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

HE ARA TĀMATA
CREATING GREAT PLACES
Supporting our people

Private Bag 752, Kaikohe 0440, New Zealand
ask.us@fndc.govt.nz
0800 920 029
fndc.govt.nz

Application for 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 discussion

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?
◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?
◯ **Yes** ☑ **No** ☑ **N/A**

Have you consulted the Roading Officer regarding any road to vest or departure from District Plan / Engineering standards?
◯ **Yes** ☑ **No** ☑ **N/A**

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

◯ **Land Use**
◯ **Fast Track (Land Use - Controlled Activity)**
◯ **Change of Consent Notice (s.221(3))**
◯ **Certificate of Compliance (s.139)**
◯ **Extension of time (s.125)**
◯ **Discharge:** Total voume = _____ m³
Note; volumes >3m³ requires NRC Consent 3m³
☑ **Subdivision**
◯ **Existing Use Certificate (s.139A)**
◯ **Consent under National Environmental Standard**
(e.g. Assessing and Managing Contaminants in Soil)
◯ **Other (please specify)** _____

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:
The Resource Consents Planning Technicians, **planning_technicians@fndc.govt.nz**

5. Applicant details

Name/s: Graeme Rigden

Email:

Phone number:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?
◯ **Yes** ☑ **No**

If yes, please provide details:

6. Address for correspondence

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

Name/s: Williams & King, Attention: Natalie Watson

Email:

Phone number:

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

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

7. Details of property owner/s and occupier/s

Name and Address of the owner/occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: As per applicant details.

Property address/ location:

Postcode

8. Application site details

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

Name/s:

Site address/ location: 139 Ranui Road
RD3
Kawakawa Postcode 0283

Legal description: Lot 1 DP 179185 **Val Number:** 00415-11904

Certificate of title: NA110C/137

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 phone applicant - Graeme Rigden

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.

Proposed boundary adjustment by way of subdivision and amalgamation in the Rural Production Zone.

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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

○ **2009** ☑ **2023**

10. Would you like to request public notification?

○ **Yes** ☑ **No**

11. Other consent required/being applied for under different legislation

(more than one circle can be ticked):

- ◯ **Building Consent** Enter BC ref # here (if known)
- ◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
- ◯ **National Environmental Standard Consent** Consent here (if known)
- ◯ **Other (please specify)** Specify 'other' here

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)? ◯ **Yes** ☑ **No** ◯ **Don't know**

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result? ☑ **Yes** ◯ **No** ◯ **Don't know**

- ☑ **Subdividing land**
- ◯ **Disturbing, removing or sampling soil**
- ◯ **Changing the use of a piece of land**
- ◯ **Removing or replacing a fuel storage system**

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☑ **Yes** ◯ **No**

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

- ☑ **Flooding**
- ◯ **Active Faults**
- ◯ **Landslips**
- ◯ **Liquefaction**
- ◯ **Coastal Erosion**
- ◯ **Tsunami**
- ☑ **Coastal Inundation**

Please ensure all relevant technical reports are submitted with the application.

14. 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**

15. 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 as per s107G of the RMA to enable consideration for the draft conditions.

16. 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) Graeme Rigden

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) x G. Rigden

Signature:
(signature of bill payer)

Date 2. 11. 2026

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full) Graeme Rigden

Signature

Date 2. 11. 2026

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

See overleaf for a checklist of your information...

Checklist of your information

Please tick if information is provided

- [x] Payment (cheques payable to Far North District Council)
- [x] 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
- [x] Applicant / agent / property owner / bill payer details provided
- [x] Location of property and description of proposal
- [x] 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
- [x] 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

Graeme Rigden

Proposed Boundary Adjustment
139 Ranui Road, Karetu

Williams & King, Kerikeri[1]
2 November 2026

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1. Overview

The applicant owns two records of title located at Ranui Road in Karetu and proposes a boundary adjustment of these two properties by way of subdivision and amalgamation. The proposal reconfigures the two adjoining records of title to transfer approximately 9990m² from Lot 1 DP 179185 to be held together with Lot 2 DP 179185, resulting in adjusted record of title areas of 3.7540ha and 5.055ha (subject to survey).

The proposal does not increase the number of records of title, does not propose any physical works, creates no additional servicing demand, and no adverse effects on ecological, cultural, hazard, or rural production values.

Property access to each adjusted record of title from Ranui Road is able to use existing entrance with no additional traffic. A new right of way easement right is proposed over an existing easement area to ensure continued legal access through the current physical arrangements.

The subject land is zoned Rural Production, with Coastal Environment, River and Coastal Flood Hazard and High Natural Character overlays in the Far North Proposed District Plan – Appeals Version. A restricted discretionary activity status subdivision consent is required.

The subject land is zoned Rural Production in the Far North District Council Operative District Plan and the proposal requires subdivision consent as a restricted discretionary activity.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

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[1] Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitaia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

2. Description of Proposal

It is proposed to adjust the boundaries of two records of title, all of which are owned by the Applicant, by way of subdivision and amalgamation. The proposal transfers the western area of Lot 1 DP 179185, which includes frontage to Waikare Inlet and a boat shed, to the adjoining property to the south and west. No additional records of title will be created.

The subdivision will be of Lot 1 DP 179185 (NA110C/137), to create Lots 1 and 2, with areas of 3.7540ha and 0.9990ha respectively.

Lot 2 will be amalgamated with an adjacent record of title via a proposed amalgamation condition, "That Lot 2 hereon be transferred to the owner of Lot 2 DP 179185 (NA110C/138) and that one Record of Title be issued to include both parcels".

A summary of the resultant record of title areas is provided in Table 1.

Table 1: Summary of Adjusted Records of Title

Proposed Lot	Lot Area (Subject to Survey)	Adjacent Site Included in Amalgamation Condition	Total Area (Subject to Survey)
1	3.7540ha	-	3.7540ha
2	0.9990ha	Lot 2 DP 179185 (NA110C/138)	5.055ha

The adjusted records of title will retain access from Ranui Road via the existing easements and shared private accessway. Proposed Lot 2 is currently part of the burdened land in Lot 1 DP 179185. When that parcel is subdivided and amalgamated with Lot 2 DP 179185, a right of way over easement area A on Lot 1 is proposed in its favour to maintain the existing physical access arrangements. There will be no increase in the number of sites or traffic using the existing shared private accessway from Ranui Road.

The Scheme Plan is attached in **Appendix 1** and presented in **Figure 1**. All areas and dimensions are subject to survey. Proposed amalgamation conditions are shown on the Scheme Plan.

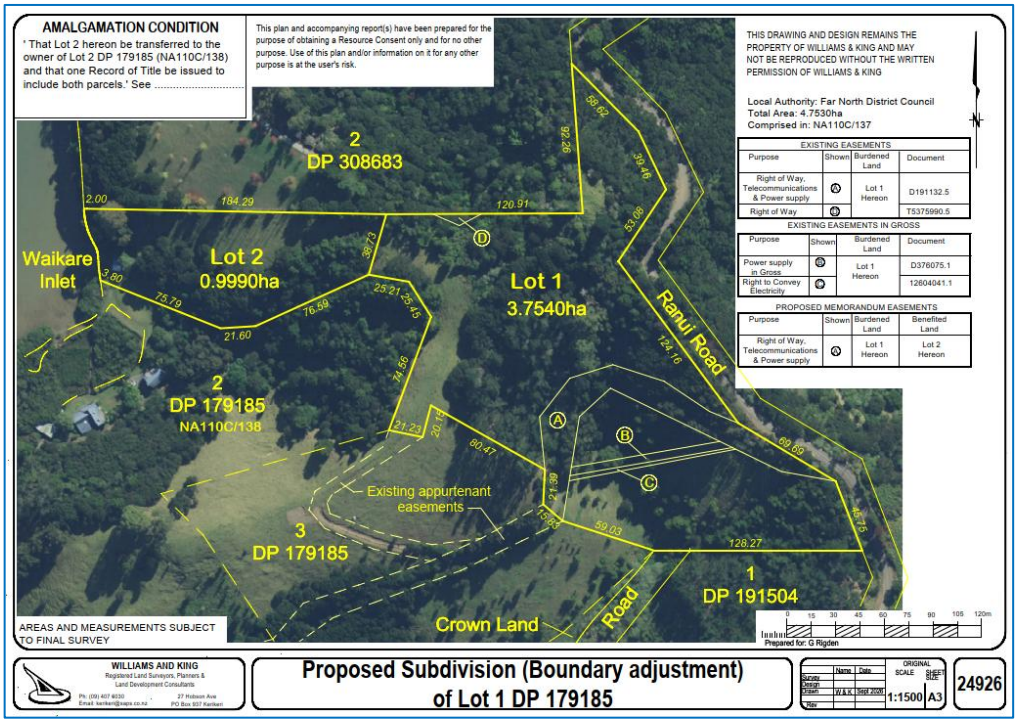


Figure 1: Scheme Plan

3. Application Site Details and Description

3.1 Legal Details

Details of the underlying records of title involved in the proposed boundary adjustment are provided in Table 2, below. Records of title are attached in **Appendix 2**.

Table 2: Legal Details of Subject Records of Title

RECORD OF TITLE	LEGAL DESCRIPTION	TITLE AREA	INTERESTS
PROPERTY TO BE SUBDIVIDED			
NA110C/137	Lot 1 DP 179185	4.7530ha more or less	Subject to a right of way and to telecommunications and power supply rights over part marked A on DP 179185 specified in Easement Certificate D191132.5 Appurtenant hereto are rights of way, power supply and telecommunications rights specified in Easement Certificate D191132.5 The easements specified in Easement Certificate D191132.5 are subject to Section 243 (a) Resource Management Act 1991 Subject to a power supply right (in gross) over parts marked A and B on Plan 192262 in favour of Top Energy Limited created by Transfer D376075.1 Subject to a right of way over part marked A on DP 308683 created by Transfer 5375990.5 Subject to a right (in gross) to convey electricity over part marked A on DP 583112 in favour of Top Energy Limited created by Easement Instrument 12604041.1
PROPERTY WITH WHICH LOT 2 WILL BE AMALGAMATED			
NA110C/138	Lot 2 DP 179185	4.0560ha more or less	D191132.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 179185) Appurtenant hereto are rights of way and telecommunications and power supply rights specified in Easement Certificate D191132.5 Subject to a right of way over part marked C on DP 179185 specified in Easement Certificate D191132.5 The easements specified in Easement Certificate D191132.5 are subject to Section 243 (a) Resource Management Act 1991

3.2 Location

The subject land is located at 139 Ranui Road, in Karetu. The site is an irregular shaped piece of land, situated on the western side of Ranui Road, extending to Waikare Inlet on its western boundary.

Refer to the Location and Cadastral Maps in **Figures 2** and **3.**

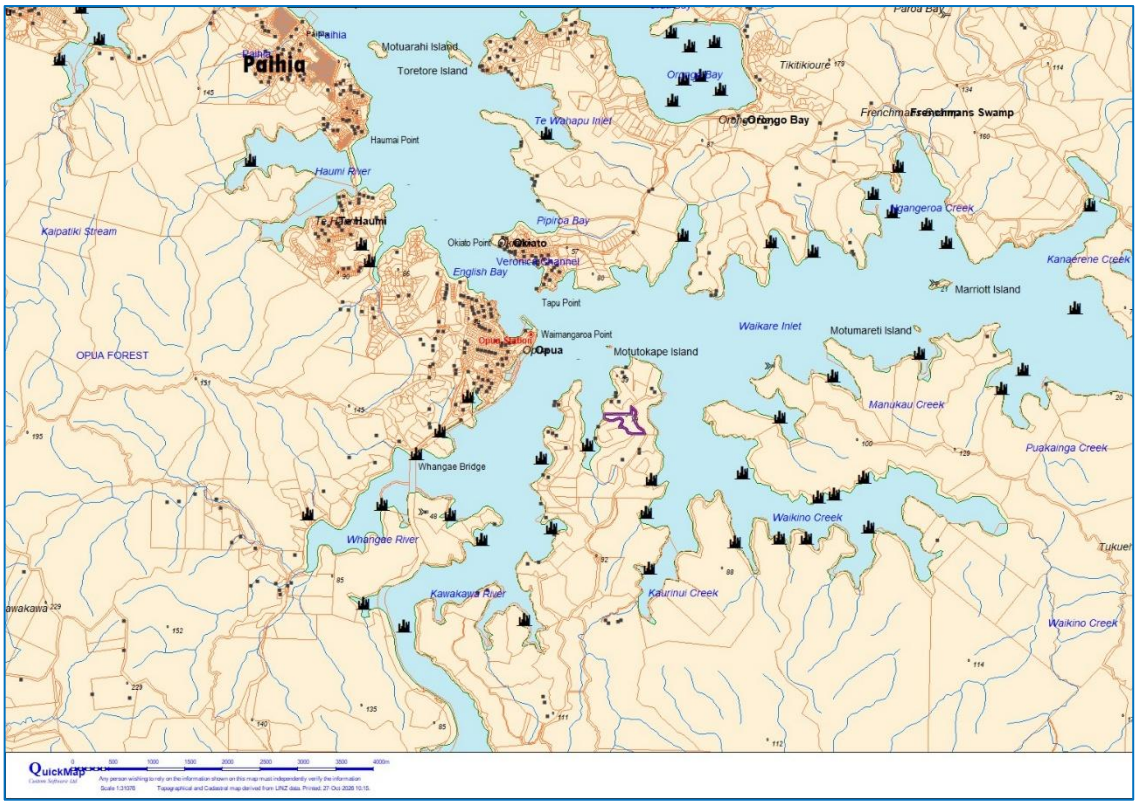


Figure 2: Location Map Highlighting Lot 1 DP 179185 (Source: QuickMap)



Figure 3: Cadastral Map Highlighting Lot 1 DP 179185 (Source: QuickMap)

3.3 Site Conditions

The subject land is in a combination of pine forest, fenced pasture and regenerated indigenous shrubland. A boat shed is located at the western end of Lot 2. Overhead power lines cross part of the site and are protected by easement.

3.4 Recorded Natural and Cultural Features

3.4.1 Sites of Cultural Significance and Heritage

The Far North Atlas 'Culture & Heritage' mapping and the Operative or Proposed District Plan do not record any historic sites, buildings or objects, sites of cultural significance to Maori or scheduled registered archaeological sites.

3.4.2 Regional Policy Statement ("RPS")

The subject site is in the Coastal Environment. An area of High Natural Character is recorded over some of the vegetation in the northern area of Lot 1. This High Natural Character Unit is labelled 'Lower Waikare Catchment' and is described as "*Hill slopes with kanuka dominant shrubland & forest and totara forest. Some coastal margins have a high level of weed invasion (privet, pea shrub, gorse, pines, & woolly nightshade). Houses, curtilage & major areas with introduced trees & weed species excluded*". Contributing values are noted as being "*Largely indigenous vegetation with relatively few pest plants, except on margins of units. Minimal human-mediated hydrological or landform changes, apart from access-ways*".

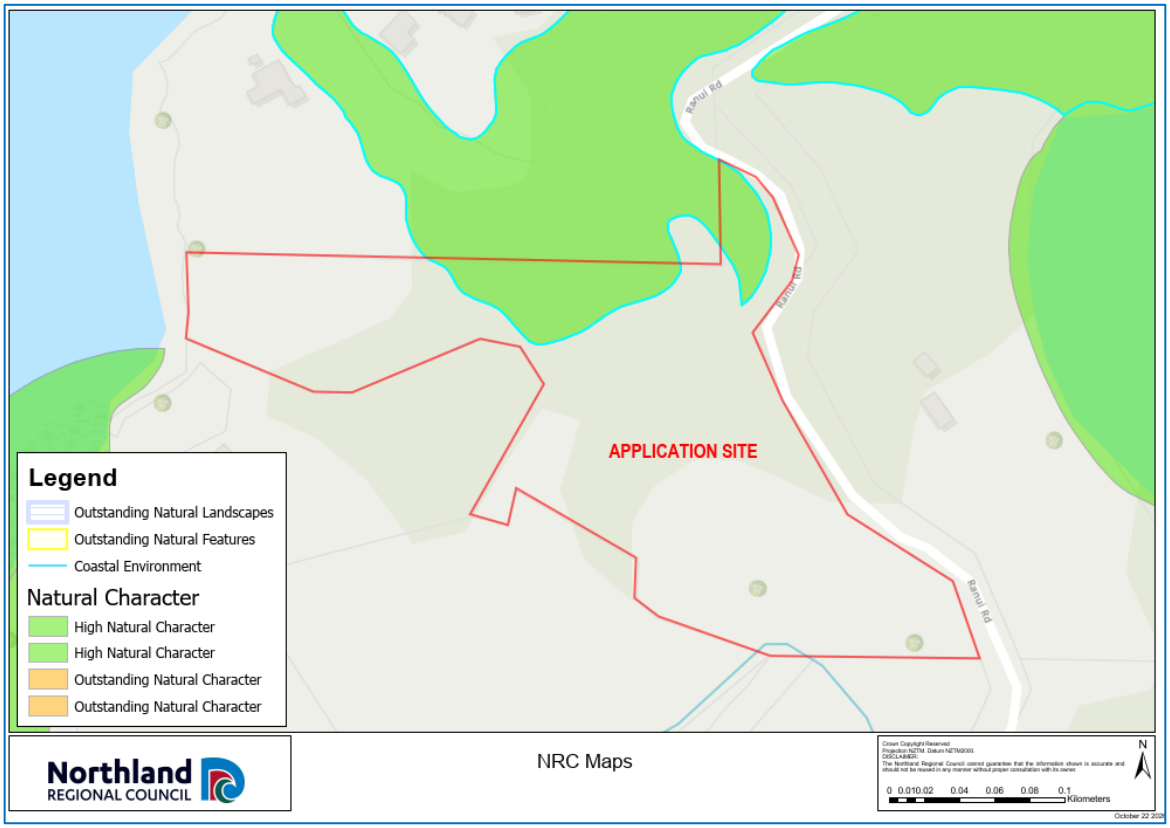


Figure 4: Northland Regional Council Regional Policy Statement Map showing Area of High Natural Character.

3.4.3 Reserves and Protected Areas

The subject land is not recorded as being part of a kiwi habitat in the Far North Maps "Species Distribution (DoC)" Map.[2]

There are no mapped ecological units affecting the site.

3.4.4 Soils and Land Use Capability

The site topography can be described as rolling to hilly, with Rangiora clay loam soils.

Lots 1 and 2 are within Land Use Capability ("LUC") Class VI land, described generally as being non-arable land. Specifically, the LUC unit is VIe9, comprising strongly rolling to moderately steep slopes on deeply weathered greywacke up to 400m above sea level, where erosion is the dominant limitation.

4. District Plan Assessment

4.1 Proposed Far North District Plan – Appeals Version ("PDP-AV")

The subject land is zoned Rural Production under the PDP-AV. The following overlays apply:

- The site is within the Coastal Environment.
- An area of High Natural Character affects part of the northern boundary, predominantly of Lot 1.
- Approximately 250m² of land in the south western corner of Lot 2 is within a Coastal Flood Hazard Overlay (Zones 1 – 3 (50, 100 Year, 100 Year and 100 Year + Rapid Sea Level Rise Scenario.
- Approximately 150m² of land in the south western corner of Lot 2 is within a River Flood Hazard Zone (100 Year ARI Event).

4.1.1 Subdivision

SUB-R1 Boundary Adjustments

CON-1

1. ***The boundary adjustment complies with standards:***

SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased [Provision Subject to Appeal]

SUB-S2 Requirements for building platforms on each allotment

SUB-S3 Water Supply

SUB-S4 Stormwater management

SUB-S5 Wastewater disposal (N/A)

SUB-S6 Telecommunications and power supply (N/A)

SUB-S7 Easements for any purpose

SUB-S1:

[2] A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019.* Department of Conservation, Whangarei, New Zealand.

The boundary adjustment reduces the area of the existing Lot 1 DP 179185 from 4.7530ha to 3.7540ha, subject to survey. Accordingly, the retained title becomes smaller and its existing non-compliance with the minimum allotment size increases.
Lot 2 is to be amalgamated with an adjacent site resulting in an increased title area; the degree of non-compliance is not increased.
A restricted discretionary activity status therefore results, with matters of discretion being restricted to (a) matters of any infringed standard; and (b) any relevant matters of control.
SUB-S2: The required 20m x 20m building envelope, taking into account 10m boundary setbacks and 20m setbacks from boundaries of unsealed roads, is available on each lot.
SUB-S3 & 4: Water supply and stormwater management can be achieved on site.
SUB-S7: Lot 2 will be granted a right of way easement over area A on Lot 1.

CON-2

1. ***The boundary adjustment does not:***
   i. ***Alter the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;***
   ii. ***Alter the degree of non compliance with zone or district wide standards;***
   iii. ***Alter the number and location of any access; and***
   iv. ***increase number of certificates of title.***

The boundary adjustment complies with the above conditions.

CON-3

1. ***The boundary adjustment complies with Standard: SUB-S8 Esplanades.***
   Not applicable, as the adjusted allotment comprising Lot 2 and Lot 2 DP 179185 adjoining Waikare Inlet will exceed 4ha in area.

SUB-R11 Subdivision of a site within flood hazard areas

Activity status: Restricted discretionary
Where:

RDIS -1

1. ***Building platforms are located wholly outside the spatial extent of the 1 in 100 year flood hazard area;***
2. ***Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard beyond the site; and***
3. ***Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level.***

The above conditions are achieved, with Lot 1 being wholly outside the flood hazard area, and Lot 2 being amalgamated with an adjacent property, which has existing building locations and access, as well as other available area outside the flood hazard area.

SUB-R12 Subdivision of a site within coastal hazard areas

Activity status: Restricted discretionary
Where:

RDIS -1

1. ***All building platforms and associated access for each allotment are located wholly outside the spatial extent of the Coastal Hazard Area.***

The above conditions are achieved, with Lot 1 being wholly outside the flood hazard area, and Lot 2 being amalgamated with an adjacent property, which has existing building locations and access, as well as other available area outside the spatial extent of the coastal hazard area. This condition is considered to be met, as no new building platforms or associated access are proposed within the spatial extent of the coastal hazard area.

4.1.2 Summary of Activity Status under the PDP-AV

The proposal has been assessed as a restricted discretionary activity under the PDP-AV.

4.2 Far North Operative District Plan ("ODP")

The subject land is within the Rural Production Zone.

The applicable rules depend on the legal status of the corresponding PDP-AV provisions. Non-appealed PDP rules are treated as operative and replace their equivalent ODP rules. Where a proposed provision remains subject to a live appeal, the proposed provision and any equivalent operative provision may both require consideration. As Standard SUB-S1 is subject to appeal, the proposal is assessed against the equivalent provision of the ODP as follows.

4.2.1 Subdivision

The 'Context' section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

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

Rule 13.7.1 (Boundary Adjustments: All Zones ….) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

(a) there is no change in the number and location of any access to the lots involved
No additional vehicle crossing points are proposed off Ranui Road.

(b) there is no increase in the number of certificates of title
No additional records of title will be created.

(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
The boundary adjustment reduces the area of the existing Lot 1 DP 179185 from 4.7530ha to 3.7540ha, subject to survey. Accordingly, the retained title becomes smaller and its existing non-compliance with the minimum allotment size increases.
Lot 2 is to be amalgamated with an adjacent site resulting in an increased title area; the degree of non-compliance is not increased.
As Lot 1 does not comply with the 20ha controlled activity lot size and the degree of non-compliance is increased, this clause is not met.

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots
The area of the boundary adjustment is contiguous with the area of the original records of title.

(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal)
No land use infringements arise from the proposal.

(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites
Not applicable, as there are no existing drainage systems on Lots 1 or 2.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.
Condition (c) is not met, as Lot 1 is less than 20ha.

Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards

13.7.2.1 Minimum Area for Vacant New Lots and New Lots which already accommodate structures
Table 13.7.2.1: Minimum Lot Sizes
The area of Lot 1 complies with the restricted discretionary activity standards (3) or (4) which allow a one off subdivision entitlement where the site existed at or prior to 28 April 2000, with these standards listed again in Rule 13.8.1(b) and (c):

(b) a maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m2 and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or alternatively
(c) a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.

The record of title NA110C/137 was issued on 5 September 1997, and satisfies the creation date and number and minimum lot size requirements.

4.2.2 Summary of Activity Status under the Operative District Plan

Overall, the proposal has been assessed as a restricted discretionary activity under the Operative District Plan.

5. Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment takes into account the matters listed under Rule 13.8.1(ii) of the Operative District Plan and the matters of discretion listed in Rule SUB-R1, SUB-R11 and SUB-R12 of the Proposed District Plan – Appeals Version.

5.1 Property Access

The existing vehicle crossing at 139 Ranui Road will continue to be used by the adjusted records of title. With no additional sites or traffic being generated, there will be no adverse effects in terms of this existing entrance or on the safety and efficiency of Ranui Road.

Internally, the existing easement A over Lot 1 DP 179185 will be granted in favour of Lot 2 – this simply enables that portion of land to use the existing driveway and right of way easement after it is removed from the burdened record of title, again generating no additional use or formation upgrade requirements.

The proposal therefore avoids adverse effects associated with traffic and vehicle access, which are considered to be less than minor.

5.2 Natural and Other Hazards

Northland Regional Council natural hazards mapping records river and coastal flood hazard overlays affecting the south western corner of Lot 2. The mapped flood hazard areas are confined to the low lying area adjacent to Waikare Inlet.

Proposed Lot 2 will be amalgamated with Lot 2 DP 179185, while the retained Lot 1 will have a reduced area. The mapped hazards do not affect the ability of the retained Lot 1 to contain a suitable area for built development outside mapped flood hazard areas. The proposal does not rely on any new building sites or access within a mapped river flood hazard area.

The proposal does not increase the number of records of title, does not create additional development potential within the mapped hazard areas, and does not involve physical works. Therefore, it will not increase or generate natural hazard risk.

In relation to fire hazard, the proposed boundary adjustment does not introduce any new ignition source, intensify land use, or change the existing vegetation pattern, and no adverse fire hazard effects are anticipated.

There is no known soil contamination affecting any part of the subject land, and no other natural or physical hazard has been identified that would be exacerbated by the proposed boundary adjustment. Overall, the proposal will not create, increase, or transfer natural hazard risk, and the adverse effects of the proposal with respect to natural and other hazards are assessed as negligible.

5.3 Water Supply

The proposal has no adverse effects in terms of water supply, which can be configured in relation to any activity requiring water supply at building consent stage.

5.4 Stormwater Disposal

The existing pattern of stormwater runoff can be described as draining to Waikare Inlet via unnamed ephemeral water courses. The proposal creates no additional impermeable surfaces, stormwater runoff or discharge, and has no impact on drainage to or from adjoining properties. Existing impermeable surface coverage on Lot 1, associated with the formed driveway within easement A, remains less than 10% of the proposed site area, and future development on this vacant lot is also anticipated as easily complying with the permitted activity impermeable surface coverage standard for the Rural Production Zone. As such, nil adverse environmental effects related to stormwater disposal are anticipated as a result of the proposal.

5.5 Sanitary Sewage

Lot 2 will be amalgamated with the adjacent record of title, resulting in an increased area of land. Lot 1 retains an area of 3.7540ha (subject to survey) with adequate area available for onsite wastewater disposal, which would be designed at building consent stage for any building requiring a wastewater system. The proposal does not result in any adverse effects in terms of the treatment or disposal of wastewater.

5.6 Energy Supply & Telecommunications

There is no requirement for new energy or telecommunications supply as part of this proposal. The proposal does not result in any adverse effects in terms of the supply of power or telecommunications.

5.7 Easements for any Purpose

Lot 2 will be granted a right of way easement over area A on Lot 1. No further new easements are required for this boundary adjustment.

5.8 Heritage Resources

The property does not contain any recorded archaeological sites, including those that are listed in the Proposed or Operative District Plans. No physical work is required to implement the proposed boundary adjustment, and no adverse effects on archaeological or cultural sites will arise.

5.9 Flora & Fauna

As noted, there are no kiwi habitat or ecological unit mapping affecting the subject site. The proposal does not have any direct or indirect adverse effects on areas of indigenous vegetation or habitats, and no vegetation clearance is required or proposed as part of the boundary adjustment.

5.10 Landscape & Visual Values

An area of high natural character is recorded, as described in Section 3.4.2 of this report. This applies to an area of vegetated hill slope at the highest point of Lot 1. The proposal will not cause any alteration to the existing natural and physical resources or characteristics of the subject land. It does not necessitate any indigenous vegetation clearance or earthworks which have the potential to reduce natural character or the visual qualities of the coastal environment. Lot 1 will retain building sites outside the high natural character area, including within the grassed area along the western boundary. As the proposal does not adjust boundaries in such a way that the only building site would be within the high natural character, it is considered that it does not have any adverse effects on natural character.

5.11 Access to Reserves and Waterways

No access to reserves or waterways is proposed, or necessary, as part of this boundary adjustment.

5.12 Land Use Compatibility

Lot 1 retains building sites that can be sufficiently set back from the unsealed surfaces of Ranui Road, to minimise the effects of dust nuisance on future residents and their health.

There will be no change to the existing land use on the adjusted titles, and no land use incompatibility or reverse sensitivity issues are generated in terms of existing or future residential uses on the lots.

6. Statutory Assessment

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL").[3]

The Far North Maps Land cover and land use map confirms the land use on Lots 1 and 2 as being a combination of high producing exotic grassland and manuka and/or kanuka, in 1996, 2001, 2008 and 2018.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land', and the above regulations do not apply to the proposed activity.

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The boundary adjustment activity does not involve any earthworks, vegetation removal, or diversion or discharge of stormwater, and is not considered to have any implications in terms of the above Regulations.

6.2 National Policy Statements

6.2.1 New Zealand Coastal Policy Statement 2010 (Amended 2025)

The assessments in Sections 5.8 – 5.11 address heritage, indigenous vegetation and habitats, natural character and access to waterways; Sections 5.2 and 6.2.2 address natural hazards. The proposal involves no physical works or vegetation clearance and does not increase the number of records of title. The proposal is considered consistent with the relevant NZCPS policies, with the most applicable policies being policy 13(1)(b) - Preservation of natural character and policy 25 – Subdivision, use and development in areas of coastal hazard risk.

6.2.2 National Policy Statement for Highly Productive Land 2022 (Amended December 2025)

The subject sites contain Land Use Capability 6 land, as mapped by the New Zealand Land Resource Inventory. They do not meet the definition of 'highly productive land' in terms of the above National Policy Statement.

6.2.3 National Policy Statement for Natural Hazards 2025 (NPS-NH)

Risk Matrix

When undertaking an assessment of natural hazard risk, the following risk matrix and associated tables must be applied to enable assessment of the consequence level and likelihood level and to determine the level of natural hazard risk applicable.

- Section 1.3(5) specifies that "This National Policy Statement does not override any existing use rights that may apply under section 10 of the Act".
- A small portion of Lot 2 is subject to coastal and river flood hazard. Lot 1 is not subject to these overlays. Lot 2 is to be amalgamated with an adjacent property which contains existing built development and land use activities as well as access to them, therefore no additional

[3] Northland Regional Council (n.d.): *Selected Land-use Register Map.* Retrieved 22 October 2026 from https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21

building sites are proposed on this piece of land as part of this boundary adjustment proposal. Although flooding within the mapped hazard area is almost certain, the consequence is negligible, as no buildings, access or services are proposed within the hazard extent and the resulting titles include land outside of that area. Natural hazard risk is therefore considered to be low in terms of river and coastal inundation.

- The land is not shown to be erosion prone land in the NRC Regional Plan mapping.
- Lot 2 includes both Blue (Tsunami Inundation) and Green (Safe) Tsunami Inundation Zones. Lot 1 is within the Green (Safe) Zone. Likelihood of Tsunami inundation (based on a 500 – 5000 Year Annual Return Interval) is rare within the Blue Zone and not applicable elsewhere. Significant tsunami inundation risk is not created or increased in terms of the proposal, which supports the purpose as listed in the Explanatory Note of the NPS-NH. Consequence level outside of the Blue Zone remains negligible and a low natural hazard risk is assessed.
- The liquefaction vulnerability assessment is shown as 'undetermined' over an area in the southern portion of Lot 2, and 'unlikely' elsewhere. No new building sites are proposed as part of this boundary adjustment in Lot 2, and natural hazard risk is considered low.

Part 2: Objective and policies

2.1 Objective

1. ***Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.***

This has been considered using the risk matrix and in response to the policies below.

2.2 Policies

Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.
A low level of natural hazard risk has been assessed.

Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.
The adjusted records of title contain available building sites outside of the flood hazard areas, and no specific management is considered necessary to mitigate this low level of natural hazard risk.

Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.
Not applicable.

Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.
Not applicable – there is no creation or increase of significant natural hazard risk.

Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.
Most recent natural hazard mapping has been referred to.

Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.
Building sites and access that are not affected by river and coastal flood hazard taking into account 100 Year climate change extent and rapid sea level rise are available.

6.3 Regional Policy Statement for Northland ("RPS")

The RPS provides broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed.

RPS Mapping records that the site is within the Coastal Environment, and includes an area of High Natural Character.

4.4.1 Policy – Maintaining and protecting significant ecological areas and habitats
Direct and indirect adverse effects on ecological areas and habitats are avoided by the proposal.

4.6.1 Managing effects on the characteristics and qualities of natural character, natural features and landscapes
RPS Mapping identifies areas that are sensitive to subdivision, use and development. The maps identify where caution is required to ensure activities are appropriate. However, suitably qualified assessment at a site or property-specific level can be used to demonstrate lesser (or greater) sensitivity to particular subdivision, use and development proposals given the greater resolution provided.

As the site is within the coastal environment, and includes areas of high natural character, but not outstanding areas of natural character, outstanding natural features and outstanding natural landscapes, clause (b) applies. This requires significant adverse effects to be avoided, and other adverse effects to be remedied or mitigated, on natural character, natural features and natural landscapes. This policy relates to the part of the site covered by a high natural character area. Lot 1 will retain building sites outside the high natural character area, including within the grassed area along the western boundary. As the proposal does not adjust boundaries in such a way that the only building site would be within the high natural character, it is considered that it does not have any adverse effects on natural character.

5.1.1 Policy – Planned and coordinated development
The proposal does not create any additional records of title, does not require any new infrastructure, and has no implications in terms of this policy. No change of land use on the adjusted records of title will result from the proposal, the site does not contain highly versatile soils and adverse effects on soils are avoided. The proposal is considered to be compatible with the above policy.

5.1.2 Policy – Development in the coastal environment
The application site is partly within the coastal environment. The adjusted record of title adjoining Waikare Inlet will increase in size. The proposed boundary adjustment will not impact the natural functioning of coastal processes and ecosystems. The resulting lot sizes are not urban in nature and are neither sprawling nor sporadic, and do not necessitate esplanade reserve requirements in terms of public access to Waikare Inlet.

7.1.2 Policy – New subdivision and land use within 10-year and 100- year flood hazard areas & 7.1.3 New subdivision, use and development within areas potentially affected by coastal hazards (including high risk coastal hazard areas)
The proposed boundary adjustment does not create any additional building sites within any flood prone area, and does not necessitate any access through river or coastal flood hazard areas. It is considered to be compatible with the above policy.

6.4 District Plan Objectives and Policies

6.4.1 Far North Proposed District Plan – Appeals Version

As a restricted discretionary activity under the PDP-AV, the proposal aligns with the relevant subdivision and Rural Production objectives and policies of the PDP-AV.

6.4.2 Far North Operative District Plan

The boundary adjustment activity has also been assessed as a restricted discretionary activity under the ODP, and the relevant objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the ODP are considered to be met.

6.4.3 Weighting of Far North Operative and Proposed District Plan

In terms of this proposed activity, it is considered that the outcomes sought under the Operative and Proposed District Plan frameworks are similar, in that boundary adjustments are enabled where there is no change in access locations, zone and district wide standards are not infringed, and minimum lot sizes are achieved. As the outcomes sought are the same under the ODP and PDP-AV frameworks, no weighting is necessary.

6.5 Regional Plans

6.5.1 Regional Plan for Northland – March 2026

The boundary adjustment activity does not require consent under the Regional Plan for Northland.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to Part 2 of the Act is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

6 Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(g) the protection of protected customary rights:

(h) the management of significant risks from natural hazards.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

(b) The efficient use and development of natural and physical resources;

(c) The maintenance and enhancement of amenity values;

(f) Maintenance and enhancement of the quality of the environment;

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposed boundary adjustment is considered to represent sustainable management of natural and physical resources. The proposal will continue to support primary production of soils at a suitable scale, does not create any additional records of title, and does not have any impact on the existing areas of indigenous vegetation.

The proposal does not adversely affect the high natural character area, or the natural character of the coastal environment, and does not generate the need for esplanade areas for public access to Waikare Inlet. There will be no increase in natural hazard risk arising from the proposal. Relevant matters of national importance have been recognised.

Relevant matters listed under Section 7 have been given regard to, as there will be no change in terms of amenity and ecological values as a result of this boundary adjustment. The proposal will not detract from the quality of the environment.

The proposal is for a boundary adjustment which does not necessitate any physical works or other land use disturbance. No implications in terms of the Treaty of Waitangi have been identified.

The proposal is deemed to be consistent with the purpose and principles of the RMA.

7. Notification Assessment

7.1 Public Notification Assessment

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects that the activity will have on the environment will not be more than minor. As such, it is considered that public notification is not required.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited Notification Assessment

Step 1: The proposal will not result in any adverse effects on the marine and coastal area, and there are no affected protected customary rights groups in terms of Section 95B(2)(a). The proposal is not an accommodated activity in terms of Section 95B(2)(b). The land is not the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is not precluded.

Step 3: The proposal is a rearrangement of records of title, which does not necessitate any physical works, including earthworks, vegetation clearance, access revisions or new stormwater discharges or diversions, and for these reasons, the proposal will not have any impact on adjacent properties, and it is anticipated that the proposal will not result in any discernible changes to the natural or physical environment.

It is considered that there are no parties affected by the proposal.

Step 4: No special circumstances are considered to exist that warrant notification of the application to any other person in terms of Section 95B(10).

7.3 Notification Assessment Summary

As outlined above, we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. Conclusion

The proposed boundary adjustment transfers an area of land between two adjacent records of title, enabling a preferred landholding arrangement, with no increase in title numbers, no change to access, no physical works, no additional servicing demand, and is not expected to result in adverse effects on ecological, cultural, hazard, or rural production values.

In terms of sections 104 and 104C of the Resource Management Act 1991, we consider that:

- It is considered that the actual and potential adverse effects of the proposed boundary adjustment activity will be less than minor. Conditions can be imposed with regards to survey plan approval, the required amalgamation condition, and the requirement to show proposed easement A in favour of Lot 2 on the survey plan presented for RMA section 223 certification.

We also note that:

- The proposal satisfies the statutory requirements to proceed as non-notified.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 

Date: 2 November 2026

Natalie Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

9. Appendices

Appendix 1: **Scheme Plan**
Appendix 2: **Records of Title**

AMALGAMATION CONDITION

' That Lot 2 hereon be transferred to the owner of Lot 2 DP 179185 (NA110C/138) and that one Record of Title be issued to include both parcels.' See .....

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.

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: 4.7530ha
Comprised in: NA110C/137

EXISTING EASEMENTS			
Purpose	Shown	Burdened Land	Document
Right of Way, Telecommunications & Power supply	Ⓐ	Lot 1 Hereon	D191132.5
Right of Way	Ⓓ		T5375990.5

EXISTING EASEMENTS IN GROSS

Purpose	Shown	Burdened Land	Document
Power supply in Gross	Ⓑ	Lot 1 Hereon	D376075.1
Right to Convey Electricity	Ⓒ		12604041.1

PROPOSED MEMORANDUM EASEMENTS

Purpose	Shown	Burdened Land	Benefited Land
Right of Way, Telecommunications & Power supply	Ⓐ	Lot 1 Hereon	Lot 2 Hereon

2
DP 308683

Waikare Inlet

Lot 2
0.9990ha

Lot 1
3.7540ha

Ranui Road

2
DP 179185
NA110C/138

3
DP 179185

1
DP 191504

Crown Land

Road

Existing appurtenant easements

2.00 184.29 120.91 92.26 58.62 39.46 53.08 38.73 3.80 75.79 76.59 25.21 25.45 21.60 74.56 124.16 21.23 20.15 80.47 69.69 21.39 15.83 59.03 128.27 45.75

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

0 15 30 45 60 75 90 105 120m

Prepared for: G Rigden

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

Proposed Subdivision (Boundary adjustment) of Lot 1 DP 179185

	Name	Date
Survey		
Design		
Drawn	W & K	Sept 2026
Rev		

ORIGINAL SCALE 1:1500 SHEET SIZE A3

24926

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 **NA110C/137**

Land Registration District **North Auckland**

Date Issued 05 September 1997

Prior References

NA70C/523 NA750/86 NA750/88

Estate Fee Simple

Area 4.7530 hectares more or less

Legal Description Lot 1 Deposited Plan 179185

Registered Owners

Graeme Rigden

Interests

Subject to a right of way and to telecommunications and power supply rights over part marked A on DP 179185 specified in Easement Certificate D191132.5 - 5.9.1997 at 2.16 pm

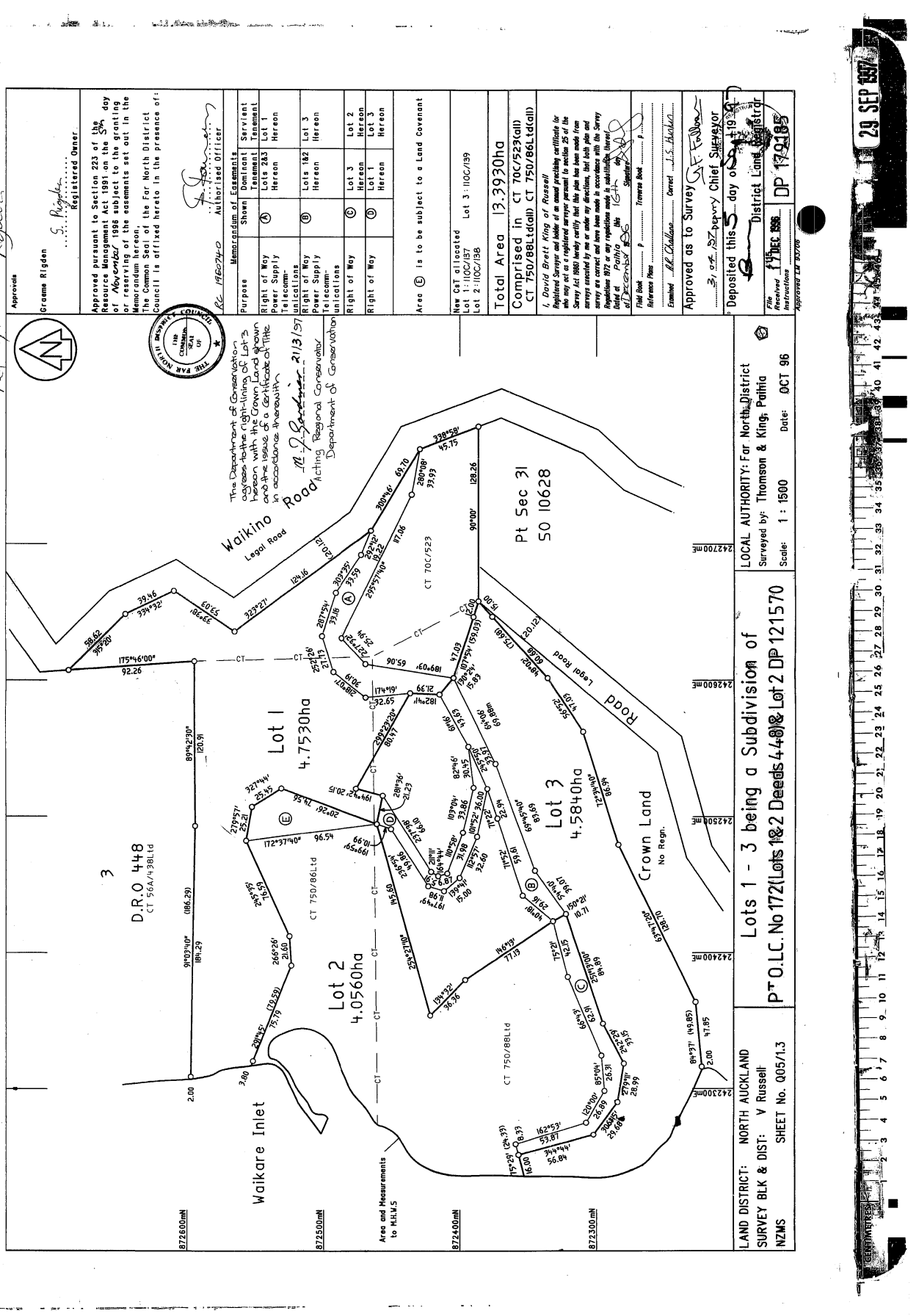
Appurtenant hereto are rights of way, power supply and telecommunications rights specified in Easement Certificate D191132.5 - 5.9.1997 at 2.16 pm

The easements specified in Easement Certificate D191132.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a power supply right (in gross) over parts marked A and B on Plan 192262 in favour of Top Energy Limited created by Transfer D376075.1 - 9.4.1999 at 2.36 pm

Subject to a right of way over part marked A on DP 308683 created by Transfer 5375990.5 - 17.10.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked A on DP 583112 in favour of Top Energy Limited created by Easement Instrument 12604041.1 - 24.2.2023 at 2:56 pm


Approved
Graeme Rigden
Registered Owner
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 5th day of November 1996 subject to the granting or reserving of the easements set out in the Memorandum thereon.
The Common Seal of the Far North District Council is affixed hereto in the presence of:
Authorised Officer
Memorandum of Easements
Purpose | Shown | Dominant Tenament | Servient Tenement
Right of Way Power Supply Telecommunications | A | Lots 2&3 Hereon | Lot 1 Hereon
Right of Way Power Supply Telecommunications | B | Lots 1&2 Hereon | Lot 3 Hereon
Right of Way | C | Lot 3 Hereon | Lot 2 Hereon
Right of Way | D | Lot 1 Hereon | Lot 3 Hereon
Area E is to be subject to a Land Covenant
New Cst allocated
Lot 1 : 110C/137
Lot 2 : 110C/138
Lot 3 : 110C/139
Total Area 13.3930ha
Comprised in CT 70C/523(all) CT 750/88Ld(all) CT 750/86Ltd(all)
I, David Brett King of Russell
Registered Surveyor and holder of an unused practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Paihia this 16th day of December 1996
Signature
Field Book ..... P .....
Traverse Book ..... P .....
Reference Plans .....
Examined ..... Correct .....
Approved as to Survey
31 st January Chief Surveyor
Deposited this 5 day of Sept 1997
District Land Registrar
File Ref. 1750 88B
Received 17 DEC 1996
Instructions
DP 179185
Approved LW 95706
29 SEP 1997
The Department of Conservation agrees to the right-lining of Lot 3 hereon with the Crown Land shown and the issue of a Certificate of Title in accordance herewith
M.L. Gardner 21/3/97
Acting Regional Conservator
Department of Conservation
THE FAR NORTH DISTRICT COUNCIL
THE COMMON SEAL OF
Waikino Road
Legal Road
Pt Sec 31
SO 10628
Lot 1
4.7530ha
Lot 2
4.0560ha
Lot 3
4.5840ha
D.R.O 448
CT 56A/138Ltd
CT 750/86Ltd
CT 750/88Ltd
CT 70C/523
Crown Land
No Regn.
Legal Road
Waikare Inlet
Areas and Measurements to M.H.W.S
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King, Paihia
Scale: 1 : 1500 Date: OCT 96
Lots 1 - 3 being a Subdivision of
PT O.L.C. No 172 (Lots 1&2 Deeds 440/8 & Lot 2 DP 121570
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: V Russell
NZMS SHEET No. Q05/1.3

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

D191132.5EC

EASEMENT CERTIFICATE

(**IMPORTANT**: Registration of this certificate does not of itself create any of the easements specified herein).

I/~~We~~ GRAEME RIGDEN of Opua Farmer

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland
on the day of 19 under No. 179185
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 179185

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way Power Supply Telecommunications	Lot 1 DP179185	"A"	Lots 2 and 3 DP179185	110C/138 110C/139
Right of Way Power Supply Telecommunications	Lot ~~2~~ 3 DP179185	"B"	Lots 1 and 2 DP179185	110C/137 110C/138
Right of Way	Lot 2 DP179185	"C"	Lot 3 DP179185	110C/139
Right of Way	Lot 3 DP179185	"D"	Lot 1 DP179185	110C/137

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

The rights and powers of the Grantee under the rights to convey electric power and telephonic communications specified in the Schedule hereof are the same rights and powers as those set out in Clauses 2 and 5 of the Seventh Schedule to the Land Transfer Act 1952 as if the words "electric power and telephonic communications" were inserted in lieu of the word "water" wherever the same appears in the said Clause 2 and as if the words "wires cables conduits and poles" were inserted in lieu of the words "line of pipes" "pipe or pipes" and "pipe line" wherever the same appear in the said Clause 5.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 11 day of August 1957

Signed by the above-named
GRAEME RIGDEN

G. Rigden

in the presence of

Witness .... MICHAEL ANTHONY RAY

Occupation .... SOLICITOR KERIKERI

Address ....

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the Land Transfer Act

Solicitor for the registered proprietor

Subject to section 243 (a) Resource Management Act 1991

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

2.16 05.SEP97 D 191139

LIN 2

JF EC (2) $2
$10
3 CTS

LAW NORTH PARTNERS
SOLICITORS
KERIKERI

© AUCKLAND DISTRICT LAW SOCIETY 1983
REF 4050

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 **NA110C/138**

Land Registration District **North Auckland**

Date Issued 05 September 1997

Prior References

NA750/86 NA750/88

Estate Fee Simple

Area 4.0560 hectares more or less

Legal Description Lot 2 Deposited Plan 179185

Registered Owners

Graeme Rigden

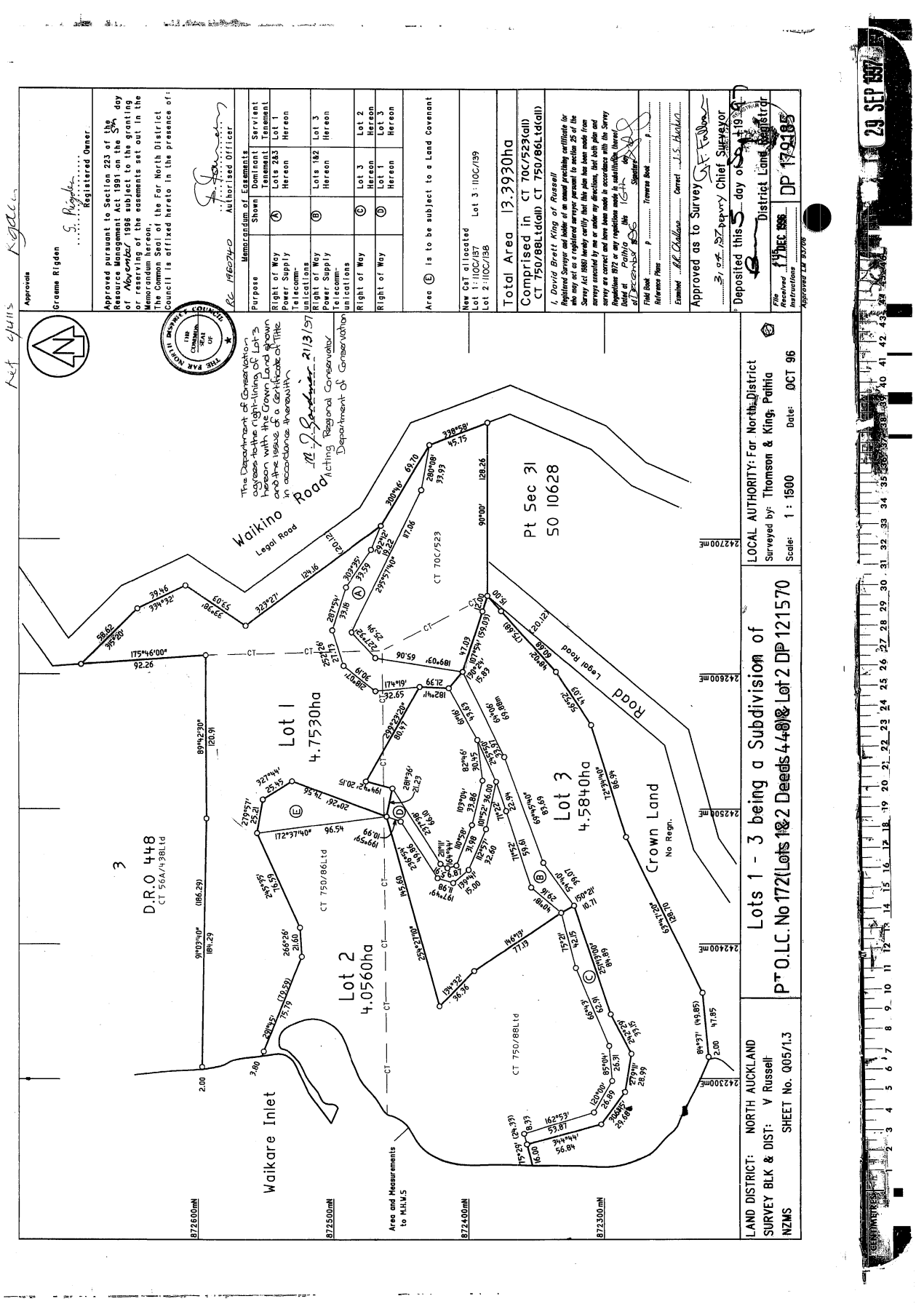
Interests

D191132.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 179185) - 5.9.1997 at 2.16 pm

Appurtenant hereto are rights of way and telecommunications and power supply rights specified in Easement Certificate D191132.5 - 5.9.1997 at 2.16 pm

Subject to a right of way over part marked C on DP 179185 specified in Easement Certificate D191132.5 - 5.9.1997 at 2.16 pm

The easements specified in Easement Certificate D191132.5 are subject to Section 243 (a) Resource Management Act 1991


Approved
Graeme Rigden
Registered Owner
Approved pursuant to Section 223 of the Resource Management Act 1991 as the 5th day of November 1996 subject to the granting or reserving of the easements set out in the Memorandum thereon.
The Common Seal of the Far North District Council is affixed hereto in the presence of:
Authorised Officer
Memorandum of Easements
Purpose | Shown | Dominant Tenament | Servient Tenement
Right of Way Power Supply Telecommunications | A | Lots 2&3 Hereon | Lot 1 Hereon
Right of Way Power Supply Telecommunications | B | Lots 1&2 Hereon | Lot 3 Hereon
Right of Way | C | Lot 3 Hereon | Lot 2 Hereon
Right of Way | D | Lot 1 Hereon | Lot 3 Hereon
Area E is to be subject to a Land Covenant
New Cst allocated
Lot 1 : 110C/137
Lot 2 : 110C/138
Lot 3 : 110C/139
Total Area 13.3930ha
Comprised in CT 70C/523(all) CT 750/86Ltd(all) CT 750/88Ltd(all)
I, David Brett King of Russell
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Paihia this 16th day of December 1996
Signature
Field Book ..... P .....
Reference Plans .....
Examined ..... Correct .....
Approved as to Survey
31 st January Chief Surveyor
Deposited this 5 day of Sept 1997
District Land Registrar
File Received 17 DEC 1996
Instructions
DP 179185
Approved LM 35706
29 SEP 1997
The Department of Conservation agrees to the right-lining of Lot 3 hereon with the Crown Land shown and the issue of a Certificate of Title in accordance therewith
Acting Regional Conservator
Department of Conservation
Waikino Road
Legal Road
Pt Sec 31 SO 10628
Lot 1 4.7530ha
Lot 2 4.0560ha
Lot 3 4.5840ha
D.R.O 448
CT 56A/138Ltd
CT 750/86Ltd
CT 750/88Ltd
CT 70C/523
Crown Land
No Regn.
Road
Waikare Inlet
Areas and Measurements to M.H.W.S
LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: V Russell
NZMS SHEET No. Q05/1.3
Lots 1 - 3 being a Subdivision of P T O.L.C. No 172 Lots 1&2 Deeds 440 & Lot 2 DP 121570
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King, Paihia
Scale: 1 : 1500 Date: OCT 96

Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

D191132.5EC

EASEMENT CERTIFICATE

(**IMPORTANT**: Registration of this certificate does not of itself create any of the easements specified herein).

I/~~We~~ GRAEME RIGDEN of Opua Farmer

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland
on the day of 19 under No. 179185
are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE

DEPOSITED PLAN NO. 179185

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way Power Supply Telecommunications	Lot 1 DP179185	"A"	Lots 2 and 3 DP179185	110C/138 110C/139
Right of Way Power Supply Telecommunications	Lot ~~2~~ 3 DP179185	"B"	Lots 1 and 2 DP179185	110C/137 110C/138
Right of Way	Lot 2 DP179185	"C"	Lot 3 DP179185	110C/139
Right of Way	Lot 3 DP179185	"D"	Lot 1 DP179185	110C/137

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

The rights and powers of the Grantee under the rights to convey electric power and telephonic communications specified in the Schedule hereof are the same rights and powers as those set out in Clauses 2 and 5 of the Seventh Schedule to the Land Transfer Act 1952 as if the words "electric power and telephonic communications" were inserted in lieu of the word "water" wherever the same appears in the said Clause 2 and as if the words "wires cables conduits and poles" were inserted in lieu of the words "line of pipes" "pipe or pipes" and "pipe line" wherever the same appear in the said Clause 5.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 11 day of August 1957

Signed by the above-named
GRAEME RIGDEN

G. Rigden

in the presence of

Witness .... MICHAEL ANTHONY RAY

Occupation .... SOLICITOR KERIKERI

Address ....

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the Land Transfer Act

Solicitor for the registered proprietor

Subject to section 243 (a) Resource Management Act 1991

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NORTH AUCKLAND
ASST. LAND REGISTRAR

2.16 05.SEP97 D 191139

LIN 2

JF EC (2) $2
$10
3 CTS

LAW NORTH PARTNERS
SOLICITORS
KERIKERI

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REF 4050