

# 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) \_\_\_\_\_
- 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:**

Advance Build

**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:**

CPPC Planning - Claire Phillips

**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:**

Northland Education Trust

**Property Address/  
Location:**

7 Blue Gum Lane, Kerikeri

**Postcode**

0293

## 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: [Refer to 2150305-RMALUC - remedial works completed](#)

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)

Advance Build Ltd

**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)

Angela Vujcich

**Signature:**

(signature of bill payer)



**Date** 01-Oct-2024

**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)

Angela Vujcich

**Signature:**

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

**Date** 01-Oct-2024

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

- ~~Payment (cheques payable to Far North District Council)~~ **To go on Advance Build Account**
- 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.

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# **RESOURCE CONSENT APPLICATION AT BLUE GUM LANE, KERIKERI**

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**OCTOBER 2024**

## CONTENTS

APPLICANT DETAILS.....	4
EXECUTIVE SUMMARY.....	5
BACKGROUND.....	6
PROPOSAL DESCRIPTION.....	9
SITE DESCRIPTION AND RECORD OF TITLE.....	11
SITE DESCRIPTION.....	11
RECORD OF TITLE.....	16
PLANNING ASSESSMENT / ACTIVITY STATUS.....	18
OPERATIVE DISTRICT PLAN.....	18
PROPOSED DISTRICT PLAN.....	21
SUMMARY OF ACTIVITY STATUS.....	22
PUBLIC NOTIFICATION ASSESSMENT.....	23
ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A).....	23
STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES.....	23
STEP 2: IF NOT REQUIRED BY STEP 1, PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES.....	23
STEP 3: IF NOT PRECLUDED BY STEP 2, PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES.....	23
STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES.....	23
ASSESSMENT OF ENVIRONMENTAL EFFECTS.....	24
EXISTING ENVIRONMENT AND PERMITTED BASELINE.....	24
ENVIRONMENT.....	24
PERMITTED BASELINE.....	24
ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS.....	25
SUMMARY.....	27
LIMITED NOTIFICATION ASSESSMENT.....	28
ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B).....	28
STEP 1: CERTAIN AFFECTED PROTECTED CUSTOMARY RIGHTS GROUPS MUST BE NOTIFIED.....	28



STEP 2: IF NOT REQUIRED BY STEP 1, LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES.....	28
STEP 3: IF NOT PRECLUDED BY STEP 2, CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED.....	28
STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES.....	29
SECTION 95E STATUTORY MATTERS.....	29
ADJACENT PROPERTIES.....	29
LIMITED NOTIFICATION CONCLUSION.....	30
SECTION 104 MATTERS.....	30
MATTERS RELEVANT TO SUBDIVISION CONSENTS – S106.....	30
RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING & MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011.....	31
RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER) REGULATIONS 2020.....	31
NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL).....	32
OPERATIVE DISTRICT PLAN.....	33
OBJECTIVES AND POLICIES.....	33
PROPOSED DISTRICT PLAN.....	33
OBJECTIVES AND POLICIES.....	33
PART II OF THE RESOURCE MANAGEMENT ACT.....	34
CONCLUSION.....	35
Appendix 1 – Record of Title	
Appendix 2 – Scheme Plan	
Appendix 3 – Written Approvals	

## APPLICANT DETAILS

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Applicant: Advance Build

Owners: Northland Education Trust and Bluegum Gospel Hall Trust

Site Address: 17 Blue Gum Lane, Kerikeri  
Lots 2 and 3 Blue Gum Lane, Kerikeri  
7 Blue Gum Lane, Kerikeri

Legal Description: Lot 1 DP 489809 (RT 705819)  
Lot 1 DP 394493 (RT 377813)  
Lots 2 and 3 DP 394493 (RT 729081)

Site Area: 3.0828 hectares  
9269m<sup>2</sup>  
1.2467 hectares

Type of Consent: Subdivision consent

Consent Sought: Subdivision consent to undertake a boundary adjustment between three existing records of title.

Operative District Plan:  
Zone  
Rural Production

Proposed District Plan:  
Zone  
Horticulture

Non-Statutory Overlays:  
Overland Flow Path

Address for Service: CPPC Planning  
PO Box 550, Warkworth, 0941, New Zealand  
Mobile: 021302340  
Email: [claire.phillips1@xtra.co.nz](mailto:claire.phillips1@xtra.co.nz)

## EXECUTIVE SUMMARY

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The application relates to the adjustment to boundaries between three existing properties at Blue Gum Lane, Kerikeri

Overall, the activity status of the proposal will be a controlled activity and is considered to create adverse effects which are less than minor.

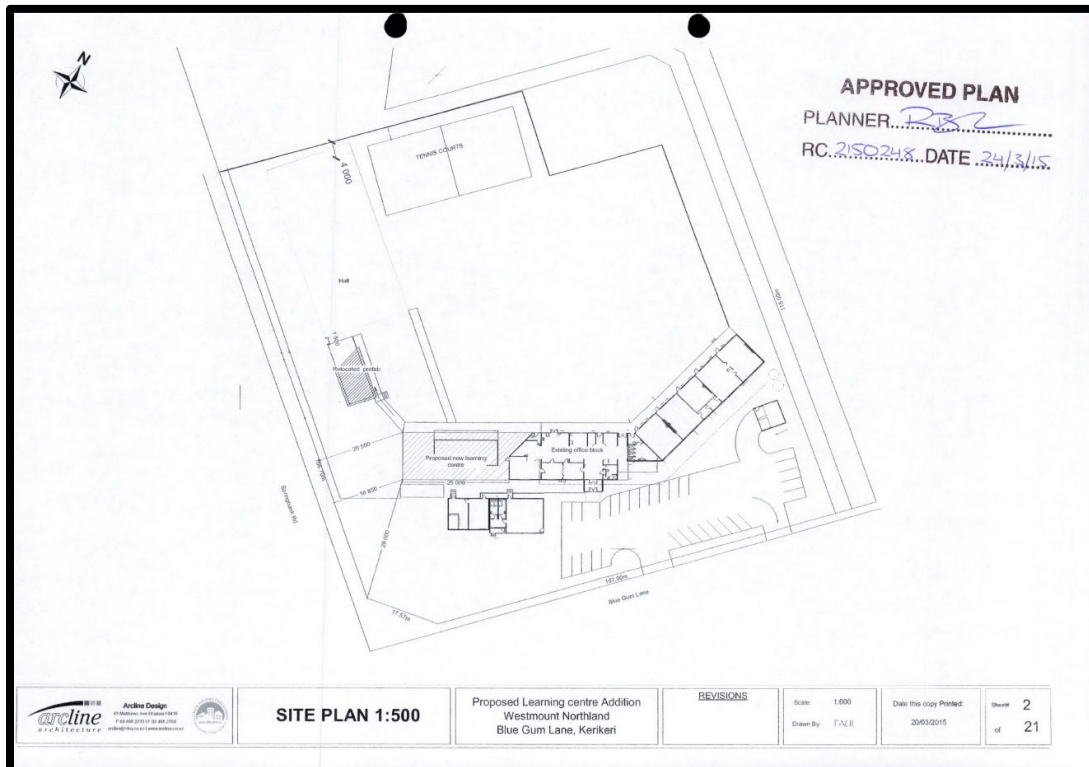
The application is also considered to be consistent with objectives and policies of the Operative District Plan and the Proposed District Plan.

Furthermore, for reasons that will be fully outlined in this report, no persons are considered to be adversely affected by the proposal.

The application also meets the purpose of the RMA as set out in Part 2.

The following applications apply to 7 Blue Gum Lane, Kerikeri:

- 2150248-RMALUC was issued under delegated authority on 24-03-15 ...*To construct a learning centre in the Rural Production Zone that breaches the permitted standards for Stormwater Management and Building Coverage.*"



**Figure 1: Approved Plan**

- 21802198-RMALUC was issued under delegated authority on 10-01-18 ...*To erect a replacement building breaching Stormwater Management and Building Coverage within the rural production.*"

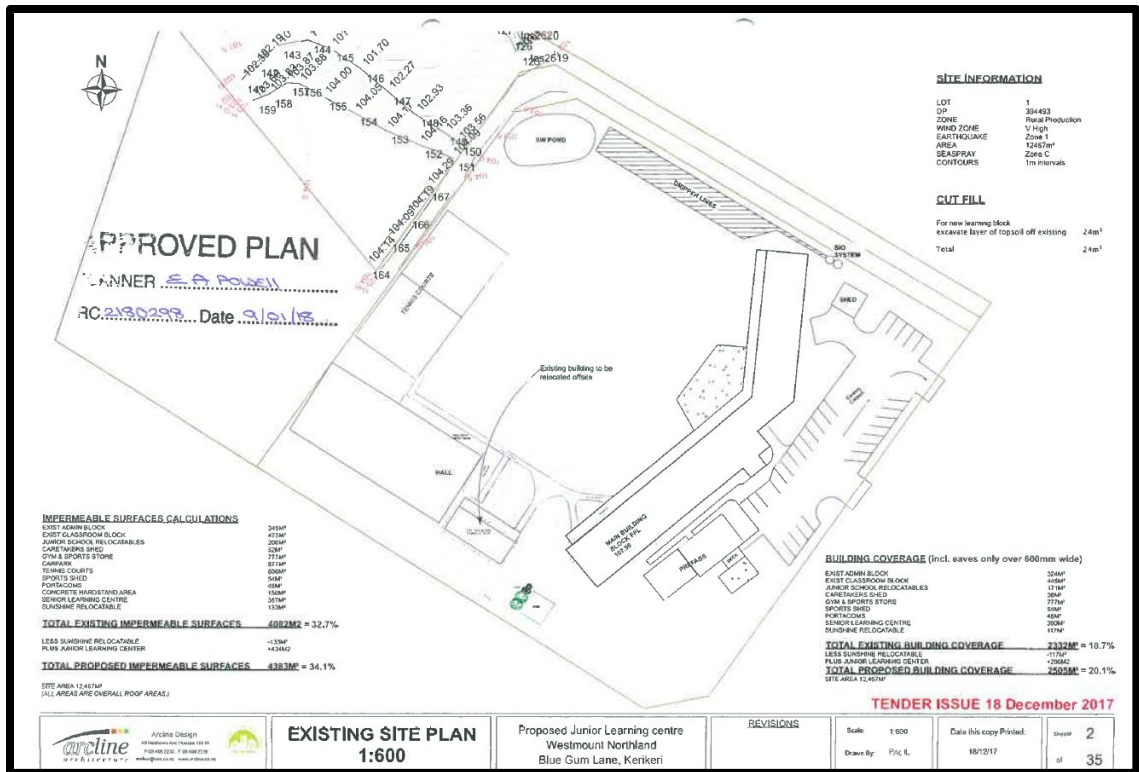


Figure 2: Approved Plan

The following applications apply to 17 Blue Gum Lane, Kerikeri:

- 2150305-RMALUC was issued under delegated authority on 5-06-15 ...*To undertake earthworks and construct a gospel hall with associated carpark in the Rural Production zone which breaches the permitted standards for Scale of Activities, Stormwater Management, Traffic Intensity, and Excavation and/or Filling.*

*The Gospel Hall will cater for normal church activities, events and for biennial conventions of up to 640 people.*

*To undertake 4500m<sup>3</sup> of soil disturbance, potentially remove more than 308.69m<sup>3</sup> of soil from the site over a period of 6 months on a HAIL site which breaches the permitted thresholds for soil disturbance in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) regulations.*

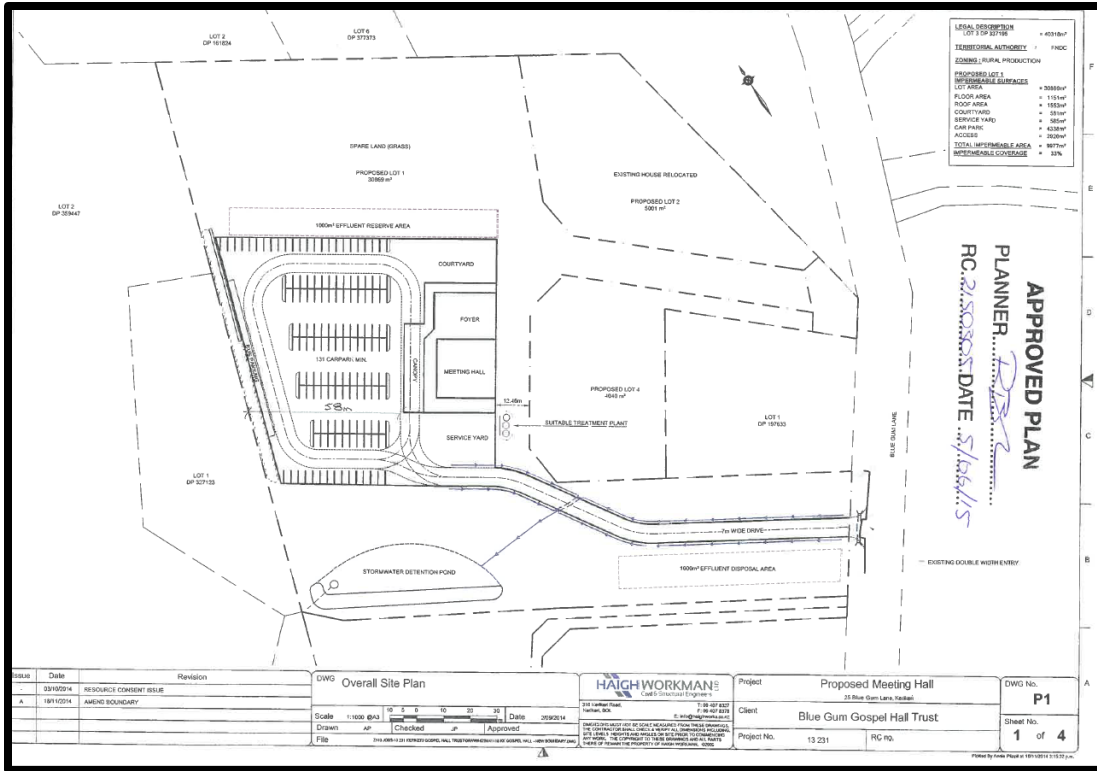


Figure 3: Approved Plan

- Variation - 2150305-RMALUC was issued under delegated authority on 2-07-20.

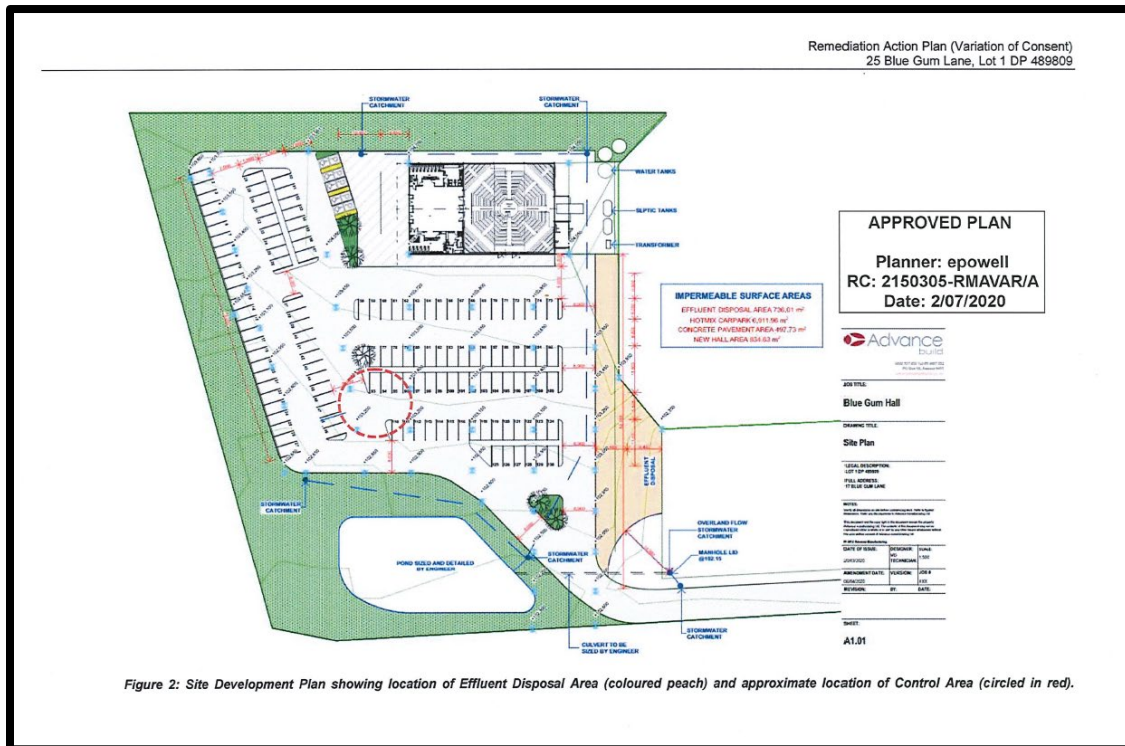


Figure 2: Site Development Plan showing location of Effluent Disposal Area (coloured peach) and approximate location of Control Area (circled in red).

Figure 4: Approved Variation Plan

## PROPOSAL DESCRIPTION

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The applicant seeks subdivision consent to the adjustment to boundaries between three existing properties located off Blue Gum Lane, Kerikeri.

Subdivision consent is being sought to undertake the subdivision in general accordance with the scheme plan drawn by Williams and King dated September 2024 located at Appendix 2 of this report.

In particular:

- Lots 2 and 3 DP 394493 (RT 729081) currently have an area of 9269m<sup>2</sup> and are vacant of buildings. This lot is to be increased to 2.6830 hectares and will contain the existing church and associated carpark. This lot is shown as Lot 1 on the plan of subdivision. Access to Lot 1 will continue over the existing cross and driveway with Blue Gum Lane. This lot will also continue to contain all servicing within the property boundaries.
- Lot 1 DP 394493 (RT 377813) currently has an area of 3.0828 hectares and is to be reduced in area to 4000m<sup>2</sup> and will be vacant of buildings. This lot is shown as Lot 2 on the plan of subdivision. Access to Lot 2 will continue over the existing crossing with Blue Gum Lane.
- Lot 1 DP 489809 (RT 705819) currently has an area of 1.2467 hectares and contains the One School Global. This lot is to be increased in area to 2.1733 hectares and is shown as Lot 3 on the plan of subdivision. Lot 3 will contain the existing school and associated activities. Access to Lot 3 will continue over the existing cross and driveway with Blue Gum Lane. This lot will also continue to contain all servicing within the property boundaries.
- No New development rights or opportunities will result from the boundary adjustment.
- The boundary adjustment is to formalize land between the two owners, with the school land being retained by Northland Education Trust and Lots 1 and 2 by the Bluegum Gospel Hall Trust.

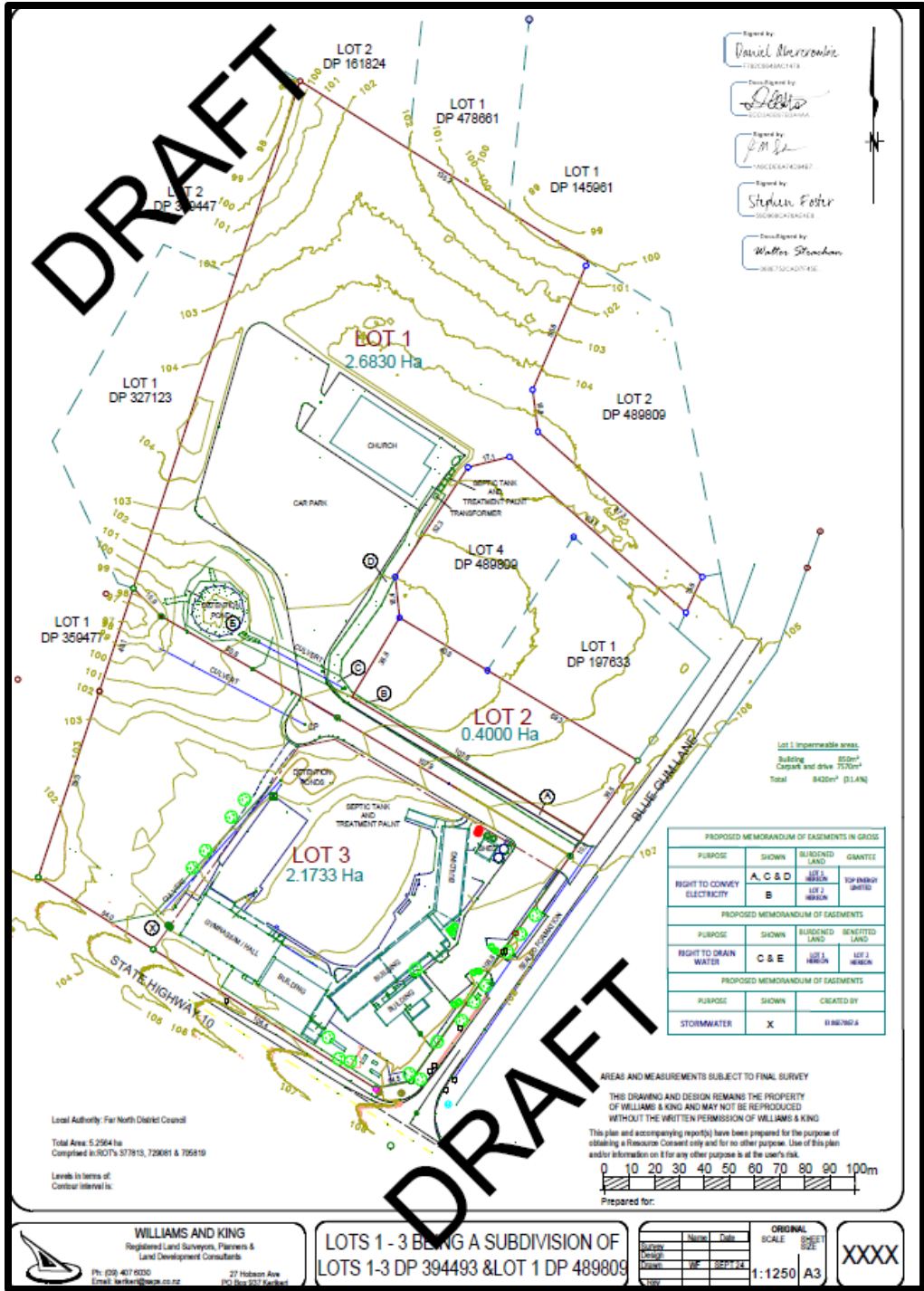


Figure 5: Scheme Plan



## SITE DESCRIPTION AND RECORD OF TITLE

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### SITE DESCRIPTION

The application sites are legally described as Lot 1 DP 489809 (RT 705819), Lot 1 DP 394493 (RT 377813) and Lots 2 and 3 DP 394493 (RT 729081).

Lot 1 DP 489809 currently has an area of 3.0828 hectares. This property contains the existing Bluegum Gospel Hall Trust Church and associated carparking area and servicing. There is extensive landscape planting within this site. Access is from Blue Gum Lane and is formed to a sealed standard. There is existing fencing being a mixture of paling and metal fencing.



*Figure 6: Aerial of Church Site – Source Google Maps*



*Photo 1: View of existing church and car parking*



*Photo 2: View of vacant land adjacent to church*



*Photo 3: View of existing church and landscaping from school grounds*

Lot 1 DP 489809 (RT 705819) currently has an area of 1.2467 hectares and contains the One School Global. Access is over the existing cross and driveway with Blue Gum Lane.



*Figure 7: Aerial of One School Global and school fields – Source Google Maps*



*Figure 8: View of One School Global from Blue Gum Lane – Source Google Maps*



*Photo 4: View of existing school looking south east*

Lots 2 and 3 DP 394493 (RT 729081) currently have an area of 9269m<sup>2</sup> and are vacant of buildings. Access to this lot is over an existing access and driveway with Blue Gum Lane. The vacant lot serves as the schools sports fields.



*Photo 3: View of existing sports fields – looking towards State Highway 10*



*Photo 4: View of existing sports fields – looking northwest*



*Photo 5: View of existing sports fields – looking north*

The surrounding area is characterized by small to moderate rural properties, containing a mixture of activities, including residential and commercial. There are many rural lifestyle properties along the road and state highway. There is horticulture present also.

## **RECORD OF TITLE**

Lot 1 DP 489809 currently has an area of 3.0828 hectares which has a identifier 705819, with the following relevant consent notice documents:

- 6109883.1 Consent Notice pursuant to Section 221
  - *The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any new residential development the occupiers of any such dwelling shall install an approved water filtration system. The water quality system is to meet the guidelines contained within the Ministry of Health Publication dated 1995 entitled "Guidelines for Drinking Water Quality Management for NZ" and any subsequent amendments.*
- 10338712.3 Consent Notice pursuant to Section 221
  - *The site has been identified as a HAIL site containing contaminated soil from previous activities. No development of Lot 1 shall occur until the site has been*

*remediated in accordance with the Remediation Action Plan approved under RC 2140318 and a Site Validation report prepared by a suitably qualified and experienced practitioner has been accepted by Council. The report must conclude that it is highly unlikely that there will be a risk to human health if the activity occurs.*

Lots 2 and 3 DP 394493 currently has an area of 9269m<sup>2</sup> hectares which has a identifier 729081, and Lot 1 DP 394493 currently has an area of 1.2467 hectares which has a identifier 377813 with the following relevant documents:

- 573901.1 Gazette Notice declaring adjoining State Highway No.10 to be a limited access road – No access is obtained from State Highway No 10
- 6109883.1 Consent Notice pursuant to Section 221
  - *The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any new residential development the occupiers of any such dwelling shall install an approved water filtration system. The water quality system is to meet the guidelines contained within the Ministry of Health Publication dated 1995 entitled "Guidelines for Drinking Water Quality Management for NZ" and any subsequent amendments.*
- 8657867.2 Consent Notice pursuant to Section 221
  - *The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in conjunction with any development on the site, the occupiers of any such development on the lots shall install an approved water filtration system.*

No new development is proposed as part of the boundary adjustment, thus no rainwater is being collected over and above what exists on the sites currently. Further there is no access from State Highway No 10.

### OPERATIVE DISTRICT PLAN

The application sites are zoned Rural Production under the Operative District Plan as shown below:



*Figure 9: Zone Map – Source Far North Maps*

### ***Chapter 13 Subdivision***

- Rule 13.7.1 states that *...Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:*
  - a) there is no change in the number and location of any access to the lots involved;*
  - and*

Comment: All access points to the lots will remain unchanged. Each lot has an existing approved access from Blue Gum Lane.



*b) there is no increase in the number of certificates of title; and*

Comment: There are three titles and following their adjustment will still be three 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; and*

Comment: The proposed boundary adjustment results in the re-configuration of three existing lots that all have lots less than 20 hectares. Currently we have a lot of 3.0828 hectares, 1.2467 hectares and 9269m<sup>2</sup>. Following the completion of the adjustment to boundaries, Lot 1 is to have an area of 2.6830 hectares, Lot 2 is to have an area of 4000m<sup>2</sup> and Lot 3 is to have an area of 2.1733 hectares, which are all well below the 20 hectares outlined in Table 13.7.2.1.

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

Comment: All lots are continuous with the original lots.

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

Comment: The school and church and associated servicing will continue to comply with their existing land use consents. There will be a vacant lot as is currently existing.

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

Comment: The school and church and associated servicing will continue to comply with their existing land use consents and be located within the new boundaries resulting from the boundary adjustment.

- Controlled activity subdivisions must also comply with the standards outlined in Rule 13.7.3.
  - Standard 13.7.3.1 – Property Access – Each lot has existing access from Blue Gum Lane. There are no proposed changes to the existing access points or formation.
  - Standard 13.7.3.2 – Natural and other Hazards – The existing and proposed lots are not subject to natural hazards.
  - Standard 13.7.3.3 – Water Supply – Each lot has the ability to provide for onsite potable water supply.
  - Standard 13.7.3.4 – Stormwater Disposal – The existing development has existing stormwater mitigation and any future development of the vacant lot will be able to comply.
  - Standard 13.7.3.5 – Wastewater Disposal – The existing development has existing wastewater disposal and any future development of the vacant lot will be able to comply.
  - Standard 13.7.3.6 – Energy Supply – All lots have existing power supply. As a result of the boundary adjustment, all lots will continue to have supply.
  - Standard 13.7.3.7 – Telecommunications – All lots have existing telecommunications supply. As a result of the boundary adjustment, all lots will continue to have supply.
  - Standard 13.7.3.8 – Easements – Easements will be provided and amended as necessary to facilitate the boundary adjustment.
  - Standard 13.7.3.9 – Preservation of heritage resources, vegetation, fauna and landscape and land set aside for conservation purposes – There are no items of heritage, indigenous vegetation, notable trees, ONL, ONF or other within the sites.
  - Standard 13.7.3.10 – Access to reserve and waterways – The application site is not adjacent to reserves or waterways and thus does not affect access.
  - Standard 13.7.3.11 – Land Use Compatibility – The subdivision/boundary adjustment avoids any incompatible land use activities (reverse sensitivity). The proposal is to adjust the lot boundaries of existing allotments.
  - Standard 13.7.3.12 – Proximity to Airports – The subdivision/boundary adjustments is not within 500m of the Kerikeri Airport.

The proposed boundary adjustment subdivision is considered to meet the relevant standards of Rule 13.7.3 as demonstrated above.

## PROPOSED DISTRICT PLAN

The Far North Proposed District Plan was notified on July 27, 2022. Only some parts of this plan have legal effects and only those rules where relevant are assessed below.

The application sites are zoned Horticulture Zone under the Proposed District Plan as shown below:

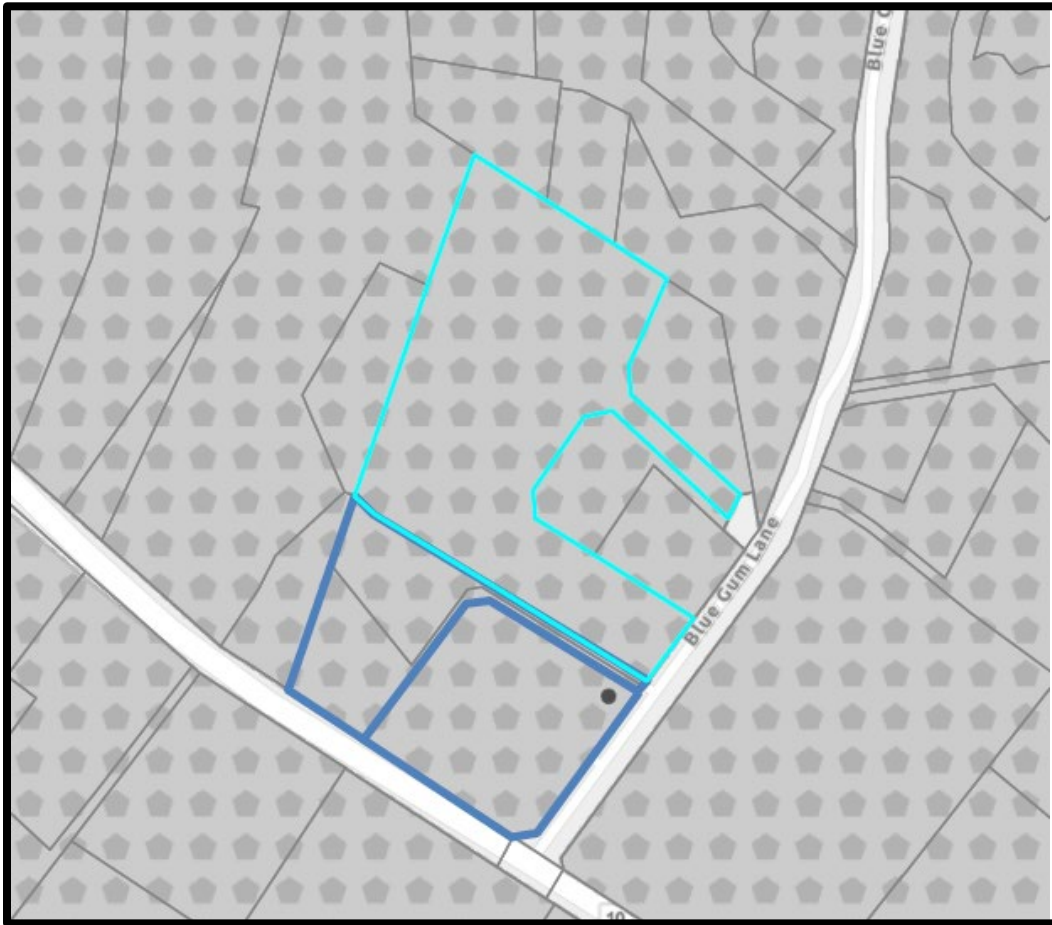


Figure 10: Zone Map – Source Far North Maps

### ***Part 2 – District-Wide Matters / Subdivision***

- SUB-R1 CON-1 (1)– Boundary Adjustments are a controlled activity provided the following are met:  
*The boundary adjustment complies with standards:  
SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased;*

*SUB-S2 Requirements for building platforms for each allotment;*  
*SUB-S3 Water supply;*  
*SUB-S4 Stormwater management;*  
*SUB-S5 Wastewater disposal;*  
*SUB-S6 Telecommunications and power supply; and*  
*SUB-S7 Easements for any purpose;*

Comments:

- The proposed boundary adjustment results in the re-configuration of three existing lots that all have lots less than 20 hectares. Currently we have a lot of 3.0828 hectares, 1.2467 hectares and 9269m<sup>2</sup>. Following the completion of the adjustment to boundaries, Lot 1 is to have an area of 2.6830 hectares, Lot 2 is to have an area of 4000m<sup>2</sup> and Lot 3 is to have an area of 2.1733 hectares, which are all well below the 40 hectares outlined in SUB-S1.
- While a 30m x 30m square could be accommodation within each of the lots, in respect of Lot 2, this would encroach the 10 metres yard setback.
- Each lot has the ability to provide for onsite potable water supply.
- The existing development has existing stormwater mitigation and any future development of the vacant lot will be able to comply.
- The existing development has existing wastewater disposal and any future development of the vacant lot will be able to comply.
- All lots have existing telecommunications and power supply. As a result of the boundary adjustment, all lots will continue to have supply.
- Easements will be provided and amended as necessary to facilitate the boundary adjustment.

The above rules **does not** have immediate legal effect and thus has no weight when considering the application to undertake a boundary adjustment.

*Note: The above only reflects those rules that have immediate legal effect. If Council considers that more rules require assessment, I am sure you will let us know.*

## **SUMMARY OF ACTIVITY STATUS**

Overall the proposal is deemed to be a **Controlled Activity**.

We consider that all relevant consents have been applied for to enable the proposed boundary adjustment subdivision. However, please treat this as a full application to cover any other aspects of the proposal that Council considers require consent.

## **PUBLIC NOTIFICATION ASSESSMENT**

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### **ASSESSMENT OF STEPS 1 TO 4 (SECTION 95A)**

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

#### **STEP 1: MANDATORY PUBLIC NOTIFICATION IN CERTAIN CIRCUMSTANCES**

Step 1 states that no mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

In this case the applicant does not request notification.

#### **STEP 2: IF NOT REQUIRED BY STEP 1, PUBLIC NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES**

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not involve one or more of the activities specified in s95A(5)(b).

#### **STEP 3: IF NOT PRECLUDED BY STEP 2, PUBLIC NOTIFICATION REQUIRED IN CERTAIN CIRCUMSTANCES**

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

#### **STEP 4: PUBLIC NOTIFICATION IN SPECIAL CIRCUMSTANCES**

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

---

## **ASSESSMENT OF ENVIRONMENTAL EFFECTS**

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### **EXISTING ENVIRONMENT AND PERMITTED BASELINE**

#### **ENVIRONMENT**

The 'Environment' includes the 'Existing Environment' which includes all lawfully established activities that exist – and the 'Future Environment' which includes the effects of activities enabled by an unimplemented consent where the consent is 'live' that have not lapsed and there are no reasons why the consent is not likely to be implemented.

The existing environment includes those activities described in previous sections of this report and includes but not limited to the existing three records of title.

#### **PERMITTED BASELINE**

RMA states that for the purposes of formulating an opinion as to whether the adverse effects on the environment will be minor or more than minor a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect.

In this case, the permitted baseline is the on-going use of the sites for those consented activities including the school and church.

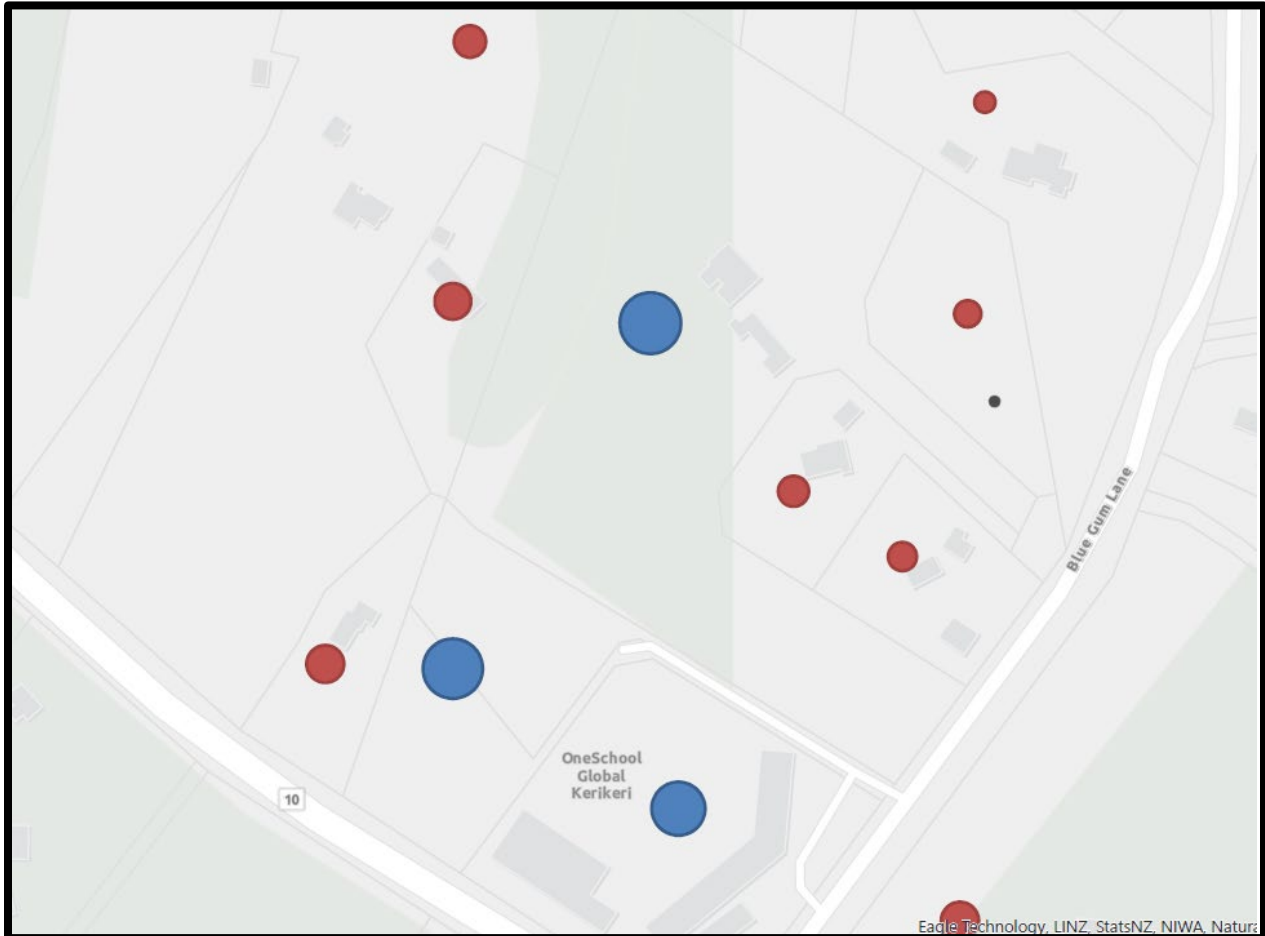
No form of subdivision is provided for as a permitted activity.

#### **ADJACENT SITES**

For the purposes of this application, adjacent sites are considered to be those sites directly adjoining the application site (marked with a red circle). They include the following:

1. 21 Blue Gum Lane, Kerikeri
2. 23 Blue Gum Lane, Kerikeri
3. 43A Blue Gum Lane, Kerikeri

4. 27 Blue Gum Lane, Kerikeri
5. 1574 State Highway 10, Kerikeri
6. 1608 State Highway 10, Kerikeri
7. 1608B State Highway 10, Kerikeri
8. 1608C State Highway 10, Kerikeri



*Figure 11: Adjacent Properties (Blue dots are application sites) Red are adjacent properties*

## **ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS**

Having regard to the above and after an analysis of the application, including any proposed mitigation measures, the adverse effects of the activity on the environment are identified and discussed below.

### ***SITE SIZE AND SHAPE EFFECTS AND INTENSITY OF DEVELOPMENT EFFECTS***

The proposed boundary adjustment will result in the adjustment to boundaries to reconfigure the existing boundaries to a) contain all land associated with OneSchool Global – Learning Center in a single title b) contain all land associated with the church in a single title and c) a balance vacant lot similar to what exists now.

The vacant Lot 2 is to have an area of 4000m<sup>2</sup> similar to the existing sports fields title and will be able to contain permitted rural activities, which would include a residential dwelling that could easily fit within the 10 metre yard boundaries or horticultural uses. The land is flat and is considered suitable for development.

The boundary adjustment is not creating any additional lots and as such, there will be no increase in development potential for the sites.

As the proposed boundary adjustment is minor in character, the size and shape of the sites involved in the boundary adjustment will result in effects that are less than minor.

### *ACCESS EFFECTS*

All sites have existing access and crossings with Blue Gum Lane, which have been formed to an a sealed standard which is appropriate for this location.

As none of these accesses are changing, and no increase in intensity of development is anticipated, any effects based on access to the road will be less than minor. There will be no increase in traffic movements associated with the proposed boundary adjustment and the local roading network can suitably accommodate the vehicle movements associated with the development.

All existing access easements will remain in place.

### *SERVICING EFFECTS*

Each lot is considered to be of a size and dimension to accommodate on-site servicing. Lots 1 and 3 have existing built development, with all servicing being contained within the site boundaries.

In regards to the servicing on the sites, the boundary adjustment will have a less than minor effect.

### *RURAL PRODUCTION*

The proposal will not compromise the allotments' potential to function as rural productive properties as no physical modifications are proposed as part of the boundary adjustment and the eventual allotments will retain lot sizes, which do not enable further development potential beyond the permitted baseline for the Rural Production zone.

The soils within the properties are mainly classes 1 and 3 being highly productive. As per the below image, the sites mainly consist of class 1 highly productive soils.





*Figure 12: LUC Maps – Application sites – LUC Class 1 – Source OurEnvironment*

The boundary adjustment as previously stated is the reconfiguration of existing boundaries, with no new lots or entitlements resulting. Policy 3.8 of the HPS-HPL states that subdivision of highly productive land must be avoided unless (a) it is demonstrated that the proposed lots will retain the overall productive capacity of the subject land of the long term. It is our opinion that the boundary adjustment does not result in the loss of any productive land, the land is still available for use within the existing records of title. Further it is noted that the existing non-rural activities are already operating within the sites, thus the majority of the sites have already been retired from production.

### ***NATURAL HAZARDS***

The sites are subject to natural hazards such as flooding. The nominated building platform and existing dwelling are clear of these hazards. The boundary adjustment does not impact on these existing natural hazards, with no new building platforms or development rights conveyed.

### **SUMMARY**

In summary it is concluded that the adverse effects of the development on the environment will be less than minor.

## LIMITED NOTIFICATION ASSESSMENT

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### ASSESSMENT OF STEPS 1 TO 4 (SECTION 95B)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

#### STEP 1: CERTAIN AFFECTED PROTECTED CUSTOMARY RIGHTS GROUPS MUST BE NOTIFIED

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups or affected persons under a statutory acknowledgement affecting the land (ss95B(2) and 95B(3)).

The application site is not affected by customary rights.

#### STEP 2: IF NOT REQUIRED BY STEP 1, LIMITED NOTIFICATION PRECLUDED IN CERTAIN CIRCUMSTANCES

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude public notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity (ss95B(5) and 95B(6)).

The proposal is a non-complying activity and there are no rules precluding notification.

#### STEP 3: IF NOT PRECLUDED BY STEP 2, CERTAIN OTHER AFFECTED PERSONS MUST BE NOTIFIED

Step 2 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of a prescribed activity under s360H(1(b)), a prescribed person; and
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity, and therefore an assessment in accordance with s95E is required. This assessment is set out below.

Overall, it is considered that any adverse effects in relation to adjacent properties will be less than minor, and accordingly that no persons are adversely affected.

## **STEP 4: FURTHER NOTIFICATION IN SPECIAL CIRCUMSTANCES**

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

There are not considered to be any special circumstances that would warrant notification.

## **SECTION 95E STATUTORY MATTERS**

As required by step 3 above, certain other affected persons must be notified, and the following assessment addresses whether there are any affected persons in accordance with s95E. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.

It is considered that there is no useful baseline that can be applied as the land needs to be earth worked to provide building platforms and subdivision of the land would also require resource consent.

- The adverse effects on those persons who have provided their written approval must be disregarded.

Because of the minor scale of the proposal no written approvals have been sought for this proposal.

The sections below set out an assessment in accordance with section 95E, including identification of adjacent properties, and an assessment of adverse effects.

## **ADJACENT PROPERTIES**

No adjacent properties are considered to be adversely affected by the proposal for the following reasons:

- The density and character resulting from the boundary adjustment subdivision is not contrary to the rural production character of the surrounding area.
- No new building platforms are proposed over and above what could be utilized or created as of right. The existing fields could be constructed upon along with the vacant Lot 2 for a residence as there are no existing residential buildings within any of the titles.
- No additional development rights are proposed.

- All lots have existing driveway and vehicle access ways to Blue Gum Lane.
- As none of these accesses are changing, and no increase in intensity of development is anticipated, any effects based on access to the road will be less than minor.

For these reasons, the boundary adjustment subdivision is not considered to generate any adverse effects on persons of the immediate environment.

Taking the above into account, it is considered that any adverse effects on persons will be less than minor. It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

## **LIMITED NOTIFICATION CONCLUSION**

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

## **SECTION 104 MATTERS**

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The matters that require consideration in assessing this application are set out in section 104 of the Resource Management Act 1991. These matters include the actual and potential effects of the allowing the activity on the environment and the relevant rules and assessment criteria. Given that the proposal is deemed to be in keeping with the assessment criteria, a separate analysis of objectives and policies is considered to be unnecessary. The provisions of section 104 are subject to the matters set out in Part II of the Act.

In summary it is concluded that this proposal satisfies the relevant matters requiring consideration under section 104.

## **MATTERS RELEVANT TO SUBDIVISION CONSENTS – S106**

It is considered that resource consent can be granted to the subdivision application as:

- The land and structures on the land, will not be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source, and
- Any subsequent use that is likely to be made of the land is not likely to accelerate, worsen, or result in material damage to the land, other land, or structure by erosion, falling debris, subsidence, slippage, or inundation from any source, and
- Sufficient provision has been made for legal and physical access to each allotment created by the previous subdivision.

There are no known s106 matters.

## **NATIONAL POLICY STATEMENTS**

### **RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING & MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011**

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Soils) were gazetted on 13th October 2011 and took effect on 1st January 2012.

Council is required by law to implement this NES in accordance with the Resource Management Act 1991 (RMA). The standards are applicable if the land in question is, or has been, or is more likely than not to have been used for a hazardous activity or industry and the applicant proposes to subdivide or change the use of the land, or disturb the soil, or remove or replace a fuel storage system.

The applicant has confirmed, no activities outlined in the Hazardous Activities and Industries List (HAIL) have occurred on the subject site post the original subdivision. Noting that each of the titles at the time of subdivision had provided HAIL reporting.

As such, it is considered that the property does not constitute a 'piece of land' covered under Section 5(7) of the NES, and therefore, the NES is not considered applicable in this instance.

### **RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARD FOR FRESHWATER) REGULATIONS 2020**

The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (NES-FW) came into force on 3 September 2020, with changes to the legislation January 2023. The NES-FW set out requirements for carrying out certain activities which pose risks to freshwater and freshwater ecosystems.

In particular, the NES-FW has standards for activities near to or within a wetland. A natural

wetland is defined in the National Policy Statement for Freshwater Management as "a wetland (as defined in the Act) that is not:

(a) a wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing or former natural wetland); or

(b) a geothermal wetland; or

(c) any area of improved pasture that, at the commencement date, is dominated by (that is more than 50% of) exotic pasture species and is subject to temporary rain derived water pooling".

Accordingly, consideration of the subdivision application against the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 is not required.

### **NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPS-HPL)**

The NPS-HPL came into force on 17 October 2022, with most provisions having immediate effect, placing restrictions on rezoning, subdivision and land-use proposals on land that meets the transitional definition of HPL (Land Use Capability (LUC) classes 1–3, with some exceptions).

The application sites are classed as LUC Class 1 soils, being highly productive. See figure 12 above.

The boundary adjustment as previously stated is the reconfiguration of existing boundaries, with no new lots or entitlements resulting. Policy 3.8 of the HPS-HPL states that subdivision of highly productive land must be avoided unless (a) it is demonstrated that the proposed lots will retain the overall productive capacity of the subject land of the long term. It is our opinion that the boundary adjustment does not result in the loss of any productive land, the land is still available for use within the existing records of title. Further it is noted that the existing non-rural activities are already operating within the sites, thus the majority of the sites have already been retired from production.

Overall the proposal is considered not to be inconsistent with the HPS-HPL as no land is being lost to production.

## **OPERATIVE DISTRICT PLAN**

### **OBJECTIVES AND POLICIES**

#### ***Chapter 13 Subdivision***

The objectives and policies outlined in 13.3 and 13.4 seek to ensure that land being subdivided will reflect the intended zone outcomes as well as providing for the long term needs of the community and environment. They seek to ensure that amenity values are maintained to a high standard without creating adverse effects on amenity values, natural resources, natural hazards and historic heritage.

The policies provide a basis to achieve the general objectives. These policies seek to ensure that subdivision avoids and/or mitigates any potential effects on natural hazards.

The zone specific policies provide further guidance as to how to achieve the objectives. They also seek to ensure that suitable access and manoeuvring can be achieved and how the proposed subdivision responds positively to the context of the surrounding environment.

The subdivision is to enable a boundary adjustment and can be undertaken with minimal adverse effects as there will be no increase in development rights over and above what could be achieved currently. The purpose is to formalize the existing consented activities.

The boundary adjustment is not inconsistent with the objectives and policies as demonstrated in the previous sections of this report.

## **PROPOSED DISTRICT PLAN**

### **OBJECTIVES AND POLICIES**

#### ***Part 2 – District-Wide Matters / Subdivision***

The objectives and policies outlined in SUB-O1 to SUB-O4 and SUB-P1 to SUB-P11 seek to ensure the efficient use of the land resource, reflect the intended zone outcomes as well as providing for the long term needs of the community and environment.

They also seek to protect highly productive land and natural features.

They seek to ensure that amenity values are maintained to a high standard without creating adverse effects on amenity values, natural resources, natural hazards and historic heritage.

The policies provide a basis to achieve the general objectives. These policies seek to ensure that subdivision avoids and/or mitigates any potential effects on natural hazards.

Whilst the boundary adjustment is not inconsistent with the objectives and policies as demonstrated in the previous sections of this report, the above objectives and policies have little

weight as this document is still progressing through the decision and appeal process.

## **PART II OF THE RESOURCE MANAGEMENT ACT**

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Part II of the Act sets out the Purpose and Principles. This proposal is in keeping with Part II as the effects of the proposal on the environment will be minor and the proposal will not compromise the ability of this site to be used by existing and future generations, also the life supporting capacity of air, water, soil and ecosystems will not be compromised.

*Section 5* of the Resource Management Act 1991 (the Act) describes the Purpose and Principles of the Act and provides a definition of 'sustainable management' which includes reference to managing the use and development of natural and physical resources at a rate that allows people and communities to provide for their wellbeing, whilst avoiding, remedying and mitigating any adverse effects of activities on the environment.

This involves sustaining resource potential (excluding minerals), safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating adverse effects. The effects of this proposal on the environment have been described above. The proposal is considered to be consistent with the Purposed and Principles outlined above as the effects on character and amenity will be no more than minor. Further any potential effects can be adequately avoided, remedied and mitigated.

*Section 6* of the Act requires all persons exercising functions and powers under the Act to recognise and provide for matters of national importance in relation to the natural character of the coastal environment, wetlands, lakes and rivers and the protection of them from inappropriate subdivision use and development. Outstanding natural features and landscapes are also to be protected from inappropriate subdivision, use and development.

The proposal is considered to be consistent with section 6 of the Act as there are considered to be no matters of national importance on this site.

*Section 7* relates to other matters that are to which regard must be had in achieving the sustainable management of natural and physical resources: The proposed land use and subdivision is considered to be consistent with the provisions of the section of the Act.

*Section 8* requires that account shall be taken of the principles of the Treaty of Waitangi. The proposal is considered to be consistent with the matters outlined in Section 8.



Overall, it is considered that the proposal is in keeping with Part II of the Resource Management Act 1991.

## **CONCLUSION**

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It is concluded that the proposal will have less than minor adverse effects on the surrounding environment. Further the proposed activity is considered to be in keeping with the relevant objectives and policies set out in Auckland Unitary Plan.

As a result of the above granting consent to this proposal will be in keeping with the provisions set out in Part II of the Resource Management Act 1991 and sections 104 and 104A.

**Appendix 1 – Record of Title**

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**Appendix 3 – Written Approvals**

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**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** **705819**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 April 2016

**Prior References**  
654153

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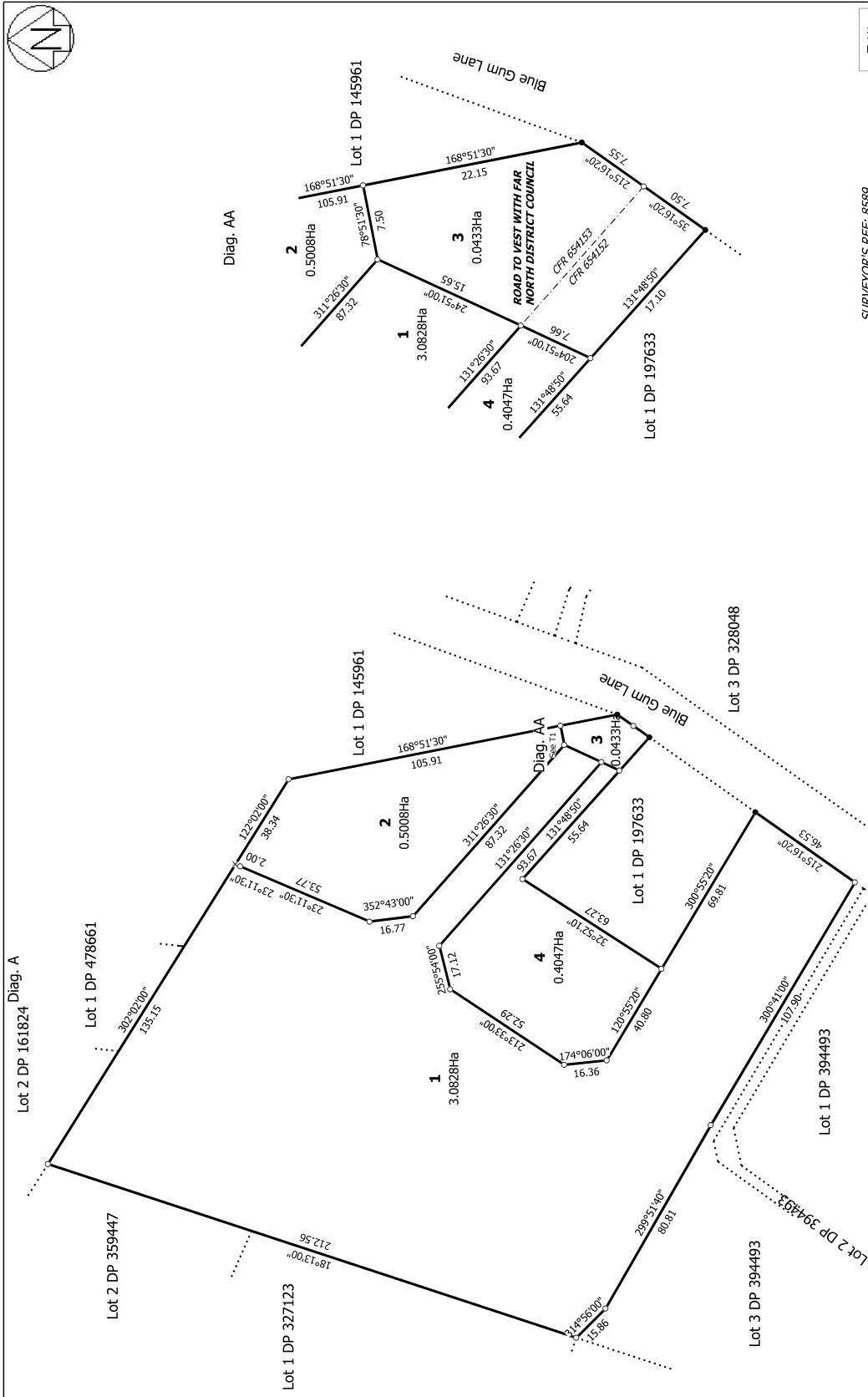
**Estate** Fee Simple  
**Area** 3.0828 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 489809

**Registered Owners**  
Bluegum Gospel Hall Trust

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**Interests**

Appurtenant hereto are water rights created by Transfer A298025 - 5.7.1968 at 9:35 am  
Appurtenant hereto are water rights created by Transfer A304149 - 6.8.1968 at 11:45 am  
6109883.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2004 at 9:00 am  
10338712.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.4.2016 at 1:31 pm  
12192237.1 CAVEAT BY TOP ENERGY LIMITED - 21.7.2021 at 9:53 am



T 1/1

SURVEYORS REF: 6589

Surveyor: Denis McGregor Thomson  
 Firm: Thomson Survey Limited

**Title Plan**  
 DP 489809

Deposited on: 8/04/2016

**Lots 1 - 4 Being a Subdivision of Lots 1 & 5 DP 475167**

Land District: North Auckland  
**Digitally Generated Plan**  
 Generated on: 02/05/2016 12:21 am Page 2 of 2



**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** **729081**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 April 2016

**Prior References**

377814 377815

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**Estate** Fee Simple  
**Area** 9269 square metres more or less  
**Legal Description** Lot 2-3 Deposited Plan 394493

**Registered Owners**

Northland Education Trust

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**Interests**

Appurtenant hereto are water rights created by Transfer A298025 - 5.7.1968 at 9:35 am

Appurtenant hereto are water rights created by Transfer A304149 - 6.8.1968 at 11:45 am

573901.1 Gazette Notice declaring adjoining State Highway No.10 to be a limited access road - 31.1.1979 at 10.51 am  
(affects part formerly Lot 2 DP 337195)

6109883.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2004 at 9:00 am

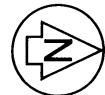
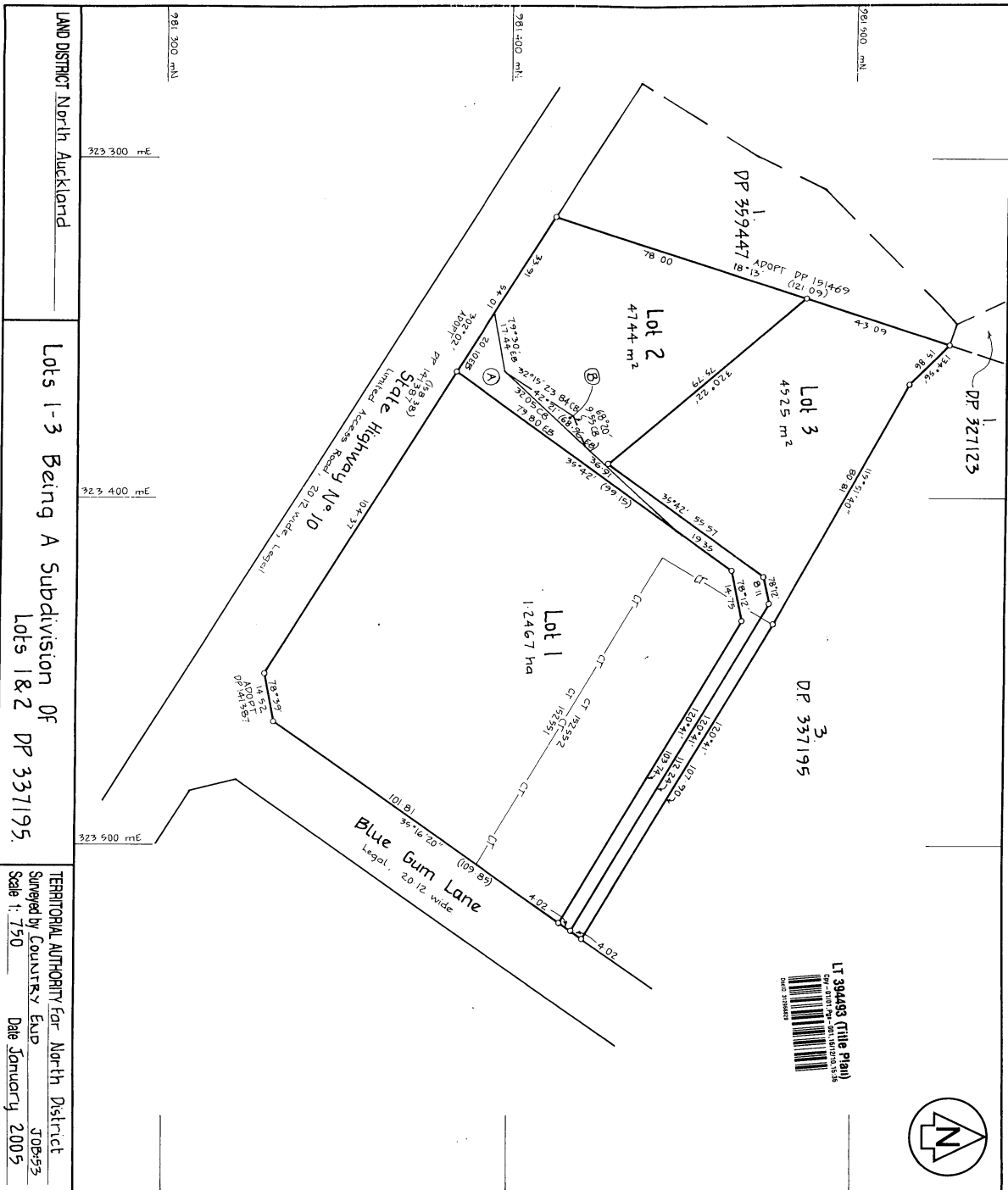
8657867.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.12.2010 at 9:05 am

Land Covenant in Easement Instrument 8657867.5 (affects Lot 2 DP 394493) - 15.12.2010 at 9:05 am

Subject to a stormwater easement over part Lot 2 marked A on DP 394493 created by Easement Instrument 8657867.6 -  
15.12.2010 at 9:05 am

The easements created by Easement Instrument 8657867.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to Section 241(2) Resource Management Act 1991 (affects DP 489809)



**Approvals**  
I hereby certify that this plan was approved by the Land Information New Zealand on 15/12/2010.

**Memorandum of Easement**  
RC 2041053  
Authorised Officer: *[Signature]*

Show	Purpose	Servient Tenement	Dominant Tenement
(A)	Stormwater	Lot 2 hereon	Lot 1 hereon

UNLESS OTHERWISE STATED, PERIMETRAL BOUNDARIES ARE ADAPTED FROM DP 359447.

AREAS (A) & (B) ARE SUBJECT TO A LAND COVENANT.

Approved as to addition of Covenant Area B  
9.11.2009  
Processing Centre Survey Advisor

**New S.T. Allotted:**  
Lot 1 3776.3  
Lot 2 3725.4  
Lot 3 3778.5

**Class of Survey:** Class 1

**Total Area:** 2173.6 ha

**Comprised in S.T. 152.551 (A1) & 152.552 (A1)**

**1. Rex Dow Williams**  
being a person entitled to practice as a licensed cadastral surveyor, certify that:  
The surveys to which the details relate are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey, 2002/12.  
The detailed accuracy and the data shown in accordance with the Act are as shown.

Signed: *[Signature]* Date: 29/12/2010

Field Book: 0  
Tape Book: 0  
Reference Plans: \_\_\_\_\_  
Examined: \_\_\_\_\_  
Corrections: \_\_\_\_\_

Approved as to Survey by Land Information NZ on 15/12/2010

Deposited by Land Information NZ on 15/12/2010

File Number: 152.505  
Title: DP 394493

LAND DISTRICT North Auckland

Lots 1-3 Being A Subdivision Of DP 337195

Scale 1:750

Surveyed by Country Eup

Date January 2005

TERRITORIAL AUTHORITY For North District

30855





**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** **377813**  
**Land Registration District** **North Auckland**  
**Date Issued** 15 December 2010

**Prior References**

152551 152552

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**Estate** Fee Simple  
**Area** 1.2467 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 394493

**Registered Owners**

Northland Education Trust

---

**Interests**

Appurtenant hereto are water rights created by Transfer A298025 - 5.7.1968 at 9:35 am

Appurtenant hereto are water rights created by Transfer A304149 - 6.8.1968 at 11:45 am

573901.1 Gazette Notice declaring adjoining State Highway No.10 to be a limited access road - 31.1.1979 at 10.51 am  
(affects part formerly Lot 2 DP 337195)

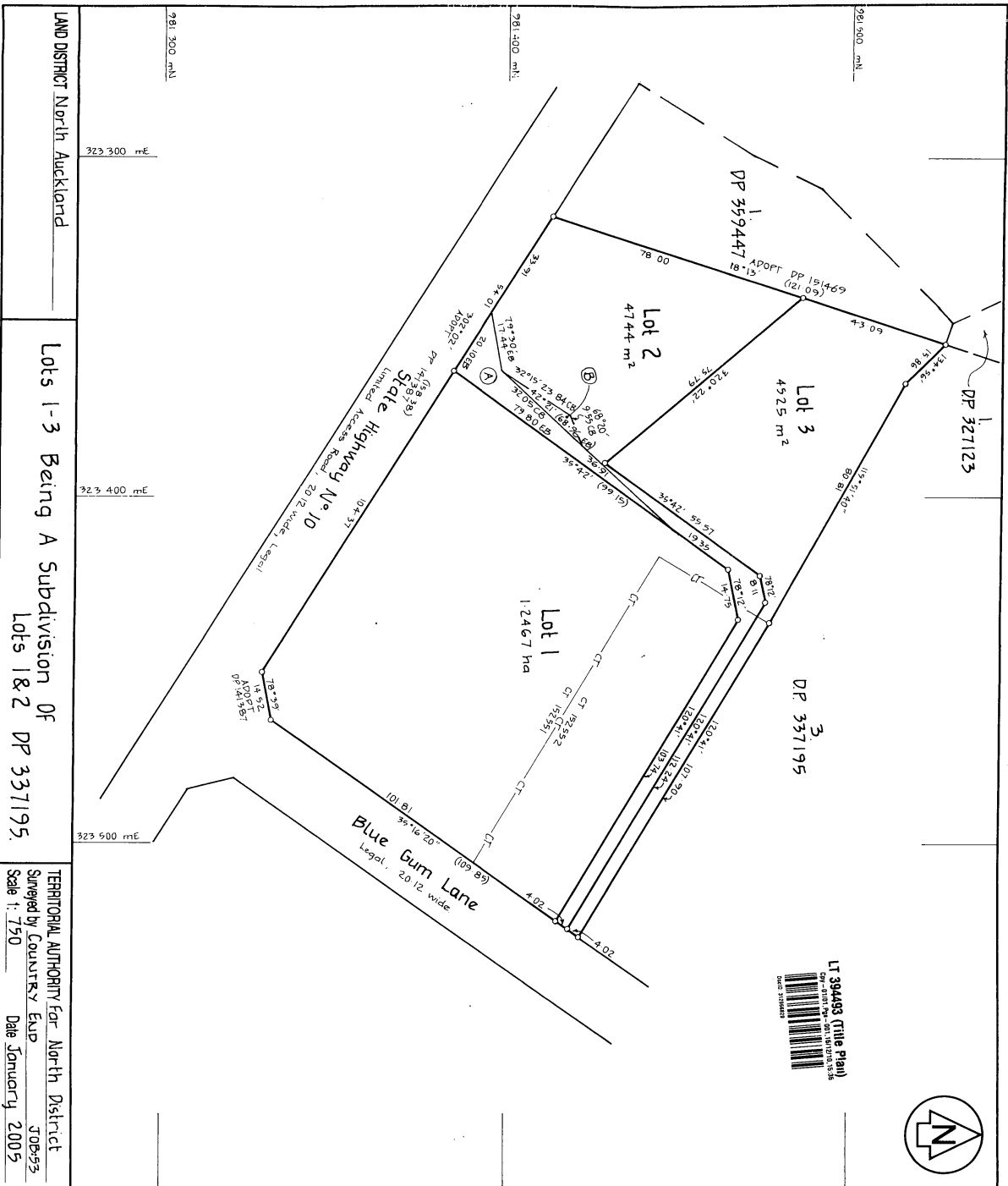
6109883.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 10.8.2004 at 9:00 am

8657867.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.12.2010 at 9:05 am

Land Covenant in Easement Instrument 8657867.5 - 15.12.2010 at 9:05 am

Appurtenant hereto is a stormwater easement created by Easement Instrument 8657867.6 - 15.12.2010 at 9:05 am

The easements created by Easement Instrument 8657867.6 are subject to Section 243 (a) Resource Management Act 1991



**Approvals**  
I hereby declare that this plan was approved by the Land Information New Zealand on 15/12/2010 in accordance with Section 223 of the Resource Management Act 1991 on the 18th day of February 2005, subject to the granting or reserving of the easement set out in the Memorandum hereon.

**Approved as to addition of Covenant Area B**  
9.11.2009  
Processing Centre Survey Advisor

**New G.S.T. Allocated:**  
Lot 1 377673  
Lot 2 372814  
Lot 3 377813

**Class of Survey:** Class 1

**Total Area:** 2173.6 ha  
**Comprised in G.S.T. 152551 (A1) & 152552 (A1)**

**1. Rex Dow Williams**  
being a person entitled to practice as a licensed cadastral surveyor, certify that:  
a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey, 2002/12.  
b) The stated area is a true and correct area in accordance with the Act and the Rules.

**Signed:** Rex Dow Williams **Date:** 29/10/07

**Examined:** \_\_\_\_\_ **Theresa Cook** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Reference File:** \_\_\_\_\_ **Examined:** \_\_\_\_\_ **Corrct:** \_\_\_\_\_

**Approved as to Survey by Land Information NZ on:** 15/12/2010

**Deposited by Land Information NZ on:** 15/12/2010

**File Number:** 152552 **Date:** 2005 **DP 394493**

LAND DISTRICT North Auckland

Lots 1-3 Being A Subdivision Of DP 337195.

TERMINAL AUTHORITY for North District Surveyed by COUNTY EUP Scale 1:750 Date January 2005

# FAR NORTH DISTRICT COUNCIL



## THE RESOURCE MANAGEMENT ACT 1991

CONO 6109883.1 Cons

Cpy - 01/01, Pgs - 001, 24/08/04, 10:59



DdocID: 311548483

### SECTION 221 : CONSENT NOTICE

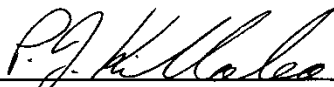
REGARDING RC2031178  
The subdivision of Lot 2 DP 197633  
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of Lots 1 - 3 DP 337195

### SCHEDULE

- i. The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in connection with any new residential development the occupiers of any such dwelling shall install an approved water filtration system. The water quality system is to meet the guidelines contained within the Ministry of Health Publication dated 1995 entitled "Guidelines for Drinking Water Quality Management for NZ" and any subsequent amendments.

SIGNED:

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

DATED at **KAIKOHE** this *3<sup>rd</sup>* day of *August* 2004

RC2031178  
SRM\CERT\3221  
4hmark221



# View Instrument Details

**Instrument No** 8657867.5  
**Status** Registered  
**Date & Time Lodged** 15 December 2010 09:05  
**Lodged By** Simonsen, Roger Martin  
**Instrument Type** Easement Instrument



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Affected Computer Registers	Land District
377813	North Auckland
377814	North Auckland

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**Annexure Schedule:** Contains 2 Pages.

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## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Roger Martin Simonsen as Grantor Representative on 02/11/2010 10:58 AM

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## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Roger Martin Simonsen as Grantee Representative on 02/11/2010 10:59 AM

\*\*\* End of Report \*\*\*

Approved by Registrar-General of Land under No. 2002/6055  
**Easement instrument to grant easement or profit à prendre or create land covenant**  
 Sections 90A & 90F, Land Transfer Act 1952

Land registration district

Wellington

BARCODE

Grantor

Surname must be underlined

NORTHLAND EDUCATION TRUST

Grantee

Surname must be underlined

NORTHLAND EDUCATION TRUST

Grant\* of easement or profit a prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenements(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s), profit(s) a prendre, set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule if required.

Purpose (nature and extent) of easement profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Land Covenants		377814	377813

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum numbered as required.  
 Continue in additional Annexure Schedule if required.

~~Unless otherwise provided below the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.~~

~~The implied rights and powers are [varied] [negatived] [added to] or [substituted] by:~~

~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952.~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [ ] and insert memorandum number as required.  
 Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number \_\_\_\_\_, registered under section 145A of the Land Transfer Act 1952]~~

~~[Annexure Schedule ]~~

Approved by Registrar-General of Land under No. 2002/5032  
**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement Instrument dated  Page  of  Pages

*(Continue in additional Annexure Schedule, if required)*

**The Grantor shall be bound by the following covenants:**

1. The grantor shall not at any time hereafter construct nor erect nor permit to be constructed or erected on the areas marked "A" and "B" on Plan 394493 any building or any part of any building in order to meet the requirements of building separation and the spread of flame as set out in Table 6.2 of the New Zealand Building Code Acceptable Solutions C/AS1.

# View Instrument Details



**Instrument No** 8657867.2  
**Status** Registered  
**Date & Time Lodged** 15 December 2010 09:05  
**Lodged By** Simonsen, Roger Martin  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
152551	North Auckland
152552	North Auckland

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**Annexure Schedule:** Contains 1 Page.

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## Signature

Signed by Roger Martin Simonsen as Territorial Authority Representative on 02/11/2010 10:58 AM

\*\*\* End of Report \*\*\*



Private Bag 752, Memorial Ave
Kaikōhe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221 : CONSENT NOTICE**

**REGARDING RC 2041053 and 2080610**  
the Subdivision of Lots 1 & 2 DP 337195  
North Auckland Registry

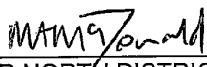
PURSUANT to Section 221 and for the purpose of Section 224 (c)(ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner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

**SCHEDULE**

Lots 1 – 3 DP 394493

- The operation of agricultural and horticultural equipment including sprays and chemicals (subject to compliance with any relevant legislation) may be a permitted activity. Accordingly, where rainwater is collected from exposed surfaces for human consumption in conjunction with any development on the site, the occupiers of any such development on the lots shall install an approved water filtration system.

SIGNED:

  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER

DATED at Kerikeri this 12<sup>th</sup> day of November 2009 .



# View Instrument Details



**Instrument No** 10338712.3  
**Status** Registered  
**Date & Time Lodged** 08 April 2016 13:31  
**Lodged By** Laing, Alison Margaret  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Computer Registers	Land District
705819	North Auckland
705820	North Auckland

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**Annexure Schedule:** Contains 23 Pages.

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## Signature

Signed by Richard Adrian Ayton as Territorial Authority Representative on 08/04/2016 12:15 PM

\*\*\* End of Report \*\*\*



**Far North  
District Council**

Private Bag 752, Memorial Ave  
Takapu 0440, New Zealand  
Telephone: 0800 929 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: [cs@fncc.govt.nz](mailto:cs@fncc.govt.nz)  
Website: [www.fncc.govt.nz](http://www.fncc.govt.nz)

*Te Kaunihera o Tai Tokerau Ki Te Raki*

## **THE RESOURCE MANAGEMENT ACT 1991**

### **SECTION 221: CONSENT NOTICE**

REGARDING RC 2140318  
Being the Subdivision of Lot 3 DP 337195  
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**

#### **Lot 2 – DP 489809**

- i. In conjunction with the construction of any building requiring a wastewater disposal system the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Haigh Workman Civil and Structural Engineers in accordance with condition 3(a) of Resource Consent 2140318.

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

The estimated cost of the installed system is \$13,000 + GST as per quote from Haigh Workman Civil and Structural Engineers Ltd. The costing is valid for a period of 6 months from the date of issue of the 224(c) certificate.

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.

Where a wastewater treatment and effluent disposal system is proposed that differs from that detailed in the above mentioned report, a new TP 58 / Site and Soil Evaluation Report will be required to be submitted, and Council's approval of the new system must be obtained, prior to its installation.



**Far North  
District Council**

Private Bag 752, Manukau Ave  
Auckland 0610, New Zealand  
Freephone: 0800 923 029  
Phone: (09) 401 5230  
Fax: (09) 401 2137  
Email: [ask.us@fnk.govt.nz](mailto:ask.us@fnk.govt.nz)  
Website: [www.fnk.govt.nz](http://www.fnk.govt.nz)


*To Kaitiaki o Tai Tokerau Ki To Raki*

- ii. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for fire fighting purposes is to be provided by way of 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 1 – DP 489809**

The site has been identified as a HAIL site containing contaminated soil from previous activities. No development of Lot 1 shall occur until the site has been remediated in accordance with the Remediation Action Plan approved under RC 2140318 and a Site Validation report prepared by a suitably qualified and experienced practitioner has been accepted by Council. The report must conclude that it is highly unlikely that there will be a risk to human health if the activity occurs.

SIGNED:

  
By the FAR NORTH DISTRICT COUNCIL,  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 16<sup>th</sup> day of February 2016





15 133

30 November 2015

Thomson Survey Ltd  
PO Box 372  
Kerikeri 0245

Attention Sam Lee

Dear Sam

**Re: Cost estimate for an on-site wastewater system for a Proposed Subdivision for Kerikeri Gospel Hall Trust**

We estimate the cost of a secondary treatment plant at \$15,000 including GST per lot as laid out below

Item	Estimate
(i) Secondary treatment plant delivered to site (excl. GST) including 200-300 m dripper lines	\$10,000
(ii) Hydraulic excavator	\$1,000
(iii) Electrical connections to pump and control panel.	\$500
(iv) Electrical cabling from house to tank incl trenching	\$750
(v) PVC sewer pipe work from house to plant inclusive trenching	\$750
<b>Total excl GST</b>	<b>\$13,000</b>
GST @ 15 %	\$1,950
<b>Total incl.GST:</b>	<b>\$14,950</b>

It should also be noted that prices for treatment plants can vary significantly between suppliers. The treatment plant price stated above is a mid-range price. Prices from suppliers we have obtained vary by +/- \$1,000.

Other costs to be considered include;

(vi) Cover drip lines with mulch/bark

(vii) Planting with native species suitable for evapo-transpiration

These costs can vary widely depending on the extent of amenity planting desired by the owners.

It is noted that the lots may also be suitable traditional septic tank and soakage trenches, dependant on the final house site chosen. A passive solution can sometimes result in a reduction in cost dependant on a range of factors, primarily being the size of the house to be constructed.

Yours faithfully

John Papesch

# HAIGH WORKMAN

Civil & Structural Engineers

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JOB NO: 13 231

**Client:** Kerikeri Gospel Hall Trust

**Location:** Blue Gum Lane  
Kerikeri

## ***Report on Suitability of Site for a New Meeting Hall***

November 2013

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### **1. Introduction**

This report investigates the suitability of Lot 3 DP 337195 with regard to development of a new meeting hall. The report covers general land suitability and hazards. Also included are preliminary assessments of access, earthworks, stormwater management and on-site effluent disposal.

The proposed development consists of;

- a meeting hall with an area of 45 m x 27 m and a 7.5 m canopy,
- parking to accommodate 200-250 cars,
- a two way access from Blue Gum Lane.

The two possible locations for the meeting hall are addressed in this report. The two locations have been named Option 1 and Option 2 and are shown on the attached site plan.

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**2. Description of Site**

**2.1 Location**

The site has frontage to the northern side of Blue Gum Lane approximately 150 metres from State Highway 10.

**2.2 Topography & drainage**

The topography is dominated by a very broad gently sloping spur running from south east to northwest across the site. The site slopes gently to either side from that spur. Drainage from the site is by broad sheet flow. Drainage patterns are shown on the attached site plan.

**2.3 Geology & soil type**

The underlying geology is mapped as volcanic basalt. The associated soil type is mapped as Kerikeri friable clay loam, being well to moderately well drained.

**2.4 Vegetation & Land Use**

The site has previously operated as an orchard, but this is now largely abandoned.

There are two unused shade houses on Option 1.

The balance of the site is largely in pasture. There is a house and two sheds on Option 2. There are also several sheds on the site (within proposed lot 1).

**2.5 Utility services**

The Electricity and Telecom reticulation run along the frontage of Blue Gum Lane.

The site also has a connection to the Kerikeri irrigation scheme.

**2.6 District Plan Zone**

The subject site is located in the Rural Production Zone.

**3. Hazards, Land stability and foundations****3.1 Hazards**

Hazards listed in the Building Act include: erosion, avulsion, (tearing away by flowing water) alluvion (silt deposition), falling debris, subsidence, inundation or slippage.

We assess the susceptibility of this site to those potential effects as;

erosion	Very minor, if vegetation is disturbed
avulsion, (tearing away by flowing water)	No
alluvion (silt deposition)	No
falling debris	No
subsidence (vertical settlement)	No (buildings to be founded in good ground)
inundation or	No
slippage	No

**3.2 Land Stability**

We have visited the site and inspected it for indications of slippage, settlement or instability. The site is all gently sloping and generally particularly strong and stable. The ground will be slightly softer within the small valley floor portion across the south west of the site.

**3.3 Preliminary geotechnical investigation**

The preliminary geotechnical investigation comprised;

- 2x hand augered boreholes with in-situ measurement of undrained shear strength with hand-held Pilcon vane to 2-3 m depth
- 2x dynamic scala penetrometer tests in the base of the boreholes to 6 m depth

The bore hole at Option 1 (BH1) was terminated at 2.4 m depth due to excessively hard drilling conditions. Water-table was not encountered. 300 mm of topsoil was found to be overlying very stiff silt. A penetrometer (P1) was advanced from the bottom of this hole to a depth of 5.9 m. Penetrometer results indicate a matrix of soil and highly weathered rock. The penetrometer did not reach refusal on what may be inferred as unweathered rock.

The bore hole at Option 2 (BH2) was terminated at the target depth of 3.2 m depth. Water-table was not encountered. The top 0.9 m of soil was found to be topsoil. This topsoil is likely to be the strippings from the driveway and house construction. Beneath this material the soil is hard clay phasing into hard silt at 1.4 m depth. The hard silt retrieved from the hole is highly likely to be the ground up residue of a matrix of soil and highly weathered rock. A penetrometer (P2) was advanced from the bottom of this hole to a depth of 5.9 m. Penetrometer results indicate a matrix of soil and highly weathered rock. The penetrometer did not reach refusal on what may be inferred as unweathered rock.

Test logs are attached to this report.

**3.4 Building Foundations**

Natural, undisturbed ground conditions are equally strong at both building sites. Ground conditions are suitable for shallow foundations designed for 'good ground' allowable bearing capacities of 100 kPa.

Due to the scale of the building proposed, site specific field investigations should be carried out at the building stage to confirm the continuity of ground conditions beneath the building platform.

#### 4, Access

##### 4.1 Access onto the site

The site is accessed from Blue Gum Lane. This road has an operating speed of 50 km/h. It is unmarked, sealed to 6 m in width and has open drains either side.

There is a formed entrance approximately 150 m from the intersection with State Highway 10. This entrance has been nominated by the client to be the main entrance.

An alternative access is available should Option 2 be adopted. It is approximately 250 m from the intersection with State Highway 10. We understand that you prefer this entrance only to be used during large events and that it will not be for general vehicle access.

There could be significant peak traffic loads generated at the meeting hall and a traffic report will be required. It is envisaged that the Blue Gum lane road structure is sufficient for purpose without upgrading and there is good visibility available at the existing entrance.

The intersection with the State Highway may however require upgrading to a widened diagram E standard or with a right turn bay. It is expected that some widening may be required to the southern side of the state highway for traffic travelling north and turning right into the site and from inspection there is sufficient room to do so. The pull over bay for traffic travelling south and turning left into the site is expected to be sufficient for purpose.

##### 4.2 Access within the site

The primary access is to be a two way driveway, with a minimum width of 5 m and an approximate length of 150 m. The driveway will cut across the western corner of Lot 1 to avoid a low point in the western corner site. The proposed alignment is shown on the site plan.

The alternative access, which serves the existing house, consists of a 3 m wide, 150 m long gravel driveway and could easily be upgraded to the same specification as the primary access.

##### 4.3 Parking

We understand parking is proposed to be in the order of 200 – 250 cars. The requirements for number of parks may derived from the District Plan for a seating capacity of 680 persons. Appendix 3A of the District Plan identifies for places of assembly that 1 park per 4-5 people is required. Therefore, 136 parks are required as a minimum hence the proposed quantity of parks is more than sufficient. In addition, some parks will be required to be designated for people with disabilities.

Parking to accommodate 200 cars is likely to accommodate an area of 4,500 m<sup>2</sup>. This is based upon a parking width of 2.5 m and a total depth for two rows of 16.5 m x 100 to achieve 200 parks = 4125 m<sup>2</sup>, plus access.

Areas required for 200 car park spaces are shown on the attached site plans. Option 1 is shown on the site plan with parking on two levels. Option 2 is shown with the car park at the top of the ridge. This is to provide the option to easily drain stormwater from the car park to a stormwater detention pond in the western corner.



**5 Earthworks**

In the Rural Production Zone, the maximum volume of earthworks that can be carried out without a Resource Consent is 5000 m<sup>3</sup>. The volume of earthworks is calculated as the volume of excavation plus volume of fill. We estimate the volume of excavation required at:

Platform excavation	45 m x 27 m x 0.5 m	600 m <sup>3</sup>
Carpark excavation	4,500 m <sup>2</sup> x 0.4 m	1,800 m <sup>3</sup>
Accessway excavation	150 m x 5 m x 0.4 m	300 m <sup>3</sup>
Stormwater pond	approximation	500 m <sup>3</sup>
	Total	3200 m <sup>3</sup>

If earthworks are a cut to fill operation, or if excavation depth exceeds 1.5 m outside of the building platform, a resource consent will be required for those earthworks. Apart from the visual amenity aspects it is expected that consent can be achieved with a site specific erosion & sediment control plan. This will likely include design of a silt pond which could jointly be a detention pond as discussed below.

It is expected that these soils and the soil rock matrix can be excavated with standard equipment. Ground water table was not encountered and is not expected to be an issue for earthworks here.

## 6 Stormwater Management

Permitted Activity Rule 8.6.5.1.3 of the FNDC District Plan states that, in the Rural Production Zone, the maximum total site area covered by buildings and other impermeable surfaces is 15%. We estimate the total impermeable area required at;

Roof of meeting hall	48 m x 27 m	1,300 m <sup>2</sup>
Canopy	31 m x 7 m	200 m <sup>2</sup>
Carpark	calculated in Section 4.3	4,500 m <sup>2</sup>
Driveway	150 m x 5 m	700 m <sup>2</sup>
	Total	6,700 m <sup>2</sup>

Over an approximate Lot area of around 1.5 ha (15,000 m<sup>2</sup>), the impermeable surface coverage will be 45%. Stormwater management should be designed to reduce the increase in outflow from creation of these impermeable surfaces back towards predevelopment levels for the 1 in 5 year storm for compliance with NRC rules for stormwater discharges. This would ideally be achieved by forming a stormwater detention pond.

If Option 1 was chosen the most suitable location for the pond would be at the western corner of the site. Stormwater can be easily drained to this location and there is an existing flow path that the pond can discharge into.

For Option 2, stormwater could either be drained to a pond in the northern corner or drained to a pond in the western corner.

The issue with siting the stormwater detention pond in the northern corner is that there is no defined flow path from the northern boundary to which a pond could discharge into. The discharge would be across ground and over a neighbour's property on the northern corner of the site and flow approximately 60 m to reach a defined flow path. This may be problematic as consent will be required from the neighbour.

The discharge through a neighbour's property to reach a defined flow path could either be piped or conveyed via an open drain. A possible drain location is shown on the site plan and a photograph is attached. If the discharge is via an open drain, the drain will have to be about two metres wide and armoured to avoid scour. If the discharge is via a pipe, the pipe will have to have a diameter of about 300 mm with an overland flow path formed above.

The issue with siting the stormwater pond in the western corner for Option 2 is that stormwater drainage will have to be trenched through the ridge, from the car park to the pond. To minimise the depth of the trench the car park should be located as high on the site as possible. This alters the building position to what might be a less desirable position.

## 7 On-site Effluent Disposal

### 7.1 Design Population & Flow

The TP 58 design manual and NZS1547 recommends a design flow of;

- 10-15 litres per person for community halls (meeting)
- 20-30 litres per person for community halls (banqueting)

The lower use figures represent on-site roof water tank supply, and the higher figure reticulated community or bore supply. We consider that this proposal should be designed for a design flow of 15 litres per person. This is from consideration of the following;

- No laundry
- No breakfast or dinner
- No dish washing
- All catering to be handled off-site

Although there may be meals served, all wastewater associated with meal preparation is carried out off-site. Therefore, the only additional wastewater produced associated with a meal (which may be only slightly more than a 'meeting') is hand-washing and toilet use.

For a design occupancy of 640 persons x 15 litres = 9,600 litres or say 10,000 litres every Sunday. As this is produced in one day out of a week only, a treatment plant could be designed with flow balancing and limited to 3,000 litres disposal per day with a 10,000 litre flow balancing tank. This would allow a 1-day peak to be treated over 3.5 days. This would be within the permitted activity limit of 3,000 litres per day of NRC rules.

We understand that once every year, possibly less, there may be a 3 day convention. Adopting the above figures, this would equate to around 30,000 litres of wastewater produced over a 3 day convention. With 3,000 litres being disposed of per day, the storage (flow balancing volume) requirement will be 21,000 litres. This may be catered for within a 20,000 to 25,000 litre flow balancing tank, or if a smaller flow balancing tank is used it could be planned to pump out that tank during a 3-day event.

### 7.2 Site & Soil Evaluation

The site has:

- A well drained soil profile,
- An ideal infiltration rate (not too fast or too slow),
- An ideal slope (5 – 10°).

The underlying geology at the site is mapped as weathering volcanic basalt. The soil type is mapped as silt loam, being well to moderately well drained.

The key constraints arising from the Site and Soil Evaluation are minor, being;

- the potential for ground to become saturated in prolonged rainfall, as applies everywhere.

The effluent disposal systems will need to be sited to avoid surface runoff and natural seepage from higher ground, or protected by using interception drains.

### 7.3 Assessment of Environmental Effects

Using trickle irrigation within the areas identified on the site plans are suitable for that purpose, there is unlikely to be any detectable environmental effect at any time, beyond 3.0 m from the disposal lines.

Use of the treated effluent for trickle irrigation will enhance landscape vegetation growth particularly in the drier summer months.

It is our opinion that no off-site effects will be detectable.

Given the ideal soil type and slope the proposed discharges are unlikely to add to any detectable cumulative effect.

### 7.4 Design for Land Application System

The use of trickle irrigation disposal is sustainable here for the very long term. It provides an easy and convenient system for distributing effluent; over a much wider area, at an application rate low enough to be sustained by evapo-transpiration without reliance on the soakage, without unduly disturbing the existing surface.

The only area where irrigation is not suitable is shown on the attached site plan. The design issue is to avoid laying emitter tubing across future concentrated surface rainfall run-off flow paths. Effluent cannot be irrigated within 1.5 m of a property boundary.

The soils at this site are judged to be TP58 category 4. The proposed disposal systems here could be sized to achieve a daily application rate of 4 litres per m<sup>2</sup> per day. This is achieved using trickle irrigation tubing with 2.7 litre/hour emitters at 600mm spacing with the trickle tubes laid 0.9 metres apart (plus or minus 0.1 metres).

On this basis, the development would require  $3000/4 = 750$  m<sup>2</sup> or say 750 lineal metres of tubing.

In addition, 30% reserve no-build area is required for effluent disposal. Therefore,  $750 \times 1.3 = 975$ , say 1000 m<sup>2</sup> is required to be designated for effluent disposal. These areas are shown on the site plans for the various layouts.

## 8 Conclusions

- The underlying geology at the site is inherently strong volcanic basalt. There are no signs of stability or other significant natural hazards identified.
- The natural ground comprises a normal depth of topsoil with 2-3 m of very stiff to hard silts and clays overlying what is inferred to be a matrix of weathered rock and soil. Penetrometer tests were put down to 6 m depth without refusal being encountered. It is expected that these soils and the soil rock matrix can be excavated with standard equipment. Ground water table was not encountered and is not expected to be an issue for earthworks here.
- Traffic movements will place additional load on the State Highway intersection and it is envisaged that some upgrade work may be required here to increase carriageway width for north bound traffic with possible inclusion of a right turn bay. A site specific traffic report could be completed and submitted to NZTA for approval to further define the requirements here. The site entrance onto Blue Gum lane has good visibility and no upgrade of Blue Gum lane is considered necessary.
- Excavation is expected to be around 3,200 m<sup>3</sup> and assuming a cut to fill operation it is envisaged earthworks consent will be required. It is expected that this can be achieved with an erosion & sediment control plan with inclusion of a silt pond.
- Impermeable surfaces will be significantly greater than permitted levels and will be up to around 45 % coverage. Stormwater detention will be required to reduce flow back towards pre-development levels and this can be achieved with a stormwater detention pond. For Option 1, a detention pond can easily be formed at the western boundary corner, with discharge to an existing flow path. Option 2 is problematic for stormwater management here as there is no defined flow path from the northern corner of the site for a pond to discharge to.
- On-site effluent disposal is sustainable using secondary treatment and trickle irrigation disposal. A treatment plant can be designed with flow balancing to attenuate the peak flow generated and dispose to ground via trickle irrigation in compliance with NRC rules. The area required to be designated for disposal is 1000 m<sup>2</sup>.

### Note:

*The geotechnical investigation and recommendations which are contained in this report are based on site conditions as they presently exist, and further assume that the exploratory soundings and cutting are representative of subsurface conditions throughout the site i.e. inferences about the nature and continuity of the ground conditions away from investigations have been made in the preparation of this report. It is assumed that the subsurface conditions everywhere are not significantly different from those disclosed by the investigation.*

*During excavation and construction, an Engineer competent to judge whether the exposed sub soils are compatible with the inferred conditions on which this report has been based should examine the site. We would be pleased to provide this service to you and believe your project would benefit from the continuity.*

*We should be notified of any subsurface conditions which appear to be different than those disclosed by this investigation, so that these conditions may be reviewed and our recommendations reconsidered where necessary.*

Prepared by



Rory Howell

Reviewed by



John Papesch

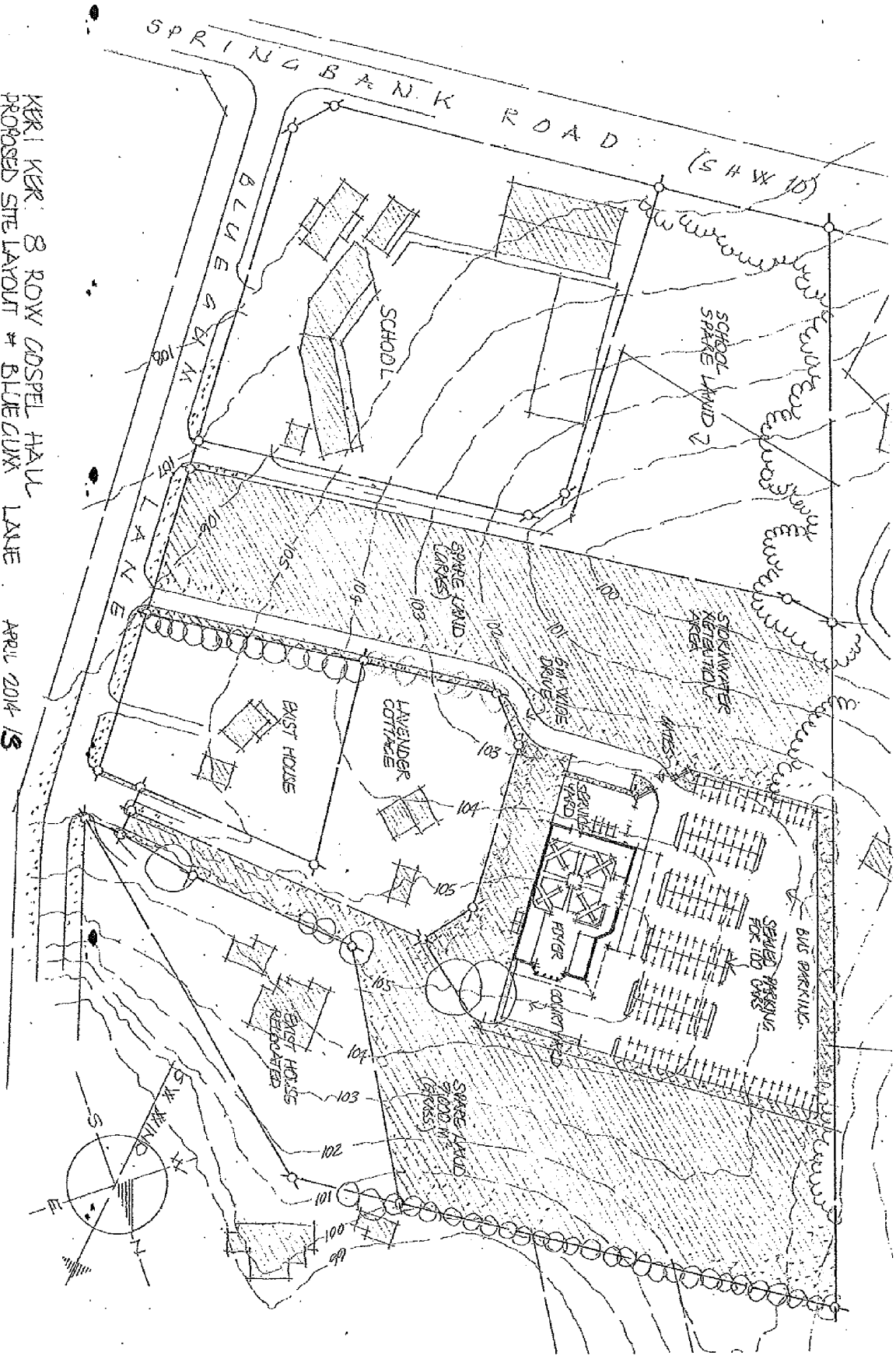
The following Engineering reports are required as you near the building stage;

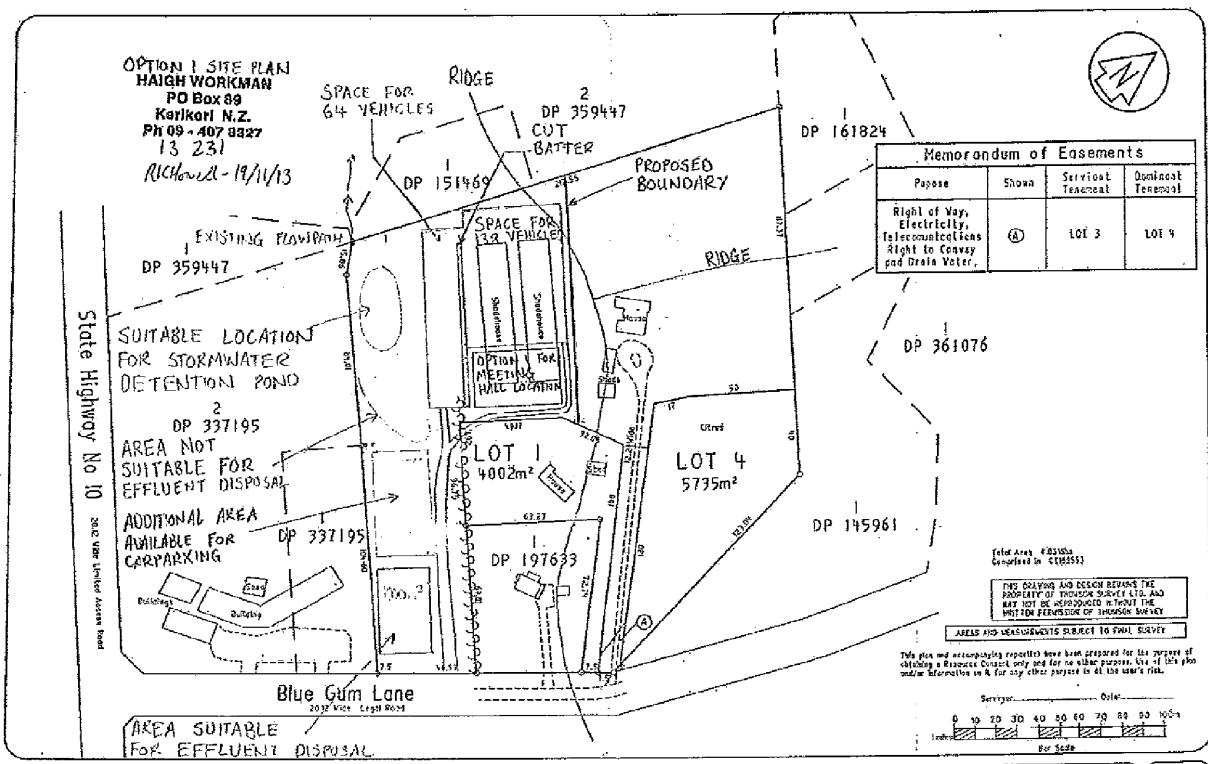
- Traffic engineering report
- Site specific geotechnical investigation for the foundation design and any retaining wall designs
- Earthworks design and specification for erosion & sediment control
- On-site wastewater system design
- Design of a stormwater detention pond including a stormwater management report to support consents

We are available to complete these specialist investigations and reports and we would be very pleased to be involved in your project.

- Encls:
1. Option 1 site plan
  2. Option 2 site plan with stormwater detention in the northern corner
  3. Option 2 site plan with stormwater detention in the western corner
  4. Investigation locations plan
  5. Borehole logs
  6. Penetrometer logs
  7. Photograph of possible drainage path across neighbour's property

KERI KERI 8 ROW COGPEL HALL  
 PROPOSED SITE LAYOUT # BLUE CUM LAKE  
 1:5000  
 APRIL 2014/13





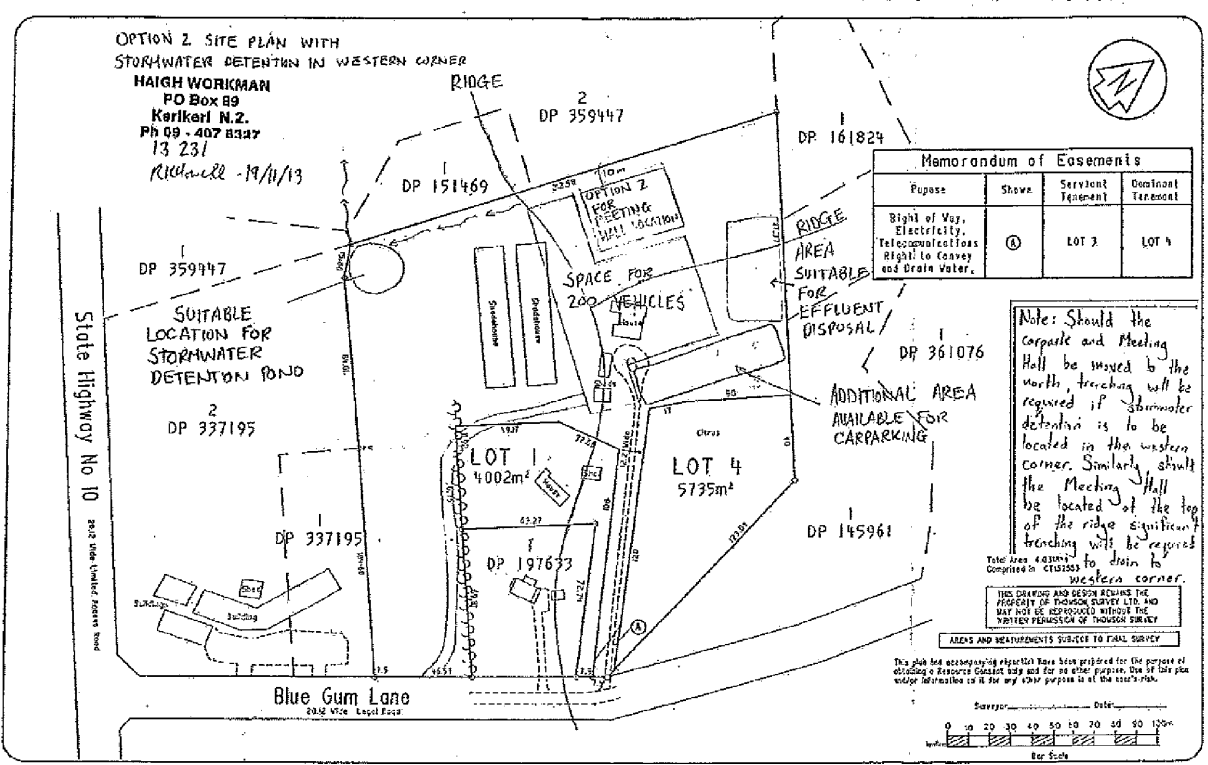
**THOMSON SURVEY**  
 111 Kaitake Rd  
 PO Box 124  
 Wellington, New Zealand  
 Tel: (01) 571 1111 Fax: (01) 571 1122  
 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF LOT 3 DP 337195**  
 For Tony Cox

Client	DP 337195	Project	Subdivision
Date	19/11/13	Scale	1:1000
Sheet	1 of 1	Author	TS
Checked	TS	Drawn	TS
Approved	TS	Reviewed	TS

Geometric Ref. No. 1000  
 Edition 01  
 Sheet 1 of 1

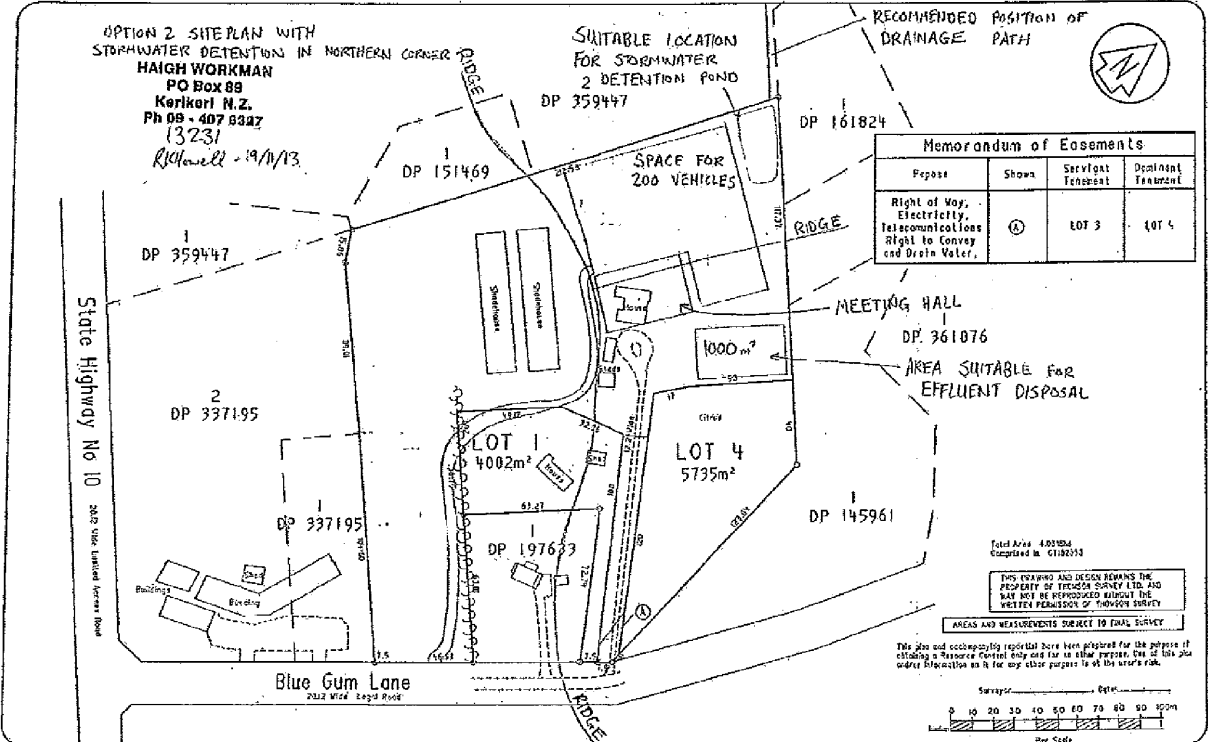




**THOMSON SURVEY**  
 117 The Strand  
 P.O. Box 322  
 Auckland  
 Tel: 09 412 3111 Fax: 09 412 3122

**PROPOSED SUBDIVISION OF LOT 3 DP 337195**  
 For Tony Cox

**1:500** 03-01-01-01-01  
 SCALE: 1:500  
 DATE: 19/11/13  
 SHEET: A2

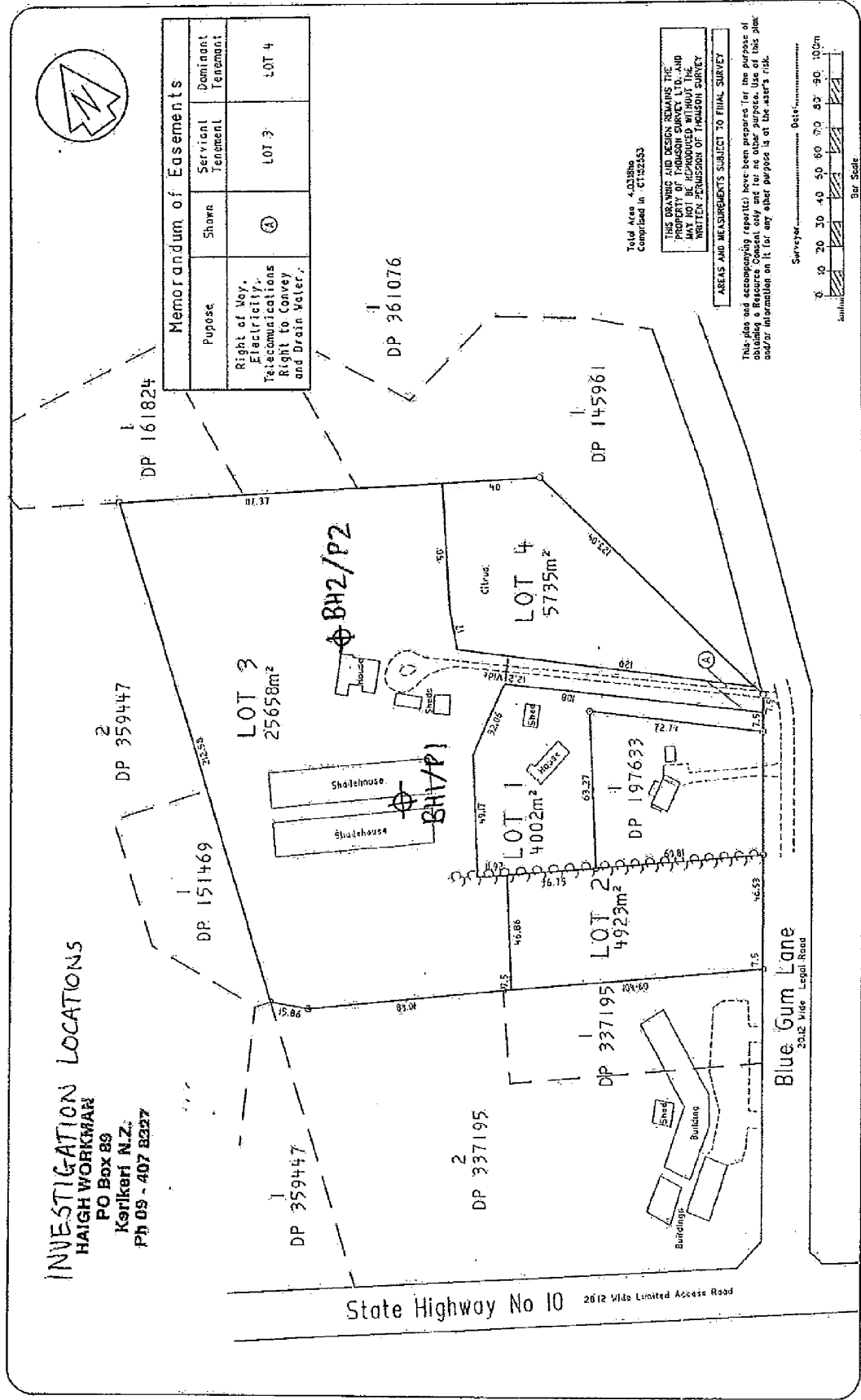


**THOMSON SURVEY**  
 315 Bedford Rd  
 P.O. Box 278 Kaitiaki  
 Tairāroa, Kaitiaki District Council  
 Ph 081 407 8827 Fax 081 407 8827  
 Registered Civil Surveyors, Engineers & Land Development Practitioners

**PROPOSED SUBDIVISION OF LOT 3 DP 337195**  
 For Tony Cox

DESIGNER	THOMSON SURVEY	DATE	01/06/13
SCALE	1:1000	SHEET	A2
PROJECT	DP 337195	DATE	01/06/13
CLIENT	TONY COX	DATE	19/11/13
PROJECT NO.	10764703		

Surveyed  
 2000  
 Scale of  
 1:1000



Rev.	CR	Appraised	Scale	Sheet
1		20/02/2008	1:1000	A2

PROPOSED SUBDIVISION OF LOT 3 DP 337195  
 For Tony Cox

**THOMSON SURVEY**  
 Registered Land Surveyors, Planners & Lead Development Consultants

375 Kerikeri Rd  
 P.O. Box 372 Kerikeri  
 Email: kerikeri@thomson.co.nz  
 Ph: 09 407 7350 Fax: 09 407 7322

HAIGH WORKMAN Civil & Structural Consultants							
P O Box 89, 0245 310 Kerikeri Road, 0230 Kerikeri, New Zealand				Phone 09 407 8327 Fax 09 407 8378 www.haighworks.co.nz info@haighworks.co.nz			
Borehole Log			JOB No.	13 231	Borehole no. BH1		
Client		Kerikeri Gospel Hall Trust		Date		5-Nov-13	
Location		Blue Gum Lane, proposed meeting hall location 1					
Drilling Method:		Hand Auger		Diameter:		40mm	
				Logged:		RH	
				Checked:			
Soil Description	Depth	Legend	Shear Strength (kPa)				
			0	50	100	150	200
TOPSOIL, dark brown.	0.0						
0.3m: Clayey SILT, dark brown. Hard		xxxxxxx					
		xxxxxxx					
	0.5	xxxxxxx					
		xxxxxxx					
		xxxxxxx					
1.0m: SILT, light greyish brown with orange mottles. Very stiff.	1.0	xxxxxxx					
		xxxxxxx					
		xxxxxxx					
1.5m: minor gravel. Gravel is angular.	1.5	xxxxxxx					
1.6m: gravel and orange mottles absent		xxxxxxx					
		xxxxxxx					
		xxxxxxx					
	2.0	xxxxxxx					
		xxxxxxx					
		xxxxxxx					
2.3m: hard to drill		xxxxxxx					
2.35m: some gravel. Gravel is fine.		xxxxxxx					
	2.5						
2.4m: End of borehole							
Unable to penetrate							
	3.0						
	3.5						
	4.0						
	4.5						
	5.0						

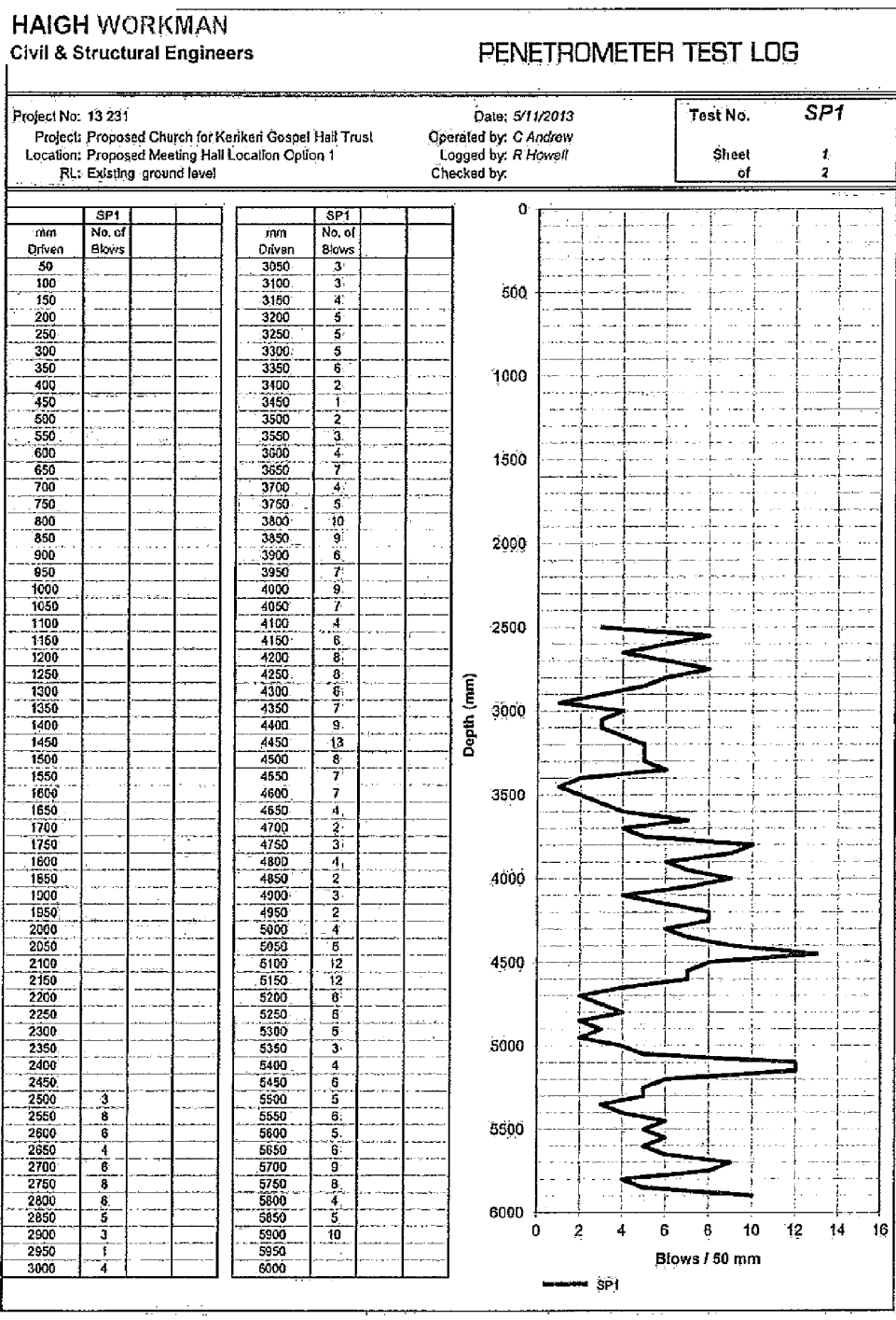
Soils Legend

Topsoil		Fil		Clay	-----	Silt	xxxxxxx
Sand	o-o-o-o-o	Peat		Gravel		Rock	xxxxx

HAIGH WORKMAN Civil & Structural Consultants									
P O Box 89, 0245 310 Kerikeri Road, 0230 Kerikeri, New Zealand				Phone 09 407 8327 Fax 09 407 8378 www.haighworks.co.nz info@haighworks.co.nz					
Borehole Log			JOB No.	13 231	Borehole no. BH2				
Client	Kerikeri Gospel Hall Trust			Date	5-Nov-13				
Location	Blue Gum Lane, proposed meeting hall location 2								
Drilling Method:	Hand Auger	Diameter:	40mm	Logged:	RH				
Checked:									
Soil Description	Depth	Legend	Shear Strength (kPa)				Moisture	Sample, Other Tests, Remarks.	
			0	50	100	150			200
FILL, dark brown topsoil.	0.0							Dry	Shear vane corrected
	0.5							Moist	
0.8m: Topsoil, soft.									
0.9m: Silty CLAY, dark brown. Hard.									Su > 200 kPa
Low plasticity	1.0								
1.4m: Sandy SILT, brownish grey with orange mottles. Sand is fine to coarse.	1.5	xxxxxxx							Su > 200 kPa
		xxxxxxx							
		xxxxxxx							
	2.0	xxxxxxx							
		xxxxxxx							
		xxxxxxx							
	2.5	xxxxxxx							
		xxxxxxx							
2.7m: 100 mm gravelly bed		xxxxxxx							
		xxxxxxx							
	3.0	xxxxxxx							
		xxxxxxx							
		xxxxxxx							
3.2m: End of hole due to target depth reached	3.5								
	4.0								
	4.5								
	5.0								

Soils Legend

Topsoil		Fill		Clay	-----	Silt	xxxxxxx
Sand	ooooooo	Peat		Gravel		Rock	▲▲▲▲▲



**HAIGH WORKMAN**  
Civil & Structural Engineers

**PENETROMETER TEST LOG**

Project No: 13 231

Project: Proposed Church for Kerikeri Gospel Hall Trust  
Location: Proposed Meeting Hall Location Option 2  
RL: Existing ground level

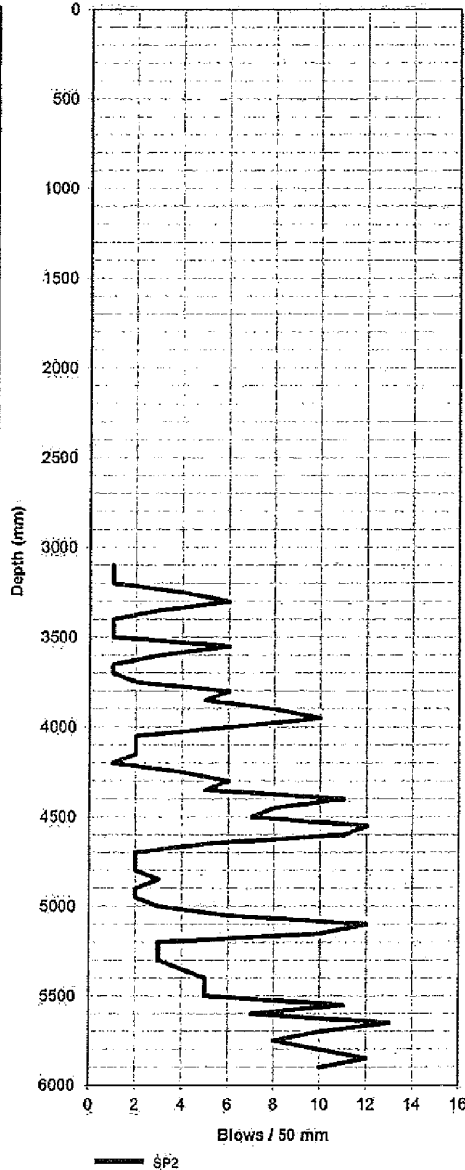
Date: 5/11/2013

Operated by: C Andrew  
Logged by: R Howell  
Checked by:

Test No. **SP2**

Sheet of 2 2

mm Driven	SP2 No. of Blows	mm Driven	SP2 No. of Blows
50		3050	
100		3100	1
150		3150	1
200		3200	1
250		3250	4
300		3300	6
350		3350	3
400		3400	1
450		3450	1
500		3500	1
550		3550	6
600		3600	3
650		3650	1
700		3700	1
750		3750	2
800		3800	6
850		3850	5
900		3900	8
950		3950	10
1000		4000	6
1050		4050	2
1100		4100	2
1150		4150	2
1200		4200	1
1250		4250	4
1300		4300	6
1350		4350	5
1400		4400	11
1450		4450	8
1500		4500	7
1550		4550	12
1600		4600	11
1650		4650	5
1700		4700	2
1750		4750	2
1800		4800	2
1850		4850	3
1900		4900	2
1950		4950	2
2000		5000	3
2050		5050	6
2100		5100	12
2150		5150	10
2200		5200	3
2250		5250	3
2300		5300	3
2350		5350	4
2400		5400	5
2450		5450	5
2500		5500	5
2550		5550	11
2600		5600	7
2650		5650	13
2700		5700	10
2750		5750	8
2800		5800	10
2850		5850	12
2900		5900	10
2950		5950	
3000		6000	



# HAIGH WORKMAN

Civil & Structural Engineers

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Possible drainage path across neighbour's property from stormwater defention pond in northern corner of site





# View Instrument Details

**Instrument No** 8657867.6  
**Status** Registered  
**Date & Time Lodged** 15 December 2010 09:05  
**Lodged By** Simonsen, Roger Martin  
**Instrument Type** Easement Instrument



---

Affected Computer Registers	Land District
377813	North Auckland
377814	North Auckland

---

**Annexure Schedule:** Contains 2 Pages.

---

## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Roger Martin Simonsen as Grantor Representative on 02/11/2010 10:59 AM

---

## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Roger Martin Simonsen as Grantee Representative on 02/11/2010 10:59 AM

\*\*\* End of Report \*\*\*

Approved by Registrar-General of Land under No. 2002/6055  
**Easement instrument to grant easement or profit à prendre or create land covenant**  
 Sections 90A & 90F, Land Transfer Act 1952

Land registration district

North Auckland

BARCODE

Grantor

Surname must be underlinedNORTHLAND EDUCATION TRUST

Grantee

Surname must be underlinedNORTHLAND EDUCATION TRUSTGrant\* of easement or *profit a prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenements(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s), *profit(s) a prendre*, set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule if required.

Purpose (nature and extent) of easement profit, or covenant	Shown (plan reference) on DP 394493	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Stormwater	A	377814	377813

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum numbered as required.  
 Continue in additional Annexure Schedule if required.

Unless otherwise provided below the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952.

[the provisions set out in Annexure Schedule ].

Covenant provisions  
Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

~~The provisions applying to the specified covenants are those set out in:~~  
~~[Memorandum number \_\_\_\_\_, registered under section 115A of the Land Transfer Act 1952]~~  
~~[Annexure Schedule 2]~~

Approved by Registrar-General of Land under No. 2002/5032  
**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement Instrument dated \_\_\_\_\_ Page 2 of 2 Pages

*(Continue in additional Annexure Schedule, if required)*

**Continuation of "Terms covenants and conditions"**

- Where there is a conflict between the provisions of the Fourth Schedule to the Land Transfer Regulations 2002 and/or the Fifth Schedule to the Property Law Act 2007 and the modifications in the Easement Instrument, the modifications in this Easement Instrument must prevail.
- Where the need for replacement repair or maintenance of the easement facility is directly attributable to the omissions, actions or default of either the Grantee or the Grantor alone then in any such case the costs of the necessary replacement repair or maintenance work shall be borne wholly by such of the Grantee or the Grantor who is at fault.
- No power is implied for either party to terminate the easement rights for breach of any provisions in this instrument by the other party or for any other cause, it being the parties intention that the easement rights will continue forever unless surrendered.
- Sub-clauses 11(1) and (2) of the Land Transfer Regulations 2002 are amended by inserting the word "replacement" immediately before the word "repair" in each of those sub-clauses..

DLR

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

## 573901-1GN

sheet 1 of 21 sheets

State Highway No. 10; LEFT HAND SIDE (WEST)			
From: WAITANGI RIVER			
To: WAIPAPA			
GAZETTE INFORMATION			
Access Details at: 14 2 70			
No.	Description	MWE Ref. #	LAND IN NORTH AUCKLAND LAND REGISTRATION DISTRICT
	START OF LIMITED ACCESS ROAD R.S. 0 R.P. 8.45 (CENTRELINE OF BRIDGE) WAITANGI RIVER		
Nil	No existing entrance to State Highway - access point allocated	1	Crown Land - Reserved from Sale Section 58 Land Act 1948
9	Farm Gate Farm Gate Vehicle Access Vehicle Access Double Farm Gates Farm Gate Farm Gate Farm Gate Farm Gate	2 3 4 5 6 7 8 9 10	Allotment 35 Parish of Waitangi C.T. 33A/1327
Nil	No existing entrance to State Highway - access point allocated	11	Allotment 33 Parish of Waitangi No Registration - Formerly C.T. 229/268
	PUBLIC ROAD - Not Formed		

\* As shown on Plan No LA 11/247 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 2 of 21 sheets

State Highway No. <u>10</u> ; LEFT HAND SIDE (WEST)			
From; WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: <u>14.3.73</u>			
		LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.	
No.	Description	MWD Ref. #	
1	Vehicle Access - also gives access to adjoining land in same ownership	12	Allotment 38 Parish of Waitangi, Part C.T. 42B/249
1	Farm Gate - also gives access to adjoining land in same ownership	13	Allotment 37 Parish of Waitangi, Part C.T. 42B/250
Nil	No existing entrance to State Highway - practical access over adjoining land in same occupation	-	Allotment 36 Parish of Waitangi C.T. 33A/1467

\* As shown on Plan No LA 11/24/73 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 3 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (WEST)			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access point allocated	14	Lot 9 D.P. 59516 C.T. 14D/744 <i>62A/993</i>
1	Vehicle Access	15	Lot 12 C.T. 14D/747 D.P. 59516 <span style="float: right;">✓</span>
1	Vehicle Access	16	Lot 8 D.P. 59516 C.T. 14D/744 <span style="float: right;">✓</span>
1	Vehicle Access	17	Lot 7, D.P. 59516 C.T. 14D/743 <span style="float: right;">✓</span>
1	Vehicle Access	18	Lot 6 D.P. 59516 C.T. 14D/615 <span style="float: right;">✓</span>
1	Vehicle Access - also gives practical access to Crown Land	19	Lot 5 D.P. 59516 C.T. 14D/742 - subject to Right-of-Way appurtenant to Crown Land adjoining

\* As shown on Plan NO LA 11/34/1..... deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 4 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (WEST)			
From: WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
Nil	No legal frontage to State Highway - practical access available by legal Right-of-Way over adjoining land	19	Crown Land Gazette 1959 p. 948 - subject to Right-of-Way over adjoining land
1	Vehicle Access	20	Lot 4 D.P. 59516 C.T. 14D/741 ✓
1	Vehicle Access	21	Lot 3 D.P. 59516 C.T. 14D/740 ✓
2	Farm Gate Vehicle Access	22 23	Lot 2 D.P. 59516 C.T. 14D/739 ✓
1	Farm Gate - also gives practical access to Part Section 18	24	Lot 1 D.P. 59516 C.T. 14D/738 - subject to Right-of-Way appurtenant to Part Section 18 ✓
Nil	No legal frontage to State Highway - practical access available by legal Right-of-Way over adjoining land	24	Part Section 18 Block I Kawakawa Survey District C.T. 1D/453 - subject to Right-of-Way over adjoining land ✓

\* As shown on Plan No LA 11/3471 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 5 of 21 sheets

State Highway No. <u>10</u> ; <u>LEFT HAND SIDE (WEST)</u> ....			
From; <u>WAITANGI RIVER</u>			
To: <u>WAIPAPA</u>			
<b>GAZETTE INFORMATION</b>			
Access Details at: <u>28.2.78</u>			LAND IN NORTH AUCKLAND... LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
1	Vehicle Access.	25	Lot 1 D.P. 41114 C.T. 1315/51
2	Vehicle Access Vehicle Access	26 27	Part Lot 2 D.P. 30209 C.T. 1335/18
3	Vehicle Access Vehicle Access Vehicle Access	28 29 30	Lot 1 D.P. 30209 C.T. 742/244
1	Vehicle Access	31	Lot 2 D.P. 27345 C.T. 695/188
1	Vehicle Access	32	Lot 1 D.P. 27345 C.T. 792/117
Nil	No existing entrance to State Highway - access point allocated	33	Lot 3 D.P. 27836 C.T. 885/286
1	Vehicle Access	34	Lot 2, D.P. 81160 Lot 2 D.P. 27836 C.T. 37D/427
1	Commercial - Restaurant	35	Lot 3 D.P. 81160 C.T. 37D/428
1	Vehicle Access	36	Lot 2 D.P. 52942 C.T. 7B/1152

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.



# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 5 of 21 sheets

State Highway No. <u>10</u> ; ... LEFT HAND SIDE ... (WEST) ...			
From; <u>WAITANGI RIVER</u>			
To: <u>WAIPAPA</u>			
<b>GAZETTE INFORMATION</b>			
Access Details at: <u>28.2.73</u>			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access	37	Lot 1 D.P. 52942 C.T. 4D/9
1	Vehicle Access	38	Lot 2 D.P. 26697 C.T. 692/324
1	Vehicle Access - also gives access to other properties	39	Lot 3 D.P. 26697 C.T. 827/294 - subject to Right-of-Way appurtenant to Lot 2 D.P. 32350
Nil	No legal frontage to State Highway - practi- cal access available by legal Right-of-Way over adjoining land	39	Lot 2 D.P. 32350 C.T. 829/34 - subject to Right-of-Way over Lot 3 D.P. 26697
1	Vehicle Access - also gives access to other properties	39	Lot 4 D.P. 26697 C.T. 699/14
1	Vehicle Access	40	Lot 1 D.P. 26697 C.T. 685/41
1	Vehicle Access	41	Part Lot 1 D.P. 25753 C.T. 1163/4
Nil	No existing entrance to State Highway - access point allocated	42	Lot 6 D.P. 25253 C.T. 670/31

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 7 of 21 sheets

State Highway No. <u>10</u> ; LEFT HAND SIDE (WEST)			
From: <u>WAITANGI RIVER</u>			
To: <u>WAITAPA</u>			
<b>GAZETTE INFORMATION</b>			
Access Details at: <u>28.2.78</u>			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access point allocated	43	Lot 5 D.P. 25253 C.T. 670/30
Nil	No existing entrance to State Highway - access point allocated	44	Lot 4 D.P. 25253 Part C.T. 1574/18
Nil	No existing entrance to State Highway - access point allocated	45	Lot 3 D.P. 25253 Part C.T. 1574/18
Nil	No existing entrance to State Highway - access point allocated	46	Lot 2 D.P. 25253 Part C.T. 1574/18
Nil	No existing entrance directly to State Highway - legal access to Wiroa Road is practical	-	Part Lot 1 D.P. 25253 Part C.T. 1574/18
	WIROA ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Wiroa Road is practical	-	Part Lot 1 D.P. 22308 C.T. 681/112

As shown on Plan No LA 11/54/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 8 of 21 sheets

State Highway No. 10; ...LEFT HAND SIDE (WEST)			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - legal access to Wiroa Road is practical	-	Lot 8 D.P. 66606 C.T. 24C/1383
Nil	No existing entrance to State Highway - practical access available over legal Right-of-Way on adjoining land	48	Lot 7 D.P. 66606 C.T. 24C/1382 - subject to Right-of-Way over Part Lot 6 D.P. 66606
1	Vehicle Access	48	Lot 6 D.P. 66606 C.T. 24C/1381 - subject to Right-of-Way appurtenant to Lots 5 & 7 D.P. 66606
Nil	No existing entrance to State Highway - practical access available over legal Right-of-Way on adjoining land	48	Lot 5 D.P. 66606 C.T. 24C/1380 - subject to Right-of-Way over Part Lot 6 D.P. 66606
	POPLAR LANE - Formed		

As shown on Plan No LA 11/34/1 deposited in the office of the Registrar of Land at Wellington.

## SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 9 of 21 sheets

State Highway No. 10 LEFT HAND SIDE (WEST)			
From: WAITANGI RIVER			
To: WAIPAPA			
GAZETTE INFORMATION			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
2	Vehicle Access Vehicle Access	50 51	Lot 1 D.P. 55010 C.T. 14D/1067
1	Vehicle Access - also access available by legal Right-of-Way over adjoining land	52  55	Lot 2 D.P. 28660 C.T. 731/81 - subject to Right-of-Way over Part Lot 1 D.P. 28660
3	Vehicle Access Vehicle Access Farm Gate - also gives access to adjoining land over legal right-of-way	53 54 55	Lot 1 D.P. 28660 C.T. 732/6 - subject to Right-of-Way appurtenant to Lot 1 D.P. 28660
2	Farm Gate Vehicle Access	56 57	Lot 4 D.P. 27362 C.T. 695/102
1	Vehicle Access	58	Lot 3 D.P. 27362Part C.T. 40A/492
1	Vehicle Access	59	Lot 2 D.P. 40415 C.T. 1321/20
1	No existing entrance to State Highway - access point allocated	60	Lot 1 D.P. 43452 C.T. 26C/1173

\* As shown on Plan No LA 11/347 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 10 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (WEST)			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			
No.	Description	MWD Ref.*	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
1	Vehicle Access	61	Part Lot 1 D.P. 40415 C.T. 26C/1172 ✓
1	Vehicle Access	62	Lot 1 D.P. 27362 C.T. 695/360 ✓
2	Vehicle Access Vehicle Access	63 64	Lot 2 D.P. 21956 Part C.T. 644/54 ✓
Nil	No existing entrance to State Highway - legal access to Waimate North Road is practical	-	Lot 1 D.P. 21956 Part C.T. 644/54 ✓
	WAIMATE NORTH ROAD -	Formed	
2	Vehicle Access Vehicle Access	65 66	Part Lot 1 D.P. 25964 Part C.T. 677/57 ✓
	PUKETOTARA STREAM - Part	Reverbed To Be Taken for Road	S.O. 35591
	PUBLIC ROAD -	Not Formed	
1	Vehicle Access	67	Lot 5 D.P. 81288 C.T. 37D/839 ✓

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 11 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (WEST).....			
From: WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
4	Farm Gate Farm Gate Farm Gate Farm Gate	68 69 70 71	Part Lot 1 D.P. 29895 and Lot 2 D.P. 32003 (Water Easement) C.T. 16D/40 (Balance)
	PUKETOTARA ROAD - Formed		
2	Vehicle Access Vehicle Access	72 73	Part Lots 5 and 6 D.P. 6704 and Part Lot 1 D.P. 32003 (Drainage Easement) C.T. 1022/33
	KERIKERI RIVER - Part For Road - S.O. 35591	Riverbed To Be Taken	
2	Vehicle Access Vehicle Access	74 75	Lot 6 D.P. 69740 C.T. 25C/986
1	Farm Gate	76	Lot 5 C.T. 25C/985 D.P. 69740
1	Vehicle Access	77	Lot 4 D.P. 69740 C.T. 25C/984

\* As shown on Plan No LA 17/34/1 deposited in the office of  
at Wellington.

## SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 12 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (WEST)			
From; WAIPANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
Nil	No existing entrance to State Highway - access point allocated	78	Lot 3 D.P. 69740 C.T. 25C/983
2	Vehicle Access Farm Gate	79 80	Lot 2 D.P. 69740 C.T. 25C/982
3	Farm Gate Vehicle Access Vehicle Access	81 82 83	Lot 1 D.P. 69740 C.T. 25C/981
2	Farm Gate Farm Gate	84 85	Pt Lot 1 D.P. 24011 C.T. 1130/123
2	Vehicle Access Vehicle Access	86 87	Part Lot 1 D.P. 41379 C.T. 1130/122
WHIRIWHIRITOA STREAM			
Nil	No existing entrance to State Highway - access point allocated	88	Section 14 Block X Kerikeri Survey Dis- trict C.T. 1925/21
1	Vehicle Access	89	Part Subdivision 2 Old Land Claim No. 60 C.T. 500/207 Ltd

\* As shown on Plan No LA 11/34/7 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 13 of 21 sheets

State Highway No. 10 ; LEFT HAND SIDE (WEST)			
From: WAITANGI RIVER			
To: WAIPAPA			
GAZETTE INFORMATION			
Access Details at: 28.2.78			LAND IN NORTH...
NO.	Description	MWD Ref. #	AUCKLAND LAND REGISTRATION DIST.
	LIMITED ACCESS ROAD ENDS RS. 17 R.P. 3.51		
	PUBLIC ROAD - Formed		

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.



## SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 14. of 21 sheets

State Highway No. 10... RIGHT HAND SIDE (EAST)...			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 14.3.78			LAND IN NORTH AUCKLAND... LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
	START OF LIMITED ACCESS ROAD R.S. 0 R.P. 8.45 (CENTRELINE OF BRIDGE)		
	WAITANGI RIVER		
1	Farm Gate	90	Crown Land - Reserved from Sale Section 58, Land Act 1948
2	Vehicle Access Farm Gate	91 92	Allotment 32 Parish of Waitangi C.T. 13C/264
Nil	No existing entrance to State Highway - legal access to Bayley Road is practical	-	Part Lot 1 D.P. 9299 C.T. 1901/67
	BAYLEY ROAD (WAIKARAMU ROAD)	Formed	
4	Vehicle Access Taranaki Gate Taranaki Gate Vehicle Access - also gives access to Pt 4 D.P. 17402	93 94 96 97	Part Lot 1 D.P. 48452 Part C.T. 38A/1321
Nil	No existing entrance to State Highway - access point allocated	95	Allotment 39 Parish of Waitangi Gazette 1976 P. 1513

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 15 of 21 sheets

State Highway No. 10. RIGHT HAND SIDE (EAST)			
From: WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 14.3.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
2.	No independent entrance to State Highway - C.P.97A allocated. Practical access in use via Access Point No.97 over adjoining land at present.	97A	Part Lot 4 D.P. 17402 C.T. 394/51
Nil	No legal frontage to State Highway - practical access available over adjoining land in same ownership	-	Pukewhau Block C.T. 2D/178

\* As shown on Plan No LA 11/34/1 deposited in the office of at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 16 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (EAST)			
From: WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Vehicle Access	98	Lot 1 D.P. 73031 C.T. 28D/794
2	Vehicle Access Farm Gate	99 100	Lot 1 D.P. 69642 C.T. 25C/632
1	Vehicle Access	101	Lot 1 D.P. 67195 C.T. 26C/255
2	Farm Gate Vehicle Access	102 103	Part Lot 3 D.P. 66059 C.T. 22A/574
1	Vehicle Access	104	Part Old Land Claim No. 3 D.P. 25254 C.T. 31A/1067
1	Vehicle Access	105	Lot 2 D.P. 66059 C.T. 22A/573
1	Vehicle Access	106	Lot 1 D.P. 69643 C.T. 25C/633
1	Vehicle Access	107	Lot 1 D.P. 64008 C.T. 31A/1368

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 17 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (EAST)...			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28 7 78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref.*	
2	Vehicle Access Vehicle Access	108 109	Lot 1 D.P. 79091 C.T. 36A/147 ✓
2	Vehicle Access Vehicle Access Farm Gate	110 111	Part Lot 1 D.P. 22710 C.T. 35D/1078 ✓
	KERIKERI ROAD - Formed		
Nil	No existing entrance to State Highway - legal access to Kerikeri Road is practical ..	-	Part Lot 2 D.P. 26953 C.T. 686/159 ✓
1	Vehicle Access	113	Lot 1 D.P. 26953 C.T. 686/158 ✓
1	Vehicle Access	114	Lot 1 D.P. 40317 C.T. 1081/201 ✓
2	Farm Gate Vehicle Access	115 116	Part Lot 6 D.P. 21070 C.T. 1085/282 ✓
2	Vehicle Access Vehicle Access	117 118	Lot 2 D.P. 44403 C.T. 1650/20 ✓
2	Vehicle Access Vehicle Access	119 120	Lot 1 D.P. 44403 C.T. 1632/56 ✓

\* As shown on Plan N<sup>o</sup> LA. 11/34/1.... deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 48 of 21 sheets

State Highway No. 10; ..... RIGHT HAND SIDE (EAST)			
From; WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			
NO.	Description	MWD Ref.*	LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
1	Vehicle Access	121	Part Lot 2 D.P. 21070 and Lot 1 D.P. 21841 C.T. 662/251
Nil	No existing entrance to State Highway - access point allocated	122	Lot 3 D.P. 63500 C.T. 20B/1167
1	Vehicle Access	123	Lot 2 D.P. 63500 C.T. 19D/703
	BLUE GUM LANE - Formed		
1	Farm Gate	124	Lot 12 D.P. 21956 C.T. 648/244
1	Vehicle Access	125	Lot 4 D.P. 46029 Part C.T. 1812/38
1	Vehicle Access	126	Lot 2 D.P. 60963 C.T. 16A/1162
1	Taranaki Gate	127	Lot 1 D.P. 60963 C.T. 16A/1161
	PUBLIC ROAD - Partly Formed		
	PUKETOTARA STREAM - Part Riverbed To Be Taken For Road S.O. 35591		

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 19 of 21 sheets

State Highway No. 10...; ... RIGHT HAND SIDE (EAST)...			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
No.	Description	MWD Ref. #	
1	Farm Gate	128	Part Lot 1 D.P. 29895 C.T. 15D/999
	PUBLIC ROAD - Not Formed		
2	Taranaki Gate Vehicle Access	129 130	Lot 2 D.P. 84170 C.T. 40B/1162
2	Vehicle Access Taranaki Gate	131 133	Lot 1 D.P. 84170 C.T. 40B/1161
1	Vehicle Access	132	Lot 1 D.P. 48929 C.T. 1994/84
1	Vehicle Access	134	Part Lot 2 D.P. 63499, Par C.T. 33B/690
Nil	No existing entrance to State Highway - access point allocated	135	Part Lot 1 D.P. 63499, Part C.T. 33B/688

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 20 of 21 sheets

State Highway No. 10 ; RIGHT HAND SIDE (EAST)			
From: WAITANGI RIVER			
To: WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH AUCKLAND LAND REGISTRATION DIST.
NO.	Description	MWD Ref. #	
2	Vehicle Access Vehicle Access	136 137	Part Lot 2 D.P. 41113 Part C.T. 33B/689
Nil	No existing entrance to State Highway -- access point allocated	138	Part Section 13 Block X Kerikeri Survey District and Part Lot 6 D.P. 6704 C.T. 1126/159
2	Vehicle Access Vehicle Access	139 140	Part Lot 6 D.P. 6704 C.T. 31C/ 1308
	PUBLIC ROAD - Not Formed		
Nil	No existing entrance to State Highway - access to public road (not formed)	-	Part Lot 6 D.P. 6704 C.T. 31C/697
	KERIKERI RIVER - Part Taken for Road		Riverbed To Be S.O. 35591
	PUBLIC ROAD - Partly Formed		
2	Farm Gate Farm Gate	141 142	Part Lot 3 D.R.O. 139 C.T. 500/201 Ltd

\* As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.

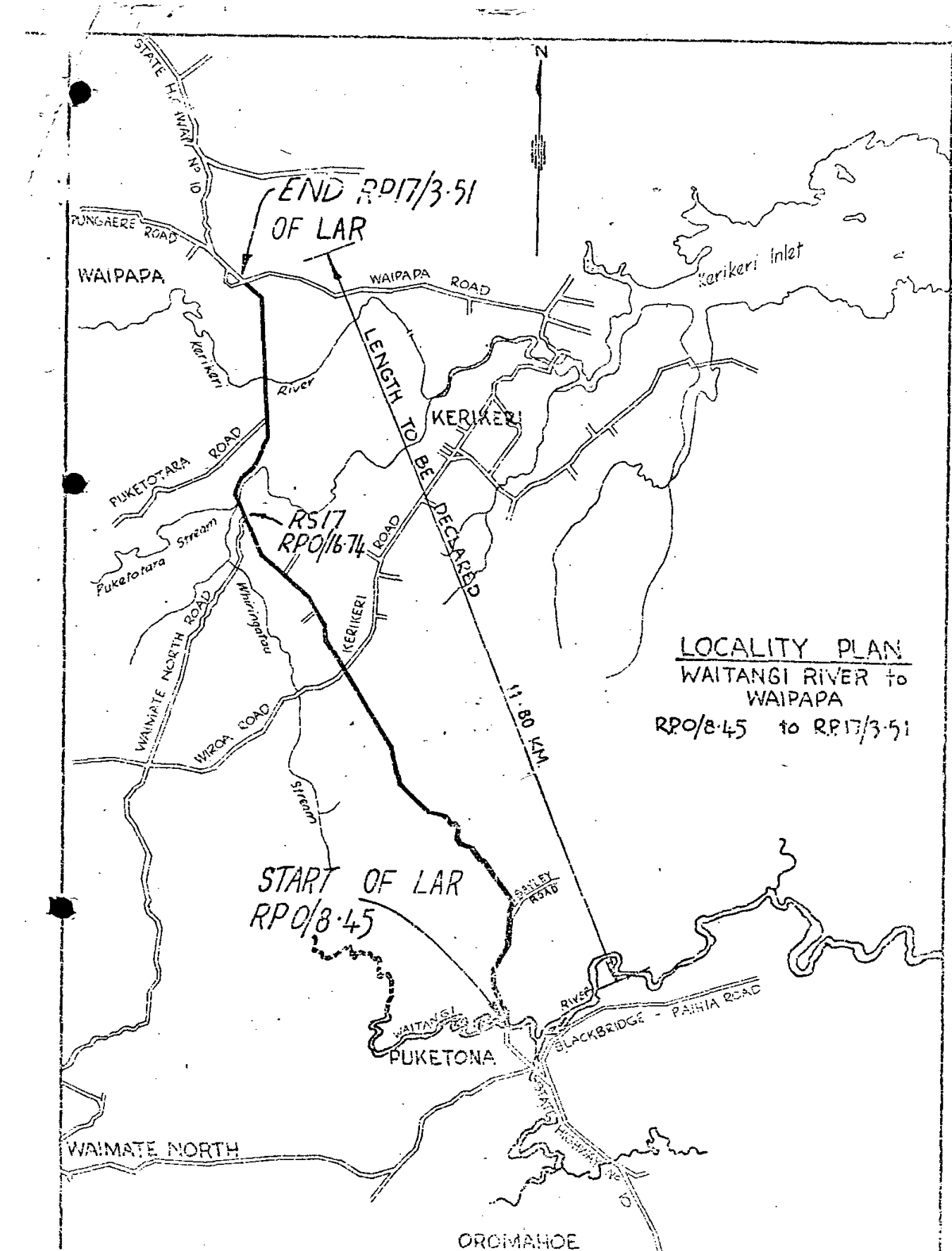
# SCHEDULE FOR LIMITED ACCESS ROAD DECLARATION

sheet 21 of 21 sheets

State Highway No. 10 ; ...RIGHT HAND SIDE... (EAST)...			
From; WAITANGI RIVER			
To; WAIPAPA			
<b>GAZETTE INFORMATION</b>			
Access Details at: 28.2.78			LAND IN NORTH...
NO.	Description	MWD Ref. #	AUCKLAND. LAND REGISTRATION DIST.
5	Farm Gate Vehicle Access Vehicle Access Vehicle Access Vehicle Access	143 144 145 146 147	Part Lot 2 D.R.O. 139 C.T. 500/204 Ltd
	WHIRIWHIRITOA STREAM		
1	Vehicle Access	148	Part Old Land Claim No. 60 D.P. 22844 C.T. 615/145
1	Vehicle Access	149	Lot 2 D.P. 72637 C.T. 28C/985
	LIMITED ACCESS ROAD ENDS		
	RS. 17	R.P. 3. 51	
	WAIPAPA ROAD - Formed		

As shown on Plan No LA 11/34/1 deposited in the office of  
at Wellington.





**LOCALITY PLAN**  
 WAITANGI RIVER to  
 WAIPAPA  
 RPO/8-45 to RPI7/3-51

**HARRISON AND GIBSON**  
**AND PARTNERS**

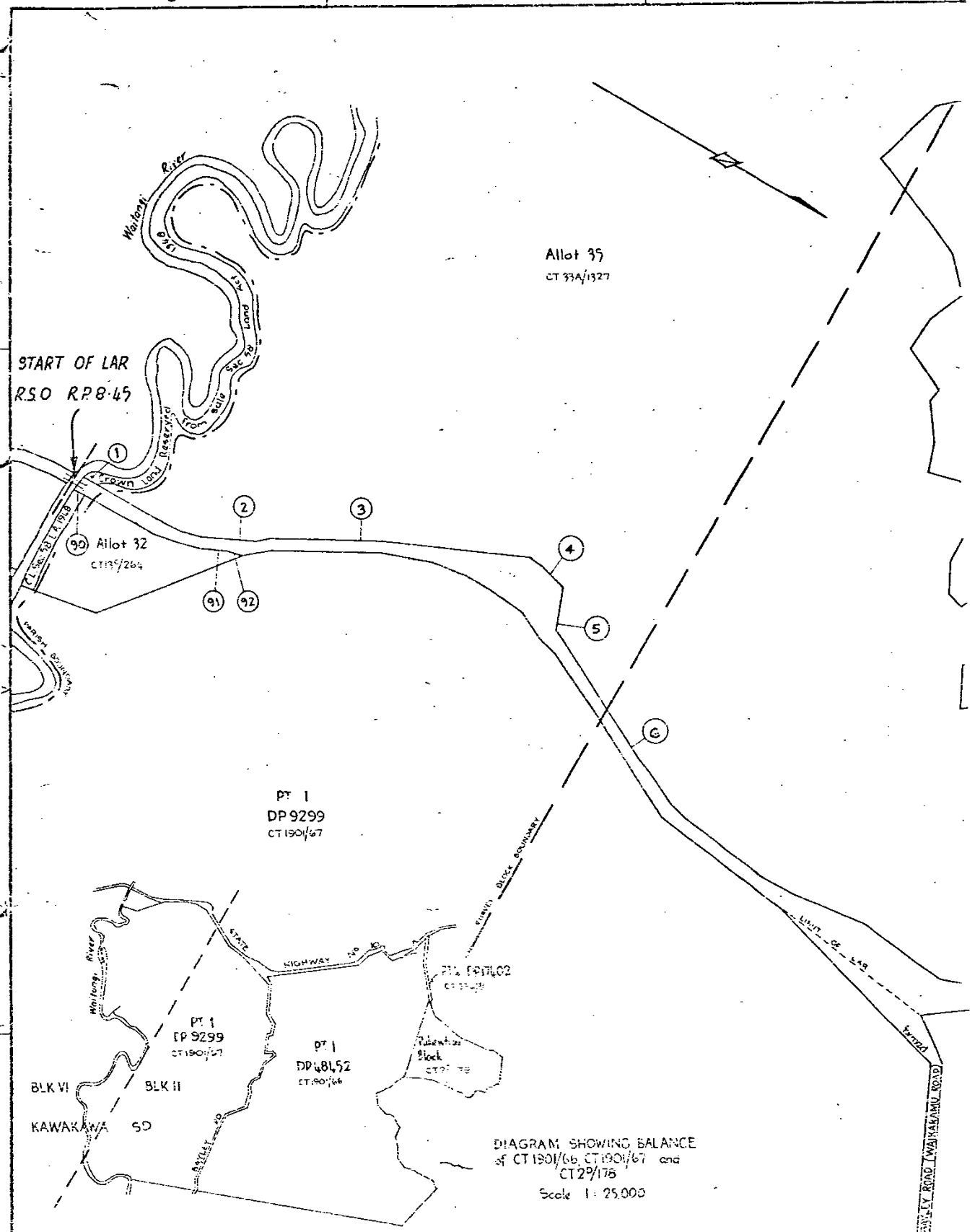
CONSULTING ENGINEERS REGISTERED SURVEYORS  
 111-115 PLYMOUTH ST

LIMITED ACCESS ROAD  
 DECLARATION

SH10 RDI R50

SCALE:  
 1:63,360

DRAWING No.  
 1157



400  
300  
200  
150  
100  
50  
10

ORIGINAL SIZE

DIAGRAM SHOWING BALANCE  
of CT190/66, CT190/67 and  
CT27/78  
Scale 1:25,000

AMENDMENTS	BY	APPRO. DATE	APPROVED	BY	CHECKED	DATE	PLAN PREPARED BY HARRISON & PERSOHN PARTNERS RESPONSIBLE SUPERVISOR CONSULTING ENGINEERS	Ministry of Works and Development CIVIL ENGINEERING AUCKLAND N.C. McLEOD Commr
	<i>[Signature]</i>		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	11.2.78	APPROVED <i>[Signature]</i> 20/10/78	

DIAGRAM SHOWING BALANCE  
of CT 33/1327  
Scale: 1:20,000

BAY OF ISLANDS COUNTY

Allot 33  
No Registration

Allot 35  
CT 33/1327

Allot 33  
No Registration

Allot 38  
CT 425/219

PT 1  
DP 18152  
Gaz 1976 p 1464

Allot 39  
Gaz 1976 p 1463

PARISH OF WAITANGI

PT 1  
DP 18152  
CT 38A/1321

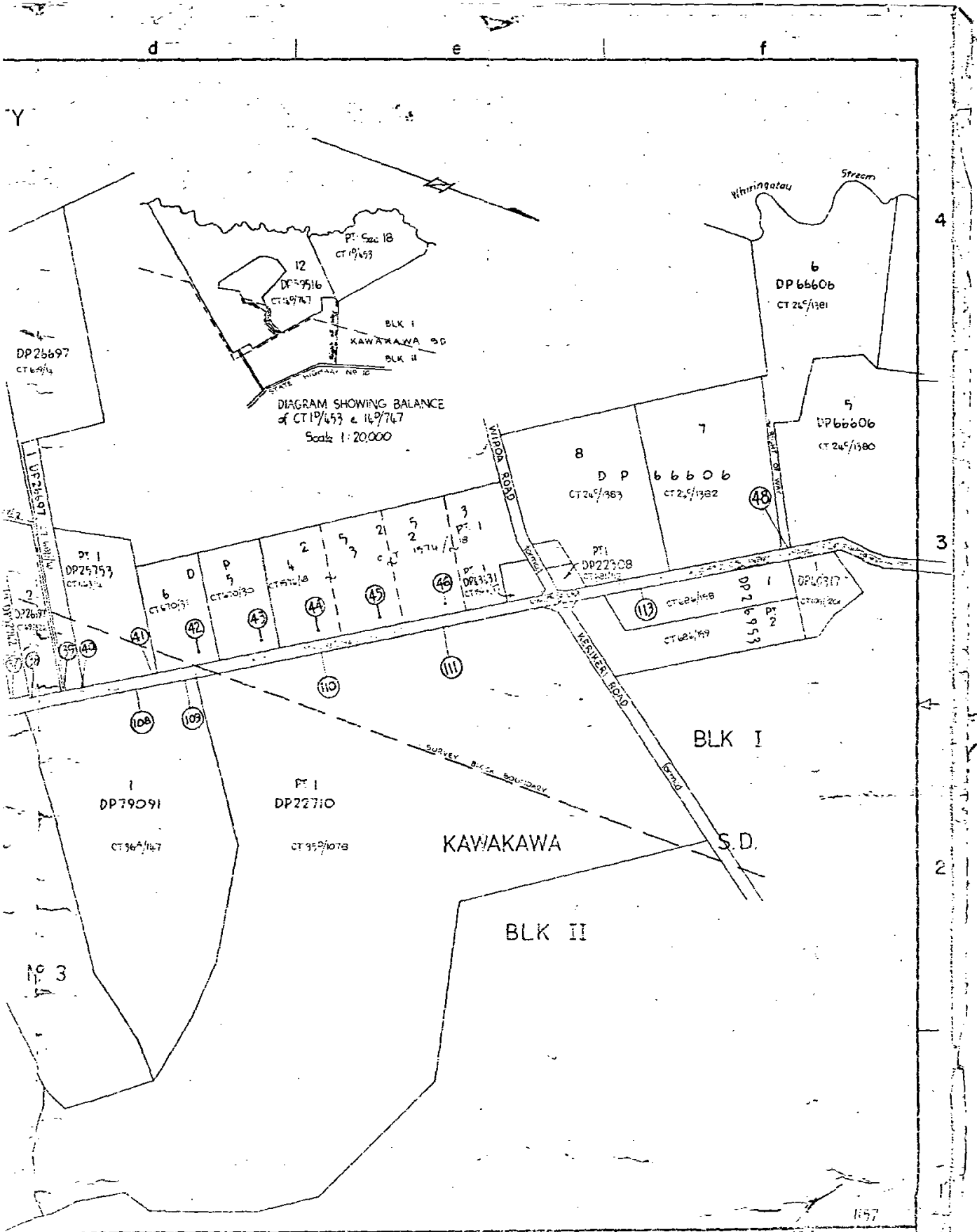
1157

SH10 RD1 RS0  
LIMITED ACCESS ROAD DECLARATION  
WAITANGI RIVER to WAIPAPA  
RP0/8-45 to RP17/3-51

ORIGINAL SCALES	1:4000	FILE
GAZETTED L.A.R.		25/11/11
JOB	CODE	SHEET / REVISION
LA 11/34/1		1 / 4 sheets



Whole numbers & mm.  
Decimised expressions & m.  
as indicated otherwise



SH10	RD1	RS0	Natural SCALES 1 : 4000
LIMITED ACCESS ROAD DECLARATION WAITANGI RIVER to WAIPAPA			GAZETTED LAR 22/11/75
RPO/8.45	to	RP17/3.51	LA 11/34/1

Whole numbers = mm  
Decimised expressions = m  
mm = indicated otherwise



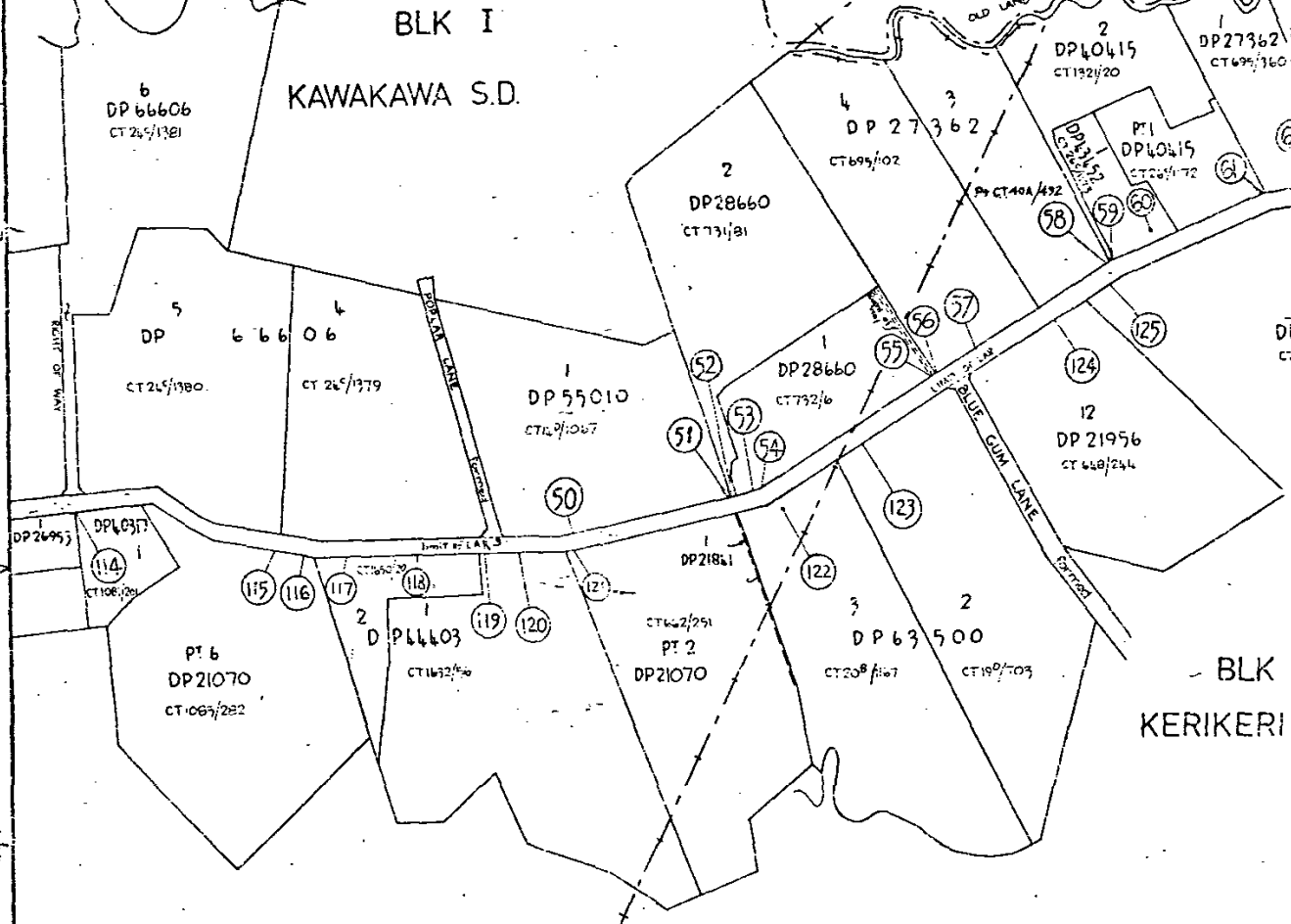
BAY OF ISLANDS COUNTY

Whiringatai Stream

BLK I  
KAWAKAWA S.D.

SURVEY DISTRICT BOUNDARY

OLD LAND CLAIM BOUNDARY

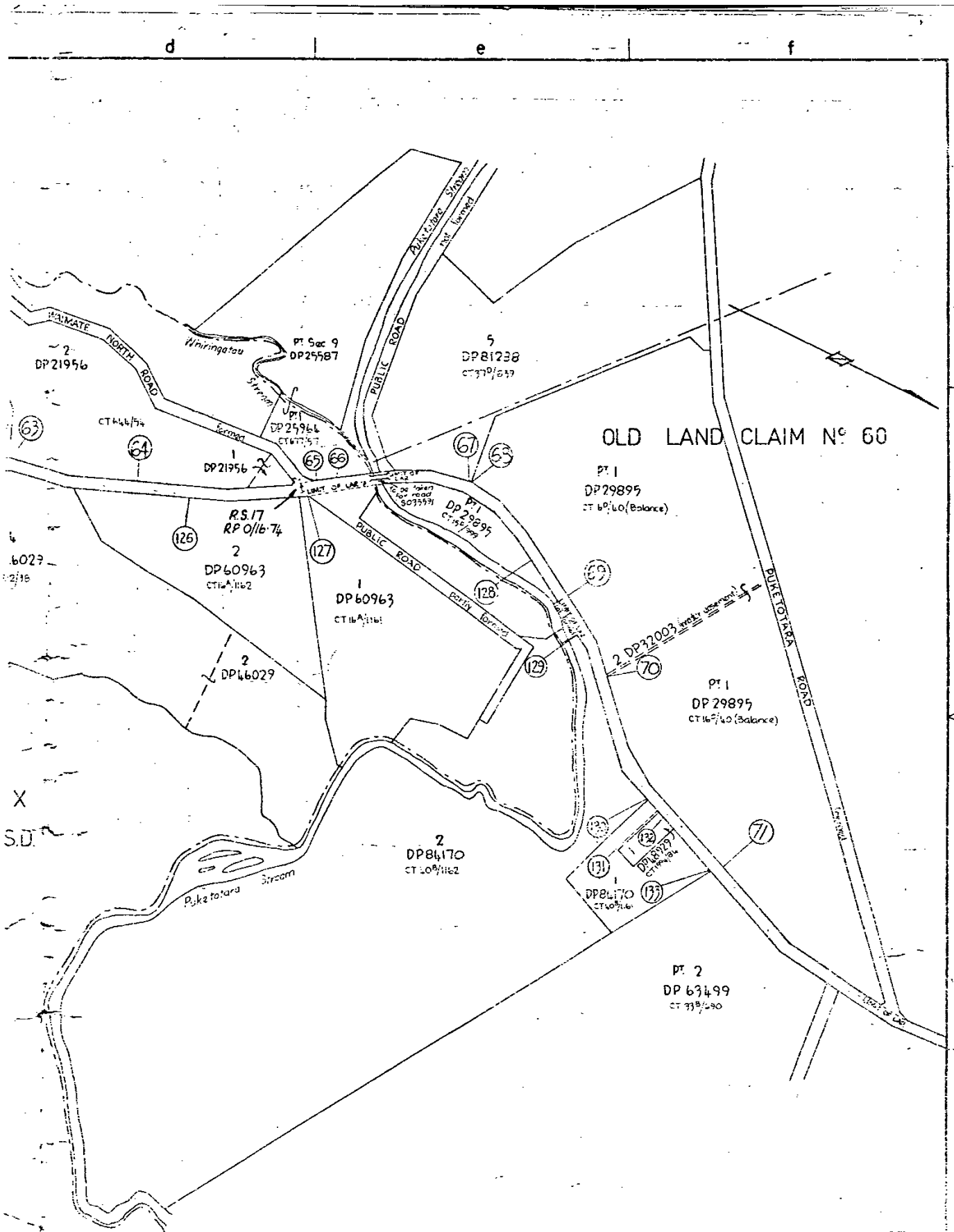


BLK  
KERIKERI

OLD LAND CLAIM N° 3

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AMENDMENTS				BY	APPD	DATE	BY	CHECKED BY	DATE	PLAN PREPARED BY	 Ministry of and Development CIVIL ENGINEER AUCKLAND Cont.
										HARRISON & GRIERSON & PARTNERS REGISTERED SURVEYORS CONSULTING ENGINEERS APPROVED <i>[Signature]</i> 20/5/78	
				Recommended							
				Approved							



1157

SH10	RD1	RSO	SCALE 1:4000	FILE
LIMITED ACCESS ROAD DECLARATION			GAZETTED LAR 25/11/78	
WAITANGI RIVER to WAIPAPA			128	SHEET 3 DIVISION
RPO/8.45 to RP17/3.51			LA 11/34/1	
			of 4 sheets	

OLD LAND CLAIM N° 60

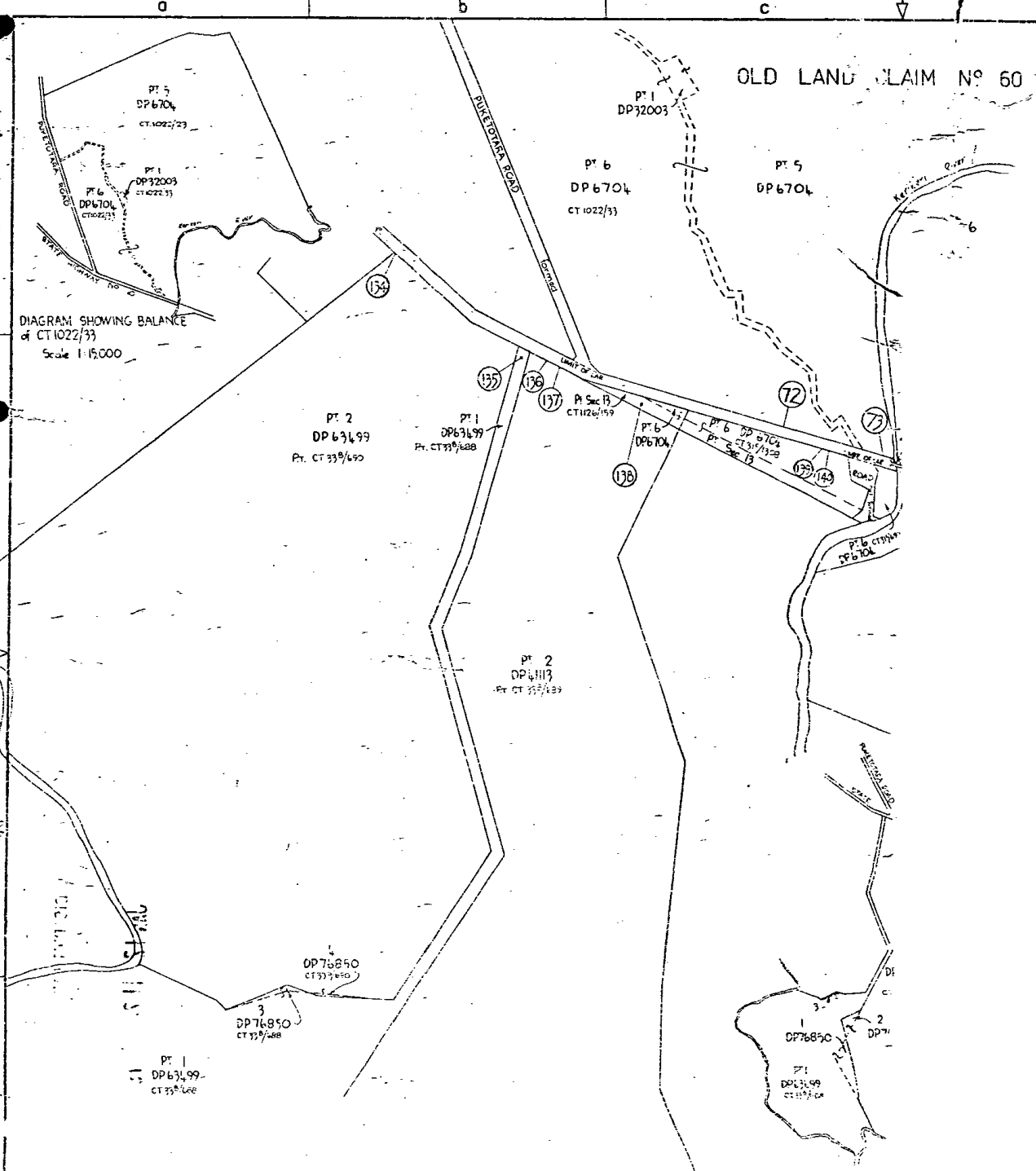


DIAGRAM SHOWING BALANCE  
of CT 1022/33  
Scale 1:15,000

ORIGINAL SIZE mm

AMENDMENTS				BY	CHECKED BY	DATE	PLAN PREPARED BY	Ministry of and Developm CIVIL ENGINEER AUCKLAND
				By Stone		28.2.20	HARRISON & OLSON PATENTS REGISTERED SURVEYORS CONSULTING ENGINEERS	
							APPROVED	

482-A1 LOCAL OR TRADING No.



25C/981  
 25C/982  
 25C/983  
 25C/984  
 25C/985  
 25C/986  
 26C/255  
 26C/1172  
 26C/1173  
 28C/985  
 28D/794

31A/1067  
 31A/1368  
 33A/1467  
 33B/688  
 33B/689  
 33B/690  
 31C/697  
 31C/1308  
 35D/1078  
 36A/147  
 37D/427

37D/428  
 37D/839  
 38A/1321  
 40A/492  
 40B/1161  
 40B/1162  
 42B/249  
 42B/250  
 33A/1327

SHEWOLE

229	/268	681/112	792/117	1574/18	140/614	16A/1161
394	/51	685/41	827/294	1632/56	140/615	16A/1162
500	/201	686/159	829/34	1650/20	140/738	16D/40
500	/204	686/158	885/286	1812/38	140/739	19D/703
500	/207	692/324	1081/201	1901/67	140/740	20B/1167
615	/145	695/102	1085/282	1925/21	140/741	22A/573
622	/251	695/188	1622/33	1994/84	140/742	22A/574
644	/54	695/360	1126/159	1D/435	140/743	24C/1380
648	/244	699/14	1130/122	2D/178	140/744	24C/1381
677	/57	731/81	1163/4	4D/9	140/747	24C/1382
676	/30	732/6	1315/51	7B/1152	140/1067	25C/633
676	/31	742/244	1321/20	13C/264	15D/999	25C/634
			1335/18			

DOCUMENTS AND RECORDS

25920  
1248207

NOTICE DECLARING STATE HIGHWAY  
LIMITED ACCESS ROAD

IN THE MATTER of the Public Works Act 1928  
and its Amendment Act 1963 AND NZ Gazette  
Notice 1978 No. 102 page 3210



570401

DIS: 570401

1978

1978

2893  
1734  
1735  
2097

12/3/1979

# DRAFT

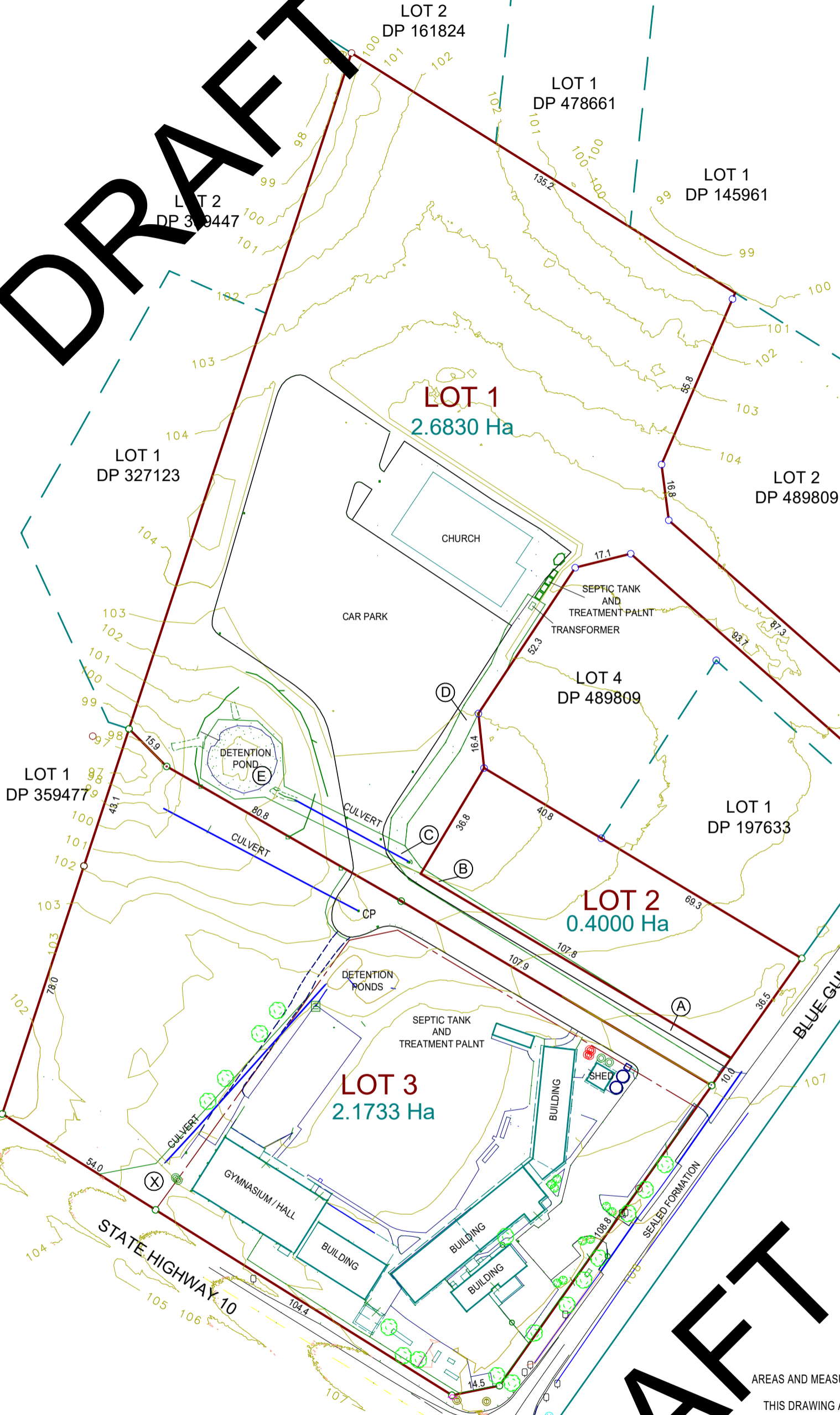
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*Daniel Abercrombie*  
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*[Signature]*  
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Signed by:  
*[Signature]*  
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Signed by:  
*Stephen Foster*  
59D968CA78AE4E8...

DocuSigned by:  
*Walter Strachan*  
068E752CAD7F45E...



Lot 1 Impermeable areas.  
Building 850m<sup>2</sup>  
Carpark and drive 7570m<sup>2</sup>  
Total 8420m<sup>2</sup> (31.4%)

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY ELECTRICITY	A, C & D	LOT 1 HEREON	TOP ENERGY LIMITED
	B	LOT 2 HEREON	
PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT TO DRAIN WATER	C & E	LOT 1 HEREON	LOT 2 HEREON
PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	CREATED BY	
STORMWATER	X	EI 8657867.6	

Local Authority: Far North District Council

Total Area: 5.2564 ha  
Comprised in: ROT's 377813, 729081 & 705819

Levels in terms of:  
Contour interval is:

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

0 10 20 30 40 50 60 70 80 90 100m

# DRAFT

**WILLIAMS AND KING**  
Registered Land Surveyors, Planners & Land Development Consultants

Ph: (09) 407 6030 27 Hobson Ave  
Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

**LOTS 1 - 3 BEING A SUBDIVISION OF  
LOTS 1-3 DP 394493 & LOT 1 DP 489809**

Survey	Name	Date	ORIGINAL SCALE SHEET SIZE	<b>XXXX</b>
Design				
Drawn	WF	SEPT 24	<b>1:1250 A3</b>	
Rev				



## NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Northland Education Trust
Address of proposed activity:	7 Blue Gum Lane, Kerikeri
Legal description:	Lot 1 DP 394493
Description of the proposal (including why you need resource consent):	Boundary adjustment of 2 existing records of title
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<ol style="list-style-type: none"><li>1. <u>Proposed Scheme Plan</u></li><li>2. _____</li><li>3. _____</li><li>4. _____</li><li>5. _____</li><li>6. _____</li></ol>

### Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

**PART B – To be completed by Parties giving approval**

**Notes to the party giving written approval:**

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Bluegum Gospel Hall Trust

Address of affected property including legal description

17 Blue Gum Lane, Kerikeri Lot 1 DP 489809

Contact Phone Number/s and email address



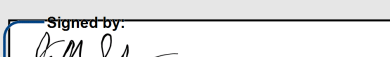
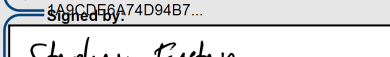

Daytime:  
021 228 4102

email:  
Jonny@advancebuild.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature	Signed by:  F792C8648AC1479...	Date	9/23/2024
Signature	DocuSigned by:  BDD3A6B97B3A4AA...	Date	9/23/2024
Signature	Signed by:  4A9CDE6A74D94B7...	Date	9/23/2024
Signature	Signed by:  59D968CA78AE4E8...	Date	9/25/2024
	DocuSigned by: 	Date	9/23/2024



Authorisation for Council

As the legal owner of property at: 7 Blue Gum Lane, Kerikeri

I give authority and permission for the builder (Advance Manufacturing Ltd) or nominated designer to apply for a PIM Report, Resource Consent and Building Consents on my behalf.

Date: 29/09/24 Home Consultant: TRUSTE Rega Snyder  
Client/s Name/s: Northland Education Trust

Client/s Signature: 