

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 Schedule 4). 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

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:

David Foster

Email:

Phone number:

Work

Home

Postal address:

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

20A Okahu Road Kaitaia

Postcode

6. Address for Correspondence

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

Name/s:

Logiplan Limited C/- Nina Pivac

Email:

Phone number:

Work

Home

Postal address:

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

50-64 Commerce Street Kaitaia

Postcode

** 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:

Jillian & David Foster

**Property Address/
Location:**

20A/22A Okahu Road Kaitaia

Postcode

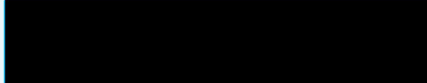
8. Application Site Details

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

Name/s:

Jillian and David Foster / Paula Dixon

**Site Address/
Location:**



Postcode

Legal Description:

Lots 6 & 7 DP 35783

Val Number:

Certificate of title:

NA1567/80

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 applicant to arrange site 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.

Controlled boundary adjustment in the Residential and Rural Living Zones

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

13. 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

14. 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)

As per applicant details

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

Fees Information

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

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)

David Foster

Signature:

(signature of bill payer)

Date 21 October 2025

MANDATORY

15. 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.

15. Important information continued...

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:



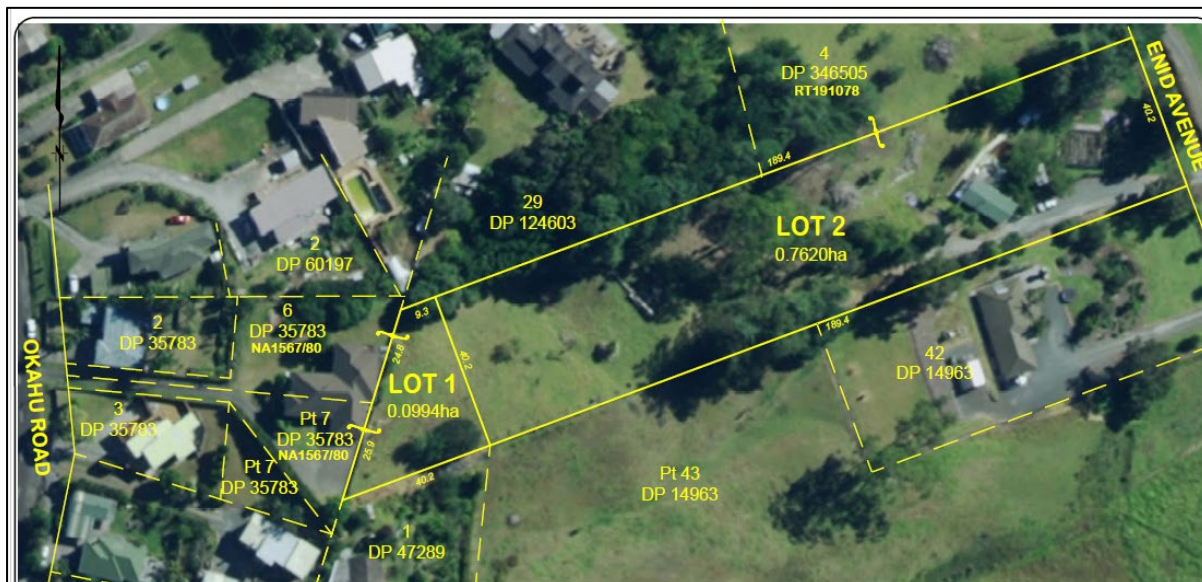
Date 21 October 2025

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

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

22A OKAHU ROAD & 19 ENID AVENUE, KAITAIA
LOT 41 DP 14963 AND Lots 6 & 7 DP 35783

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:
DAVID FOSTER

21 October 2025
REV A

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1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	20A/22A Okahu Road & 19 Enid Avenue, Kaitaia
Applicant's name:	David Foster
Address for service:	Logiplan Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lots 6 & 7 DP 35783 (NA1567/80) Lot 41 DP 14963 & Lot 4 DP 346505 (RT. 191078)
Site owner:	RT NA1567/80 – Jillian & David Foster RT 191078 - Paula Jane Dixon
Operative District Plan:	Far North District Plan
Operative zoning:	RT NA1567/80 – Residential Zone RT 191078 - Rural Living
Overlays/resource areas:	RT 191078 – Site of Cultural Significance to Maori (Wahakarera Pa)
Proposed District Plan:	RT NA1567/80 – General Residential Zone RT 191078 - Rural Residential
Proposed overlays/resource areas:	Treaty Settlement Area of Interest RT 191078 – partial River Flood Hazard Zone (100 Year ARI Event)
Brief description of proposal:	To undertake a controlled boundary adjustment between two titles, one being in the Residential Zone and the other in the Rural Living Zone. The boundary adjustment will result in the following allotment areas: Lot 1 – 2135m ² Lot 2 – 7620m ² Both lots contain an existing dwelling each, as per previous Council approvals.
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, David Foster, proposes to undertake a controlled boundary adjustment between two titles, one being in the Residential Zone (NA1567/80) and other other in the Rural Living Zone (RT 191078).

The proposal will result in the following allotment areas:

- Lot 1 – 2135m²
- Lot 2 – 7620m²

No new easements are required.

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 contains two titles, one of which is located at 20A/22A Okahu Road and the other at 19 Enid Avenue, Kaitaia. The relevant legal descriptions are described as follows:

- Lots 6 & 7 DP 35783 (NA1567/80) - Jillian & David Foster
- Lot 41 DP 14963 & Lot 4 DP 346505 (RT. 191078) - Paula Jane Dixon

A copy of the relevant Certificates of Title (CT) and Consent Notice 6315909.1 are attached as **Appendix B**.

Consent Notice 6315909.1 stipulates conditions around stormwater management, effluent disposal, earthworks, foundation design, flood sensitive areas, and heritage. However, the wording of the consent notice allows for most conditions to be triggered at building consent stage if future built development was to take place on the site. Given the proposal is for a boundary adjustment, the use of the site will remain unchanged and no additional physical works are required as part of this application, it is considered that the proposal is able to comply with all relevant consent notice conditions.



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

Under the ODP, certificate of title NA1567/80 is located in the Residential Zone while title RT 191078 is located in the Rural Living Zone.

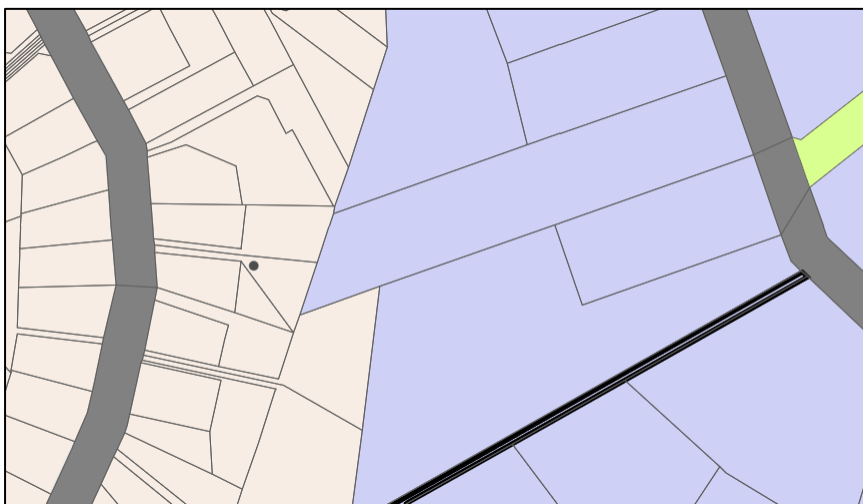


Figure 1: Map showing subject ODP zoning (Far North Maps)

Both lots contain an existing dwelling and associated on-site services, as per previous Council approvals.

Proposed Lot 1 is currently accessed via an existing vehicle crossing off Okahu Road, while proposed Lot 2 is accessed via an existing crossing off Enid Avenue. All vehicle crossings have been formed to a reasonable standard and the use of the each site will remain unchanged. To this end, it is anticipated that no further upgrades will be required.

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

It is noted that Certificate of Title RT. 191078 is located within a registered Site of Cultural Significance, described as “Wahakarera Pa & Cultural Site”. However, given the proposal does not involve any building, excavating, filling, planting of trees or clearance of indigenous vegetation within that portion of the property, it is considered that the proposal complies with the relevant District Plan rule being *12.5.6.2.2 Activities which could affect sites of cultural significance to Maori*.

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 relevant land use rules (e.g building setbacks, effluent disposal); and (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.	(a) Current access arrangements will remain unchanged. (b) No new lots will be created. (c) Both lots are able to comply with the controlled activity minimum allotment sizes, both in the Residential and Rural Living Zones. (d) The site consists of two contiguous titles. (e) As per the district plan assessment below, each lot is able to comply with all relevant land use rules. (f) As per previous Council approvals, all existing onsite services are wholly contained within the new boundaries. Controlled Activity

LANDUSE:

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

Residential Zone	Relevant Standards	Compliance
7.6.5.1.1 RELOCATED BUILDINGS	n/a	n/a

Residential Zone	Relevant Standards	Compliance
7.6.5.1.2 RESIDENTIAL INTENSITY	Permitted: Sewered: one unit per 600m ² Unsewered: 3000m ²	NA567/80 will be increasing from 1141m ² to 2135m ² . The use of the site will remain unchanged. Permitted Activity
7.6.5.1.4 BUILDING HEIGHT	Maximum building height of 8m	The existing dwelling is less than 8m in height. Permitted
7.6.5.1.5 SUNLIGHT	2m + 45 degree recession plane	NA567/80 will be increasing from 1141m ² to 2135m ² and will remain compliant with the sunlight recession plane. Permitted
7.6.5.1.6 STORMWATER MANAGEMENT	Maximum impermeable surface area of 50%	NA567/80 will be increasing from 1141m ² to 2135m ² . The use of the site will remain unchanged and no additional impermeable surfaces are proposed. Permitted
7.6.5.1.7 SET BACK FROM BOUNDARIES	3m from road boundary, 1.2m from all other boundaries (except no setback is required for a total length of 10m of any building).	NA567/80 will be increasing from 1141m ² to 2135m ² . The use of the site will remain unchanged and existing built development will remain compliant with all setback requirements. Permitted
7.6.5.1.11 TRANSPORTATION	Access to be constructed to Council's Engineering Standards. Adequate manoeuvring area and one onsite parking space is required for each unit (pensioner housing).	Existing vehicle crossings have been formed to an adequate standard. The use of the site will remain unchanged and no upgrades to access are considered necessary. Permitted
7.6.5.1.17 BUILDING COVERAGE	Maximum building coverage of 45%	NA567/80 will be increasing from 1141m ² to 2135m ² . The use of the site will remain unchanged and no additional buildings are proposed. Permitted

Rural Living Zone	Relevant Standards	Compliance
8.7.5.1.1 RESIDENTIAL INTENSITY	One unit per 4000m ² of land with 3000m ² exclusive use area plus 1000m ² elsewhere on the property.	The site contains one existing dwelling as per previous Council approvals. The use of the site will remain unchanged. Permitted

Rural Living Zone	Relevant Standards	Compliance
8.7.5.1.2 SCALE OF ACTIVITIES	n/a	n/a
8.7.5.1.3 BUILDING HEIGHT	Maximum building height of 9m	The existing dwelling is less than 9m in height. Permitted
8.7.5.1.4 SUNLIGHT	2m + 45 degree recession plane	Existing development will remain compliant with this rule. Permitted
8.7.5.1.5 STORMWATER MANAGEMENT	Maximum impermeable surface area of 12.5% or 3000m ² whichever is the lesser.	RT. 191078 will be decreasing from 8617m ² to 7620m ² enabling up to 952.5m ² of impermeable surfaces as a permitted activity. Existing impermeable surfaces equate to approximately 600m ² which is well within the permitted threshold. Permitted
8.7.5.1.6 SET BACK FROM BOUNDARIES	3m from all boundaries.	The use of the site will remain unchanged and existing built development will remain compliant with all setback requirements. Permitted
7.6.5.1.11 TRANSPORTATION	Access to be constructed to Council's Engineering Standards. Adequate manoeuvring area and one onsite parking space is required for each unit (pensioner housing).	Existing vehicle crossings have been formed to an adequate standard. The use of the site will remain unchanged and no upgrades to access are considered necessary. Permitted
7.6.5.1.17 BUILDING COVERAGE	Maximum building coverage of 45%	RT. 191078 will be decreasing from 8617m ² to 7620m ² enabling up to 3429m ² of building coverage as a permitted activity. Existing building coverage falls well within 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 which are formed to a good standard. It is considered that no upgrades are required in this instance.
13.7.3.2 Natural and Other Hazards	As per NRC Maps, the site has not been mapped as susceptible to any natural hazards with the exception of a small portion to the east of proposed Lot 2. However, the use of the site will remain unchanged and no additional development is proposed.
13.7.3.3 Water Supply	Both lots have existing connections to Council's reticulated water supply.
13.7.3.4 Stormwater Disposal	Each lot has existing onsite stormwater disposal arrangements which are operating adequately. Impermeable surfaces will remain within the permitted thresholds. Therefore, additional attenuation is not considered necessary in this instance.
13.7.3.5 Sanitary Sewage Disposal	Proposed Lot 1 is connected to Council's reticulated sewer system, while proposed Lot 2 is serviced by an existing onsite effluent disposal system. All services are operating adequately and will remain unchanged, and well 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, no new easements are required.
13.7.3.9 Preservation of heritage resources, vegetation, fauna and landscape and land set aside for conservation purposes.	It is noted that Certificate of Title RT. 191078 is located within a registered Site of Cultural Significance, described as "Wahakarera Pa & Cultural Site". However, given the proposal does not involve any building, excavating, filling, planting of trees or clearance of indigenous vegetation within that portion of the property, it is considered that the proposal complies with the relevant District Plan rule being 12.5.6.2.2 Activities which could affect sites of cultural significance to Maori. The site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna.
13.7.3.10 Access to reserves and waterways	Public access to reserves and waterways will not be affected by the proposal.

Criteria	Comment
13.7.3.11 Land use compatibility	Each lot contains existing residential development as per Council approvals, with no reverse sensitivity effects known to arise. The use of the site will remain unchanged. Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects. The proposal will not result in degradation of the residential or rural-residential character of the surrounding environment.
13.7.3.12 Proximity to airports	Not applicable

6.0 STATUTORY CONSIDERATIONS

NES CONTAMINATED SOILS (NESCS)

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

Based on a search of Council records and historic aerial images, there is no evidence to suggest that a HAIL activity has been undertaken on the subject site. Therefore, no further assessment is required under the NES Contaminated Soils.

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, General Residential Zone, and Rural 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
- GRZ-01 to GRZ-P8
- RRZ-01 to RRZ-P5

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 Residential and Rural Living Zones.

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: 21 October 2025

Appendices:

Appendix A – Scheme Plan

Appendix B – Certificates of Title & Interests

Appendix A – Scheme Plan



LINZ Northland 0.3m Aerial Photo (2023-2025)

Local Authority: Far North District Council

Total Area: 0.8617ha (Title)
Comprised in: RT191078

Address: 19 Enid Ave, Kaitiaki

Amalgamation Conditions

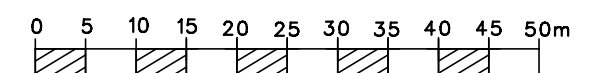
That Lot 1 Hereon be transferred to the owner of
Lot 6 DP 35783 and Pt Lot 7 DP 35783 (NA1567/80)
and that one Record of Title be issued to include both
parcels. (See)

That Lot 2 Hereon and Lot 4 DP 346505 be held in the
same Record of Title. (See)

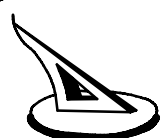
THIS DRAWING AND DESIGN REMAINS THE
PROPERTY OF WILLIAMS & KING AND MAY
NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF WILLIAMS & KING

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.



Prepared for: P J Dixon



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 41 DP 14963

ORIGINAL			SCALE	SHEET SIZE
Survey	Name	Date		
Design			1:750	A3
Drawn	W & K	Oct 2025		
Rev				

24710

Appendix B – Certificate of Title & Interests



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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA1567/80**
Land Registration District **North Auckland**
Date Issued 19 June 1958

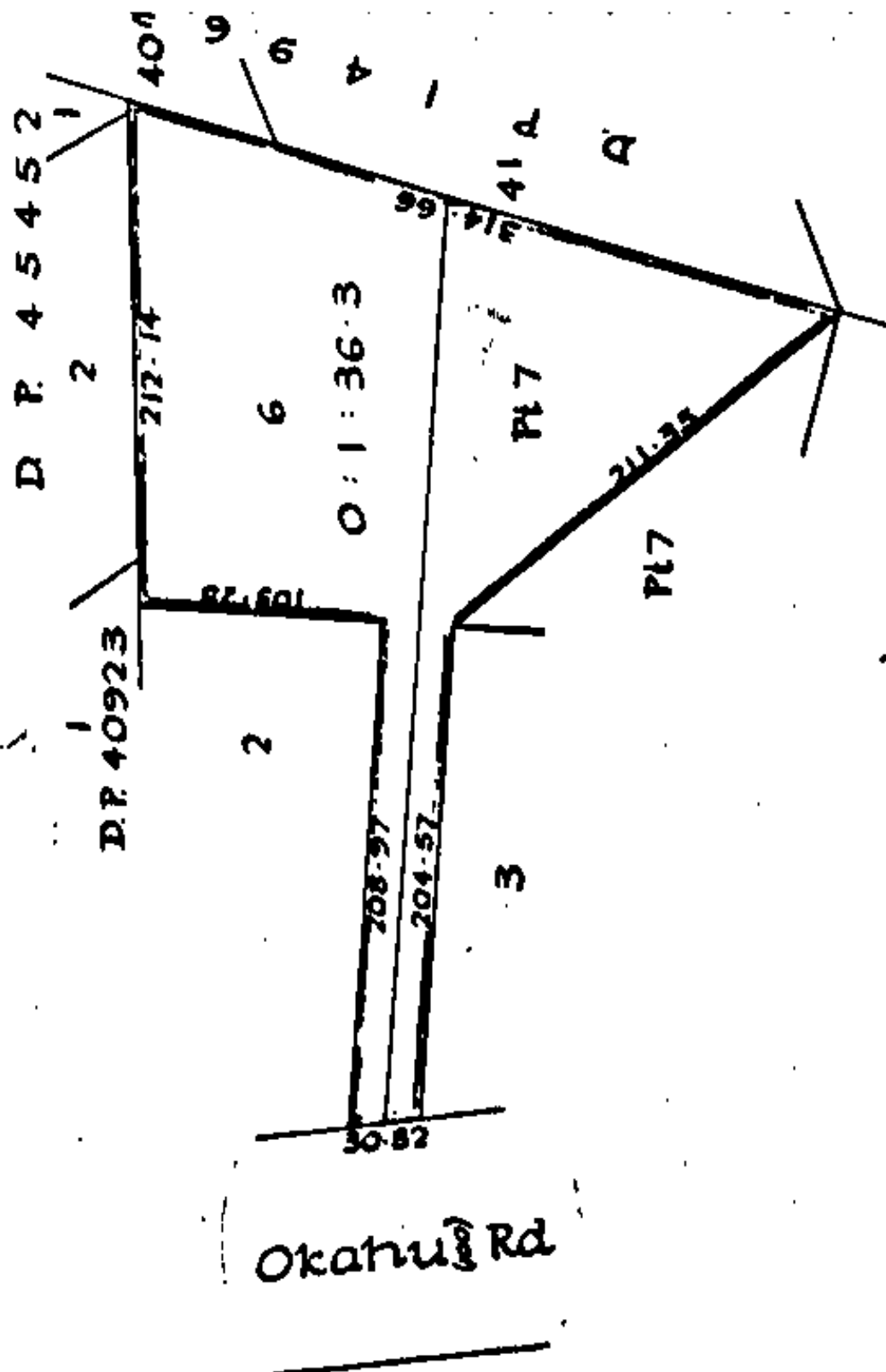
Prior References
NA928/17

Estate Fee Simple
Area 1930 square metres more or less
Legal Description Lot 6 Deposited Plan 35783 and Part Lot 7
Deposited Plan 35783

Registered Owners
David Ivan Foster and Jillian Glennis Foster

Interests
Fencing Agreement in Transfer 454804
8903523.3 Mortgage to Bank of New Zealand - 3.11.2011 at 4:08 pm

Image Quality due to Condition of Original





**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 **191078**
Land Registration District **North Auckland**
Date Issued 17 February 2005

Prior References

NA50C/432 NA67B/927

Estate Fee Simple
Area 1.2583 hectares more or less
Legal Description Lot 41 Deposited Plan 14963 and Lot 4
Deposited Plan 346505

Registered Owners

Paula Jane Dixon

Interests

Appurtenant hereto are rights of way specified in Easement Certificate B124609.1 - 8.11.1982 at 9.01 am
6315909.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.2.2005 at 9:00 am (affects Lot 4
DP 346505)
Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP346505)

Title Diagram CT 191078

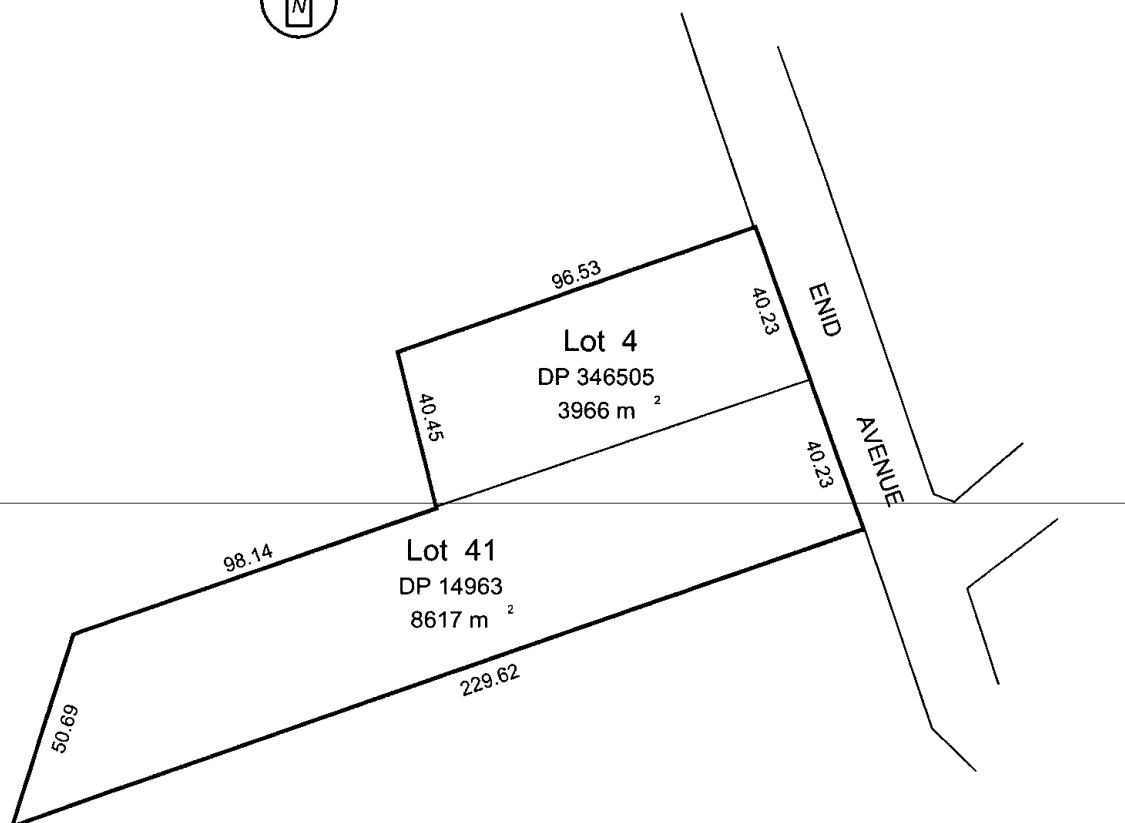
Cpy - 01/01.Pgs - 001.21/02/05.15:51



DocID: 310811291

CT 191078

N6311



TOTAL CT AREA: 1.2583 ha



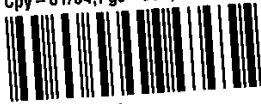
FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

CONO 6315909.1 Consen

Cpy - 01/04, Pgs - 003, 17/02/05, 08:28



DocID: 311806879

REGARDING RC2050405

The subdivision of Parts Lots 38,39,40 and 41 DP 14963
and Part Lot 4 DP 97615
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 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 is to be registered on the title of Lots 1 - 4 DP 346505

SCHEDULE

- i. Provide at the time of lodging a building consent application for any of the proposed Lots 1 to 4 a specific design for stormwater management by a suitably qualified Chartered Professional Engineer (CPEng) which addresses those issues in terms of the building being proposed in the application. Such a report should also address the flood sensitivity of parts of the sites (Transitional Far North District Plan extract attached), with a view to addressing the effect of potential flooding on stormwater management and also to set a safe minimum floor level for the building proposed.
- ii. No building which requires effluent disposal shall be erected on any of the proposed Lots 1 to 4 without the prior approval of Council to a report from a Chartered Professional Engineer (CPEng) on such disposal in terms of the requirements of Auckland Regional Council Technical Publication 58, including an indication of compliance with the relevant Northland Regional Council rules.
- iii. Any earthworks on any of the proposed Lots 1 to 4 which exceed 50 cubic metres in total or exceed a 1.2 metre high cut and/or fill face, or are closer than 20 metres to the site boundary, shall only be commenced with the written approval of Council given on application. Such approval will require the submission to the Council of technical/professional plans and advice as the works required and their suitability. Such plans and advice are to be provided by a Chartered Professional Engineer (CPEng) with geotechnical expertise. It should be noted that such requirements are in addition to those contained in Chapter 22 of the Far North District Council's General Bylaws, November 1990.

- iv. No building shall be erected on any of the proposed Lots 1 to 4 without the prior approval of the Council to specific designs for foundations, prepared by a Chartered Professional engineer (CPEng) with geotechnical expertise.
- v. Any scheme plan of further subdivision involving the proposed Lots 1 to 4 must include details of the flood sensitive areas and stability sensitive areas as shown on the copy of the map (from the Transitional Far North District Plan) attached to this Consent Notice, as they relate to the land within the proposed subdivision. Individual lots on such a scheme plan will need to provide a minimum 14 metres by 18 metres building platform clear of these areas. The ground floor level of any building erected in a flood sensitive area must be a minimum one metre above the flood sensitive area as it relates to the particular lot.
- vi. The consent holder and subsequent owners of the land must notify the New Zealand Historic Places Trust (PO Box 836, Kerikeri, Ph (09) 407-4443) prior to commencing any work involving building ground disturbance or tree planting on any of the proposed Lots 1 to 4 and must comply with the requirements and provisions of the Historic Places Act 1993.
- vii. The consent holder and subsequent owners of the land must notify Te Runanga O Te Rarawa (PO Box 361, Kaitaia, Ph (09) 408-1971) prior to commencement any work involving building, ground disturbances or tree planting on any of the proposed Lots 1 to 4.

SIGNED:



by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *17th* day of *JANUARY* 2005

RC2050405
5dixon221

Landonline User ID:

CHOLTZ001

LODGING FIRM:

DE GRAAF & CO

Address:

BP65004

NORTHCOTE

Uplifting Box Number:

N/A

ASSOCIATED FIRM:

CLIVE PATTERSON

Client Code / Ref:

DIXON:6488/6640

Dealing / SUD Number:
(LINZ Use only)

Priority Barcode/Date Stamp
(LINZ use only)

CONO 6315909.1 Consen
Cpy - 04/04, Pgs - 003, 17/02/05, 08/28

Copies
(Inc. original)
DocID: 81180879

Plan Number Pre-Allocated or
to be Deposited:

Rejected Dealing Number:

Other (state)

Priority Order	CT Ref	Type of Instrument	Name of Parties	DOCUMENT OR SURVEY FEES	MULTIPLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	67B/927 67B/926	CONO	FAR NORTH DISTRICT COUNCIL	52.00							\$52.00
2	50C/432 67B/926-27	ONCT	SJ & PJ DIXON	318.00							\$318.00
3											
4											
5											
6											

Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005

Original Signatures?

Less Fees paid on Dealing #

Cash/Cheque enclosed for

Subtotal (for this page)

Total for this dealing

\$370.00
\$370.00
\$370.00