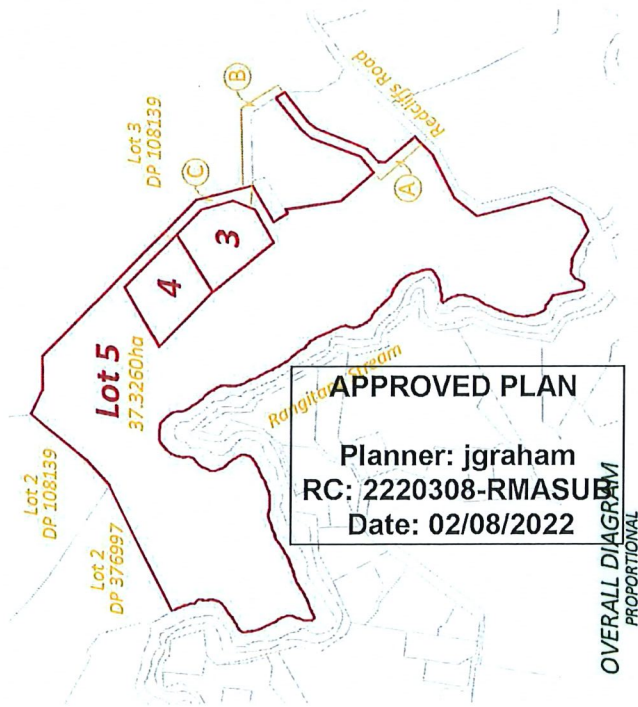
PROPOSED SUBDIVISION OF
(LOT 3 STAGE 1) & EASEMENT OVER LOT 3 DP 108139
119 REDCLIFFS ROAD, KERIKERI
PREPARED FOR: MERIDIAN FARMS

Survey Name	Date	ORIGINAL SCALE	SHEET SIZE
DESIGN	KY	25.07.21	A3
APPROVED	KY	08.08.21	A3
Rev	KY	08.08.21	A3

7485 Scheme 20210908 Stage 2.cdr

Surveyors Ref No:
7485
Sheet 1 of 1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS & ELECTRICITY	(B)	LOT 3 DP 108139	LOTS 3 & 4 HEREON
	(A) (C)	LOT 5 HEREON	

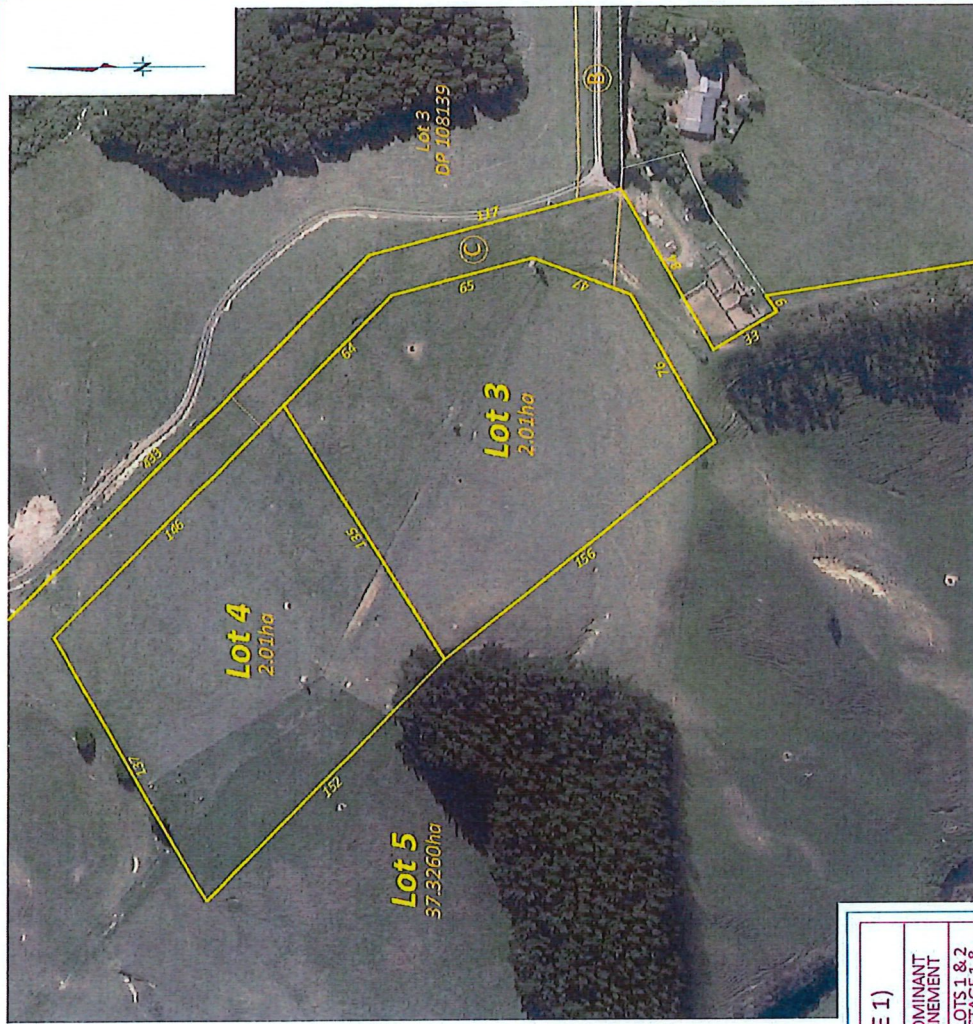


APPROVED PLAN
Planner: jgraham
RC: 2220308-RMASUM
Date: 02/08/2022

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: Lot 3 Stage 1
Total Area: 41.3460ha
Zoning: Rural Production
Resource Features: NIL

EXISTING EASEMENTS (STAGE 1)			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 & 2 STAGE 1 & LOT 3 DP 108139



This plan and accompanying report(s) have been prepared for the purpose of providing information for the use of the client and for no other purpose. The client is responsible for the use of this plan and for any information on it for any other purpose is at the user's risk.



STAGE 2

**PROPOSED SUBDIVISION OF
(Lot 3 Stage 1) & EASEMENT OVER Lot 3 DP 108139**
119 REDCLIFFS ROAD, KERIKERI
PREPARED FOR: MERIDIAN FARMS

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@thomsonsurvey.co.nz
www.thomsonsurvey.co.nz
Registered Land Surveyors, Planners & Land Development Consultants

Survey	Name	Date	Original
Design	KY	29.07.21	SCALE
Drawn	KY	08.08.21	1:2000
Approved	KY	08.08.21	A3

Supervisors
Ref. No:
7485
Sheet 1 of 1

Appendix 2

Stage 1 224c TA Approval



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC2220308-RMASUB Stage 1
Survey Number	LT 596251	Survey Purpose	LT Subdivision
Surveyor Reference	7485 Meridian Farms Stage 1	Land District	North Auckland
Surveyor	Denis McGregor Thomson		
Surveyor Firm	Thomson Survey Limited		
Dataset Description	Lots 1 to 3 being a Subdivision of Lot 1 DP 94462		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 12th day of April 2024.



Signature

Signed by Patricia Wynsome Routley, Authorised Officer, on 12/04/2024 10:00 AM

Receipt Information

Transaction Receipt Number	16791650
Signing Certificate (Distinguished Name)	Routley, Patricia Wynsome
Signing Certificate (Serial Number)	778905042
Signature Date	12/04/2024

*** End of Report ***

Appendix 3

Deposited Plan 596251



Title Plan - DP 596251

Survey Number DP 596251
Surveyor Reference 7485 Meridian Farms Stage 1
Surveyor Denis McGregor Thomson
Survey Firm Thomson Survey Limited
Surveyor Declaration I Denis McGregor Thomson, being a licensed cadastral surveyor, certify that--
(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the
Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and
(b) the survey was undertaken by me or under my personal direction.
Declared on 06 Mar 2024 11:20 AM

Survey Details

Dataset Description Lots 1 to 3 being a Subdivision of Lot 1 DP 94462
Status Deposited
Land District North Auckland
Submitted Date 06/03/2024
Survey Class Class B
Survey Approval Date 28/03/2024
Deposit Date 17/05/2024

Territorial Authorities

Far North District

Comprised In

RT NA50D/798

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 596251	Easement		
Lot 1 Deposited Plan 596251	Fee Simple Title	2.2455 Ha	1152196
Lot 2 Deposited Plan 596251	Fee Simple Title	2.9538 Ha	1152197
Lot 3 Deposited Plan 596251	Fee Simple Title	41.1207 Ha	1152198
Total Area		46.3200 Ha	

Schedule / Memorandum



Plan Number

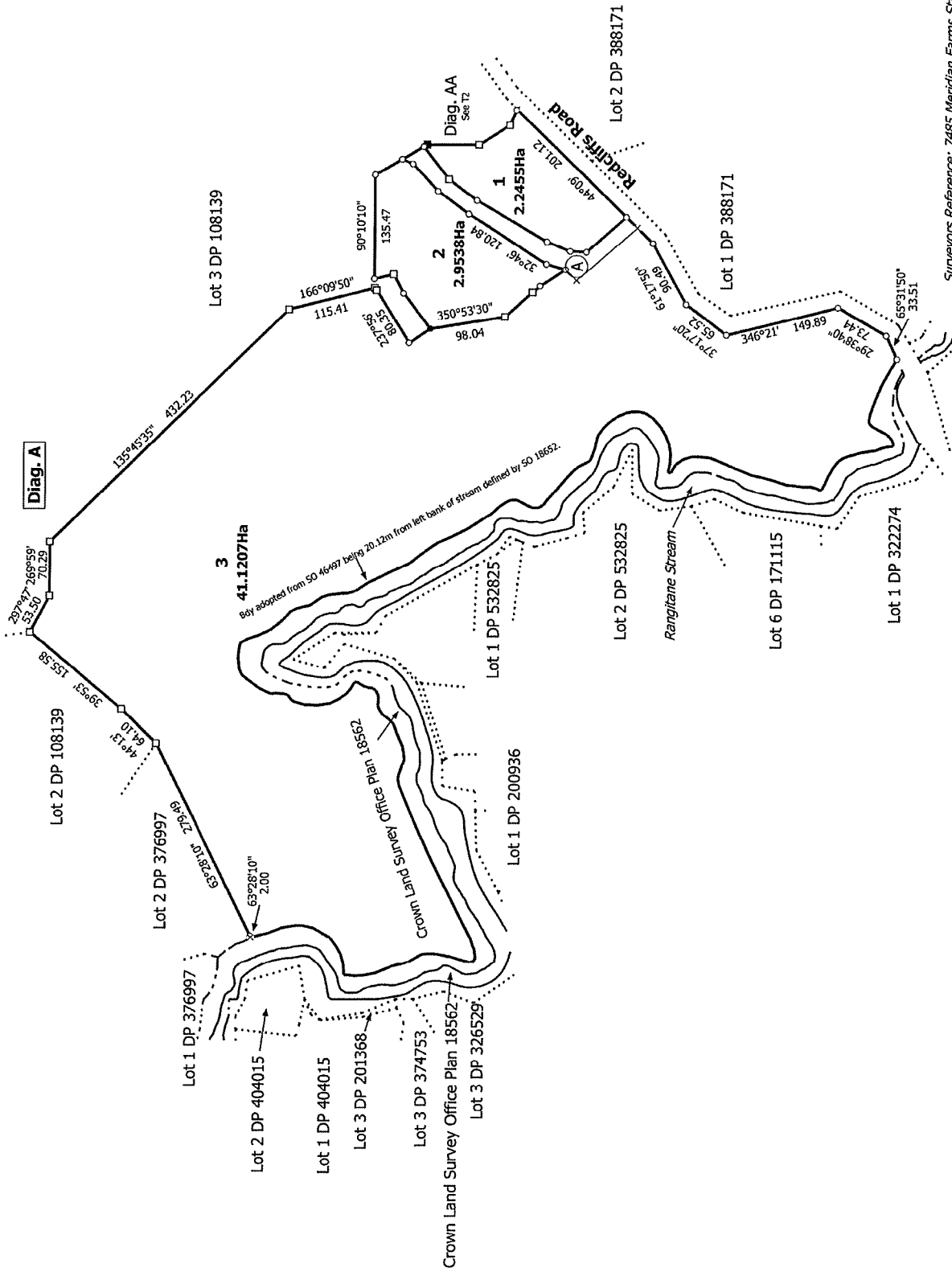
DP 596251

Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened land)	Dominant Tenement (Benefited Land)
Right of way. Right to convey electricity and telecommunications. Right to convey water.	A	Lot 3 hereon	Lot 1 and 2 Hereon. Lot 3 DP 108139.

Schedule of Easements in Gross (Proposed)			
Purpose	Shown	Servient Tenement (Burdened land)	Grantee
Right to convey telecommunications.	A	Lot 3 hereon	Chorus New Zealand Limited.

Thomson Survey Ltd
315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz

Telephone: **09 4077360**



T 1/2

Surveyors Reference: 7485 Meridian Farms Stage 1

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Lots 1 to 3 being a Subdivision of Lot 1 DP 94462

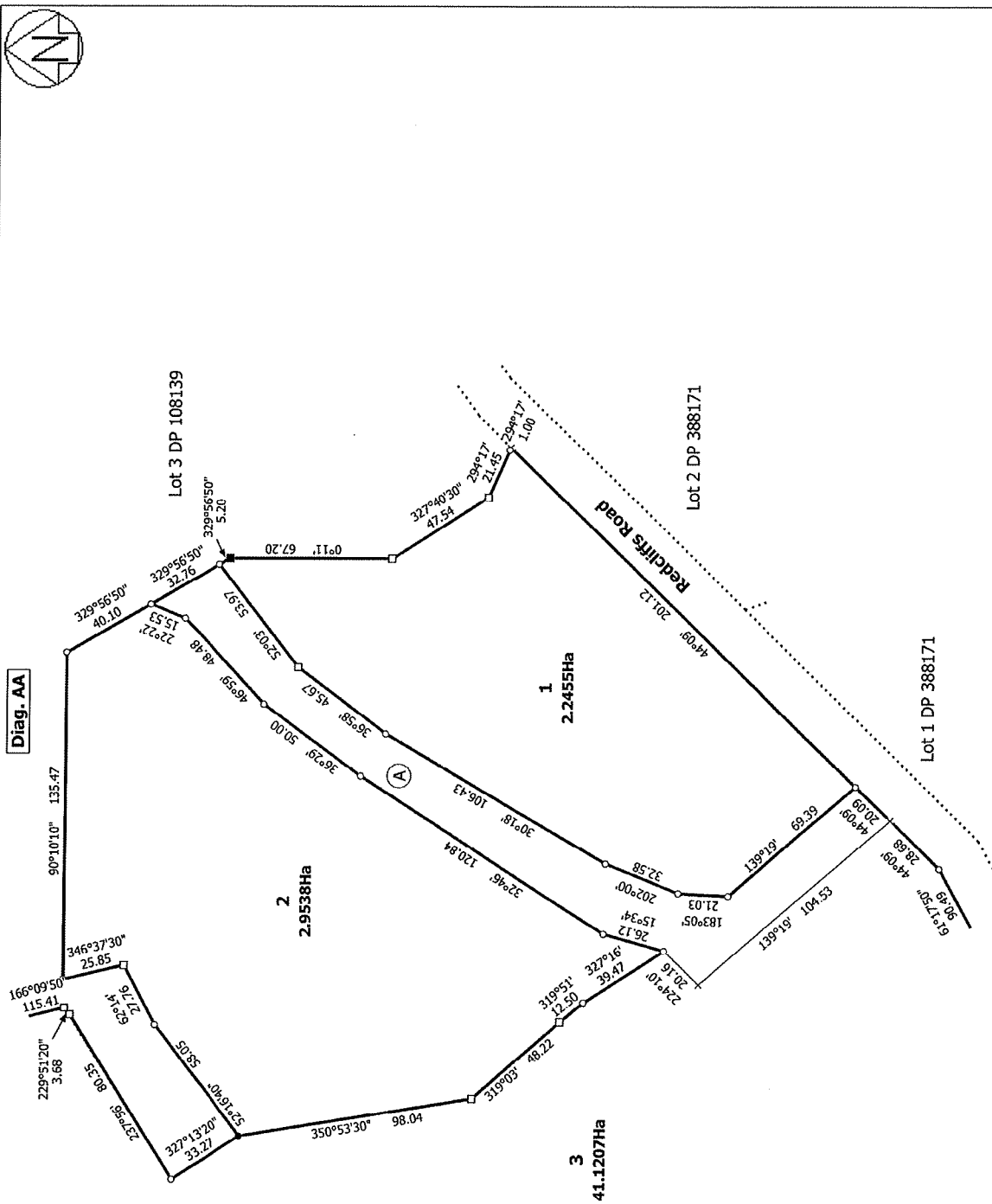
Land District: North Auckland

Digitally Generated Plan

Generated on: 12/06/2024 07:39am Page 3 of 4

Title Plan
DP 596251

Deposited on: 17/05/2024



T 2/2

Surveyors Reference: 7485 Meridian Farms Stage 1

Lots 1 to 3 being a Subdivision of Lot 1 DP 94462

Title Plan
DP 596251

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Deposited on: 17/05/2024

Land District: North Auckland

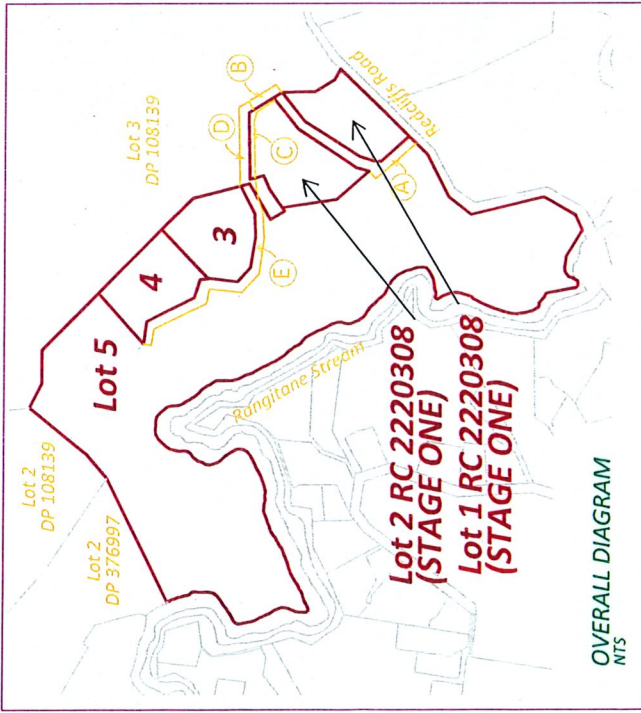
Digitally Generated Plan

Digitally Generated File
Generated on: 12/06/2024 07:39am Page 4 of 4

Appendix 4

Amended Stage 2 Scheme Plan

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 & 2 STAGE 2 LOT 3 & 4 STAGE 2 LOT 5 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(B)(D)	LOT 3 DP 108139	LOTS 3, 4 & 5 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(C)	LOT 2 STAGE 1	LOTS 3 & 4 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(E)	LOT 5 HEREON	LOTS 3 & 4 HEREON



OVERALL DIAGRAM
NTS

Local Authority: Far North District Council
Comprised in: (Lot 3 Stage 1)
Total Area: 41.3460ha
Zoning: Rural Production
Resource features: NIL

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

THOMSON SURVEY
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360
www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

EXISTING EASEMENTS (STAGE 1)			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 & 2 STAGE 1 & LOT 3 DP 108139

PROPOSED SUBDIVISION OF (LOT 3 STAGE 1) & EASEMENT OVER LOT 3 DP 108139 119 REDCLIFFS ROAD, KERIKERI

PREPARED FOR: MERIDIAN FARMS

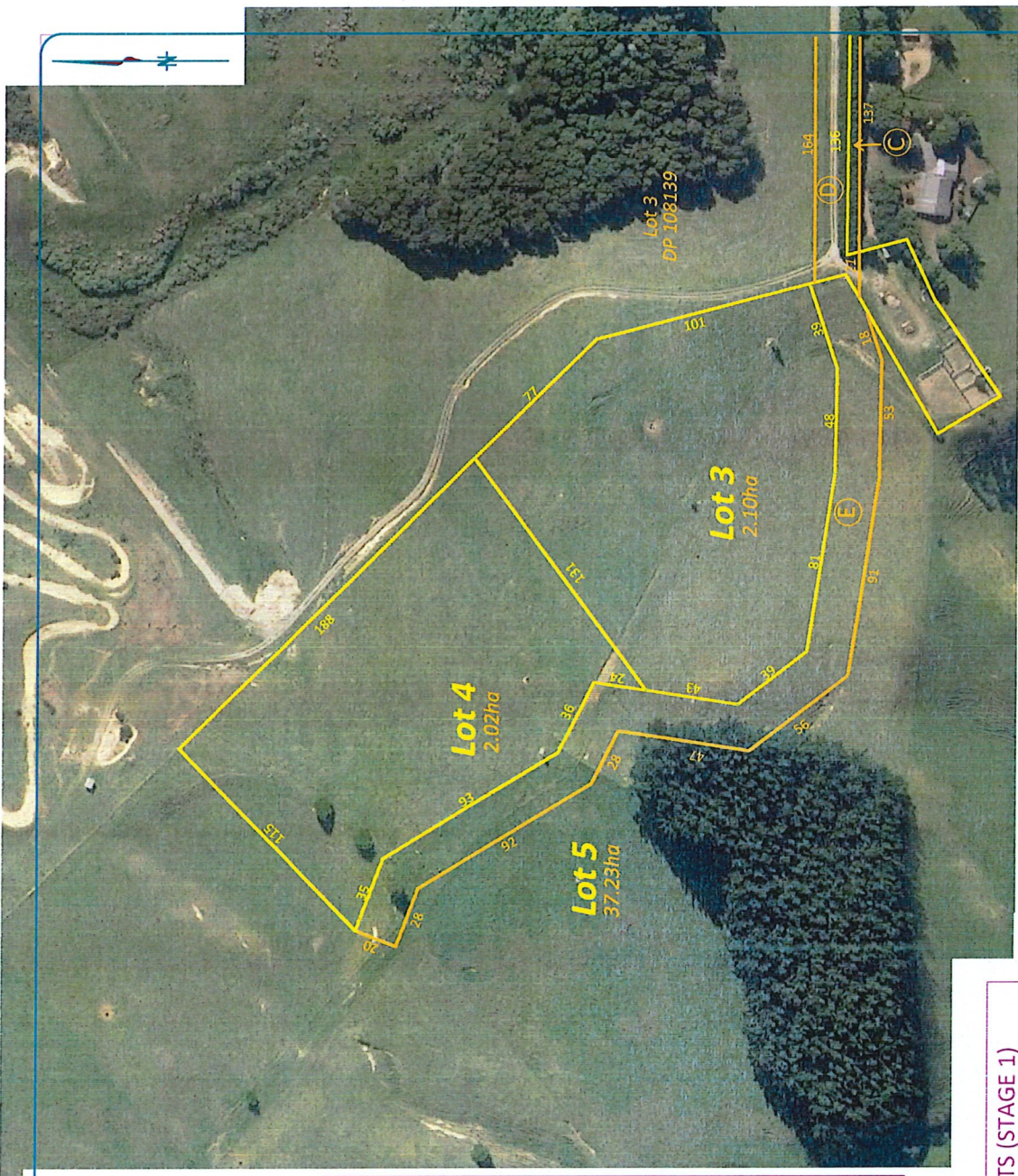
Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	MD	08/03/24	1:2000	A3
Drawn	MD	08/03/24		
Approved	PJH	28/04/25		
Rev				

Surveyors Ref. No: 7485
Sheet 1 of 1

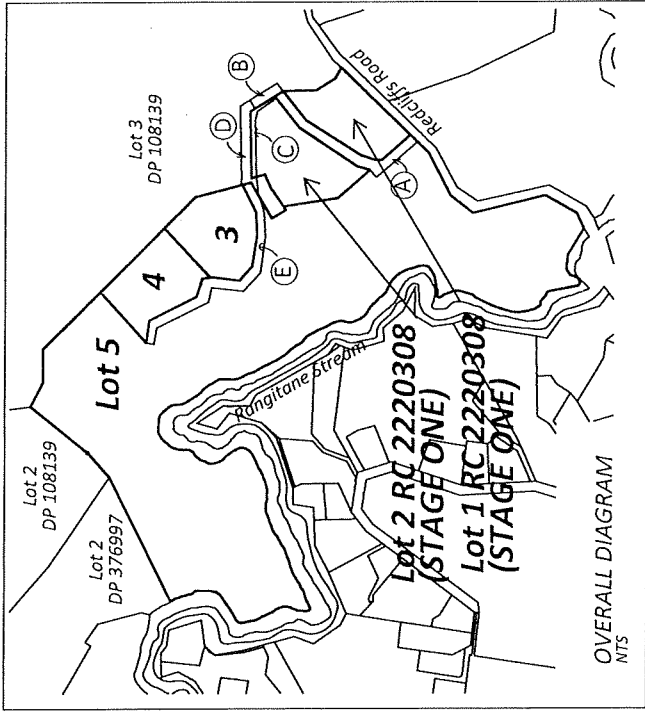
This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.



STAGE 2



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 & 2 STAGE 1 & 2 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(B)(D)	LOT 3 DP 108139	LOT 5 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(C)	LOT 2 STAGE 1	LOTS 3 & 4 & 5 HEREON
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(E)	LOT 5 HEREON	LOTS 3 & 4 HEREON



Local Authority: Far North District Council
Comprised in: (Lot 3 Stage 1)
Total Area: 41.3460ha
Zoning: Rural Production
Resource features: NIL

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LIMITED AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

EXISTING EASEMENTS (STAGE 1)			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)	LOT 5 HEREON	LOTS 1 & 2 STAGE 1 & 2 LOT 3 DP 108139

THOMSON SURVEY LIMITED
315 Kerikeri Rd
P.O. Box 372 Kerikeri
Tairāwhiti
New Zealand
Email: kerikeri@thomsonsurvey.co.nz
Phone: (09) 407 7919
www.thomsonsurvey.co.nz

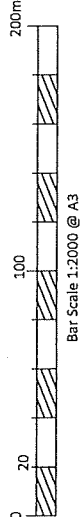
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF
(LOT 3 STAGE 1) & EASEMENT OVER LOT 3 DP 108139
119 REDCLIFFS ROAD, KERIKERI
PREPARED FOR: MERIDIAN FARMS

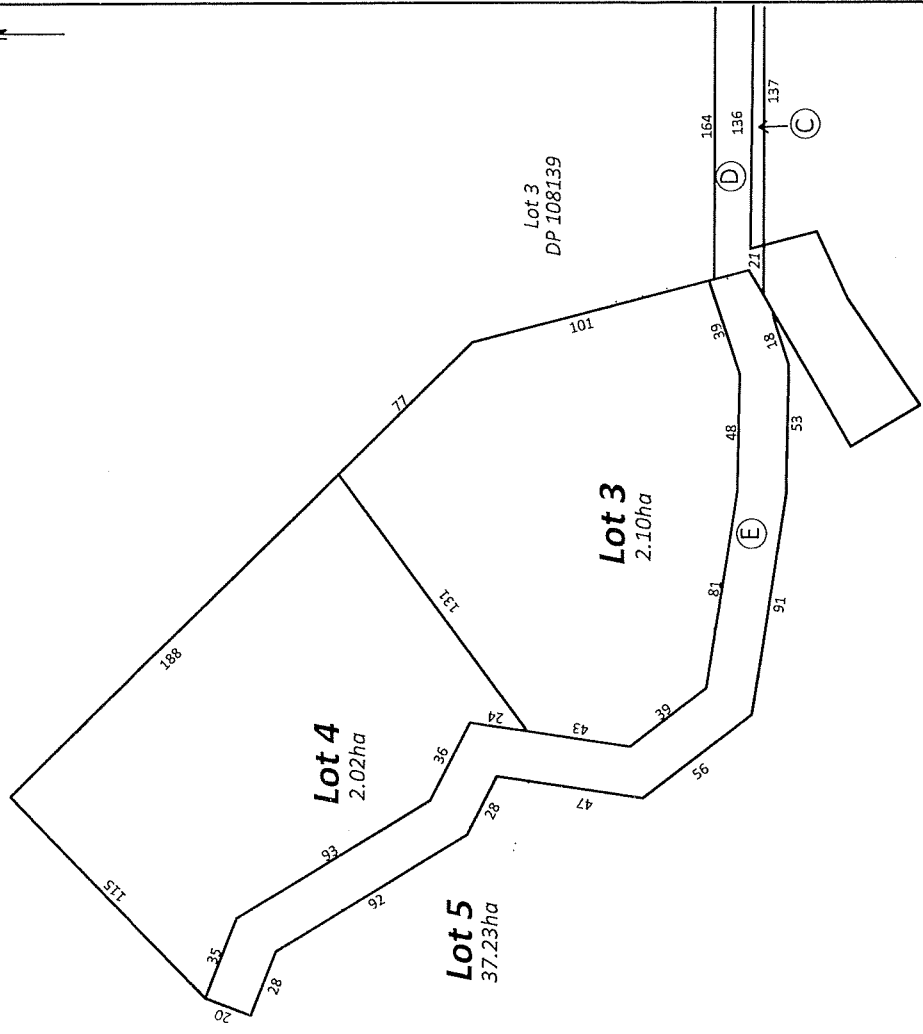
Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design	MD	08/03/24	1:2000	A3
Approved	PJH	28/04/25	1:2000	A3
Rev	7485 Scheme 08032024 Rev Stage 2.Lcd			

Surveyors Ref. No: 7485
Sheet 1 of 1

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.

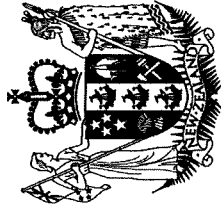


STAGE 2



Appendix 5

Current Records of Title & relevant instruments



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **1152198**
Land Registration District **North Auckland**
Date Issued **17 May 2024**

Prior References
NA50D/798

Estate Fee Simple
Area 41.1207 hectares more or less
Legal Description Lot 3 Deposited Plan 596251

Registered Owners
Meridian Farm Limited

Interests

Subject to Section 8 Mining Act 1971

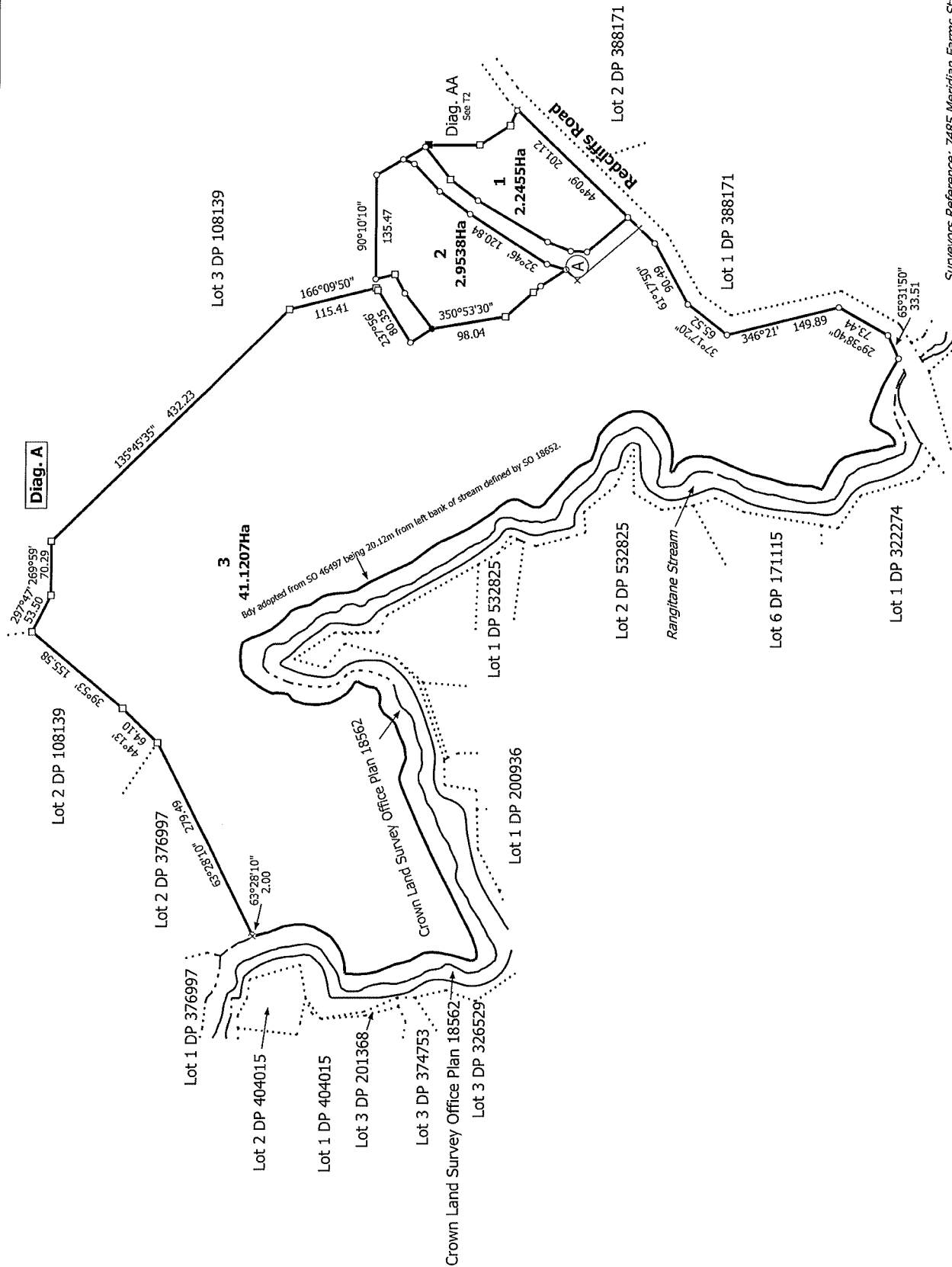
Subject to Section 168A Coal Mines Act 1925

6489651.2 Mortgage to ASB Bank Limited - 8.7.2005 at 3:57 pm

Subject to a right of way, right to convey electricity, telecommunications and water over part marked A on DP 596251 created by Easement Instrument 12951730.3 - 17.5.2024 at 11:57 am

The easements created by Easement Instrument 12951730.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked A on DP 596251 in favour of Chorus New Zealand Limited created by Easement Instrument 12951730.4 - 17.5.2024 at 11:57 am



Surveyors Reference: 7485 Meridian Farms Stage 1

Lots 1 to 3 being a Subdivision of Lot 1 DP 94462

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
LT 596251
Approved on:

Digitally Generated Plan

Generated on: 28/03/2024 4:05pm Page 3 of 4