

# Application for resource consent or fast-track resource consent

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

## 1. Pre-Lodgement Meeting

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

Yes  No

If yes, who have you spoken with?

## 2. Type of consent being applied for

(more than one circle can be ticked):

Land Use

Discharge

Fast Track Land Use\*

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

Subdivision

Extension of time (s.125)

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

Other (please specify)

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

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

Yes  No

## 4. Consultation

Have you consulted with iwi/Hapū?  Yes  No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

## 5. Applicant details

**Name/s:**

Murray James Wright and Julie Margaret Wright (in partnership)

**Email:**

**Phone number:**

**Postal address:**

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

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

If yes, please provide details.

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## 6. Address for correspondence

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

**Name/s:**

Paul Wright

**Email:**

**Phone number:**

**Postal address:**

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

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

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

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

**Name/s:**

Murray James Wright and Julie Margaret Wright (in partnership)

Property address/  
location:

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## 8. Application site details

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

Name/s:

Site address/  
location:

  
  
  
 Postcode

Legal description:

Val Number:

Certificate of title:

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

### Site visit requirements:

Is there a locked gate or security system restricting access by Council staff?  Yes  No

Is there a dog on the property?  Yes  No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

## 9. Description of the proposal

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the *District Plan, and Guidance Notes*, for further details of information requirements.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

## 10. Would you like to request public notification?

Yes  No

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

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard Consent

Other (please specify)

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

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

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

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

Subdividing land

Disturbing, removing or sampling soil

Changing the use of a piece of land

Removing or replacing a fuel storage system

## 13. Assessment of environmental effects:

*Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as written approvals from adjoining property owners, or affected parties.*

Your AEE is attached to this application  Yes

## 14. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

## 15. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

**Name/s:** (please write in full)

Murray James Wright and Julie Margaret Wright (in partnership)

**Email:**

**Phone number:**

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

### Fees Information

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

## 15. Billing details continued...

### Declaration concerning Payment of Fees

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

**Name:** (please write in full)

Murray Wright

**Signature:**

(signature of bill payer)

**Date** 15-Apr-2026

**MANDATORY**

## 16. Important Information:

### Note to applicant

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

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

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

### Fast-track application

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

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

### Privacy Information:

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

## 17. Declaration

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

**Name** (please write in full)

Paul Wright

**Signature**

**Date** 15-Apr-2026

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

*See overleaf for a checklist of your information...*

# PLANNING REPORT & ASSESSMENT OF ENVIRONMENTAL EFFECTS

Proposed Boundary Adjustment

Part of 62 Puketotara Road, Kerikeri

<b>Report Overview</b>	
<b>Report Type</b>	Planning: Resource Consent – Boundary Adjustment: 48 hectares from Lot 1 DP 185968 (Title NA115D/281) and amalgamate that land with the adjacent property owned by Keripapa Farms Limited being Lot 2 DP 21959 (Title NA60D/161).
<b>Report Prepared for</b>	Murray James Wright and Julie Margaret Wright (in partnership)
<b>Consent Authority</b>	Far North District Council
<b>Report Prepared by</b>	Paul Wright CEng, MSc, GradDipTech, BBS, DAEMLead Planner & Director, Magpie Design
<b>Report Reference</b>	RC-260301
<b>Issue</b>	v1.1
<b>Date</b>	09 April 2026

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# EXECUTIVE SUMMARY

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

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

## Key Points:

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

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

# 1. INTRODUCTION

## 1.1. Purpose of Application

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

## 1.2. Scope of the Report

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

## 1.3. Statutory Framework

This application is assessed under the following statutory framework:

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

## 2. THE SITE AND SURROUNDING ENVIRONMENT

### 2.1. Property Details

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

### 2.2. The Site

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

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

The scheme plan (Appendix E) has been prepared by BOI Survey (Drawing No. 5126-003,

Revision A, 06/04/25) at a scale of 1:5000 on NZGD 2000 datum. The plan confirms the proposed new boundary following the northern bank of the Maungapareua Stream, with Lot 1 DP 185968 retaining 126 hectares and Lot 2 DP 21959 comprising 254 hectares gross following the amalgamation of the approximately 48 hectare transfer area.

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

### 2.3. The Surrounding Environment

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

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

**Figure One: 62 Puketotara Road, Kerikeri Location 1**



**Figure Two: 62 Puketotara Road, Kerikeri Location 2**



## 3. THE PROPOSAL

### 3.1. Proposal

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

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

### 3.2. Site Suitability and Boundary Adjustment Rationale

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

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

### 3.3. Infrastructure and Servicing

#### Access

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

## **On-Site Drainage Systems**

The scheme plan identifies the existing drainage easement (in gross) in favour of Far North District Council (created by Transfer C098520.1) over part of Lot 1 DP 185968, consistent with the interests registered on Record of Title NA115D/281.

## **Water Supply and Utilities**

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

## **3.4. Existing Title Instruments**

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

## **Resource Consent 2230114-RMACOM – Lot 2 DP 21959 (NA60D/161)**

The Purchaser's title (Lot 2 DP 21959, NA60D/161) is subject to an amalgamation condition arising from Resource Consent 2230114-RMACOM, granted by the Far North District Council on 23 April 2024. That consent approved the subdivision of Lot 2 DP 84469 at Waipapa Loop Road, Waipapa (held in Record of Title NA40D/1005) for Keripapa Farms Limited. A condition of that consent requires that proposed Lot 6 of the survey (Surveyor's Reference 10062 Booth, LT 608533) be held in the same record of title as Lot 2 DP 21959 (NA60D/161) (LINZ Reference ID: 1846184). The boundary adjustment the subject of this application does not affect or conflict with the amalgamation condition under RC 2230114-RMACOM, and both adjusted lots will continue to comply with all relevant District Plan rules following the completion of both the Waipapa subdivision and this boundary adjustment.

## **3.5. Development Objectives**

The boundary adjustment seeks to achieve the following objectives:

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

## 4. ACTIVITY STATUS

### 4.1. Summary

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

### 4.2. Relevant Zoning

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

### 4.3. Operative District Plan — Boundary Adjustment Rules

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

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

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

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

#### 4.4. District Wide Rules

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

#### 4.5. Proposed District Plan

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

## **4.6. Resource Consents Required**

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

## 5. ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 5.1. Proposed Activity

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

### 5.2. Allotment Sizes and Dimensions

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

### 5.3. Natural Hazards and Land Stability

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

### 5.4. Water Supply

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

### 5.5. Stormwater and Drainage

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

### 5.6. Sanitary Sewage Disposal

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

## 5.7. Access

There is no change to the number or location of existing accesses to either lot as a result of this boundary adjustment. Existing farm accesses for Lot 1 from Puketotara Road are retained and are adequate for the existing and proposed productive rural use of the adjusted Lot 1. Lot 2 retains its existing access via State Highway 10 and Waipapa Loop Road which has been secured by a proposed easement (A-H LT 608533) over Lot 2 Deposited Plan 84469. Emergency service access is unaffected. Effects are nil.

## 5.8. Easements

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

## 5.9. Indigenous Biodiversity

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

## 5.10. Cultural and Heritage Values

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

## 5.11. Esplanade Reserves and Esplanade Strips — s230 RMA

The Maungapareua Stream adjoins the site. Under s230(3) RMA, the esplanade reserve requirement applies only where allotments of less than 4 hectares are created. Both lots subject to this boundary adjustment exceed 4 hectares, and accordingly s230(3) and FNDC District Plan 13.6.2 is not applicable.

Under s230(5) RMA, an esplanade reserve or strip may be required on lots of 4 hectares or more only where a district plan rule made under s77(2) specifically requires it. The Far North District Plan contains no such rule applicable to this proposal. Accordingly, no esplanade reserve or esplanade strip is required. No notation under s232 RMA is required.

## 5.12. Landscape and Visual Amenity

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

### **5.13. Soil and Productive Capacity**

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

### **5.14. Land Use Compatibility (Reverse Sensitivity)**

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

### **5.15. Riparian Values (Maungaparerua Stream)**

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

### **5.16. Natural Character of the Coastal Environment**

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

### **5.17. National Grid Corridor**

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

## 5.18. Operative District Plan Effects Summary and Conclusion

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

<b>Environmental Factor</b>	<b>Effect Level</b>	<b>Section</b>
Natural Hazards (s106 RMA)	Nil	5.3
Water Supply	Nil	5.4
Stormwater and Drainage	Nil	5.5
Sanitary Sewage Disposal	N/A	5.6
Traffic and Access	Nil	5.7
Easements	Nil	5.8
Indigenous Biodiversity	Nil	5.9
Cultural and Heritage Values	Nil	5.10
Landscape and Visual Amenity	Nil	5.11
Soil and Productive Capacity	Nil	5.12
Land Use Compatibility (Reverse Sensitivity)	Nil	5.13
Riparian Values (Maungaparerua Stream)	Nil	5.14
Natural Character of Coastal Environment	N/A	5.15
National Grid Corridor	N/A	5.16
<b>OVERALL EFFECTS</b>		<b>NIL / LESS THAN MINOR</b>

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

## 5.19. Proposed District Plan: Objectives and Policies

The Far North District Council publicly notified its Proposed District Plan (PDP) on 27 July 2022. The site at Part of 62 Puketotara Road, Kerikeri is zoned Rural Production under the PDP and is not subject to any Overlays. As no rules in the PDP with immediate legal effect apply to this application (refer Section 4.5), the assessment below addresses the relevant objectives and

policies of the PDP Rural Production Zone and PDP Subdivision as required by RMA Schedule 4.

### 5.19.1. PDP Rural Production Zone: Objectives

Provision	Objective / Policy	Assessment	Finding
RPZ-O1	Enable productive rural activities and rural production as the primary land use in the Rural Production Zone.	The boundary adjustment does not introduce any non-rural use. The transferred land is incorporated into the Purchaser's existing pastoral farming operation. Primary rural production is maintained.	<b>CONSISTENT</b>
RPZ-O2	Maintain and enhance the rural character and amenity values of the Rural Production Zone.	No physical works are required. The boundary adjustment is a paper transaction only. Rural character, visual amenity, and landscape values are entirely unaffected. The productive rural character of both landholdings is maintained.	<b>CONSISTENT</b>
RPZ-O3	Avoid reverse sensitivity effects between rural production activities and sensitive activities.	No sensitive activity is introduced. The adjustment consolidates two rural production titles into a larger unified pastoral holding. Reverse sensitivity effects are nil — they are reduced by enlarging the productive block and removing the internal title boundary.	<b>CONSISTENT</b>
RPZ-O4	Avoid, remedy or mitigate adverse effects on the natural environment, including significant natural areas, outstanding landscapes, indigenous biodiversity, and waterbodies.	The site contains no significant natural areas, outstanding landscapes, or indigenous vegetation. The Maungapareua Stream is not adversely affected — no works are proposed within or adjacent to the stream, and no new land use is introduced that would generate effects on the waterbody.	<b>CONSISTENT</b>
RPZ-O5	Ensure that subdivision and land use activities do not compromise the productive capacity of soils.	The boundary adjustment does not involve earthworks, soil disturbance, or any change of use. Both adjusted lots remain in rural production. Productive soil capacity is maintained.	<b>CONSISTENT</b>
RPZ-O6	Enable efficient and appropriate infrastructure and access for rural production activities.	Both adjusted lots retain their existing access arrangements. No new infrastructure is required. The consolidated Purchaser's title creates efficiencies in farm management and access.	<b>CONSISTENT</b>
RPZ-O7	Protect the Rural Production Zone from fragmentation into lots that are too small to sustain productive rural activity.	The boundary adjustment moves area from one large productive title to another, increasing the size and viability of the Purchaser's holding. There is no fragmentation — the activity consolidates rather than divides.	<b>CONSISTENT</b>

## 5.19.2. PDP Rural Production Zone Policies

Provision	Objective / Policy	Assessment	Finding
RPZ-P1	Rural production activities and farming shall be recognised as the primary activities in the Rural Production Zone.	The boundary adjustment supports primary rural production. The transferred land will be incorporated into Keripapa Farms Limited's existing pastoral operation, strengthening productive use of both adjusted titles.	<b>CONSISTENT</b>
RPZ-P2	Subdivision, use, and development shall maintain or enhance the productive capacity of land.	No productive capacity is lost or compromised. The adjustment consolidates two rural titles under a single productive entity, resulting in a net improvement in productive land management.	<b>CONSISTENT</b>
RPZ-P3	Avoid the creation of lots that are unable to sustain rural production activities, or that would generate reverse sensitivity effects.	No new lot is created. Both adjusted lots remain in rural pastoral use. No reverse sensitivity effects are created or increased.	<b>CONSISTENT</b>
RPZ-P4	Maintain and protect the natural character, ecological values, and amenity values of the zone.	The boundary adjustment is a paper transaction with no on-ground physical effects. Natural character, ecological values, and amenity values are entirely unaffected.	<b>CONSISTENT</b>
RPZ-P5	Avoid activities that would result in the loss of highly productive land for primary production purposes.	No highly productive land is lost. Both adjusted titles remain in rural production. The consolidation of landholdings under a single productive entity is consistent with efficient use of productive rural land.	<b>CONSISTENT</b>
RPZ-P6	Manage the interface between rural production and sensitive activities to avoid reverse sensitivity effects.	No sensitive activity is introduced. The proposal reduces the potential for reverse sensitivity by consolidating the productive landholding.	<b>CONSISTENT</b>
RPZ-P7	Ensure that rural subdivision provides for adequate access, servicing, and infrastructure appropriate to the rural environment.	Both adjusted lots retain existing access and services. No new access or infrastructure is required. Existing infrastructure arrangements are adequate for the ongoing rural use of both titles.	<b>CONSISTENT</b>

### 5.19.3. PDP Subdivision Chapter Objectives

Provision	Objective / Policy	Assessment	Finding
SUB-O1	Ensure that subdivision achieves efficient use of land and supports the objectives and policies of the relevant zone.	The boundary adjustment rationalises two adjoining productive rural landholdings into a more efficiently managed unit, directly supporting the objectives of the Rural Production Zone.	<b>CONSISTENT</b>
SUB-O2	Ensure subdivision does not generate adverse environmental effects that cannot be avoided, remedied, or mitigated.	The boundary adjustment generates no adverse environmental effects. No physical works are undertaken. There are no effects on natural character, biodiversity, heritage, amenity, or infrastructure.	<b>CONSISTENT</b>
SUB-O3	Ensure that all new lots created by subdivision are adequately serviced and have practical access.	No new lot is created by this boundary adjustment. The adjusted lots retain their existing access and servicing arrangements, which remain adequate for rural purposes.	<b>CONSISTENT</b>
SUB-O4	Manage the cumulative effects of subdivision on the rural environment and rural character.	A boundary adjustment between two existing rural titles creates no cumulative effects on the rural environment. No new lots, dwellings, or uses are created or enabled.	<b>CONSISTENT</b>

### 5.19.4. PDP Subdivision Chapter Policies

Provision	Objective / Policy	Assessment	Finding
SUB-P1	Subdivision shall result in efficient use of land that achieves the objectives of the relevant zone.	The boundary adjustment efficiently rationalises landholding boundaries to support viable pastoral production on a larger consolidated area.	<b>CONSISTENT</b>
SUB-P2	Subdivision shall not result in significant adverse effects on the natural environment.	No significant adverse effects on any environmental value. The site contains no scheduled natural areas, outstanding landscapes, or heritage resources. The boundary adjustment is a paper transaction with no physical effects.	<b>CONSISTENT</b>
SUB-P3	Subdivision shall not result in the fragmentation of productive land or the creation of lots that are not viable for their intended purpose.	No fragmentation occurs. The adjustment consolidates the Purchaser's productive landholding. Rural production viability of both adjusted titles is maintained or improved.	<b>CONSISTENT</b>
SUB-P4	All lots created by subdivision shall have a legal and practicable right of access.	Both adjusted lots have existing legal access. No new access requirement arises from this adjustment.	<b>CONSISTENT</b>

SUB-P5	Adequate on-site services, utilities, and infrastructure shall be provided for all lots created by subdivision.	Both adjusted lots retain existing services and infrastructure. No new servicing requirements arise from this boundary adjustment.	<b>CONSISTENT</b>
SUB-P6	Subdivision shall address the treatment of any waterbody margins within or adjacent to the site.	The Maungapareua Stream adjoins the site. Both adjusted lots exceed 4 hectares. Under s230(3) RMA, the esplanade reserve obligation does not apply to lots of 4 hectares or more. No district plan rule under s77(2) requires an esplanade reserve or strip for lots of this size. No esplanade obligation arises from this boundary adjustment.	<b>CONSISTENT</b>
SUB-P7	Subdivision shall not create lots that are subject to natural hazards that cannot be avoided, remedied, or mitigated.	Both adjusted lots have been in productive rural use for decades with no record of adverse natural hazard events. No instability, flooding, or geotechnical risk has been identified.	<b>CONSISTENT</b>
SUB-P8	Subdivision shall not compromise the ability of network utility operators to operate and maintain their infrastructure.	No network utilities are affected by this boundary adjustment. No physical works are required.	<b>CONSISTENT</b>
SUB-P9	Subdivision shall not result in the sterilisation of mineral resources.	No mineral resources are identified within or adjacent to the subject site.	<b>CONSISTENT</b>
SUB-P10	Subdivision design shall contribute to the sense of place and local character of the area.	The adjustment is a boundary rationalisation between two existing productive rural titles. It has no effect on the visual or physical character of the rural environment.	<b>CONSISTENT</b>
SUB-P11	Subdivision shall avoid, remedy, or mitigate adverse effects on the relationship of Maori with their ancestral lands and taonga.	The site contains no Sites and Areas of Significance to Maori (SASM) as scheduled in the PDP. There are no known archaeological sites or registered heritage resources.	<b>CONSISTENT</b>

## 5.20. Proposed District Plan Summary

The proposed boundary adjustment at Part of 62 Puketotara Road, Kerikeri is consistent with all relevant objectives and policies of the Proposed Far North District Plan. This is summarised in the table below.

Plan / Chapter	Assessment Summary	Finding
PDP Rural Production Zone (RPZ-O1 to O7, RPZ-P1 to P7)	The boundary adjustment is consistent with all Rural Production Zone objectives and policies.	<b>CONSISTENT</b>
PDP Subdivision Chapter (SUB-O1 to O4, SUB-P1 to P11)	All Subdivision objectives and policies assessed. The adjustment is efficient, generates no adverse environmental effects, requires no new access or servicing, and does not fragment productive rural land. No esplanade obligation arises (both lots exceed 4ha).	<b>CONSISTENT</b>
OVERALL PDP FINDING	The proposed boundary adjustment is consistent with, and gives effect to, the relevant provisions of the Proposed Far North District Plan. It is not contrary to any objective or policy of the PDP.	<b>CONSISTENT / NOT CONTRARY</b>

## 6. STATUTORY ASSESSMENT

### 6.1. Introduction

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

### 6.2. Operative District Plan Objectives and Policies

#### **ODP Chapter 13: Subdivision Objectives and Policies**

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

#### **ODP Chapter 8: Rural Production Zone**

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

### 6.3. Proposed District Plan

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

### 6.4. Part 2 Assessment

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

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

- Utilising existing infrastructure efficiently with no new access or services are required.

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

## **6.5. National Policy Statement for Highly Productive Land 2022**

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

## **6.6. Northland Regional Policy Statement**

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

## **6.7. National Environmental Standards**

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

## **6.8. Regional Water and Soil Plan**

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

## **7. s95A–E ASSESSMENT & CONSULTATION**

### **7.1. Public Notification Assessment**

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

### **7.2. s95B Limited Notification Assessment**

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

### **7.3. Affected Persons**

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

### **7.4. Utility Providers**

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

## 8. CONCLUSION

### 8.1. Summary of Proposal

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

### 8.2. Controlled Activity Assessment

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

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

### 8.3. Overall Assessment

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

### 8.4. Recommendation

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

### 8.5. Final Statement

























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

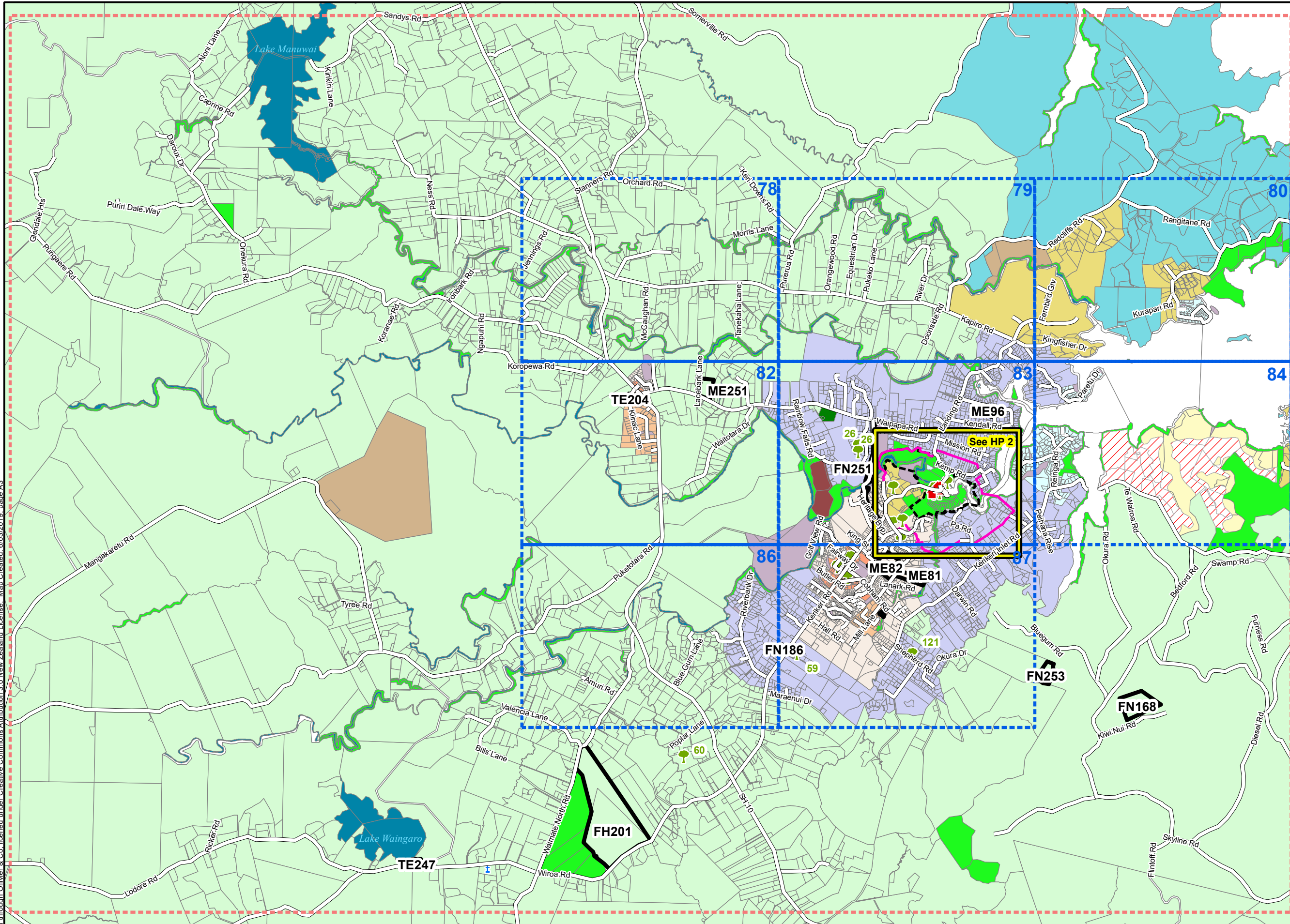
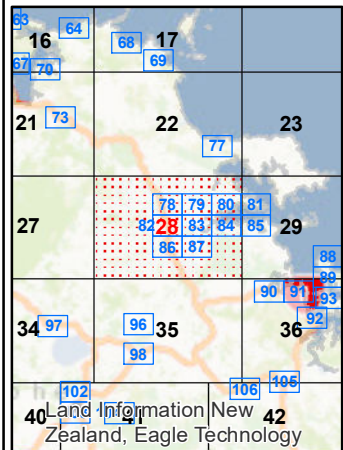
The applicant is committed to working cooperatively with the Far North District Council to address any matters arising during the processing of this application and to ensure compliance with all conditions of consent.

## **APPENDICES**

- A.** FNDC Planning Maps (showing zoning and resource features)
- B.** Certificate of Title: Lot 1 DP 185968 (NA115D/281) – Glenrob Farms
- C.** Certificate of Title: Lot 2 DP 21959 (NA60D/161) – Keripapa Farms Limited
- D.** Sale and Purchase Agreement (relevant clauses) – confirming boundary adjustment conditions
- E.** Scheme Plan: Part of 62 Puketotara Road, Kerikeri – Proposed Boundary Adjustment
- F.** Resource Consent 2230114-RMACOM (Keripapa Farms Limited, Waipapa Loop Road)

Zone

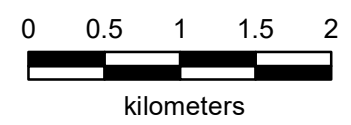
-  Zone: Cemetery
-  Zone: Historic
-  Zone: Notable Trees
-  Designations
-  Kerikeri Basin Precinct
-  Kerikeri Visual Buffer
-  Coastal Living
-  Coastal Marine
-  Coastal Residential
-  Commercial
-  Conservation
-  General Coastal
-  Horticultural Processing
-  Industrial
-  Lakes & Rivers
-  Minerals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



Corax Cadastral purchased through Olliver & Co. licensed under Creative Commons Attribution 3.0 New Zealand License. Map Created: 6/03/2019. Page A3



# Far North District Plan - Zone Maps



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

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



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

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



  
R.W. Muir  
Registrar-General  
of Land

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

**Prior References**  
NA78D/262

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

**Registered Owners**  
Murray James Wright and Julie Margaret Wright

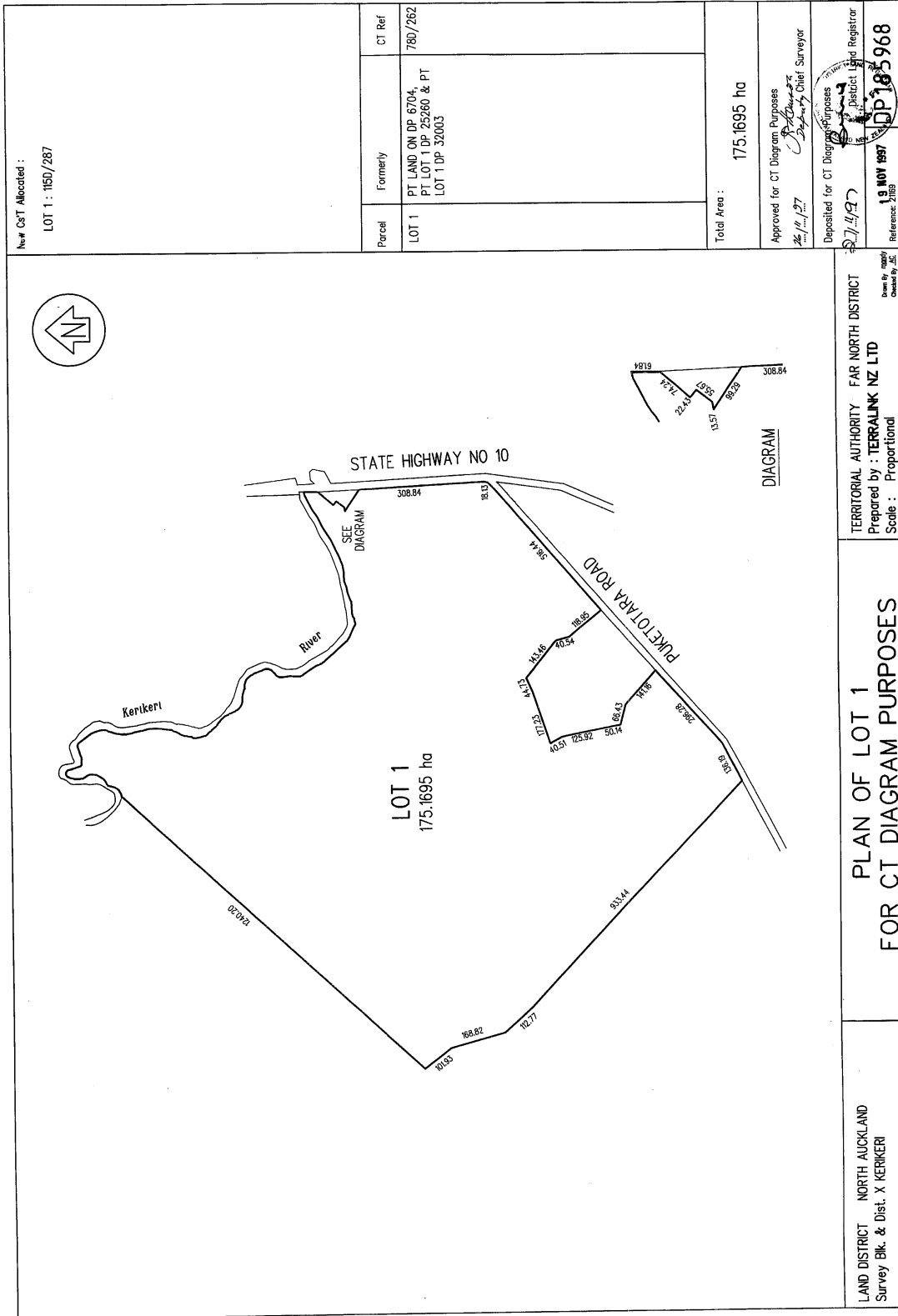
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**Interests**

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

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

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



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

PLAN OF LOT 1  
FOR CT DIAGRAM PURPOSES

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





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



  
R. W. Muir  
Registrar-General  
of Land

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

**Prior References**  
NA491/187

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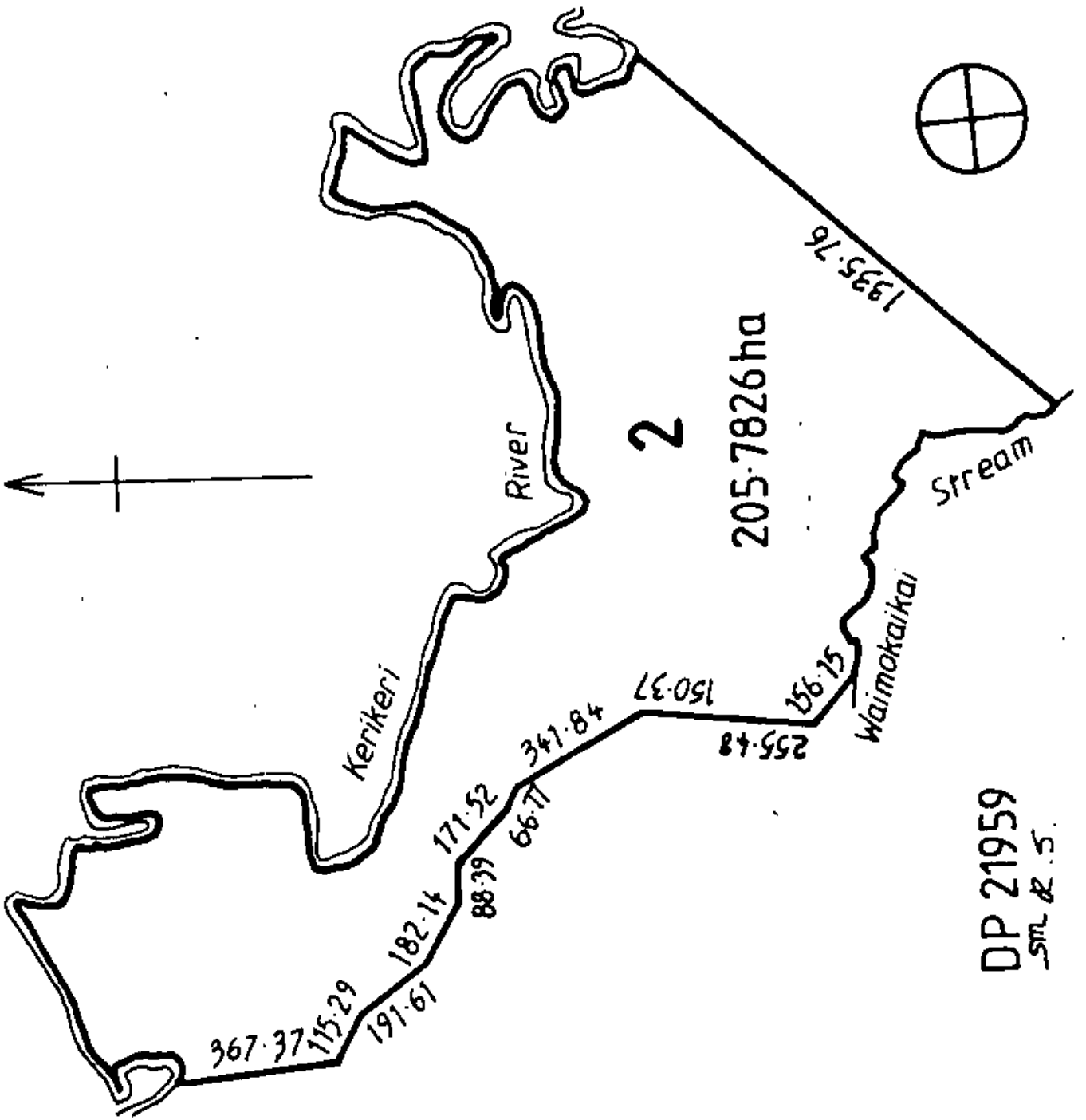
**Estate** Fee Simple  
**Area** 205.7826 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 21959

**Registered Owners**  
Keripapa Farms Limited

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**Interests**

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



DP 21959  
SM & S.

# AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

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

DATE: 9<sup>th</sup> March 2026

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

PURCHASER: Keripapa Farms Limited and/or nominee

### PROPERTY

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

Estate:	<del>FREEHOLD</del>	<del>LEASEHOLD</del>	<del>STRATUM IN FREEHOLD</del>
	<del>STRATUM IN LEASEHOLD</del>	<del>CROSS-LEASE (FREEHOLD)</del>	<del>CROSS-LEASE (LEASEHOLD)</del>

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

#### Legal Description:

Area (more or less):	Lot/Flat/Unit:	DP:	Record of Title (unique identifier):
See clause 21.			

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

Release date: 9 May 2023

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FURTHER TERMS OF SALE – 62 PUKETOTARA ROAD, KERIKERI

21.0 Land Being Sold

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

22.0 Boundary Adjustment Consent and Completion of the Boundary Adjustment

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

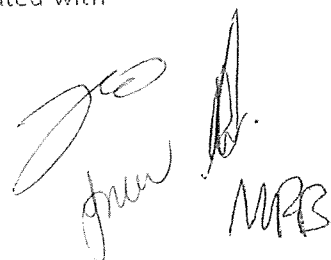
22.2 This Agreement is conditional upon the Purchaser and the Vendor, at their discretion, being satisfied with the terms and conditions of the Consent obtained by the Vendor pursuant to Clause 22.1. This condition is due for satisfaction within 10 working days of a copy of the Consent being provided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

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

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

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

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





Handwritten signatures of the Vendor and Purchaser.

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

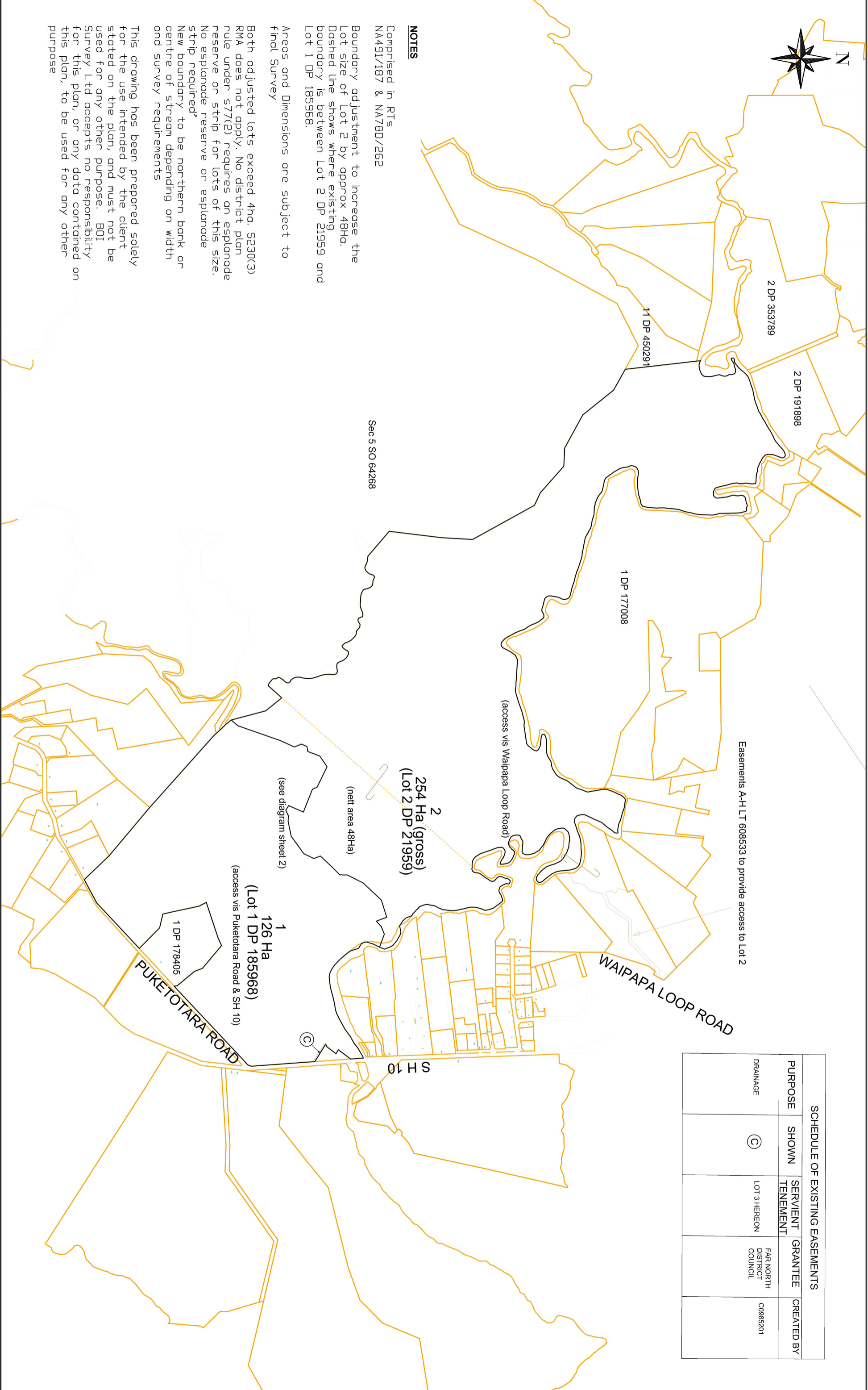
23. Settlement date

- 23.1 The Vendor shall notify the Purchaser or Purchaser's solicitor once the survey plan is approved as to survey and provide a copy of the same to the Purchaser's solicitor.
- 23.2 The parties shall within 15 working days of receipt of notice of approval as to survey, sign all documents necessary to complete the transfer of the land herein sold, create any required easements and to amalgamate the land herein and the land owned by the Purchaser in Record of Title NA60D/161.

  
JAW  
  
MFB



SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE	CREATED BY
DRAINAGE	Ⓢ	LOT 3 HEREON	FAR NORTH DISTRICT COUNCIL	C0986201



**NOTES**

Comprised in RTs  
NA491/187 & NA780/262

Boundary adjustment to increase the Lot size of Lot 2 by approx 48Ha. Dashed line shows where existing boundary is between Lot 2 DP 21959 and Lot 1 DP 185968.

Areas and Dimensions are subject to final Survey

Both adjusted lots exceed 4ha. S230(3) RMA does not apply. No district plan rule under s77(2) requires an easlanode reserve or strip for lots of this size. No easlanode reserve or easlanode strip required.

New boundary to be northern bank or centre of stream depending on width and survey requirements

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. BOI Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose

Rev.	Reason For Issue or Amendment	Date	Drawn	Checked	Surveyed
A	Scheme Plan 62 Puketotara Road - Sheet1	05/04/26	TW	DC	TW

**BOI SURVEY**

BOI SURVEY LTD  
55B Shepherd Road  
Kenken 0230  
e: Tony@boisurvey.co.nz

<p>PROPOSED SUBDIVISION OF LOT 1 DP 185968 AND LOT 2 DP 21959</p> <p>BY BOUNDARY ADJUSTMENT</p> <p>CLIENT: WRIGHT - 62 PUKETOTARA ROAD, WAIPAPA</p>	JOB NO:	5126	Scale:	1:5000 @ A3
	Level Datum:	N/A	Origin:	-
	Drawing Number:	5126-003	Revision:	A
			Co-ord System:	NZGD 2000
			Sheet:	1 of 1



# Title Plan - LT 608533

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**Survey Number** LT 608533  
**Surveyor Reference** 10062 Booth  
**Surveyor** Denis McGregor Thomson  
**Survey Firm** Thomson Survey Limited  
**Surveyor Declaration**

---

## Survey Details

**Dataset Description** Lots 1-6 being a subdivision of Lot 2 DP 84469  
**Status** Initiated  
**Land District** North Auckland  
**Submitted Date**  
**Survey Class** Class B  
**Survey Approval Date**  
**Deposit Date**

---

## Territorial Authorities

Far North District

---

## Comprised In

RT NA40D/1005  
RT NA60D/161

---

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 608533	Fee Simple Title	2.0850 Ha	1201544
Lot 2 Deposited Plan 608533	Fee Simple Title	2.0175 Ha	1201545
Lot 5 Deposited Plan 608533	Fee Simple Title	2.1623 Ha	1201546
Lot 6 Deposited Plan 608533	Fee Simple Title	5.6503 Ha	1201547
Area A Deposited Plan 608533	Easement		
Area B Deposited Plan 608533	Easement		
Area C Deposited Plan 608533	Easement		
Area D Deposited Plan 608533	Easement		
Area E Deposited Plan 608533	Easement		
Area F Deposited Plan 608533	Easement		
Area G Deposited Plan 608533	Easement		
Area H Deposited Plan 608533	Easement		
Area I Deposited Plan 608533	Easement		
Area J Deposited Plan 608533	Easement		
Area K Deposited Plan 608533	Easement		
Area L Deposited Plan 608533	Easement		
Area M Deposited Plan 608533	Easement		
Area U Deposited Plan 608533	Easement		
Area V Deposited Plan 608533	Easement		
Area P Deposited Plan 608533	Easement		
Area Q Deposited Plan 608533	Easement		
Area T Deposited Plan 608533	Easement		
Area N Deposited Plan 608533	Covenant - Land		



# Title Plan - LT 608533

---

## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area O Deposited Plan 608533	Covenant - Land		
Area R Deposited Plan 608533	Easement		
Area S Deposited Plan 608533	Easement		
Area W Deposited Plan 608533	Easement		
Lot 3 Deposited Plan 608533	Fee Simple Title	2.0615 Ha	1201548
Lot 4 Deposited Plan 608533	Fee Simple Title	2.0181 Ha	1201549
Esplanade Strip X Deposited Plan 608533	Esplanade Strip		
<b>Total Area</b>		<hr/> 15.9947 Ha	

## LT 608533 Schedule/Memorandum

Land registration district  
North Auckland

Territorial authority  
Far North District

## Memorandum of Easements

Parcels shown with a prefix of *HL*- include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
Right of way	A	Lot 6	Lot 1, Lot 2, Lot 5, Lot 3, Lot 4
" "	C	Lot 6	Lot 1, Lot 2, Lot 5, Lot 3, Lot 4
Right of way Right to convey electricity	B	Lot 6	Lot 1, Lot 2, Lot 5, Lot 3, Lot 4
" "	D, E, F	Lot 6	Lot 2, Lot 5, Lot 3, Lot 4
" "	G	Lot 6	Lot 5, Lot 4
" "	H	Lot 6	Lot 5
Right to convey electricity	P	Lot 1	Lot 2, Lot 5, Lot 6, Lot 3, Lot 4
" "	Q	Lot 2	Lot 5, Lot 6, Lot 3, Lot 4
" "	R, S	Lot 3	Lot 5, Lot 6, Lot 4
Right to drain water	S, W	Lot 3	Lot 2, Lot 6
Right to convey electricity	T	Lot 4	Lot 5, Lot 6

## Schedule of Existing Easements

PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to convey water	V	Lot 1	955534.3
Right to convey electricity	I, J, K	Lot 3	6791282.2

## Memorandum of Easements in Gross

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to convey electricity	J, L	Lot 3	Top Energy Ltd

**Memorandum of Easements in Gross**

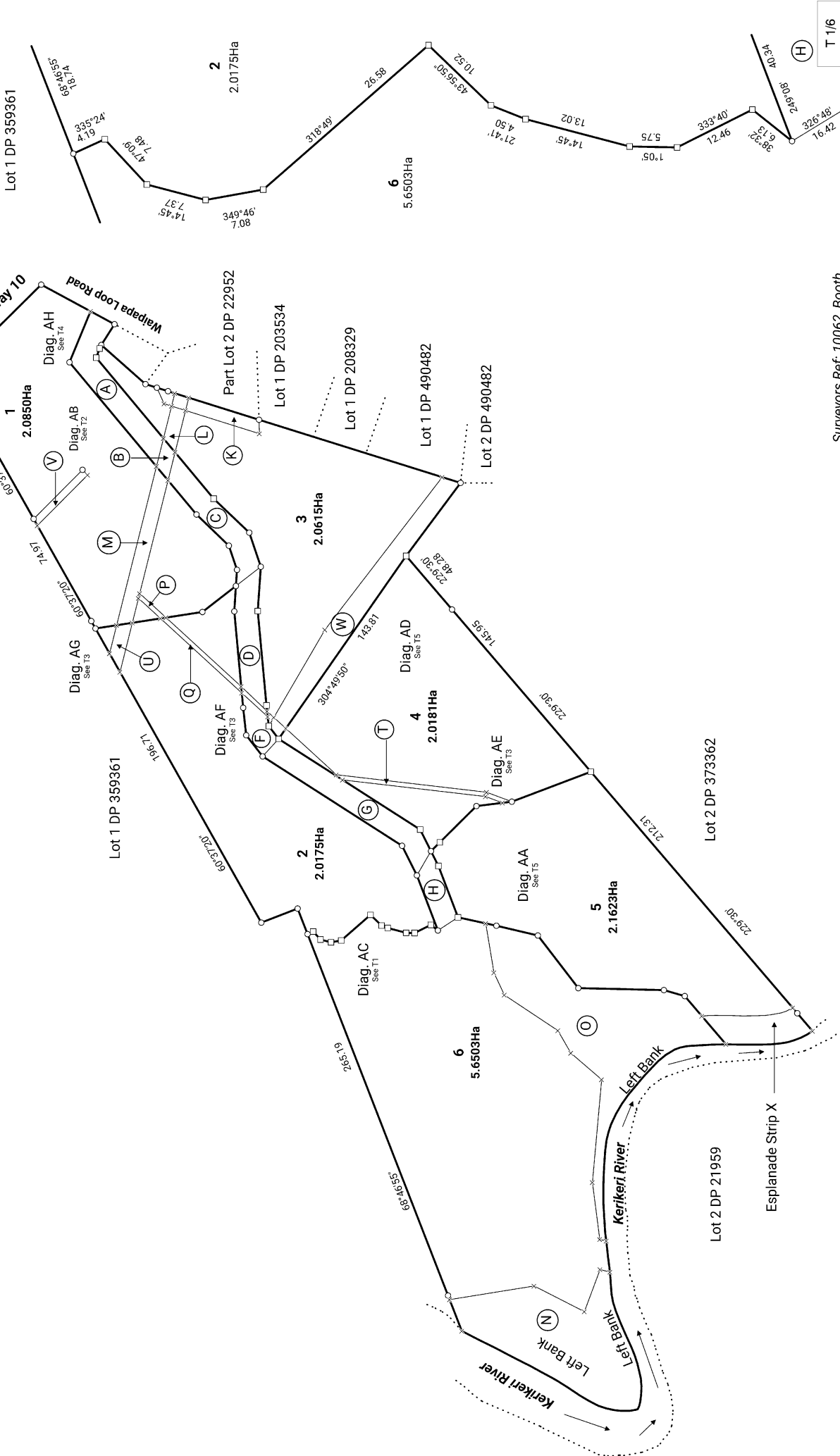
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
" "	B	Lot 6	Top Energy Ltd
" "	M	Lot 1	Top Energy Ltd
" "	U	Lot 2	Top Energy Ltd

**Amalgamation Conditions**

Lot 6 hereon and Lot 2 DP 21959 (NA60D/161) are to be held in the same record of title. LINZ reference ID: 1846184.

**Notes**

Areas N & O are to be subject to bush protection covenants.



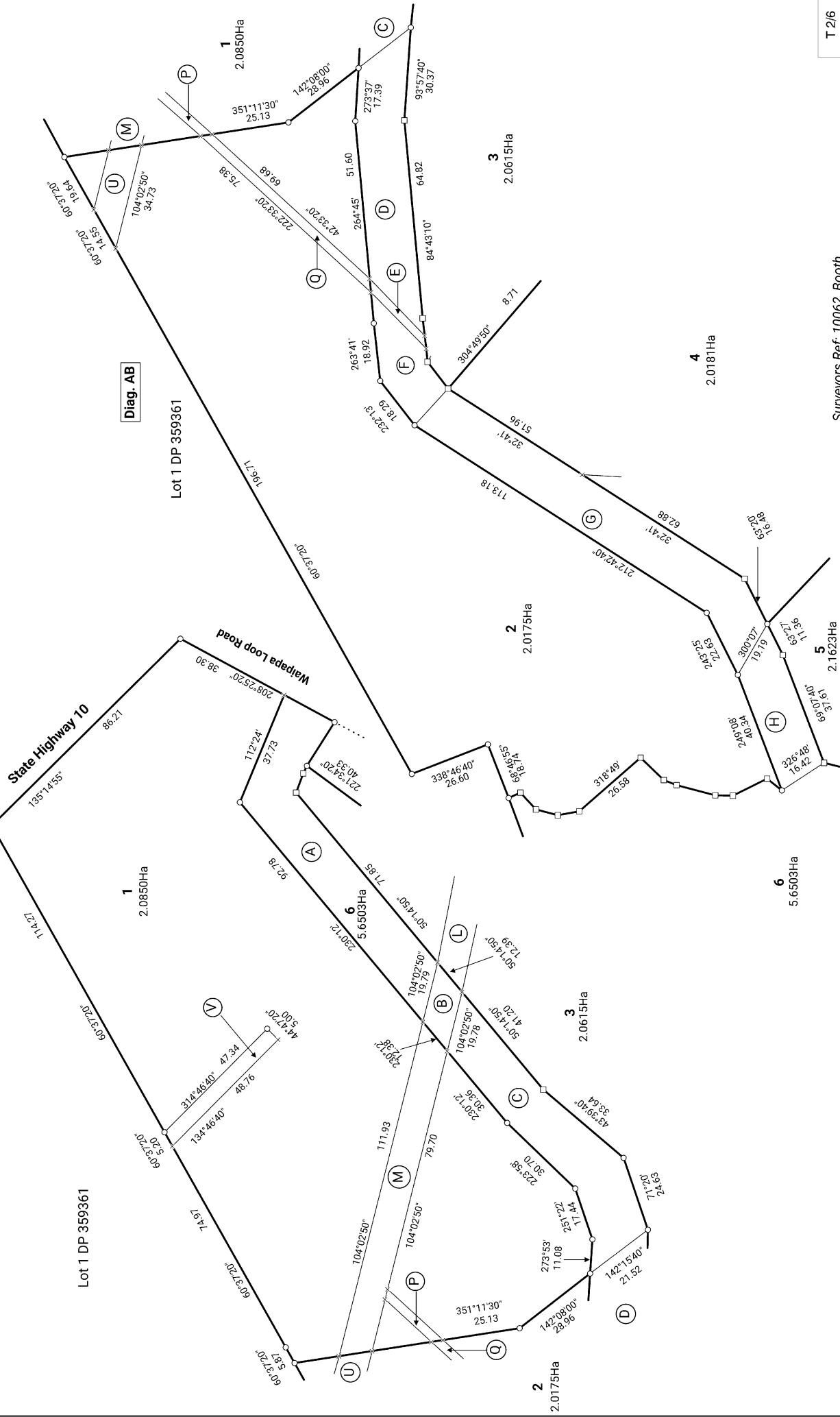
T 1/6

**Title Plan**  
**LT 608533**  
**DRAFT**

Surveyors Ref: 10062, Booth  
 Surveyor: Denis McGregor, Thomson  
 Firm: Thomson Survey Limited

**Lots 1-6 being a subdivision of Lot 2 DP 84469**

Land District: North Auckland  
**Digitally Generated Plan**  
 Generated on: 31/07/2025 10:24am Page 5 of 10



Diag. D

Diag. AB

Lot 1 DP 359361

Lot 1 DP 359361

State Highway 10

Waipapa Loop Road

T 2/6

Surveyors Ref: 10062, Booth

Title Plan  
LT 608533  
DRAFT

Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Lots 1-6 being a subdivision of Lot 2 DP 84469

Land District: North Auckland

Digitally Generated Plan

Generated on: 31/07/2025 10:24am Page 6 of 10



Diag. AG

Diag. AF

Diag. AE

1

2.0850Ha

2

2.0175Ha

4

2.0181Ha

5

2.1623Ha

3

2.0615Ha

4

2.0181Ha

6

5.6503Ha

Land District: North Auckland

Digitally Generated Plan

Generated on: 31/07/2025 10:24am Page 7 of 10

Lots 1-6 being a subdivision of Lot 2 DP 84469

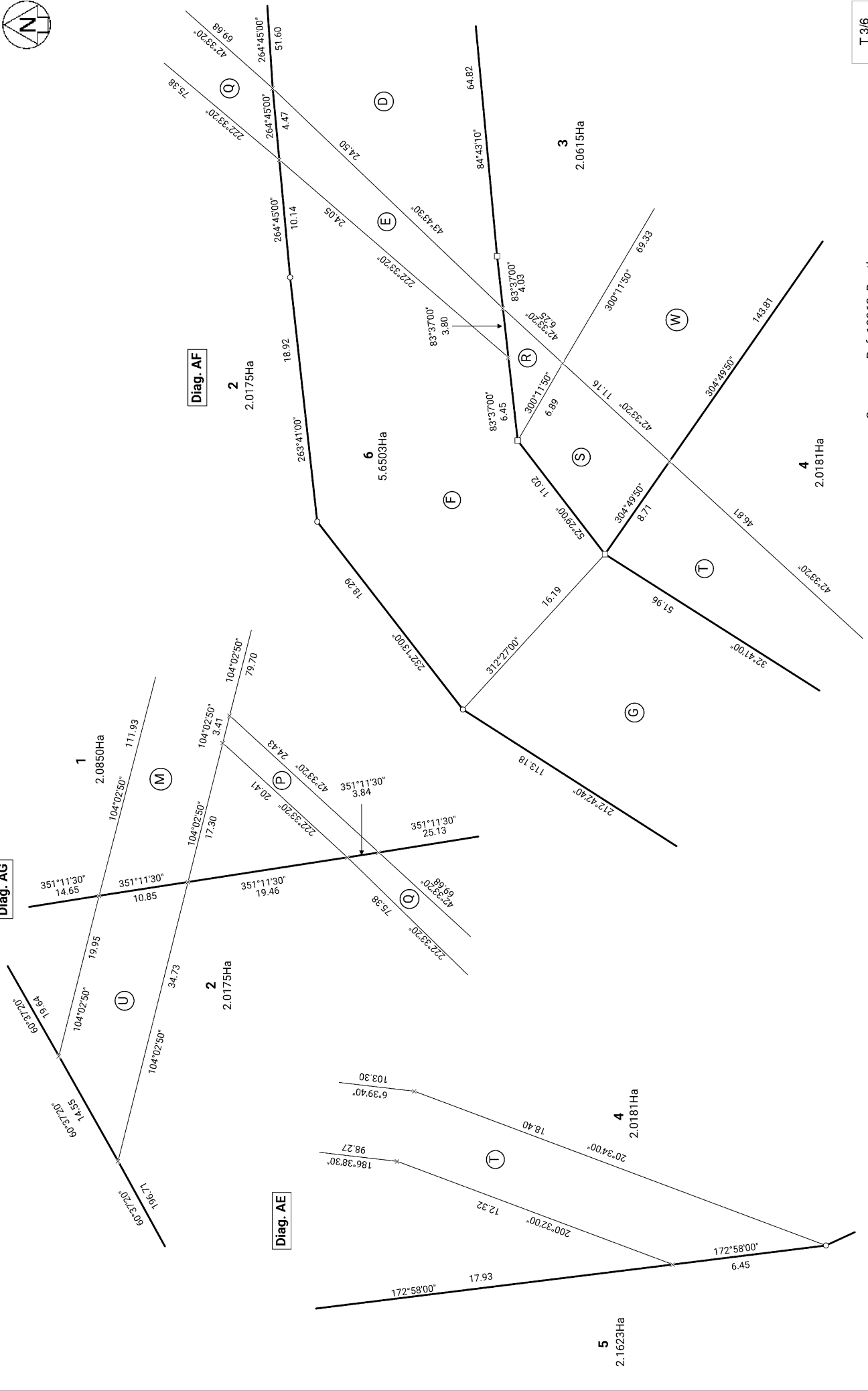
Surveyor: Denis McGregor Thomson

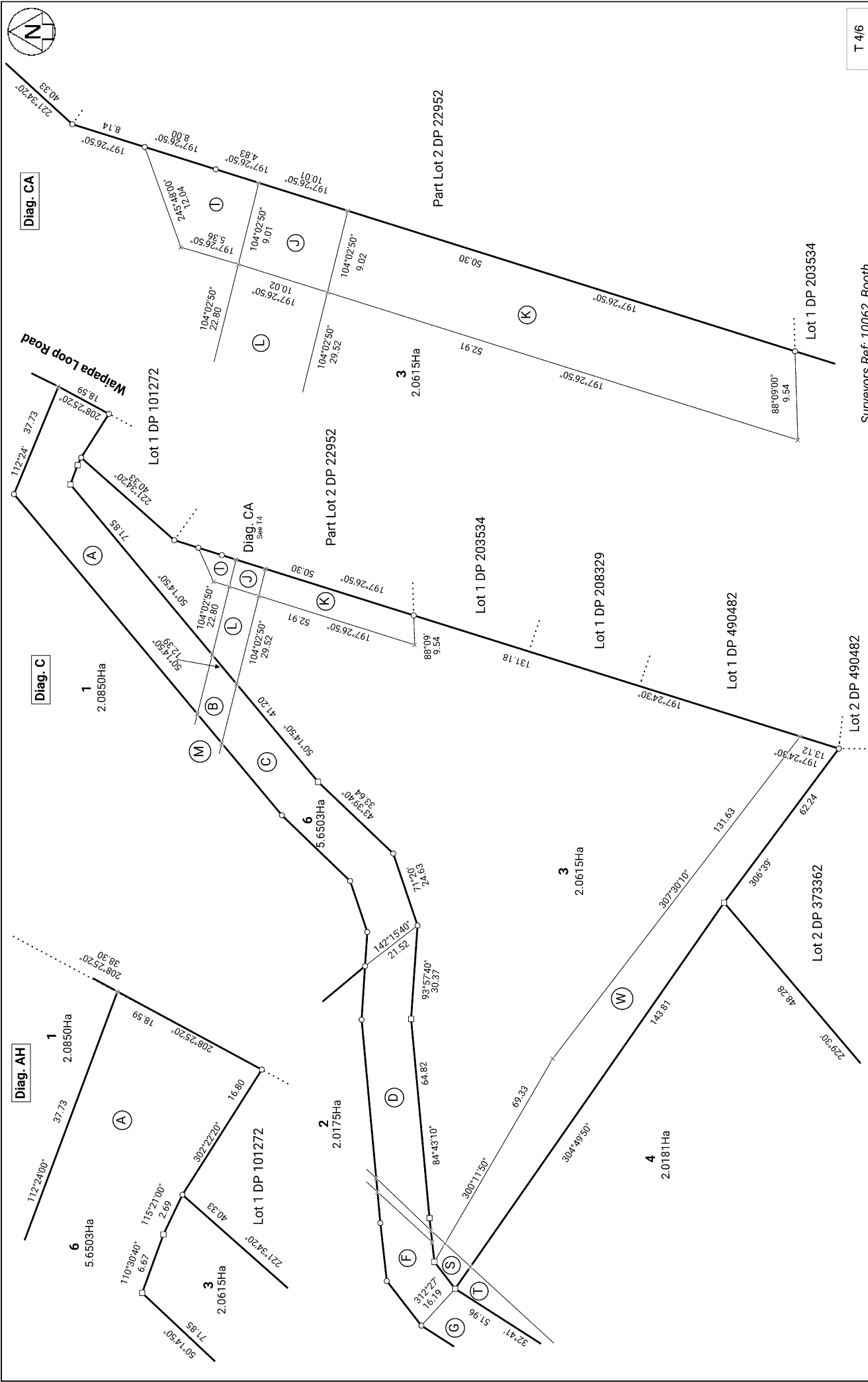
Firm: Thomson Survey Limited

Surveyors Ref: 10062, Booth

Title Plan  
LT 608533  
DRAFT

T 3/6





Surveyors Ref: 10062, Booth

Title Plan  
LT 608533  
DRAFT

Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Lots 1-6 being a subdivision of Lot 2 DP 84469

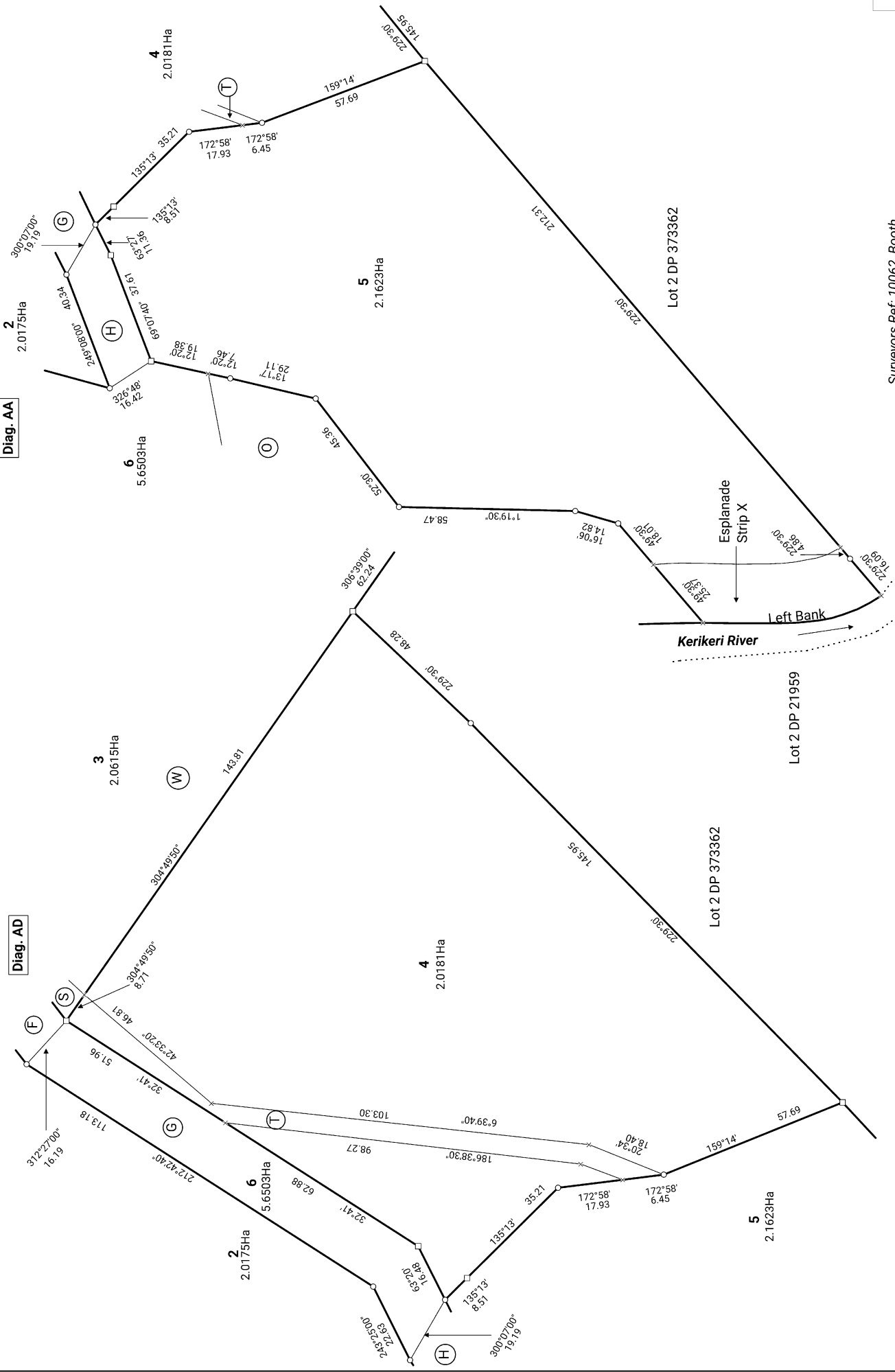
Land District: North Auckland

Digitally Generated Plan  
Generated on: 31/07/2025 10:24am | Page 8 of 10



Diag. AA

Diag. AD



T 5/6

Surveyors Ref. 10062, Booth

Title Plan  
LT 608533  
DRAFT

Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Lots 1-6 being a subdivision of Lot 2 DP 84469

Land District: North Auckland

Digitally Generated Plan

Generated on: 31/07/2025 10:24am | Page 9 of 10



Diag. B

Lot 1 DP 359361

2  
2.0175Ha

6  
5.6503Ha

5  
2.1623Ha

T 6/6

Title Plan  
LT 608533  
DRAFT

Surveyors Ref: 10062, Booth

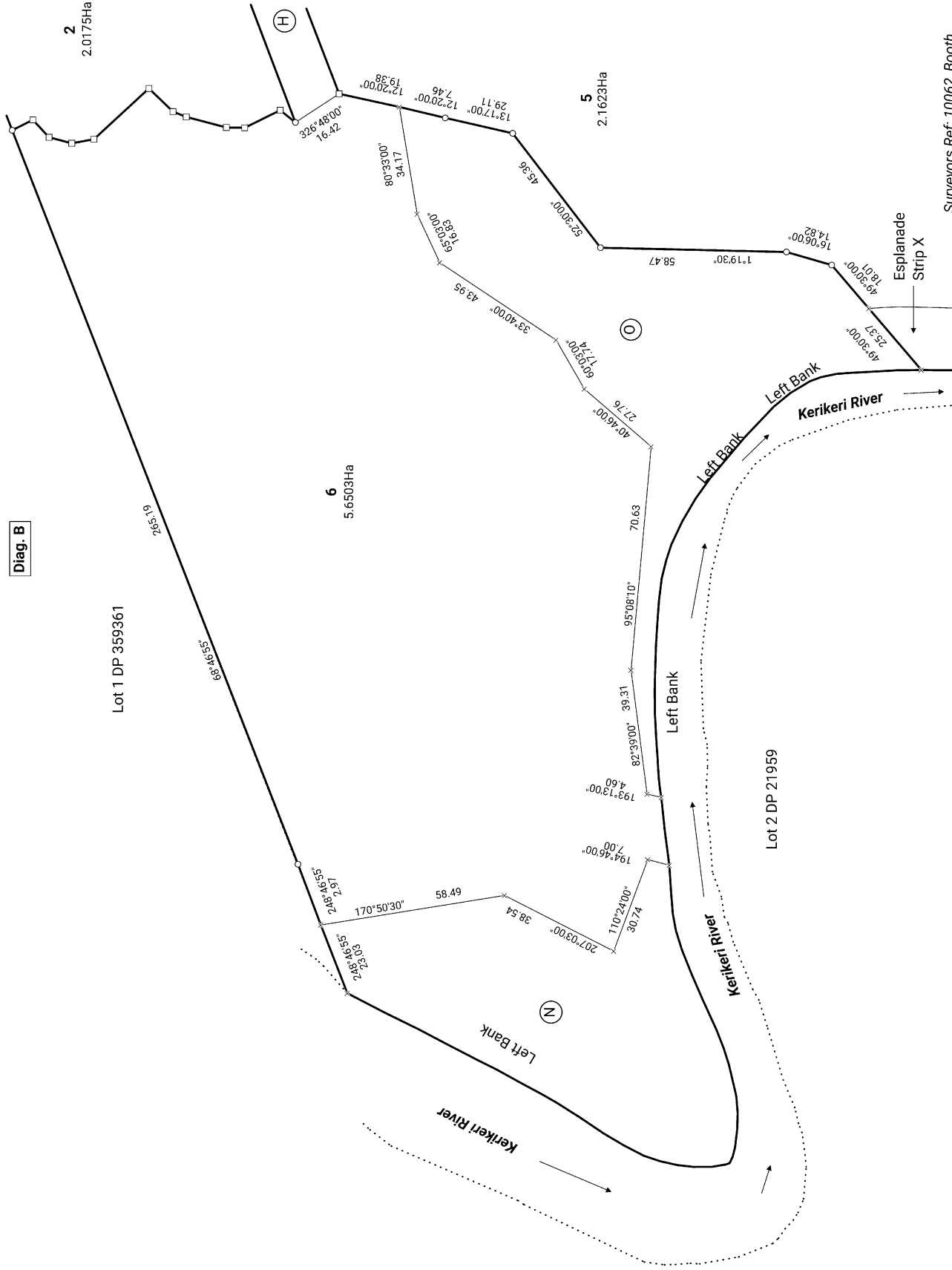
Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Lots 1-6 being a subdivision of Lot 2 DP 84469

Land District: North Auckland

Digitally Generated Plan

Generated on: 31/07/2025 10:24am Page 10 of 10



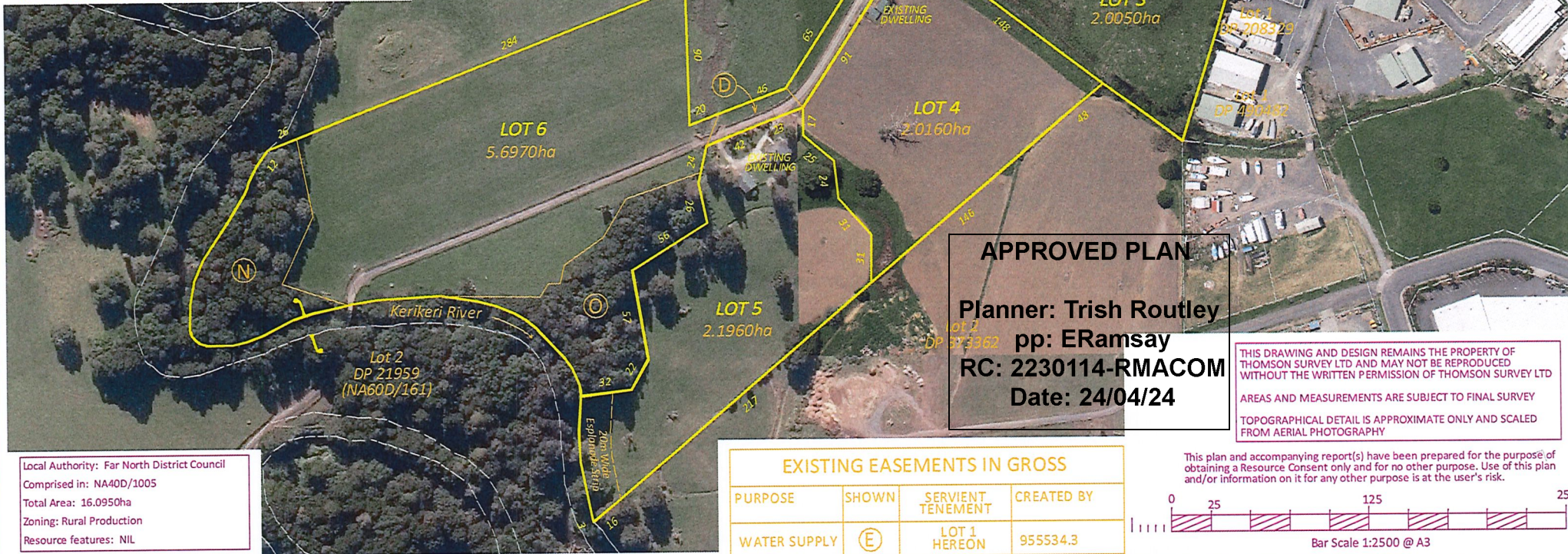
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A) (J)	LOT 6 HEREON	LOTS 1 - 5 HEREON
	(M)	LOT 6 HEREON	LOTS 2 - 5 HEREON
	(B)	LOT 6 HEREON	LOTS 4 & 5 HEREON
	(C)	LOT 6 HEREON	LOT 5 HEREON
	(D)	LOT 6 HEREON	LOT 5 HEREON

MEMORANDUM EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
CONVEY ELECTRICITY	(G) (I)	LOT 3 HEREON	TOP ENERGY LTD
	(J)	LOT 6 HEREON	
	(K)	LOT 1 HEREON	
	(L)	LOT 2 HEREON	

AMALGAMATION CONDITION:  
 THAT LOT 6 HEREON AND LOT 2 DP 21959 (NA60D/161) ARE TO BE HELD IN THE SAME CERTIFICATE OF TITLE

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
ELECTRICAL FACILITIES	(F) (G)	LOT 3 HEREON	E.I. 6791282.2
	(H)		

AREAS MARKED (N) (O) ARE TO BE SUBJECT TO BUSH PROTECTION COVENANTS



**APPROVED PLAN**  
 Planner: Trish Routley  
 pp: ERamsay  
 RC: 2230114-RMACOM  
 Date: 24/04/24

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD  
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EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
WATER SUPPLY	(E)	LOT 1 HEREON	955534.3

Local Authority: Far North District Council  
 Comprised in: NA40D/1005  
 Total Area: 16.0950ha  
 Zoning: Rural Production  
 Resource features: NIL

**THOMSON SURVEY**  
 315 Kerikeri Rd  
 P.O. Box 372 Kerikeri  
 Email: kerikeri@tsurvey.co.nz  
 Ph: (09) 4077360  
 www.tsurvey.co.nz  
 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF LOT 2 DP 84469**  
 WAIPAPA LOOP ROAD, WAIPAPA  
 PREPARED FOR: KERIPAPA FARMS LTD

Survey	Name	Date	ORIGINAL	SHEET
Design			SCALE	SIZE
Drawn	SL/KY	6.10.21	1:2500	A3
Approved				
Rev	KY	29.06.22		
10062 Scheme 20220629.lcd				

Surveyors Ref. No:  
**10062**  
 Sheet 1 of 1

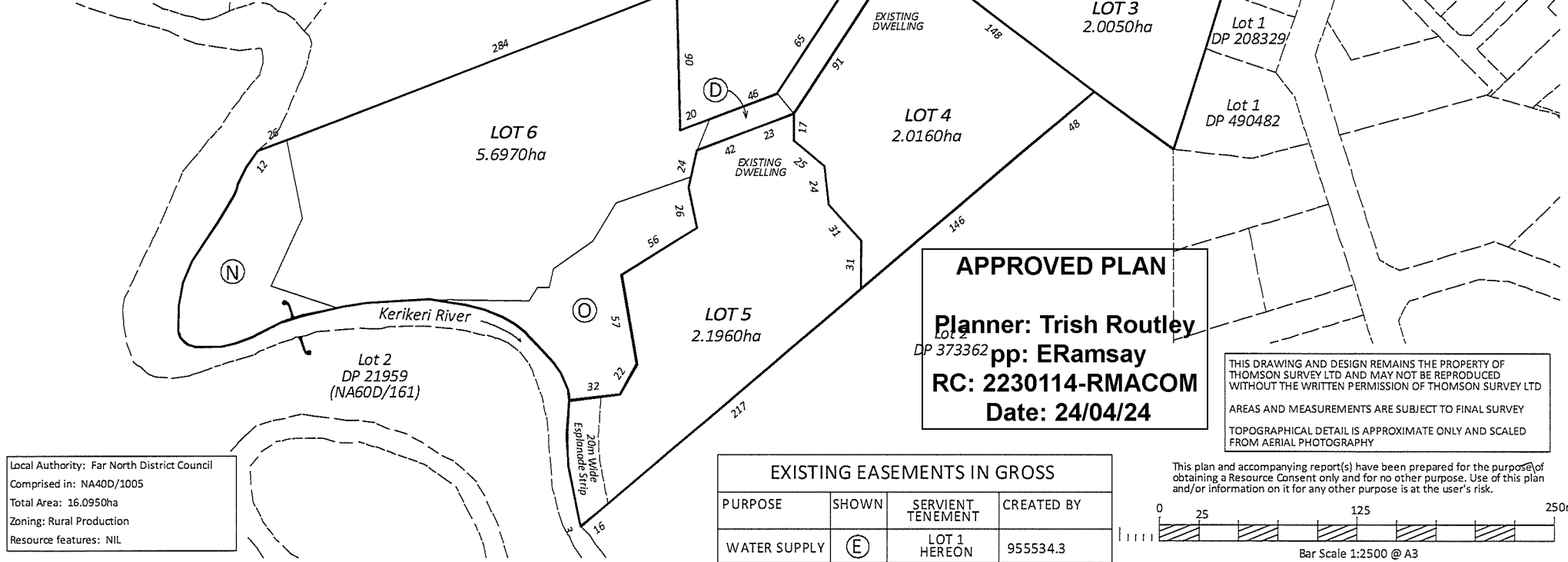
MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A) (J) (M)	LOT 6 HEREON	LOTS 1 - 5 HEREON
	(B)	LOT 6 HEREON	LOTS 2 - 5 HEREON
	(C)	LOT 6 HEREON	LOTS 4 & 5 HEREON
	(D)	LOT 6 HEREON	LOT 5 HEREON

MEMORANDUM EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
CONVEY ELECTRICITY	(G) (I)	LOT 3 HEREON	TOP ENERGY LTD
	(J)	LOT 6 HEREON	
	(K)	LOT 1 HEREON	
	(L)	LOT 2 HEREON	

AMALGAMATION CONDITION:  
 THAT LOT 6 HEREON AND LOT 2 DP 21959  
 (NA60D/161) ARE TO BE HELD IN THE SAME  
 CERTIFICATE OF TITLE

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
ELECTRICAL FACILITIES	(F) (G) (H)	LOT 3 HEREON	E.I. 6791282.2

AREAS MARKED (N) (O) ARE TO BE SUBJECT TO  
 BUSH PROTECTION COVENANTS



**APPROVED PLAN**  
 Planner: Trish Routley  
 pp: ERamsay  
 RC: 2230114-RMACOM  
 Date: 24/04/24

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

Local Authority: Far North District Council  
 Comprised in: NA40D/1005  
 Total Area: 16.0950ha  
 Zoning: Rural Production  
 Resource features: NIL

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
WATER SUPPLY	(E)	LOT 1 HEREON	955534.3

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Bar Scale 1:2500 @ A3

**THOMSON SURVEY LIMITED**  
 315 Kerikeri Rd  
 P.O. Box 372 Kerikeri  
 Email: kerikeri@tsurvey.co.nz  
 Ph: (09) 4077360  
 www.tsurvey.co.nz  
 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF  
 LOT 2 DP 84469  
 WAIPAPA LOOP ROAD, WAIPAPA**  
 PREPARED FOR: KERIPAPA FARMS LTD

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		1:2500	A3
Design			
Drawn	SL/KY 6.10.21		
Approved			
Rev	KY 29.06.22		
10062 Scheme 20220629.lcd			

Surveyors Ref. No:  
**10062**  
 Sheet 1 of 1

## DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

### Decision

Pursuant to section 34(1) and sections 104, 104C, 106 and Part 2 of the Resource Management Act 1991 (the Act or the RMA), the Far North District Council **grants** land use and subdivision resource consent for a Restricted Discretionary Activity, subject to the conditions listed below to:

<b>Council Reference:</b>	2230114-RMACOM
<b>Applicant:</b>	Keripapa Farms Ltd
<b>Property Address:</b>	2049A, B and C State Highway 10, Waipapa
<b>Legal Description:</b>	Lot 2 DP 84469 (Held in Record of Title NA40D/1005)

**The activities to which this decision relates are listed below:**

#### **Activity A – Subdivision:**

Subdivision to create four additional allotments and one esplanade strip in the Rural Production Zone (Operative Plan) and to amalgamate proposed Lot 6 DP 84469 into Lot 2 DP 21959 (NA60D/161).

#### **Activity B – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:**

Consent is required under the NESCS to subdivide a piece of land that has formally been used as an orchard, and for future change of land use.

#### **Activity C – Land Use:**

Land use consent is required for existing buildings located within the site boundary setback as required by the Rural Production Zone.

### **Activity A - Subdivision Conditions**

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

1. The activity shall be carried out in accordance with the approved plans prepared by Thomson Survey, referenced 'Proposed Subdivision of Lot 2 DP 84469', dated 29.06.22, and attached to this consent with the Council's "Approved Stamp" affixed to it.

#### **Survey plan approval (s223 RMA) conditions**

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
  - a. All easements (including all existing easements and easements in gross) in the memorandum to be duly granted or reserved.

- b. The areas identified as 'N' and 'O' on the scheme plan within Lot 6 as being subject to a bush covenant.
- c. The endorsement of the following conditional amalgamation, pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991:

**That** Lot 6 hereon and Lot 2 DP 21959 (NA60D/161) are to be held in the same record of title.

LINZ Reference ID: 1846184

- d. Provide to Council written confirmation from a Licenced Cadastral Surveyor that the access carriageway on Lot 6 is fully contained within the easements provided for access.
  - e. An esplanade strip, with a minimum width of 20m as shown on Lot 5, which enables continuous pedestrian access to and along the edge of the Kerikeri River (for the length of the strip), at all times.
  - f. The location of the bank of the Kerikeri River, clearly defined and located by recent survey.
  - g. Land to vest as riverbed as required, pursuant to section 237A of the Act.
3. Prior to the approval of the survey plan pursuant to section 223 of the Act, the consent holder shall:
- a. Provide to Council's satisfaction, an esplanade strip instrument in accordance with section 232 of the Act, prepared to give effect to the esplanade strip shown on the survey plan. The instrument is to be drafted so as to provide for access and the maintenance and enhancement of the esplanade area and the riparian conservation values therein. All costs involved with the preparation and registration of the Esplanade Strip instrument shall be borne by the applicant.

### Section 224(c) RMA compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
- a. Provide a solicitor's undertaking that the esplanade strip instrument approved by condition 3(a) above will be registered on the affected titles.
  - b. Upgrade ROW easement A & B to comply with Appendix 3B-1 Standards for Private Access with a 5m width carriageway that is mentioned for 5-8 Household Equivalents to comply with Rule 15.1.6C.1 of the FNDC Plan. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP30 or GAP40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff. Culverts should be a minimum of 375 mm RCP, if required.
  - c. Upgrade ROW easement C to comply with Appendix 3B-1 Standards for Private Access with a 3 m width carriageway with passing bay inside a 7.5 m legal width that

is mentioned for 3-4 Household Equivalents to comply with Rule 15.1.6C.1 of the FNDC District Plan. The formation is to consist of a minimum of 200mm of compacted hard fill plus a GAP30 or GAP40 running course and is to include water table drains and culverts as required to direct and control stormwater runoff. Culverts should be a minimum of 375 mm RCP, if required.

- d. Upgrade the existing vehicle crossing to ROW A off Waipapa Loop Road to a formed double width vehicle crossing with 6m x 6m to the ROW which complies with the Councils Engineering Standard FNDC/S/6, 6B, and section 3.3.17 of the Engineering standards and NZS4404:2004. Seal the entrance plus splays for a minimum distance of 6m from the existing edge. Culverts should be a minimum of 375 mm RCP, if required.
- e. The existing vehicle crossing onto State Highway 10 (Crossing Place 2 (CP2)) shall be permanently closed, including reinstatement of any fence line, grassed areas, berm, highway drainage or kerb. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the New Zealand Transport Agency Network Manager.
  - i. The consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the State Highway (closure of the existing CP 2 access) has been completed in accordance with 224(c)(4)(c) above.
  - ii. The consent holder shall provide to Council confirmation that the New Zealand Transport Agency has been advised of relevant documentation (such as proposed title references, draft LT (Land Transfer) plan, ML plan (for Maori Land) or SO (Survey Office) plan) to facilitate the registration or cancellation of any new or existing Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Rounding Powers Act 1989.
- f. Upgrade or form single width entrance to lots 1-5 which complies with the Councils Engineering Standard FNDC/S/6 and section 3.3.17 of the Engineering standards and NZS4404:2004. Culverts should be a minimum of 300mm RCP.
- g. The consent holder shall undertake and complete the necessary works to remediate soil from within the identified Control Areas, as prescribed in the Remediation Action Plan prepared by NZ Environmental, referenced HAIL Projects/ 2023 6 2049A SH10, dated 02 November 2023, and approved by RC 2230114-RMACOM.
  - i. Such works shall take place prior to any site works associated with the subdivision development commencing. Should the consent holder choose to proceed with an alternative Remediation Action Plan to that prepared by NZ Environmental, that alternative RAP shall be prepared by a Suitably Qualified and Experienced Practitioner (as defined in the NESCS Regulation) and provided to Council for approval.
  - ii. On completion of all works prescribed in the approved Remediation Action Plan, the consent holder shall provide a Site Validation Report, for

Council's approval, prepared by a Suitably Qualified and Experienced Practitioner that confirms completion of the works and that compliance with the SCS health for the proposed Rural Residential / Lifestyle 10% produce guideline values land-use scenario has been achieved within the Control Areas identified in the NZ Environmental DSI referred to above.

- iii. Should contaminated materials remain on site within a designated management area as part of the site remediation process, The Site Validation Report will include the location of the soil within the management area for inclusion on the affected lot's property file.
5. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking, and executing the Notice shall be met by the consent holder:
- a. At the time of lodging an application for building consent for any residential dwelling on any of the lots the building applicant is to provide a report from a Chartered Professional Engineer with recognised competence in relevant geotechnical and structural matters, which addresses the site's investigation undertaken, sets out the specific design of the building's foundations and referencing the Subdivision Site Suitability Engineering Report by Geologix (Refer: C0106-S-01 Rev 1 June 2022) in RC 2230114-RMACOM.  
**[Lots 2, 3 & 6]**
  - b. At the time of lodging an application for building consent, the applicant is to submit a report, including plans and calculations, from a Chartered Professional Engineer (CPEng) with experience in hydrology or related fields. This report to address the potential for flooding on the proposed lots and to recommend, a minimum datum plane above which a dwelling floor level could expect to be flood-free. Datum level is to be related to a readily identifiable permanent level in the vicinity. The report shall reference the Subdivision Site Suitability Engineering Report by Geologix (Refer: C0106-S-01 Rev 1 June 2022) in RC 2230114-RMACOM.  
**[Lots 2, 3 & 6]**
  - c. In conjunction with the development or re-development of the site for residential use, including ancillary buildings and access, the lot owner shall install on-site retention storage and flow attenuation. The system shall be designed such that the total stormwater discharged from the site, after development, is no greater than the predevelopment flow from the site for rainfall events up to a 1% AEP plus allowance for climate change. The details of the on-site retention storage and flow attenuation shall be prepared by a suitably qualified engineer and reference the Subdivision Site Suitability Engineering Report by Geologix (Refer: C0106-S-01 Rev 1 June 2022).  
**[Lots 1, 2, 3, 4, and 5]**
  - d. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of a tank or other approved means and to be positioned so that it

is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509.

**[Lots 2, 3 & 6]**

- e. Due to horticultural activities taking place in the vicinity, any dwelling to be constructed on the lots which will utilise rainwater as a potable water supply will require suitable water filtration system to be installed.

**[Lots 1, 2, 3, 4, 5, & 6]**

- f. In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system the applicant shall submit for Council approval a TP58 Report prepared by a Chartered Professional Engineer or an approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a 100% reserve disposal area. The report shall confirm that all of the treatment & disposal system can be fully contained within the lot boundary and comply with the Permitted Activity Standards and shall reference the recommendations made within Subdivision Site Suitability Engineering Report by Geologix (Refer: C0106-S-01 Rev 1 June 2022) and provided with RC 2230114-RMACOM.

The consent holder shall enter into a maintenance contract with a suitably qualified and experienced person to maintain the wastewater treatment system so that it works effectively at all times. At a minimum, all maintenance shall be in accordance with the recommendations of the Operation and Maintenance Manual prepared by the system supplier.

The lot owner is responsible for the provision of a power supply to operate the on-site aerobic wastewater treatment plant and any other device which requires electrical power to operate.

**[Lots 2, 3, & 6]**

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

**[Lots 2, 3 & 6]**

- h. The site is identified as being within a kiwi present zone. No more than two dogs and one cat shall be kept on site at any time. Any cat must be de-sexed, and any dog must be microchipped. Any cat and/or dog/s kept on site must be kept inside and/or tied up at night and kept under effective control during the day to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

*Working dogs may be kept on Lot 6 in recognition of the ongoing rural use of this Lot, subject to being microchipped and kept inside and/or tied up at night.*

**[Lots 1, 2, 3, 4, 5, & 6]**

- i. The owner of Lot 6 shall preserve the vegetation located within areas 'N' and 'O' on the survey plan and shall not within the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

[Lot 6]

## Subdivision Advice Notes

### Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses:
  - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
  - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

### Right of Objection

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

### Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

### General Advice Notes

4. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).
5. The consent holder will be responsible for the repair and reinstatement of public road carriageways (Waipapa Loop Road), to the satisfaction of the Council Roading Manager, if damaged as a result of the works and building operations. Any debris deposited on the

*public road as a result of the earthworks shall be removed by or at the expense of the applicant. All debris is to be cleaned off the road at the end of each working day.*

- 6. Prior to any physical work on State Highway 10, including the closure of existing vehicle crossing, the consent holder is legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved. Please submit your CAR to the New Zealand Transport Agency CAR Manager via Paul.C.Harrison@nzta.govt.nz a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.*
- 7. The consent holder and future Lot owners are advised that any future development and any earthworks undertaken as a result of the consent conditions need to be undertaken in accordance with the relevant permitted rules and standards of the Proposed District Plan which was notified on the 27th of July 2022.*
- 8. For any development undertaken in proximity to wetland areas, future Lot owners are advised that further consent from Far North District Council as well as the Northland Regional Council may be required prior to development under the District Plan and/or the National Environmental Standard for Freshwater Regulations 2020.*
- 9. It is recommended that all culverts within the subdivision are constructed with a 375mm minimum diameter RCP culvert to provide improvements from the current published FNDC Engineering Standards.*
- 10. It is advised that the consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and is also responsible for the repair and reinstatement of any underground services damaged as a result of the earthworks.*
- 11. The consent holder and any future Lot owner is advised that TP58 Reports must be prepared by a person who is on a list of approved TP58 writers maintained by Far North District Council. Persons on the approved list must be either a Chartered Professional Engineer or a Registered Drainlayer who has attended and passed a TP 58 writers course approved by Far North District Council.*

## **Activity B - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health**

No conditions are imposed under the Regulation, noting that conditions of the subdivision consent address the requirements of the Regulation.

## **Activity C – Land Use**

No conditions of consent are required for this aspect of the application.

## Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act, the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons, and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Restricted Discretionary Activity resource consent, as such under section 104C RMA only those matters over which council has restricted its discretion have been considered, these matters are found in section Rule 13.7.3 and 12.3.1(b)(ii) of the Operative District Plan.
3. In regard to section 104(1)(a) of the Act, the actual and potential effects of the proposal will be acceptable as:
  - a. The assessment of effects in pages 7-13 of the AEE with the application, combined with the Site Suitability Engineering Report, are considered to address all relevant matters. Upon completion of the 224(c) compliance conditions, the proposed subdivision and land use will have appropriate access and the ability to provide onsite services to service residential development in the future. The proposed subdivision will not result in any adverse social, economic, or cultural effects.
  - b. While the subject site is subject to land contaminants above background concentrations, the applicant has provided a Detailed Site Investigation, Remediation Action Plan, and Site Management Plan which will ensure that areas of contaminated land are appropriately remediated for future and existing rural residential use.
  - c. The proposal will also result in positive effects, such as providing for future low density residential accommodation and contribute to the housing supply in the area without compromising the operation of existing and future production activities. The proposal enables housing close to the existing urban settlement of Waipapa which contributes to both the social and economic wellbeing of the district.
4. In regard to section 104(1)(ab) of the Act, there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
5. In regard to section 104(1)(b) of the Act, the following statutory documents are considered to be relevant to the application and are discussed below.
  - a. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011
  - b. National Policy Statement for Highly Productive Land 2022
  - c. National Policy Statement for Indigenous Biodiversity 2023
  - d. Northland Regional Policy Statement 2016
  - e. Operative Far North District Plan 2009
  - f. Proposed Far North District Plan 2022

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

There are no objectives or policies in the NESCS therefore the NESCS will not be considered in Section 104(1)(b) of the Act (included for completeness). It is important to note that the Remediation Action Plan prepared by NZ Environmental Management (Dated August 2023) concluded the site is suitable for future residential or commercial use.

National Policy Statement for Highly Productive Land 2022

On 17th October 2022 the Central Government released the NPS-HPL. The policy statement aims to protect highly productive land for use in land-based primary production, both now and for future generations. There is no discretion or transitional period under the NPS-HPL. For all local authorities, it is required to consider whether the proposed activities subject of this application is consistent with the provisions of the NPS-HPL, specifically whether the proposal will result in a reduction to the productive capacity of the land.

In this case, areas of proposed Lot 2 contain soil classed as LUC-2 and the remainder of the lots (1, 3, 4, 5, and 6) contain soils classed as LUC-3. Since the proposal involves subdivision in areas classed as highly productive land, the subdivision is considered contrary to some of the objectives and policies in the NPS-HPL.

Policy 7 of the NPS-HPL seeks to *avoid* the subdivision of highly productive land, however, in this case the application is for a restricted discretionary activity where the proposed allotment sizes are anticipated with the Rural Production Zone and Council's discretion does not extend to productive land capacity. While the proposal is contrary to Policy 7 of the NPS-HPL, it is considered that Policy 7 has limited weight in this instance.

Policy 9 seeks to ensure reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land. In this case, the proposal is for subdivision only where the proposal will create allotment sizes anticipated within the Rural Production Zone in accordance with the Operative Far North District Plan. While no land use is proposed as part of this application, future industrial activities may be established on the site in the future (due to future zoning of the Proposed District Plan). However, it is not anticipated that any significant reverse sensitivity effects would arise given the allotment sizes. Overall, the proposal will be consistent with Policy 9 of the NPSHPL.

The activity is consistent with the protection of highly productive land and the subdivision is not considered inappropriate as the existing use of the land is continued.

In addition to the above, whilst the site is zoned as Rural Production under the Operative District Plan and areas within the site has been mapped and classed as Land Use Capability 2 and 3, the site is not considered to meet the definition of Highly Productive Land, due to the following:

Specifically, Clause 3.5(7) of the NPS which states Highly Productive Land:

*(b) Is not:*

*(i) identified for future urban development; or*

*(ii) subject to a Council initiated, or an adopted, notified plan change to rezone if from general rural or rural production to urban or rural lifestyle.*

The subject site is zoned as Light Industrial under the PDP. Whilst the Light Industrial Zone is not classified as an urban or rural lifestyle zone (per (b)(ii) above), the intent of the industrial zone aligns more clearly to that of an urban zone, rather than a rural zone. In particular, urban zones expect connections to reticulated services, well established road environments, denser urban development and therefore a fair departure from rural expectations. Therefore, the NPS-HPL does not apply to this application.

#### National Policy Statement for Indigenous Biodiversity

The application was lodged on 17 August 2022 and the NPS-IB came into effect on 7 July 2023, therefore the Applicant has not provided an assessment regarding the NPS-IB.

However, it is considered that the proposal will uphold the objectives and policies of the NPSIB as the applicant has confirmed that no vegetation clearance is proposed as part of the subdivision, in particular, no vegetation clearance is proposed in areas of Lot 5 which are subject to native vegetation. In addition, the Applicant has offered a bush covenant to protect the vegetation.

#### Northland Regional Policy Statement 2016

The activity is consistent with the Northland Regional Policy Statement for the reasons set out in Section 6.6 (Page 21) of the Assessment of Environmental Effects submitted with the application. In particular, the proposal is considered to create less than minor effects on the character of the Waipapa locality, which is characterised by a variety of rural production, light industrial and low-density residential land use. It is also noted that whilst the site contains Class 2 and 3 versatile soils, the subdivision provides an opportunity to remove cattle from the land and will not impact on the life supporting capacity of soils. Additionally, the quality of the surrounding environment can be maintained such as the kiwi population which has been recognised and provided for in the application. Subsequently, the scale and nature of the activity is considered to have negligible effects on Northlands natural and physical resources such as air, water, soil and ecosystems.

#### Operative Far North District Plan 2009,

The activity is consistent with the objectives and policies of the Operative Far North District Plan 2009 for the reasons set out in Section 6.1 of the Assessment of Environmental Effects submitted with the application. In particular, the proposal is for a restricted discretionary activity subdivision where the proposed allotments are of sufficient size to accommodate on-site wastewater treatment, water supply and stormwater disposal and management. The future development of these services will not undermine landscape, cultural or heritage values. The proposed allotments all have the provision for safe access.

#### Proposed Far North District Plan 2022

The site is zoned for Light Industrial land use in the Proposed District Plan. The activity is considered to be contrary to the relevant objectives, policies and assessment criteria of the Far North Proposed District Plan (PDP) when considering the objectives and policies of the Light Industrial Zone.

Most notably, Policy LIZ-P2 seeks to avoid residential activities that do not support the function of the Light Industrial Zone. In this case, the proposed allotment sizes of the

subdivision are of a size that will be able to support both the low density rural lifestyle development and future light industrial activities.

The Applicants assessment of the Proposed Far North District Plan as outlined in Section 6.2 of the AEE on pages 14 to 20 is adopted for this decision.

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

As assessed above the outcomes sought are different under the operative and proposed plan frameworks. Therefore, it is necessary to consider the weight to be given to each framework and which outcome should prevail.

The PDP is subject to change as the plan goes through the statutory process. As such despite the different outcomes anticipated by the PDP little weight is given to these provisions and more weight is applied to the ODP.

6. In regard to section 104(1)(c) of the Act, there are no other matters relevant to the application.
7. In terms of s106 of the RMA, the proposal has included appropriate provision for legal and physical access to all lots and the Site Suitability Report provided with the application adequately mitigates against flood risk, which has been included as conditions of consent such that there is no significant risk from natural hazards.


8. Based on the assessment above the activity will be consistent with Part 2 of the Act.  
The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment (section 7). The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi (section 8).

Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

## Approval

This resource consent has been prepared by Sophie Brocklesby (and revised by Hannah Kane), Consultant Planner.

I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and **subject to the conditions above**, and under delegated authority, **grant** this resource consent for subdivision and land use at 2049A, B and C State Highway 10, Waipapa, it being a restricted discretionary activity under the Operative Far North District Plan 2009 and the Resource Management Act 1991.

A handwritten signature in black ink, appearing to read 'Alan Watson', written in a cursive style.

**Alan Watson**  
**RMA Independent Commissioner**

**Date: 23 April 2024**