

# Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

## 1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?  Yes  No

## 2. Type of Consent being applied for

*(more than one circle can be ticked):*

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

\* *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:**

Ben Bergman

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Donaldsons

**Email:**

**Phone number:**

**Postal address:**

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

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

## 7. Details of Property Owner/s and Occupier/s

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

**Name/s:**

Ben and John Bergman

**Property Address/  
Location:**

1231 Puketona Road

Kerikeri 0230

Postcode

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

1231 Puketotara Road

Kerikeri 0230

Postcode

**Legal Description:**

Sec 16 SO.575856

**Val Number:**

**Certificate of title:**

1195546

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.

Variation to Resource Consent 2300035-RMASUB

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

## 13. Assessment of Environmental Effects:

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

Your AEE is attached to this application  Yes

## 13. Draft Conditions:

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

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

## 14. Billing Details:

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

**Name/s:** (please write in full) Donaldsons Surveyors Limited

**Email:**

**Phone number:**

**Postal address:**

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

### Fees Information

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

### Declaration concerning Payment of Fees

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

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

Robert John Donaldson

**Signature:**

(signature of bill payer)



**Date** 01-Apr-2025

**MANDATORY**

## 15. Important Information:

### Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](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.

## 15. Important information continued...

### Declaration

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

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

Robert John Donaldson

**Signature:**

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

**Date** 01-Apr-2025

### Checklist (please tick if information is provided)

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

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



# DONALDSONS

REGISTERED LAND SURVEYORS

7683  
1 April 2025

Resource Planner  
Far North District Council  
Private Bag 752  
**KAIKOHE 0440**

## **RC 2300035-RMASUB SEC 127 VARIATION**

We submit herewith an application for a variation to RC 2300035 on behalf of the applicants Ben and John Bergman for their 4 lot subdivision at Puketona Junction.

During the course of the construction works it became evident that an alternative roading alignment would produce a better outcome. First, by reducing the gradient it provided much needed suitable fill material that was required to bring the formation up to design level across the flats between CL 00 – CL 100. Second, by turning the alignment in a 90 degree arc to the south and crossing a dry gully, allowed the use of a single culvert crossing in lieu of the three culverts proposed by the original alignment. Third, the lot boundaries have been rearranged without altering the indicative house sites or compromising the 2 hectare lot size rule.

The construction works have all but been completed, except for the terminal Y turn which also doubles as entry points into Lots 2, 3 and 4. This should get finished off shortly.

Note that the legal description and record of title description have changed now that NZTA have taken road widening for Puketona intersection upgrade.

As we see it the only variations we require are in the wordings of the original consent. Subject Site Details are now Section 16 SO.575856. Certificate of Title RT 1195546 Condition 1 requires a change to the scheme plan description and date. Condition 4(a) requires ROW easement A to now be referred to as easements A, B, C and D.

We confirm that we act for the registered owners of this property, and consider no other parties to be affected by these changes.

Attached please find :

- 1 Simple Sec 127 payment \$686.00
- 2 Current record of title 1195546
- 3 Variation scheme plan
- 4 As built access plan
- 5 As built longsection plan.

**R J DONALDSON**  
**Registered Surveyor**









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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1195546**  
**Land Registration District** **North Auckland**  
**Date Issued** 05 July 2024

**Prior References**  
NA111C/486

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**Estate** Fee Simple  
**Area** 8.0924 hectares more or less  
**Legal Description** Section 16 Survey Office Plan 575856

**Registered Owners**

Benedict Francis Bergman as to a 1/2 share  
Johannes Werner Bergman as to a 1/2 share

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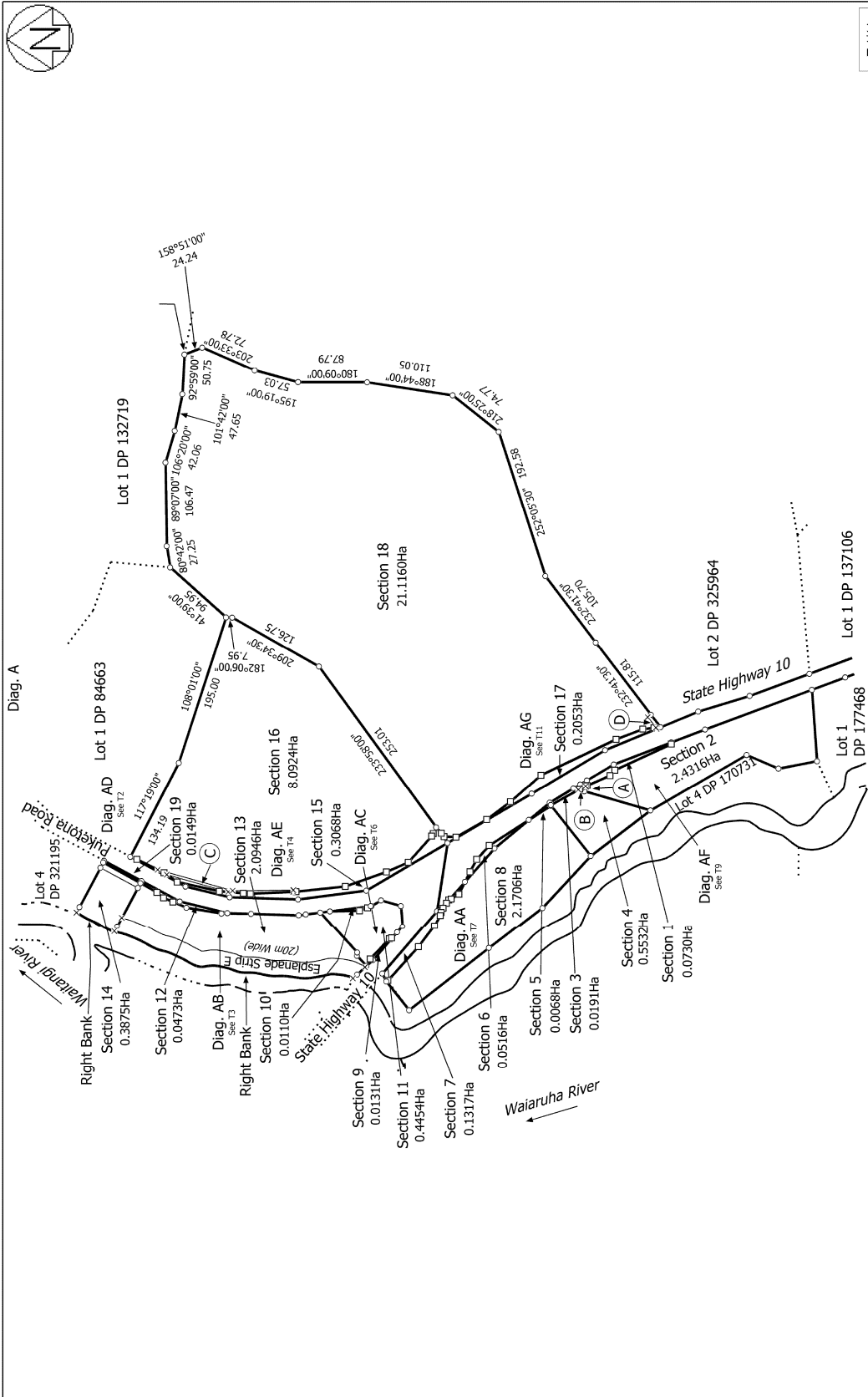
**Interests**

Subject to Section 8 Coal Mines Amendment Act 1950 (Affects part formerly Section 9 SO 34177 contained in RT NA1044/293)

8081513.1 Notice pursuant to Section 94C Transit New Zealand Act 1989 declaring the adjoining State Highway 11 Paihia to Puketona Junction to be a limited access road - 24.2.2009 at 9:00 am

8081513.24 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 24.2.2009 at 9:00 am

8711901.1 CAVEAT BY TOP ENERGY LIMITED - 13.4.2011 at 2:21 pm



T 1/11

Land District: North Auckland  
 Digitally Generated Plan  
 Generated on: 25/03/2024 11:32am Page 1 of 16

Sections 1 to 19

Surveyor: Shane Michael Stratton  
 Firm: Shane Stratton Surveying Ltd

Title Plan  
 SO 575856  
 Approved on: 25/03/2024



Existing entrance

2 TOTARA TREES to be removed (since removed)

Culvert 1.3m dia

ROAD SIGN to be removed (Since removed)

**Applicants : BF & JW Bergman**  
 Title : RT 1195546  
 Total Area : 8.0924 ha  
 Zone : Rural Production  
 Resource Consent 2300035-RMASUB

(HS)  
 House sites are indicative only

**Proposed Land Covenant (Sec 221 consent notice)**

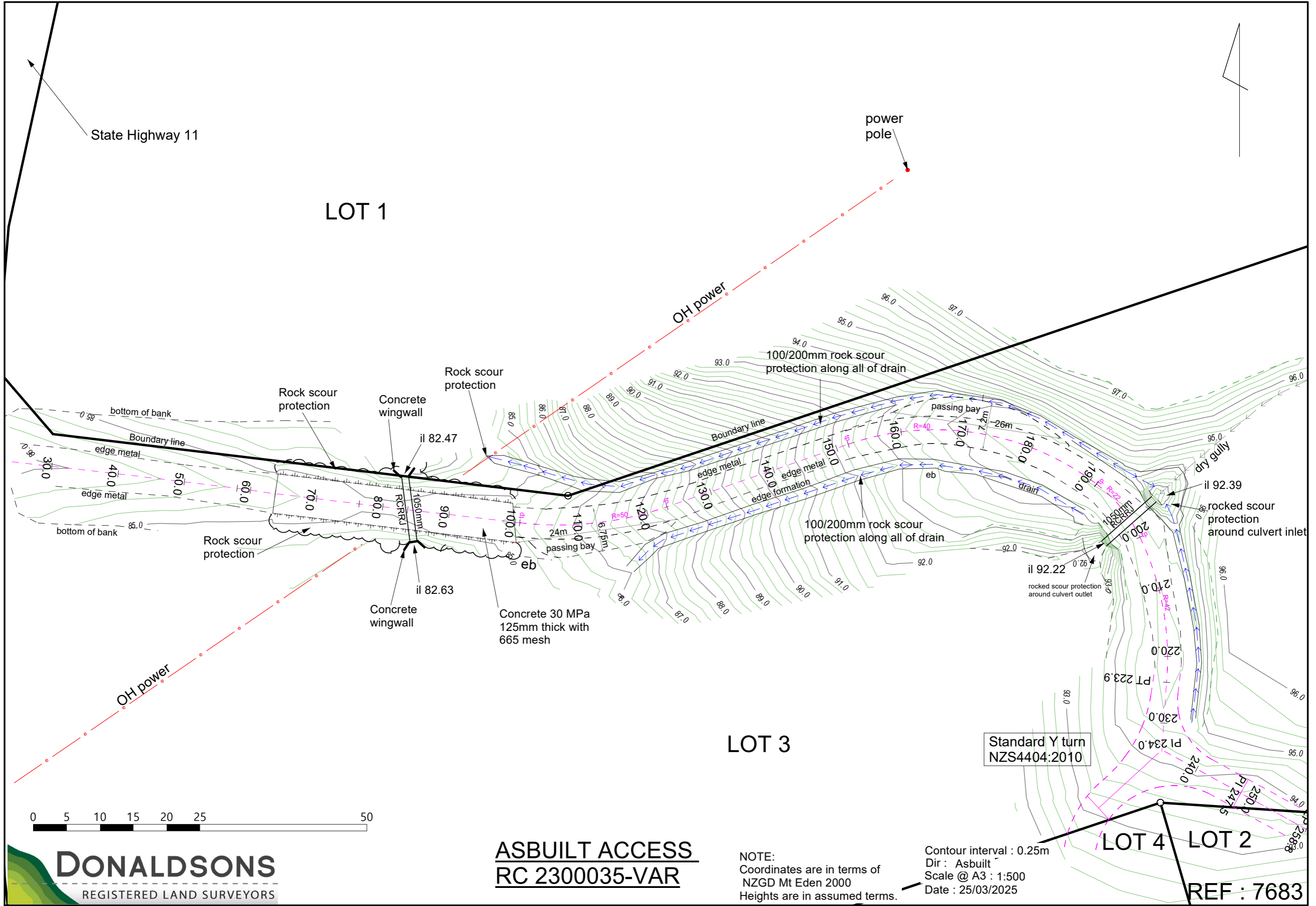
That area labelled Z be subject to a restrictive covenant (visibility)  
 "No vegetation or structure shall be placed, grown, or constructed apart from the power poles existing at the time of consent approval and essential signage higher than 0.5 metres above ground level."

**Memorandum of Proposed Easements**

Purpose	Shown	Burdened Land	Benefited Land
Right of way Right to drain water Right to convey water, electricity and telecommunications	A B C D	Lot 3	Lots 1, 2 & 4
Right to drain water	E	Lot 1	Lot 3
Right of way	G H I	Lot 3	Lot 4
Right to convey electricity	A N O P	Lot 3 Lot 1	Top Energy Ltd

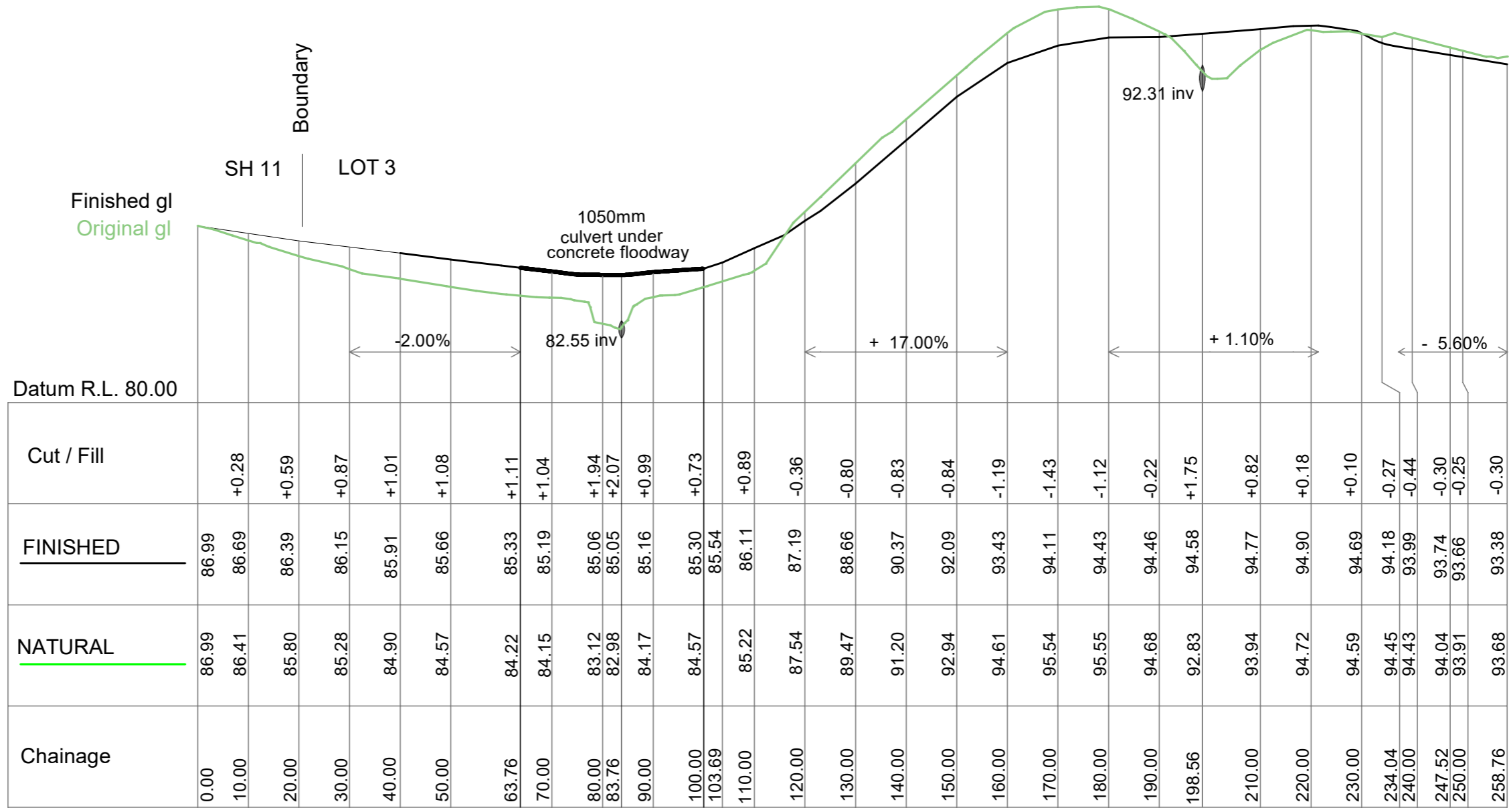
**Proposed Land Covenants**

Areas shown O, P, Y, Z are proposed land covenants for maintenance of vehicular sight distances. (sec 221 RMA 1991)



**DONALDSONS**  
REGISTERED LAND SURVEYORS

**ASBUILT ACCESS  
RC 2300035-VAR**



Scale Horizontal 1:1000 Vertical 1:200

# LONGSECTION asbuilt vs original ground

Project - BERGMAN PUKETONA  
RC 2300035

Date : 1 April 2025  
File : Variation \ As built longsec v original GL.mjo

**Ref 7683**



# Make a payment



Your payment was successful

Amount

**\$686.00**

**From**



Donaldsons Working  
12-3091-0203850-00

**To**



FNDC  
12-3244-0022509-00

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When **Today 02:32pm, Tuesday 1 April 2025**

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Their statement **RC 2300035 RC var Bergman**

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Your statement **FNDC RC var 7683Bergman**

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