



Office Use Only Application Number:

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**

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

3. Would you like to opt out of the Fast Track Process? Yes/ No

4. Applicant Details:

Name/s: K.C. & K.J. Godsell

Electronic Address for Service (E-mail): _____

Phone Numbers: Work: _____ Home: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

Post Code: _____

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Donaldson's Surveyors Ltd

Electronic Address for Service (E-mail): _____

Phone Numbers: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act)

Post Code: _____

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

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Keith & Kimberley Godsell

Property Address/
Location: 127 Rangitane Road, Kerikeri

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: 127 Rangitane Road, Kerikeri

Legal Description: Lot 1 DP 616409 & Lot 2 DP 614962

Val Number:

Records of Title: RT 1265350 & RT 1228271
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.**

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed Boundary Adjustment

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification?

~~Yes~~/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

Building Consent (BC ref # if known) Regional Council Consent (ref # if known)

National Environmental Standard consent Right of Way Section 348 LGA

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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
Exempt as production land

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).

yes no don't know

Subdividing land

Changing the use of a piece of land

Disturbing, removing or sampling soil

Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application. See within the planning report

13. Billing Details:

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

Name/s: (please write all names in full) Donaldson's Surveyors Limited

Email:

Postal Address:

Phone Numbers: Work: _____ Home: _____ Fax: _____

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

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

Name: Micah Donaldson

Signature: _____ (signature of bill payer – **mandatory**) Date: 25 February 2026

14. Important Information:

Note to applicant

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

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

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

Fast-track application

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

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

Privacy Information:

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

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

Name: Micah Donaldson (please print)

Signature: _____ (signature) Date: 25 February 2026

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

Digital Applications may be submitted via E- mail to: Planning.Support@fndc.govt.nz

Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Donaldson's Surveyors Limited

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DONALDSONS

REGISTERED LAND SURVEYORS

PLANNING REPORT

PROPOSED BOUNDARY ADJUSTMENT

K. & K. GODSELL, 127 RANGITANE ROAD, KERIKERI

DATE: 25 FEBRUARY 2026

REFERENCE: 8699



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A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

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INTRODUCTION

The applicants own rural land along Rangitane Road, Kerikeri, and seek resource consent to carry out a boundary adjustment to rectify a title plan anomaly that transpired from RC 2240372 RMAVAR/A.

Exiting Sites

Lot 1 DP 616409 = 8.77ha

Lot 2 DP 614962 = 4.75ha

Proposed Sites

Lot 1 = 8.94 ha

Lot 2 = 4.57 ha

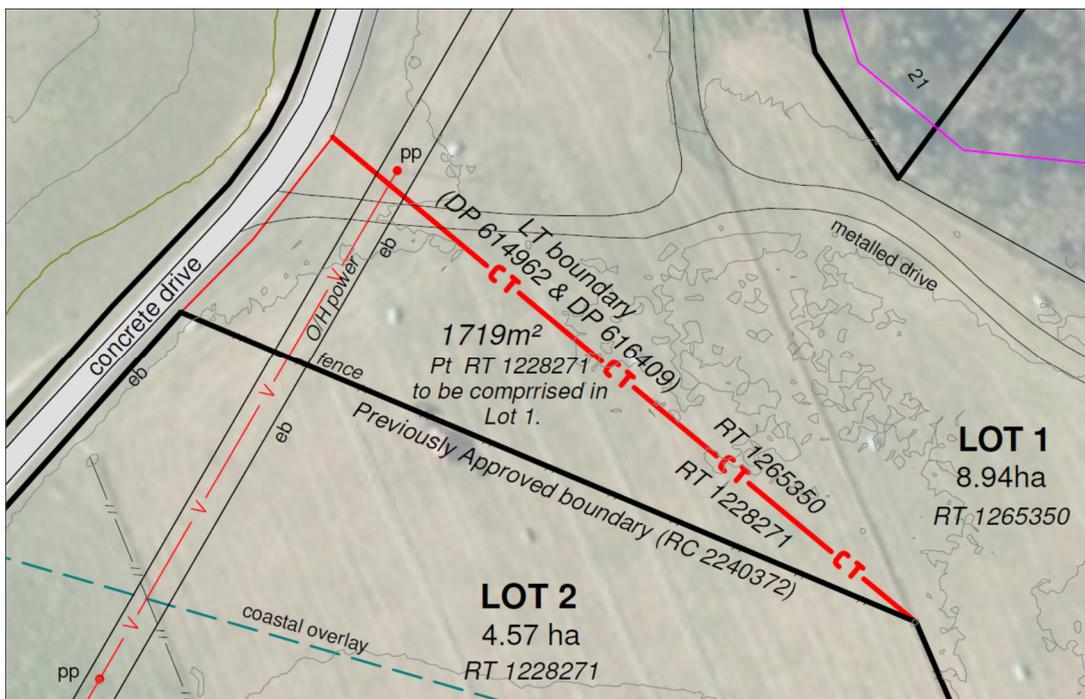
A boundary on DP 614962, approved under RC 2240372, has been incorrectly depicted, as it is shown connecting to a boundary peg other than that approved as shown by the red line in the diagram below.

The new LT plan is attached, referenced LT 627136, and should be assessed as the subject scheme plan.

In addition, the applicants seek consent to cancel the existing consent notice CONO 13369679.3 pursuant to section 221(3) of the Resource Management Act 1991, and to reissue the same consent notice to apply to proposed Lots 1 and 2.

The property is zoned General Coastal under the Operative District Plan and Rural Production under the Proposed District Plan.

The application is assessed as a non-complying activity. Proposed Lot 2 is subject to a sale and purchase agreement and therefore the applicant requires this boundary amendment to be processed with urgency.



SITE DESCRIPTION

The property is accessible at 127 Rangitane Road, approximately 10km from Kerikeri Township. Access to the site is via a well formed concrete driveway that leads to the applicant’s residence.

Estate	Title	Appellation	Area	Owners
Fee Simple	RT 1265350	Lot 1 DP 616409	8.7740 ha	K. & K. Godsell
Fee Simple	RT 1228271	Lot 2 DP 614962	4.7514 ha	K. & K. Godsell

The properties define rural lifestyle blocks; Lot 1 is developed with established residence and Lot 2 is vacant pastureland.

The land has a gentle contour sloping to the southwest forming a central overland flowpath leading to a manmade pond.

There is a formed concrete access extending off Rangitane Road leading to the applicants residence, which is shared with Lot 2 up to the boundary.

The soil type is Rangiora clay loam (RA), defined as mature greywacke soils, being imperfectly to (very) poorly drained. The soil capability is recorded as 4e7, not representative of versatile soil.

RESOURCE MANAGEMENT ACT 1991

The subdivision of land falls under the Resource Management Act 1991, and application requirements must demonstrate the level of environmental effects caused by the activity respective to applicable underlying planning guidelines. The effects relate to a correction of a boundary to what is already approved by RC 2240372, and therefore does not require further assessment of effects.

SCHEDULE 4

An application made for subdivision consent pursuant to Section 88 RMA, must include the following aspects relevant to the proposed subdivision activity and zone expectations:

ASSESSMENT OF THE ACTIVITY AGAINST THE MATTERS UNDER PART 2 RMA

Part 2 Purpose and Principles

Purpose

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

(2)

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

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

No concern.

Matters of national importance

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

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

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

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

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

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights.

The boundary adjustment does not present any increased impacts from what is already approved.

Other matters

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

- (a) kaitiakitanga:*
 - (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
 - (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*

- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

No change.

Treaty of Waitangi

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

The proposal is not considered to contradict the Treaty of Waitangi's interpretations.

ASSESSMENT OF THE ACTIVITY AGAINST SECTION 104(1)(B)

Section 104(1)(b)
any relevant provisions of—

- (i) a national environmental standard:*
- (ii) other regulations:*
- (iii) a national policy statement:*
- (iv) a New Zealand coastal policy statement:*
- (v) a regional policy statement or proposed regional policy statement:*
- (vi) a plan or proposed plan;*

- (a) includes the information required by clause 6*
- (b) address the matters specified in clause 7; and*
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*

CLAUSE 6

(1) An assessment of the activity's effects on the environment must include the following information:

(a) *if it is likely that the activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

(b) *an assessment of the actual or potential effects on the environment of the activity.*

(c) *if the activity includes the use of hazardous substances and installations, an assessment of any risk to the environment that are likely to arise from such use.*

(d) *if the activity includes the discharge of any contaminants, a description of -*
(i) *the nature of the discharge and the sensitivity of the receiving environment to adverse effects;*
and
(ii) *any possible alternative methods of discharge, including discharge into any other receiving environment:*

(e) *a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effects:*

(f) *identification of the persons affected by the activity and consultation undertaken, and any response to the views of any person consulted:*

(g) *if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:*

(h) *if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).*

(2)
A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

This is covered under the respective headings following.

CLAUSE 7

7 Matters that must be addressed by assessment of environmental effects

(1) *An assessment of an activity's effects on the environment must address the following matters:*

(a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*

(b) *any physical effects on the locality, including any landscape, and visual effects.*

(c) *Any effects on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.*

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural values, or other special value, for present and future generations:

(e) any discharge of contaminants in to the environment, including any unreasonable emissions of noise, and options for the treatment and disposal of contaminants:

(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

There are no known concerns to address.

In summary, the proposal is a minor boundary correction that accords with a recently approved and completed subdivision RC 2240372. Overall, this proves possible without cause to any adverse effects' contrary to that decision or the purpose and principles of the Resource Management Act 1991.

NORTHLAND REGIONAL POLICY STATEMENT

The Northland Regional Policy Statement presents development guidelines for the northland region.

PART 3: OBJECTIVES

3.4 Indigenous ecosystems and biodiversity

Safeguard Northland's ecological integrity by:

- a) Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- b) Maintaining the extent and diversity of indigenous ecosystems and habitats in the region; and*
- c) Where practicable, enhancing indigenous ecosystems and habitats, particularly where this contributes to the reduction in the overall threat status of regionally and nationally threatened species.*

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

6.1.1 Policy - Regional and district plans

Regional and district plans shall:

- (a) Only contain regulation if it is the most effective and efficient way of achieving resource management objective(s), taking into account the costs, benefits and risks;*
- (b) Be as consistent as possible;*
- (c) Be as simple as possible;*
- (d) Use or support good management practices;*
- (e) Minimise compliance costs and enable audited self-management where it is efficient and effective;*
- (f) Enable subdivision, use and development that accords with the Regional Policy Statement; and*
- (g) Focus on effects and where suitable use performance standards.*

The proposal presents no measurable impacts and therefore requires local authority to initiate a supportive role utilising processes in place to be as ‘simple as possible.’

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

Part 2

2.1 Objective

Highly productive land is protected for use in land-based primary production, both now and for future generations.

2.2 Policies

Policy 1

Highly productive land is seen as a resource with finite characteristics and long-term values for land based primary production.

Policy 4

Highly productive land for land-based primary production is prioritised and supported.

Policy 8

Highly productive land is protected from inappropriate use and development.

Part 3

Implementation

3.2 Integrated management

(1) Regional councils and territorial authorities must identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land in an integrated way, which means:

- (a) *considering how land-based primary production, including supporting activities, interact with freshwater management at a catchment level*
- (b) *providing co-ordinated management and control of the subdivision, use and development on highly productive land across administrative boundaries within and between regions*
- (c) *taking a long term strategic approach to protecting and managing highly productive land for future generations.*

3.8 Avoiding subdivision of highly productive land

(1) *Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:*

- (a) *the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long-term*
- (b) (c) *Not applicable.*

The application has demonstrated that the land does not meet the criteria of “highly productive”.

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

Part 1

1.3 Fundamental concept - Te Mana o te Wai

(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Objectives and Policies

2.1

The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that priorities:

- (a) first, the health and wellbeing of water bodies and freshwater ecosystems*
- (b) second, the health needs of people (such as drinking water)*
- (c) third, the ability of people and communities to provide for their social, economic and cultural wellbeing, now and in the future.*

2.2

Policy 3

Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 4

Freshwater is managed as part of New Zealand's integrated response to climate change.

Policy 6

There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration promoted.

Policy 9

The habitats of indigenous freshwater species are protected.

3.5 Integrated management

(1) Adopting an integrated approach ki uta ki tai, as required by Te Mana o te Wai, requires that local authorities must:

- (a) recognise the interconnectedness of the whole environment, from the mountains and lakes, down the rivers to lagoons, estuaries and to the sea.*
- (b) recognise interactions between freshwater, land, water bodies, ecosystems, and receiving environments.*
- (c) manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effect on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.*
- (d) Encourage the co-ordination and sequencing of regional or urban growth.*

The national policy statement presents strong incentives for development to 'avoid' actual or potential effects that would compromise wetlands, or the natural components linked to waterways. The boundary adjustment does not undermine that intent.

NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for assessing and managing contaminants in soil to protect human health 2011, is not considered applicable to the subject land having no evidence of HAIL use.

Review of historic aerial images displayed on Retro Lens indicate there were no earlier HAIL sites to suggest the need for further investigation.

OPERATIVE DISTRICT PLAN

The property is located in the General Coastal zone, and is affected by a Resource Overlay (outstanding landscape) under the Far North District Plan.

Under Chapter 13 TABLE 13.7.2.1: MINIMUM LOT SIZES the proposal is configured as a non-complying activity that is in breach of the minimum area standards under the General Coastal zone. The General Coastal zone does not have a Controlled Activity status, and the boundary adjustment is accordingly presented as a Non Complying Activity with effects that are less than minor.

MINIMUM LOT SIZES

TABLE 13.7.2.1: MINIMUM LOT SIZES	Discretionary
<i>General Coastal</i>	<i>A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. (6ha average)</i>

Lot 1 = 8.94 ha
 Lot 2 = 4.57 ha

Boundary Adjustments

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) *There is no change in the number and location of any access to the lots involved;*

The boundary adjustment does not increase the number of accesses to the site.

- (b) *There is no increase in the number of lots;*

There would remain 2 titles.

(c)
The area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment;

The boundary adjustment actions an exchange of areas that meet the underlying resource consent.

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

The areas remain contiguous with that of the current boundary layout.

(e)
All boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal);

The adjusted boundary complies with all permitted land use rules.

(f)
All existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

The proposal complies.

ALLOTMENT DIMENSIONS

(Buildable Area)

Zone	Minimum Dimension
General Coastal	30m x 30m

All proposed lots are able to uphold the 30m x 30m allotment shape parameter in accordance with 10-metre setbacks from boundaries.

ASSESSMENT

Allotment Sizes and Dimensions

The allotment sizes have appropriate dimensions capable of providing for the main necessities; building, parking, outdoor areas disposal of effluent and control of stormwater.

Hazards

There are no known natural hazards.

Water Supply

There is no change.

Stormwater

There is no change.

Sewage

There is no change.

Energy Supplies & Telecommunications

There is no change.

Easements & Covenants

There is no change to existing and proposed easements.

It is proposed to cancel and recreate existing consent notice CONO 1336979.3 pursuant to Section 221(3) RMA, so that it reflects the new title areas.

CONO 1336979.3

Lots 1 & 2 DP 614962 Lots 1 & 2 DP _____

i The lot owner shall preserve the living indigenous vegetation within the areas identified on the title plan DP 614962 as 'S', 'U', 'W', 'X', 'Y', 'Z' & 'ZA', and shall not without the prior written consent of the council, and in strict compliance with any conditions, cut down, damage, or destroy that habitat. Such consent shall be a resource consent. The lot owner shall exclude stock from entering the area. The owner shall not be in breach of this prohibition if any vegetation dies from natural causes.

Lot 2 DP 614962 Lot 2 DP _____

i All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitability qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.

ii In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner shall obtain Building Consent and install a wastewater treatment and effluent disposal system. The design 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 Northland Regional Plan Permitted Activity Standards, and shall

reference the report prepared by Kerikeri drainage, dated 05 March 2024, and included within application documents of RC2240372.

For on-site wastewater disposal system:

- *The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.*

- *Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.*

i No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).

i All buildings and structures on the lot shall be located within the identified building envelope as identified on the title plan DP 614962 as 'V'.

When building consent is sought for a dwelling or any building over 50m², the applicant must submit for approval of Council, a Building Development Landscape Plan which manages the landscaping and development of the curtilage of the building, i.e. the balance of the Building Envelope. The plan shall detail planting for the purpose of visual mitigation and integration of the built development and its access. The plan shall show details of re-vegetation of any exposed cut faces associated with works required for the building or access and follow the general guidelines within the Landscape and Visual Effects Assessment, prepared by Hawthorn Landscape Architects, referenced Proposed Subdivision 127a Rangitane Road Kerikeri and dated 30 October 2024, included within application documents of RC2240372-RMAVAR/A. The plans shall contain the following information:

Building Design Guidelines

Building Form

- *Building form shall flow with and follow the topography of the site and not protrude extensively above it unnecessarily.*

- *The form of large buildings shall be broken up or indented to provide visual interest and shadows.*

- *All built structures within covenant 'V' on Lot 2 shall be limited to a height of no greater than 6 meters above ground level.*

Building Materials and Finishes

- *Building colours from the A and B Group of the BS 5252 colour chart shall be used.*

- *The light reflectance values for the exterior roof colours shall not exceed 30% and the exterior walls shall not exceed 40%.*

Ancillary Structures

- *All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence.*

- *The use of landscape plantings to connect these structures with the main residence is required.*

Water tanks

- *Water tanks, if not placed underground, shall be designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by landscape amenity plantings.*

Driveways and Parking Areas

- *Parking areas shall be integrated with the overall design of the residence and landscaping.*
- *Kerbs should be avoided or use low profile kerbs formed with dark grey concrete oxide and use chip seal or loose road metal.*

Earthworks

- *Earthworks shall be graded gradually into adjacent contours. Earthworks that create sharp and large batters that are difficult to revegetate are to be avoided.*
- *Any retaining walls over 1m high shall be screened with planting.*

The landscape plan shall incorporate:

- *Foreground planting to provide a softening of the northern facing facade of a house when viewed from the water.*
- *Specimen Pohutukawa trees placed around the edges of the building site to provide vertical scale when viewed from the water to break up the view of any future house on this lot.*
- *Backdrop planting to provide a vegetated backdrop to the building site so that when viewed from the water and to the north any future built form will not be viewed on the skyline. This planting will also screen the building from view from the west, south and*
- *eastern aspect so that the surrounding neighbours are not looking at the back of the dwelling. The approved Building Development Landscape Plan is to be implemented within 12 months following completion of the exterior of the building (approximately May-September) and maintained in perpetuity, with allowance made within the landscaping areas for the maintenance, trimming and replacement planting of trees as required. Any plants that are removed or damaged are to be replaced as soon as possible, or within the next planting season.*

TRANSPORTATION

There is no change to access, traffic movements or parking.

NATURAL AND PHYSICAL RESOURCES

There is no impacts on natural and physical resources.

PROPOSED DISTRICT PLAN

The property is zoned Rural Production under the provisions of the Proposed District Plan, which currently does not have full legal effect.

Standards

SUB-S1 Minimum allotment sizes

Activity status: Controlled

<i>Rural Production</i>	40ha
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SUB-S2 Requirements for building platforms for each allotment

<i>Rural Production, Horticulture, Rural Lifestyle, Rural Residential</i>	30m x 30m
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CON-1

<i>SUB-1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased;</i>	The degree of non-compliance, due to the amended area is nil.
<i>SUB-2 Requirements for building platforms for each allotment</i>	No concern both sites have ample area for building.
<i>SUB-3 Water supply</i>	No change.
<i>SUB-4 Stormwater management</i>	No change.
<i>SUB-5 Wastewater disposal</i>	No change.
<i>SUB-6 Telecommunications and power supply</i>	No change.
<i>SUB-7 Easements for any purpose</i>	No change.

CON-2

the boundary adjustment does not alter

<i>the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;</i>	No change.
<i>the degree of non compliance with zone or district wide standards;</i>	There is no change to the degree of non-compliance with the zone or district wide standards.
<i>the number and location of any access</i>	There is no change in the number or location of any access.
<i>the number of certificates of title</i>	There is no increase in the number of titles.

CON-3

1. The boundary adjustment complies with standard:

SUB -S8 Esplanades

Any subdivision involving the creation of one or more allotments less than 4ha which adjoins:

<i>1 - The line of MHWS;</i>	N/A
<i>2 - The bank of a river whose bed has an average width of 3m or more;</i>	N/A
<i>3 - A lake that is larger than 8 ha in size</i>	N/A
<i>An esplanade reserve must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.</i>	N/A

In summary, the proposed boundary adjustment is considered to uphold the Controlled Activity standards of the proposed district plan.

CONCLUSION

The proposed boundary adjustment presents a low impact activity with no measurable adverse effects.

The request to cancel and reissue the consent notice is administrative in nature and is intended to maintain an accurate and orderly record.

The application is recommended for approval and is considered suitable for streamlined (fast-track) processing.

Micah Donaldson
MNZIS - Assoc. NZPI





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R. W. Muir
Registrar-General
of Land

Identifier **1228271**
Land Registration District **North Auckland**
Date Issued 04 September 2025

Prior References
753033

Estate Fee Simple
Area 4.7514 hectares more or less
Legal Description Lot 2 Deposited Plan 614962
Registered Owners
Keith Charles Godsell, Kimberley Jayne Godsell and YRW Trustees 2007 Limited

Interests

Subject to Section 59 Land Act 1948

Appurtenant to part formerly Lot 1 DP 165034 is a right to transmit electricity created by Easement Instrument 7526769.2 - 3.9.2007 at 9:00 am

12034360.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.3.2021 at 3:44 pm

Subject to a right to convey electricity over parts marked M, N on DP 614962 created by Easement Instrument 12034360.3 - 1.3.2021 at 3:44 pm

Some of the easements created by Easement Instrument 12034360.3 are subject to Section 243 (a) Resource Management Act 1991 (see DP 502469)

Land Covenant in Covenant Instrument 12034360.4 - 1.3.2021 at 3:44 pm

Land Covenant in Covenant Instrument 12034360.5 - 1.3.2021 at 3:44 pm

12079984.4 Mortgage to First Mortgage Custodians Limited - 14.4.2021 at 5:54 pm

Subject to a right to convey electricity over parts marked E, F, M on DP 614962 created by Easement Instrument 13183940.1 - 26.2.2025 at 11:11 am

13250466.1 Mortgage to Mutual Home Loans Limited - 20.3.2025 at 4:03 pm

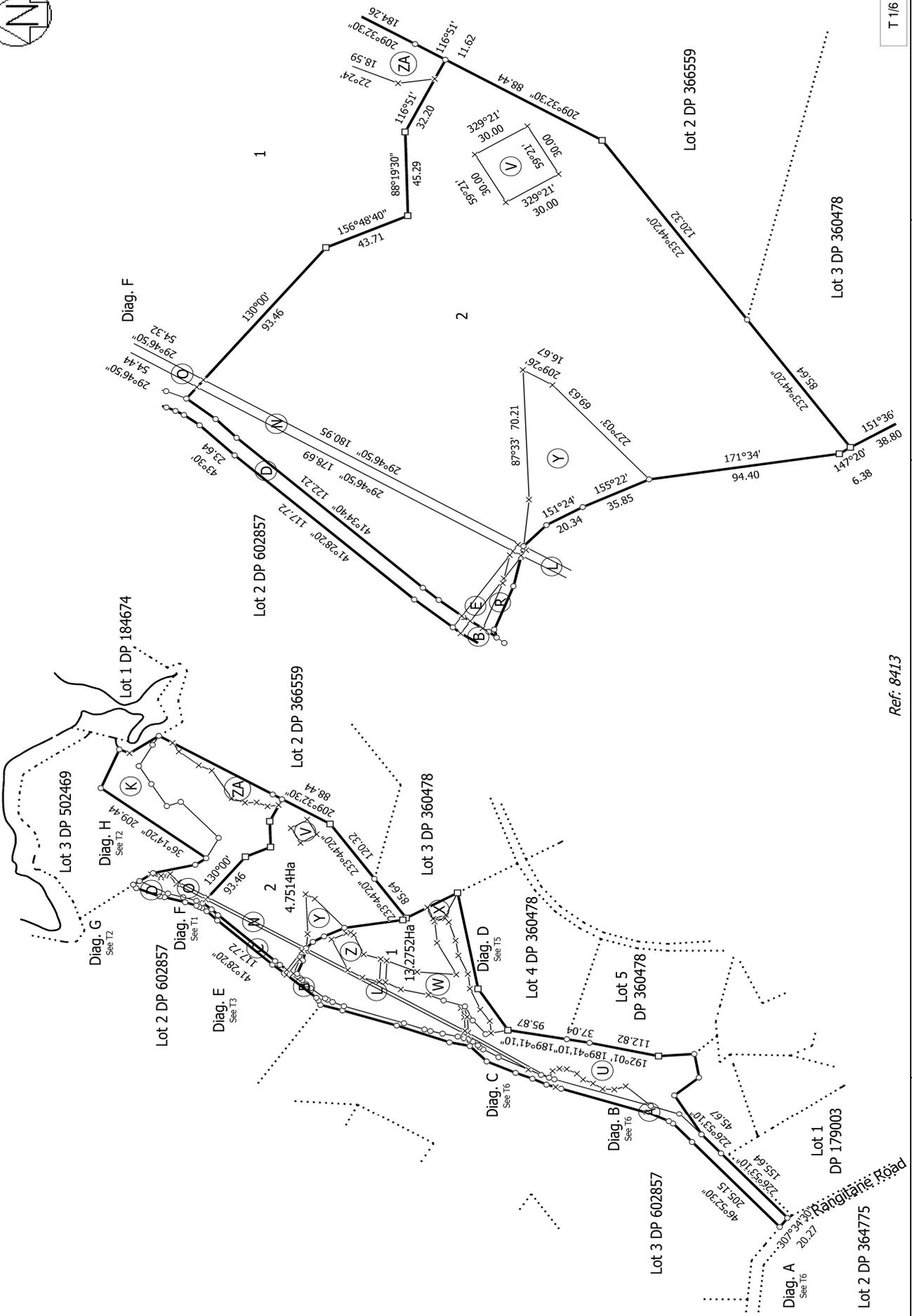
13369679.2 Partial Cancellation of Consent Notice 12034360.2 as to some of the conditions - 4.9.2025 at 11:02 am

13369679.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2025 at 11:02 am

Subject to a right of way, a right to convey telecommunications and water over parts marked F, M, R on DP 614962 and a right to convey electricity over parts marked F, M, N, R on DP 614962 created by Easement Instrument 13369679.4 - 4.9.2025 at 11:02 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications and water created by Easement Instrument 13369679.4 - 4.9.2025 at 11:02 am

The easements created by Easement Instrument 13369679.4 are subject to Section 243 (a) Resource Management Act 1991



T 1/6

Ref: 8413

Land District: North Auckland
 Digitally Generated Plan
 Generated on: 23/06/2025 12:57:00 am Page 4 of 9

Lots 1 & 2 being a Subdivision of Lot 2 DP 502469

Surveyor: Robert John Donaldson
 Firm: Donaldsons

Title Plan
 LT 614962
 Approved on: 23/06/2025



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




R. W. Muir
Registrar-General
of Land

Identifier 1265350
Land Registration District North Auckland
Date Issued 25 November 2025

Prior References
1228270

Estate Fee Simple
Area 8.7740 hectares more or less
Legal Description Lot 1 Deposited Plan 616409
Registered Owners
Keith Charles Godsell, Kimberley Jayne Godsell and YRW Trustees 2007 Limited

Interests

Subject to Section 59 Land Act 1948

Appurtenant to part formerly Lot 1 DP 165034 is a right to transmit electricity created by Easement Instrument 7526769.2 - 3.9.2007 at 9:00 am

12034360.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.3.2021 at 3:44 pm

Subject to a right of way and a right to convey telecommunications and computer media over parts marked A, B, C & D and a right to convey water over parts marked A, B, C, D, H, I & J and a right to convey electricity over parts marked A, B, C, D, G, H, I, J, O & AA on DP 616409 created by Easement Instrument 12034360.3 - 1.3.2021 at 3:44 pm

Some of the easements created by Easement Instrument 12034360.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 502469)

Land Covenant in Covenant Instrument 12034360.4 - 1.3.2021 at 3:44 pm

Land Covenant in Covenant Instrument 12034360.5 - 1.3.2021 at 3:44 pm

12079984.4 Mortgage to First Mortgage Custodians Limited - 14.4.2021 at 5:54 pm

Subject to a right to convey electricity over part marked C on DP 616409 created by Easement Instrument 13183940.1 - 26.2.2025 at 11:11 am

13250466.1 Mortgage to Mutual Home Loans Limited - 20.3.2025 at 4:03 pm

13369679.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2025 at 11:02 am

Subject to a right of way and a right to convey water and telecommunications parts marked A & B and a right to convey electricity over parts marked A, B, G & I on DP 616409 created by Easement Instrument 13369679.4 - 4.9.2025 at 11:02 am

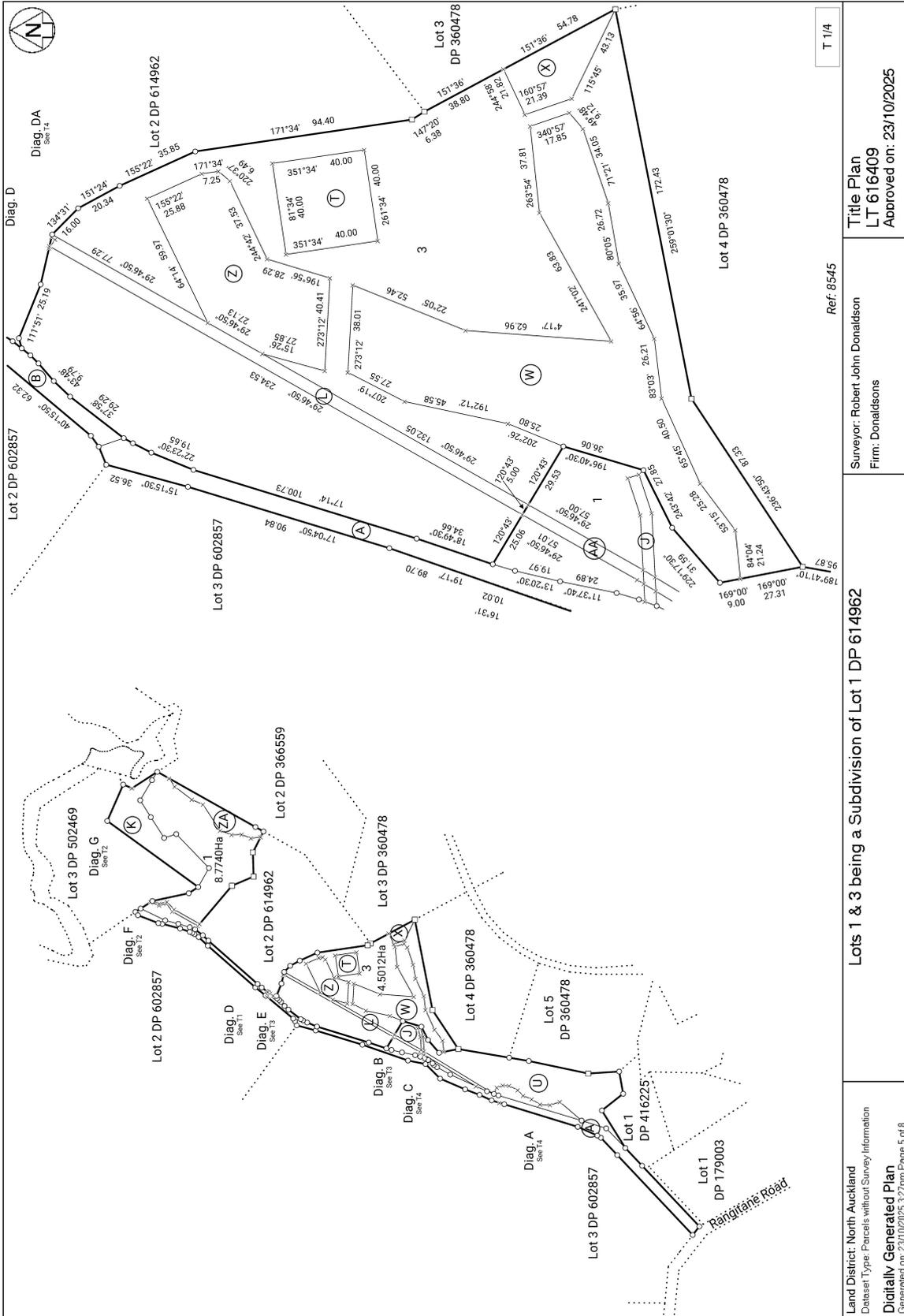
Appurtenant hereto is a right of way and a right to convey water, electricity and telecommunications created by Easement Instrument 13369679.4 - 4.9.2025 at 11:02 am

The easements created by Easement Instrument 13369679.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way and a right to convey water and telecommunications over parts marked A & B and a right to convey electricity over parts marked A, B, G, I & AA on DP 616409 created by Easement Instrument 13446654.3 - 25.11.2025 at 4:12 pm

Appurtenant hereto is a right to convey electricity created by Easement Instrument 13446654.3 - 25.11.2025 at 4:12 pm

The easements created by Easement Instrument 13446654.3 are subject to Section 243 (a) Resource Management Act 1991



T 1/4

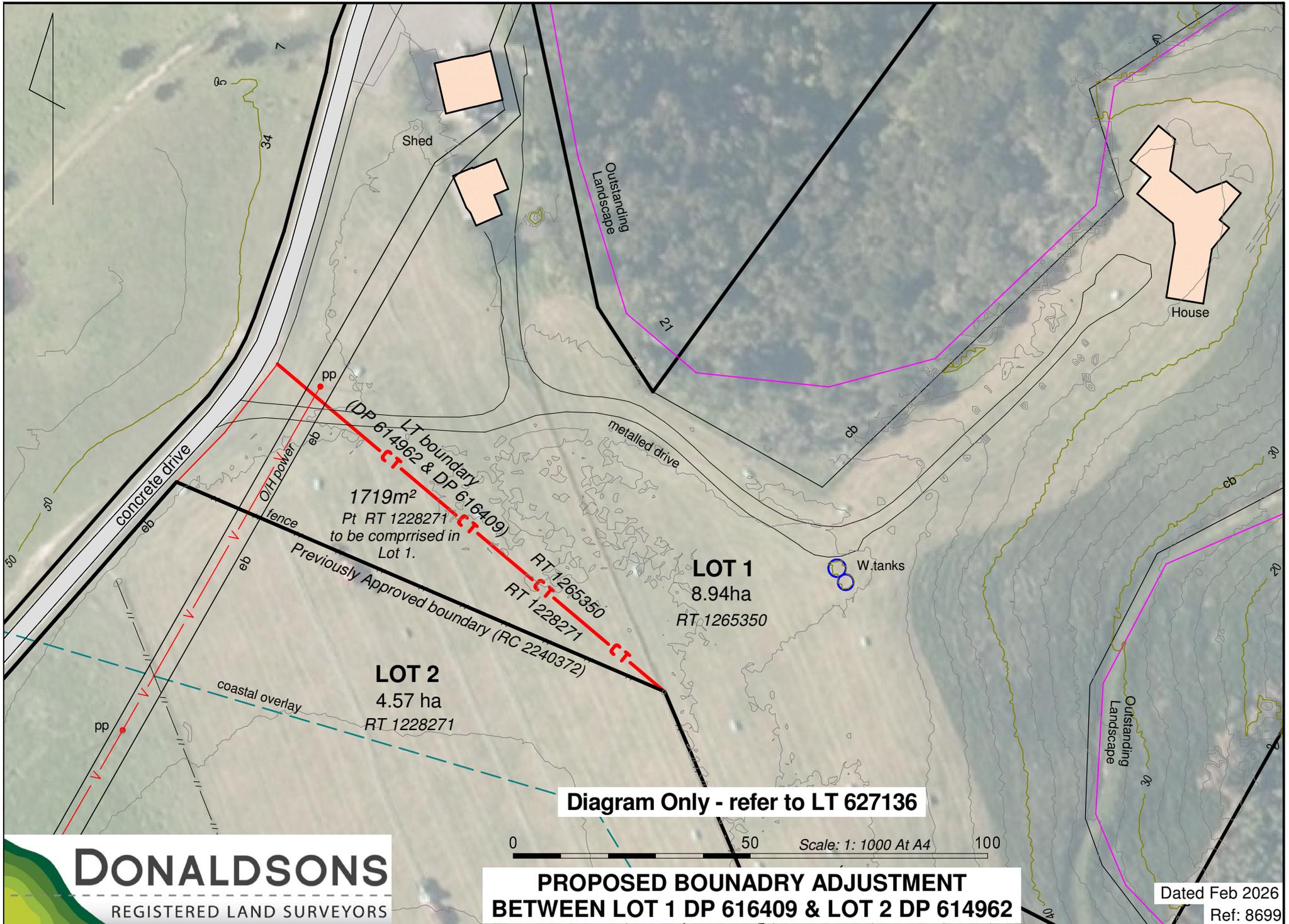
Ref: 8545

Title Plan
LT 616409
Approved on: 23/10/2025

Surveyor: Robert John Donaldson
Firm: Donaldsons

Lots 1 & 3 being a Subdivision of Lot 1 DP 614962

Land District: North Auckland
Dataset Type: Parcels without Survey Information
Digitally Generated Plan
Generated on: 23/10/2025 3:27pm Page 5 of 8



Shed

Outstanding
Landscape

House

concrete drive

O/H power
fence

metalled drive

W.tanks

1719m²
Pt RT 1228271
to be comprised in
Lot 1.

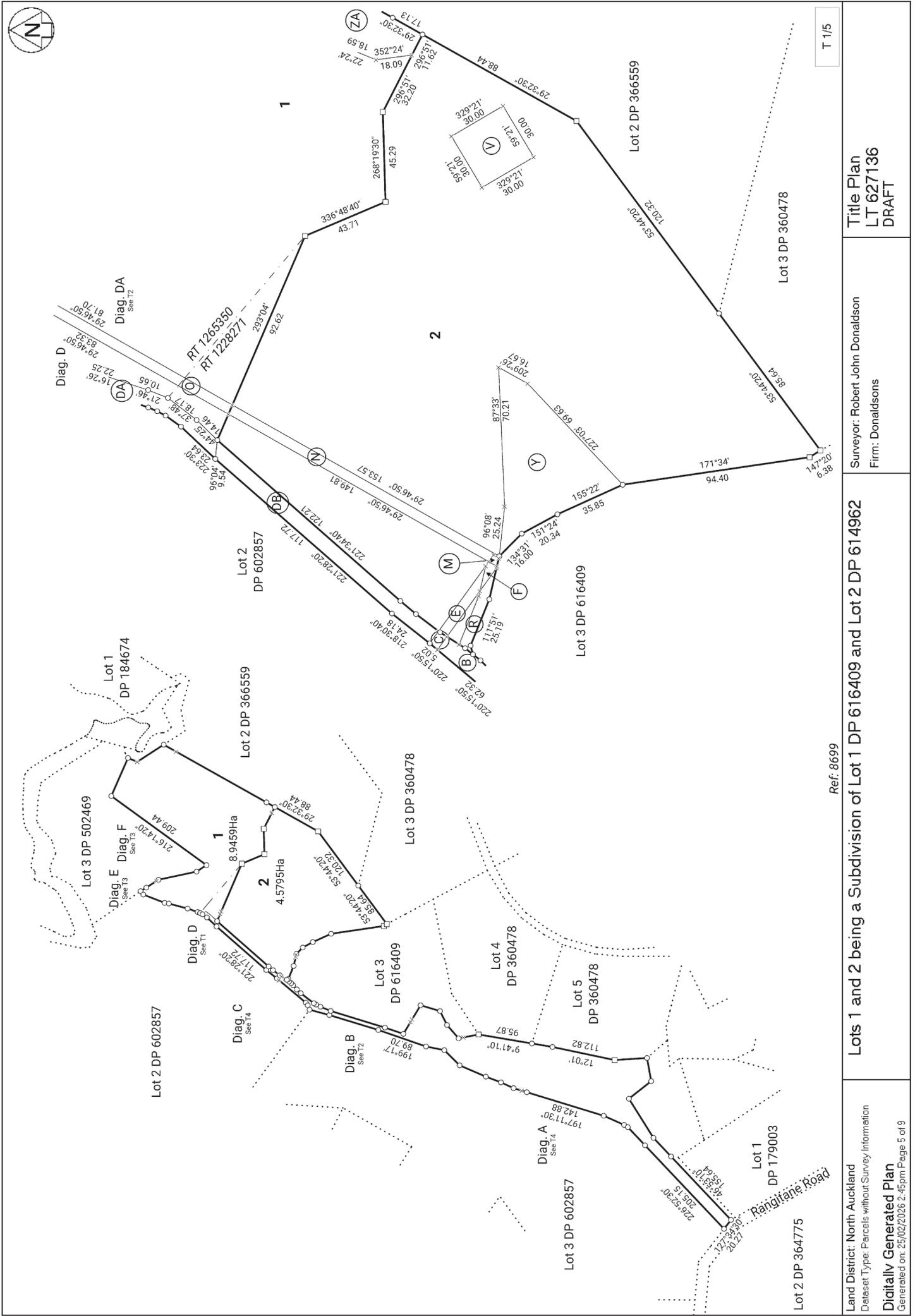
LOT 1
8.94ha
RT 1265350

LOT 2
4.57 ha
RT 1228271

Previously Approved boundary (RC 2240372)

coastal overlay

Outstanding
Landscape



T 1/5

Title Plan
 LT 627136
 DRAFT

Surveyor: Robert John Donaldson
 Firm: Donaldsons

Lots 1 and 2 being a Subdivision of Lot 1 DP 616409 and Lot 2 DP 614962

Land District: North Auckland
 Dataset Type: Parcels without Survey Information
Digitally Generated Plan
 Generated on: 25/02/2026 2:45pm Page 5 of 9

Ref: 8699



View Instrument Details

Instrument No 13369679.3
Status Registered
Lodged By McGee, Carmen Sheila
Date & Time Lodged 04 Sep 2025 11:02
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1228270	North Auckland
1228271	North Auckland

Annexure Schedule Contains 4 Pages

Signature

Signed by Dennis John McBrearty as Territorial Authority Representative on 04/09/2025 09:55 AM

*** End of Report ***

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING CER-2240372-CER224/A

Being the Subdivision of Lot 2 DP 502469
North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

SCHEDULE

Lots 1 & 2 DP 614962

- i) The lot owner shall preserve the living indigenous vegetation within the areas identified on the title plan DP 614962 as 'S', 'U', 'W', 'X', 'Y', 'Z' & 'ZA', and shall not without the prior written consent of the council, and in strict compliance with any conditions, cut down, damage, or destroy that habitat. Such consent shall be a resource consent. The lot owner shall exclude stock from entering the area. The owner shall not be in breach of this prohibition if any vegetation dies from natural causes.

Lot 2 DP 614962

- ii) All buildings will require foundations specifically designed by a Chartered Professional Engineer in accordance with design parameters specified by a suitability qualified Geotechnical Engineer. The foundation design details shall be submitted in conjunction with the Building Consent application.
- iii) In conjunction with the construction of any building requiring a wastewater disposal system, the lot owner shall obtain Building Consent and install a wastewater treatment and effluent disposal system. The design 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 Northland Regional Plan Permitted Activity Standards, and shall reference the report prepared by Kerikeri drainage, dated 05 March 2024, and included within application documents of RC2240372.

For on-site wastewater disposal system:

- The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the wastewater treatment plant and the effluent disposal system.
 - Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.
- iv) No occupier of the lot, contractor and/or visitor shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats or dogs).
- v) All buildings and structures on the lot shall be located within the identified building envelope as identified on the title plan DP 614962 as 'V'.
- vi) When building consent is sought for a dwelling or any building over 50m², the applicant must submit for approval of Council, a Building Development Landscape Plan which manages the landscaping and development of the curtilage of the building, i.e. the balance of the Building Envelope. The plan shall detail planting for the purpose of visual mitigation and integration of the built development and its access. The plan shall show details of re-vegetation of any exposed cut faces associated with works required for the building or access and follow the general guidelines within the Landscape and Visual Effects Assessment, prepared by Hawthorn Landscape Architects, referenced Proposed Subdivision 127a Rangitane Road Kerikeri and dated 30 October 2024, included within application documents of RC2240372-RMAVAR/A.

The plans shall contain the following information:

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Building Form

- Building form shall flow with and follow the topography of the site and not protrude extensively above it unnecessarily.
- The form of large buildings shall be broken up or indented to provide visual interest and shadows.
- All built structures within covenant 'V' on Lot 2 shall be limited to a height of no greater than 6 meters above ground level.

Building Materials and Finishes

- Building colours from the A and B Group of the BS 5252 colour chart shall be used.

- The light reflectance values for the exterior roof colours shall not exceed 30% and the exterior walls shall not exceed 40%.

Ancillary Structures

- All ancillary structures which are separate from the primary residence (such as guest quarters, garages, storage sheds) shall be designed to complement and integrate with the primary residence.
- The use of landscape plantings to connect these structures with the main residence is required.

Water tanks

- Water tanks, if not placed underground, shall be designed to integrate with the overall design of the main structures. Tanks that are placed above ground shall be screened by landscape amenity plantings.

Driveways and Parking Areas

- Parking areas shall be integrated with the overall design of the residence and landscaping.
- Kerbs should be avoided or use low profile kerbs formed with dark grey concrete oxide and use chip seal or loose road metal.

Earthworks

- Earthworks shall be graded gradually into adjacent contours. Earthworks that create sharp and large batters that are difficult to revegetate are to be avoided.
- Any retaining walls over 1m high shall be screened with planting.

The landscape plan shall incorporate:

- Foreground planting to provide a softening of the northern facing facade of a house when viewed from the water.
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eastern aspect so that the surrounding neighbours are not looking at the back of the dwelling.

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SIGNED:

Ms Nicola Cowley - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE CONSENTS

DATED at **KERIKERI** this 26th day of May 2025

DONALDSONS

REGISTERED LAND SURVEYORS

8699

25 February 2026

Principal Planner

N. Cowley

Far North District Council

Private Bag 752

Kaikohe

Dear Nicola,

PROPOSED BOUNDARY ADJUSTMENT

K. & K. GODSELL, 127 RANGITANE ROAD, KERIKERI

We submit herewith a Resource Consent together with the following:

- Application Form & Deposit \$3044 – *Fast Track*
- Planning Report
- Record of Title x 2 & Consent Notice
- Resource Consent RC 2240372-RMAVAR/A
- Diagram Scheme Plan
- Draft Title Plan (LT 627136)

Yours faithfully

Micah Donaldson

Assoc. NZPI - RPSURV



DONALDSONS

Registered Land / Engineering Surveyors and Development Planners



CSNZ THE CONSULTING
SURVEYORS
OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS