



Our Reference: 9878.s127

4 October 2024

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Minor Variation to RC 2220018-RMASUB – subdivision at Reservoir Road, Kaikohe – J Cash Trust

I am pleased to submit application on behalf of J Cash Trust, for a minor variation to the above referenced subdivision consent. The change being requested relates to lot boundaries only with no engineering assessment required as there is no proposed change to any conditions relating to engineering. The application is lodged pursuant to s127 of the Act and is therefore a discretionary activity.

The application fee of \$686 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — both available on the Council's web page.

1. Pre-Lodgement Meeting

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

Yes No

If yes, who have you spoken with? _____

2. Type of Consent being applied for

Change of conditions (s.127)

3. 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

4. Applicant Details:

Name/s:

J Cash Trust

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:	Lynley Newport
Email:	
Phone number:	
Postal address: (or alternative method of service under section 352 of the act)	

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

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6. Details of Property Owner/s and Occupier/s

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

Name/s:	same as item 4.
Property Address/ Location:	
	Postcode

7. Application Site Details

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

Name/s:			
Site Address/ Location:	Reservoir Road		
	Kaikohe		
	Postcode		
Legal Description:	Pt Lot 1 DP 96584	Val Number:	
Certificate of title:	NA52C/387		

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

7. Application Site Details (continued)

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details.

This is important to avoid a wasted trip and having to re-arrange a second visit.

8. Detailed description of the proposal:

This application relates to the following resource consent:

2220018-RMASUB

Specific conditions to which this application relates:

Stage 1 condition 1; Stage 2 condition 2 - stamped approved plans only.

Describe the proposed changes:

Altering the boundary between two of the lots. No other changes. No physical works conditions affected.

9. Would you like to request Public Notification?

Yes No

10. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

Building Consent

Regional Council Consent (ref # if known)

National Environmental Standard consent

Other (please specify)

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application Yes

12. 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

13. Billing Details:

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

Name/s: (please write in full) J. CASH TRUST

Email: [Redacted]

Phone number: [Redacted]

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

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) Mr. John Hawke Cash

Signature: (signature of bill payer) [Redacted]

Date: 3/10/24.

MANDATORY

14. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Privacy Information:

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

Declaration

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

Name: (please write in full)

JOHN HAWKE CASH

Signature:

[Redacted Signature]

Required if the application is made by electronic means

Date 3/10/21

Checklist (please tick if information is provided)

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

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

J Cash Trust

Reservoir Road, Kaikohe

APPLICATION FOR A MINOR CHANGE OF CONSENT CONDITIONS (PLANS ONLY) TO RC 2200390-RMASUB, PURSUANT TO s127 OF RMA

Thomson Survey Ltd
Kerikeri

1.0 INTRODUCTION

1.1 Background

RC 2220018-RMASUB was originally issued on 11th October 2022, to create five rural lots, in two stages, as a discretionary activity subdivision. A copy of RC 2220018-RMA is attached in Appendix 1.

1.2 Reason for this Variation

The consent holder wishes to alter the boundary between Lots 4 & 5 on the Scheme Plan. No other changes are sought.

The consent holder is wishing to proceed with s223 TA Approval as soon as possible and therefore needs confirmation that the boundary change between two of the lots is acceptable and consented.

The updated/amended scheme plans are attached in Appendix 2.

1.3 Scope of this Report

This assessment and report accompanies the application for a change to conditions (s127) and is regarded as a **discretionary** activity.

The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. I regard the changes to be minor.

2.0 PROPERTY DETAILS

Location: Reservoir Road, Kaikohe
Title & Legal description: NA52C/387; Pt Lot 1 DP 96584 – see Appendix 3.

3.0 SITE DESCRIPTION

The site remains as described in the original application.

4.0 CHANGES REQUESTED & EXPLANATION

Amend Stage 1 Condition 1 as follows:

STAGE 1 – Lots 1, 2, 4 & 5

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Stage 1 of Proposed subdivision of Pt Lot 1 DP 96584, dated 07/09/2022 03.10.24 and attached to this consent with the Council's "Approved Stamp" affixed to it.

Explanation:

The original consented Lot 4 was prepared on the basis of a potential land purchase that has not eventuated. The consent holder therefore wants to revert to an earlier layout whereby a larger area of land is retained within Lot 5 and reducing the area of Lot 4 accordingly. This has resulted in a need to amend the plans.

No other changes to Stage 1 conditions are being sought.

Amend Stage 2 condition 1 as follows:

STAGE 2 – Lot 3

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Stage 2 of Proposed subdivision of ~~Pt Lot 1 DP 96584~~ Lot 2 (Stage 1) & easement over Lot 1 (Stage 1), dated 07/09/2022 03.10.24 and attached to this consent with the Council's "Approved Stamp" affixed to it.

Explanation:

As per Stage 1 change, plus more appropriate wording for what Stage 2 subdivides.

No other changes to Stage 2 conditions are being sought.

5.0 STATUTORY REQUIREMENTS

Applications for changes to consent conditions are lodged pursuant to s127. Pursuant to clause 127(3)(a), the application for a change to consent conditions is a **discretionary activity** application.

Sections 88 to 121 of the Act apply, and the following planners report and Assessment of Environmental Effects is offered pursuant to the requirements of those relevant sections of the Act.

6.0 s104 CONSIDERATIONS

S104 of the Act requires a consent authority to consider any actual and potential effects on the environment resulting from the change; and any relevant provisions of

- (i) A national environmental standard;
- (ii) Other regulations;
- (iii) A national policy statement;
- (iv) A NZ Coastal Policy Statement;
- (v) A regional policy statement;
- (vi) A plan or proposed plan.

6.1 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of the original application.

The proposed change is only in regard to lot boundaries whereby Lot 4 will decrease in area from the already consented 16.63ha, to 8.24ha; with the reciprocal increase in Lot 5's area from 10.83ha to 23.48ha. Lot 4 contains the gun club and will continue to do so. Lot 4 no longer requires the northern pasture area which is proposed to now be retained in Lot 5.

The shooting range is all down slope from the gun club so the amendment to boundary does not result in any land associated with the gun club and shooting range being transferred into Lot 5. Hence the consent notice applying to Lot 4 can still apply.

The boundary change does not adversely impact on productivity. Refer to commentary below in regard to the National Policy Statement Highly Productive Land.

The boundary change does not change any physical works requirements or conditions.

6.2 Relevant Provisions of planning instruments

Since the application was first lodged and assessed there have been a number of changes to planning instruments. However, these need only be considered in regard to the changes being sought, not the original application.

6.2.1 Operative District Plan

This has not changed since the original application was processed.

6.2.2 Proposed District Plan (PDP)

The original application was granted prior to the PDP being publicly notified. The change being sought only relates to lot boundaries changing with no adverse impact on overall productivity. I do not consider the change to be contrary to any objectives and policies in the Proposed District Plan.

6.2.3 National Policy Statement Highly Productive Land (NPS HPL)

The NPS HPL was not enacted at the time the original consent was issued. The land in the north of the application site is mapped as 'highly productive land' (by definition under the NPS HPL). The balance of the land in Lots 4 & 5 on the stamped approved plan is not.

The area mapped as 'highly productive land' is currently all within the consented Lot 4. The requested change will see it all within Lot 5. The 'highly productive land' is not fragmented, but will all remain within a single proposed allotment – in this instance Lot 5, with an area in excess of 23ha. I do not consider the change to be contrary to the NPS HPL.

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

This has not changed since the consent was first issued and was considered in the granting of that consent with appropriate conditions imposed. Those conditions can remain unchanged, applying to Lot 4.

7.0 CONSULTATION

Under Section 127(4) of the Act:

(4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—

(a) made a submission on the original application; and

(b) may be affected by the change or cancellation.

The original application went through a limited-notified process, with a single submitter and comments received from Council's 3 Waters department. No hearing was required as the submitter did not wish to be heard.

The change in the boundary involves the two lots furthest from the submitter's property, and does not impact on any access or future dwelling location in regard to the submitter's property. No additional lots are being requested and no change to access conditions is being requested.

In terms of 3 Waters, all conditions relating to the 3 Waters infrastructure (plant and access) remain unchanged.

In summary I do not believe there to be any persons affected by this boundary change between two already consented lots.

8.0 CONCLUSION

It is considered the effects of the changes on the wider environment are less than minor. The proposal remains consistent with the relevant objectives and policies of the Operative and Proposed District Plan and the Regional Policy Statement, and Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to change conditions to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval to the s.127 application on a non notified basis.



Lynley Newport
Senior Planner,
THOMSON SURVEY LTD

Date

4th October 2024

9.0 LIST OF APPENDICES

Appendix 1	RC 2220018-RMASUB
Appendix 2	Amended Scheme Plans
Appendix 3	Current Record of Title

Appendix 1

RC 2220018-RMASUB

Far North District Council

Decision on an application for resource consent under the Resource Management Act 1991

Proposal

To subdivide Pt Lot 1 DP 96584 to create four additional lots ranging in size from 3ha to 16ha in the Rural Production zone of the Far North District Plan. The proposal breaches access requirements due to a portion of the right of way not being able to accommodate a passing bay. The proposal is a Discretionary Activity.

This resource consent is **GRANTED** subject to conditions. The reasons are set out below.

Application number:	2220018 - RMASUB
Site address:	Reservoir Road, Kaikohe. Legally described as Pt Lot 1 DP 96584, RT NA52C/387. Site area 40.6 ha.
Applicant:	J Cash Trust
Submitters:	Doreen Thomas, opposed. Far North District Council, support subject to conditions of consent.
Hearing Commissioner:	Alan Watson

Introduction

1. This decision is made on behalf of the Far North District Council (**the Council**) by independent hearing commissioner Alan Watson appointed by the Council and acting under delegated authority in accordance with ss34 and 34A of the Resource Management Act 1991 (**the RMA**).
2. I can state that I am familiar with the area within which the site lies from earlier work in the Far North District as a planning consultant for both private clients and the Council and as a commissioner for the Council and for the Northland Regional Council.
3. The application was limited notified and received two submissions. The submissions were from the Far North District Council, as operator of the Kaikohe Water Treatment Plant on the site. It did not wish to be heard but sought conditions of consent. Doreen Thomas, a neighbouring property owner, did wish to be heard but I was later advised she no longer sought to be heard, whilst maintaining her submission. Her concerns included the effects on access along the ROW which also serves her site and also on wildlife. The applicant then sought there be no hearing and that the decision be decided accordingly. I agreed with that request and have considered the application accordingly, along with copies of the two submissions and the s42A RMA report prepared by Whitney Peat, Senior Resource Planner for the Council.

Relevant statutory provisions considered

4. In accordance with s104 of the RMA, I have had regard to the relevant statutory provisions including Part 2 and ss104 and 104B.

Relevant standards, policy statements and plan provisions considered

5. In accordance with s104(1)(b)(i)-(vi) of the RMA, I have had regard to the relevant standards, policy statements and plan provisions of the following documents:
 - Far North District Plan 2009, as updated in 2019 (**District Plan**).
 - Regional Policy Statement for Northland 2016 (**RPS**)
 - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (**NES CS**)
 - National Environmental Standard for Freshwater 2020 (**NES FW**).
6. There were no other matters that were raised or that I considered to be relevant and reasonably necessary to determine the application in accordance with s104(1)(c) of the RMA.

Principal issues in contention

7. I have considered the application, reviewed the submissions, and reviewed the Council's s42A RMA report. I find the principal issues in contention in making the decision on the application are:
 - The effects of the proposal on the neighbourhood and the environment and whether these effects can be suitably managed by consent conditions.
 - The impact of the proposal on the provisions of the District Plan, that is, on the objectives and policies that are relevant to the consideration of the application and on the Rural Production zone provisions, and the modifications sought to the provisions.

The decision process and the main findings on the principal issues in contention

8. I was asked to consider the application and particularly the conditions of consent as submitted with the application by the applicant. That included the evidence of Lynley Newport for the applicant and her commentary on the conditions included with the s42A RMA report, that report including a recommendation to grant consent subject to conditions.
9. I provided Ms Newport and the Council's officers/advisors with the opportunity to see if they could reach agreement, or get closer to agreement than they were, as evidenced from the material provided. After my receiving further comments and the two parties meeting, I received a set of conditions that included annotations and comments regarding the matters not agreed by the two parties. The difference remained significant, as I read them. My task was therefore, if I agreed to consent being granted, to provide a final set of consent conditions, taking account of the respective commentaries I had received.
10. From the material provided, I find that the effects of the proposed subdivision can be suitably managed by conditions of consent and the grant of consent, subject to conditions is consistent

with the provisions of the District Plan. The modifications sought to provisions in the District Plan are also reasonable in the circumstances of this proposal. Resource consent is therefore granted, subject to conditions.

11. In reaching a final set of conditions it occurs to me that the applicant would have been better placed to have had a hearing, at least on a virtual basis if cost was a consideration in seeking not to have a hearing. That would have allowed the conditions to be discussed in open forum and finalised at the hearing, that being an effective way to reach an agreed outcome.
12. I have taken account of all the details and commentaries provided, and the submissions, and grant consent to the application with the conditions that follow below. In doing so, I find agreement with the reasons for consent as recommended in the s42A RMA report which I summarise as:
 - a) The effects of the proposal on the environment are acceptable.
 - b) Subject to the conditions of resource consent, the site is physically able to support, and is suitable for the proposal, generating no more than minor adverse effects.
 - c) The proposal is in accordance with the objectives and policies of the relevant planning documents.
 - d) The proposal will result in an intensity of residential development on the site that is consistent with the provisions for the Rural Production zone of the District Plan.
 - e) The proposal is consistent with the purpose and principles of the RMA.

Decision

That the application to the Far North District Council by the J Cash Trust for resource consent (discretionary) to a subdivision to create four additional lots ranging in size from 3ha to 16ha in the Rural Production zone of the Far North District Plan and breaching access requirements for a site identified as Pt Lot 1 DP 96584, RT NA52C/387 situated along Reservoir Road and having a site area of 40.6ha be **GRANTED** in accordance with sections 104 and 104B of the Resource Management Act 1991 (**RMA**) subject to the conditions below and for the reasons above.

Conditions

Consent is subject to the following conditions, in accordance with section 108 of the RMA:

STAGE 1 – Lots 1, 2, 4 & 5

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Stage 1 of Proposed subdivision of Pt Lot 1 DP 96584, dated 07/09/2022 and attached to this consent with the Council's "Approved Stamp" affixed to it.

Explanation to the condition and other conditions:

To spread expenditure, the Consent Holder is staging the consent, deferring the creation of Lot 3 and its right of way (ROW) to a second stage. All other lots remain in Stage 1 and all conditions except those related to the ROW to Lot 3 to remain in Stage 1. See Stage 2 conditions in regard to Lot 3 ROW.

2. The survey plan, submitted for approval pursuant to section 223 of the Resource Management Act (**the Act**) shall show:
 - a. Easements in gross to be created over all existing Council assets on the proposed Lots.

- b. Areas shown as, X, Y, Z to be subject to land covenants for bush protection (See conditions 4(h) (xiii), & (xiv)).
3. Prior to the approval of the survey plan pursuant to section 223 of the Act, the Consent Holder shall:
- a. Submit plans & details of all works on the upgrade of the shared access road for the approval of both Council's Resource Consent engineer and Development engineer prior to commencing construction. Such works shall be designed by a Chartered Professional Engineer in accordance with the Council's current Engineering Standards and NZS4404:2004.

In particular, the plans and details shall show:

- i. Upgrading of the existing access road to provide a 5m metal carriageway (where allowable due to legal width) and a suitable width allowance for the passage of heavy vehicles and passing of private vehicles. From the vehicle crossing off Reservoir Rd to the entrance of Lots 1-3.
- ii. Road design and construction details / specifications.
- iii. A formed and metalled entrance to the boundary of each lot.
- iv. A turning head at an appropriate location in the vicinity of the entrance way to Lot 2. Note: This condition is to allow a person to carry out a three-point turning manoeuvre in a vehicle to exit the site if needed.
- v. Stormwater drainage including water tables and culverts.
- vi. The stormwater mitigation measures to control runoff of stormwater from roads to a pre development level (that is, as it is currently) up to those with 50% and 10% AEP plus allowance for climate change.
- vii. Location of all services within easements.
- viii. Earthworks including proposed erosion and sediment control measures required to undertake the development of the site.
- ix. Design Certification (PS1 or Schedule 1A) from a suitably qualified Engineer.

Following approval of the plans and selection of the contractor, provide to Council:

- i. Details of the successful contractor.
 - ii. Details of the planned date and duration of the contract.
 - iii. Details of the supervising engineer.
 - iv. A traffic management plan.
- b. Provide evidence that a preferred road name and two alternatives for the private access have been supplied to the Community Board for approval. The Consent Holder is advised that in accordance with Community Board policy, road names should reflect the history of the area.
- Information and advice on applying for road naming can be sought from roadngalliance@nta.govt.nz
4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the Consent Holder shall:
- a. Upon completion of the works specified in condition(s) 3a above, provide certification (PS4 or Schedule 1C) of the work from a suitably qualified engineer that all work has been completed in accordance with the approved plans.

- b. Repair potholes and reseal the vehicle crossing up to 5m within the existing appurtenant easement that comes off Reservoir Road.
- c. Provide confirmation from Far North Waters that it is satisfied with access road security measures, that is, there are to be no obstructions to access to the water treatment plant. Potential obstructions could include gates, fences or other obstructions across the accessway by future Lot owners.
- d. Provide to Council written confirmation from a Licenced Cadastral Surveyor that the access carriageway is fully contained within the easements provided for access and services.
- e. Provide for the approval of Council's solicitor a negotiated R.O.W maintenance agreement for the reasonable apportion of the ongoing maintenance costs of the R.O.W between the Far North District Council and the developer and the subsequent owners of the lots.
- f. Provide evidence that the cost of purchasing and installing a road name sign for the Private Access has been paid to Council contractors:
Northern Area – Fulton Hogan (09) 408 6440 or Southern Area – Ventia (09) 407 7851.
- h. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking, and executing the Notice shall be met by the Consent Holder.

All lots

- i. In conjunction with the construction of any dwelling, and in addition to a potable water supply, a water collection system with sufficient supply for firefighting purposes is to be provided by way of 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.
- ii. All habitable buildings of Importance level 2 and greater structures (as defined in AS/NZS 1170) will require engineering assessment for foundations and ground suitability. Design shall be by a Chartered Professional Engineer with recognised competence in relevant geotechnical, structural matters and include an indication of construction monitoring requirements for the foundation construction. The foundation design details shall be submitted to Council in conjunction with the Building Consent application.
- iii. The lot owner shall on an ongoing basis be responsible for any damage to the accessway that can be directly attributable to them. Any repair works must be completed in a reasonable time frame and up to a maximum of 30 working days from date of damage. Works are to be completed to the satisfaction of Water infrastructure Manager or designate. If works are not completed within 30 working days, council or their contractor may complete work and recoup costs from owner.

- iv. The owners shall not make any complaint with regards to noise emanating from Kaikohe Water Treatment Plant. The site is adjacent to an operational water treatment plant, and may be subject to noise, odour and vibration due to ongoing operations and maintenance and operations of the reservoir. Any future lot owners should consider the proximity of the water treatment plant, and the effect of that operation, when carrying out any new development.
- v. The owners shall not make any complaint with regards to traffic effects associated with the Kaikohe Water Treatment Plant. The site is adjacent to an operational water treatment plant, and may be subject to noise, dust and vibration from the ongoing use of the accessway by Council/contractor's vehicles through the Lots. Any future lot owners should consider the proximity of the water treatment plant, and the effect of that operation, when carrying out any new development.
- vi. The site shares access with the Kaikohe Water Treatment Plant. The access is to remain unrestricted at all times from parked vehicles and equipment.
- vii. The owners shall not make any complaint with regards to noise emanating from Kaikohe Gun Club. The site is adjacent to an operational Gun Club and may be subject to noise. Any future lot owners should consider the proximity of the Kaikohe Gun Club, and the effect of that operation, when carrying out any new development.
- viii. At the time of development on any of the Lots, the Lot owner shall, if the development is to be located near the existing raw water main on the site, locate, mark and adequately protect the raw water main and ensure that no buildings or structures are permitted to be constructed within 5m either side of the raw water main.
- ix. The lot owner shall maintain or pay maintenance costs as per the negotiated maintenance agreement on an ongoing basis as approved under consent condition 4(f) of RC 2170400, until such time as the Council of its own volition decides to assume full responsibility or agreement is renewed.

Lots 1 & 2

- x. In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system, the Consent Holder shall submit for Council approval an Onsite wastewater Report prepared by a Chartered Professional Engineer or a council approved Report Writer. The report shall reference the site suitability report, produced by GWE dated June 2021 submitted with RC 2220018 and identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.
- xi. In conjunction with the construction of any building with a floor area greater than 110m² or site combined impermeable surfaces greater than 600m², the lot owner shall submit in conjunction with obtaining building consent, for the approval of Council a report prepared by a suitably qualified practitioner, referencing the site suitability report, produced by GWE dated June 2021 submitted with RC 2220018

and detailing appropriate stormwater mitigation measures that will limit the stormwater flows from allotment to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

- xii. No occupier of the land shall keep or introduce on to the site carnivorous or omnivorous exotic animals (such as mustelids, cats).

No more than two dogs shall be introduced or kept on the lot at any time.

Any dog must be micro-chipped and have a current kiwi aversion trained certification. Any dog must be within a dog-proof fenced area on the lot and be under effective control at all times when outside of the fenced area, e.g. on a lead. At night any dog must be kept inside or be tied up.

Prior to the introduction or keeping of any dog on the lot, the occupier must provide to the Resource Consents Monitoring Officer of Far North District Council the following:

- A photograph of the dog.
- Written confirmation that the dog has been microchipped.
- For any dog written confirmation that the dog has current kiwi aversion training certification along with the expiry date for the certification.
- For any dog a plan showing the extent to the dog proof fenced area.

Lots 2 & 5

- xiii. No building/structural development or vegetation removal shall occur on areas identified for bush protection, as shown on the survey plan per condition 2(b).

- xiv. The owner(s) shall preserve the indigenous trees and bush area as indicated on the survey plan per condition 2(b) and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council, cut down, damage or destroy any of such trees or bush. The owner shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.

Lots 4 & 5

- xv. In conjunction with the construction of any building with a floor area greater than 110m² or site combined impermeable surfaces greater than 600m², the lot owner shall submit in conjunction with obtaining building consent, for the approval of Council a report prepared by a suitably qualified practitioner, detailing appropriate stormwater mitigation measures that will limit the stormwater flows from allotment to the pre development level for rainfall events up to those with a 10% and 1% AEP including an allowance for climate change.

Lots 1 & 4

- xvi. The proposed subdivision is directly below the Kaikohe Water Treatment Plant and Taraire Hills Dam. The dam may be expanded in the future to cope with

demand. The lot owner shall give consideration to the built development within Lots 1 and 4 with regards to the unlikely event of dam burst.

Lot 4

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

Some of the land within this lot has been identified as land that will potentially be covered by the above legislation. As it was land used in part as a gun club at time of subdivision, and the subdivision did not remove the land from that use, the developer did not address the regulations at time of subdivision. It will be the responsibility of the lot owner to address the regulations if proposing any development on the site. Activities covered by the regulations include the removing or replacing of a fuel storage system; soil sampling, disturbance and/or removal; subdivision; and, changing the use of the land.

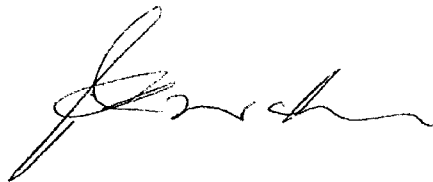
STAGE 2 – Lot 3

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced Stage 2 of Proposed subdivision of Pt Lot 1 DP 96584, dated 07/09/2022, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to section 223 of the Act shall show:
 - (a) All easements duly granted and reserved.
3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the Consent Holder shall:
 - a) Provide carriageway within ROW O to provide a 3m wide metalled formation in accordance with Rule 15.1.6C.1 of the District Plan and Council's Engineering Standards and Guidelines.
 - b) Provide to Council written confirmation from a Licenced Cadastral Surveyor that the access carriageway is fully contained within the easements provided for access and services.

Advice Notes

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

2. Localised flooding may occur on allotments during larger storm events, this may restrict vehicle access on stream or overland flow path crossings.
3. Please note that careful consideration of the layout of the on site wastewater system disposal system will be required to maintain setbacks from stormwater drainage or overland flow paths. If unable to be achieved, then a resource consent may be required.
4. The Consent Holder, when conducting the upgrade of vehicle crossing and road repair works in or close to Reservoir Road reserve, will be required to submit a Corridor Access Request (**CAR**) and subsequently obtain a Work Access Permit (**WAP**) from council prior to any excavation or works commencing.
5. The proposed subdivision is directly below the Water Treatment Plant and Taraire Hills Dam. The dam may be expanded in the future to cope with demand. Consideration should be given to Built development within allotments 1 and 4 with regards to the unlikely event of dam burst.
6. All earthworks should be in compliance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (**GD05**).

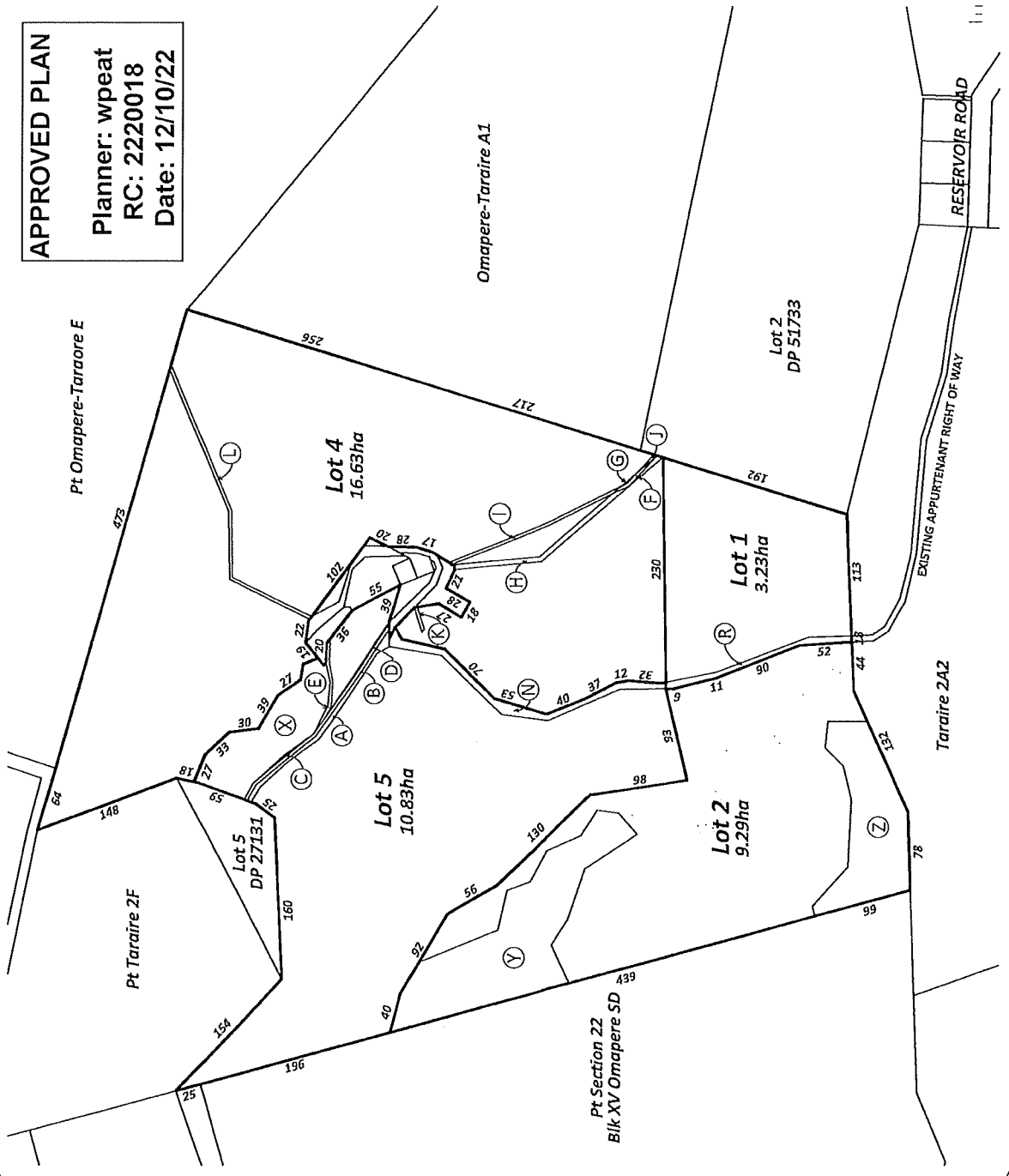


Alan R Watson

RMA Hearing Commissioner

11 October 2022

APPROVED PLAN
Planner: wpeat
RC: 2220018
Date: 12/10/22



EXISTING EASEMENTS IN GROSS	
PURPOSE	SERVIENT TENEMENT
RIGHT TO CONVEY WATER	LOT 5 HEREON
	LOT 4 HEREON
	LOT 5 HEREON
RIGHT OF WAY	LOT 1 HEREON
	LOT 5 HEREON
	LOT 5 HEREON
RIGHT TO CONVEY ELECTRICITY	LOT 5 HEREON
	LOT 4 HEREON
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT 5 HEREON
	LOT 5 HEREON
RIGHT TO CONVEY WATER	LOT 5 HEREON
	LOT 5 HEREON

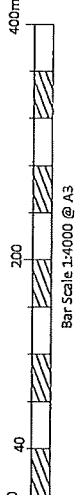
AREAS MARKED (X)(Y)(Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

Local Authority: Far North District Council
 Comprised in: CFR M4522/587
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: NIL

STAGE 1

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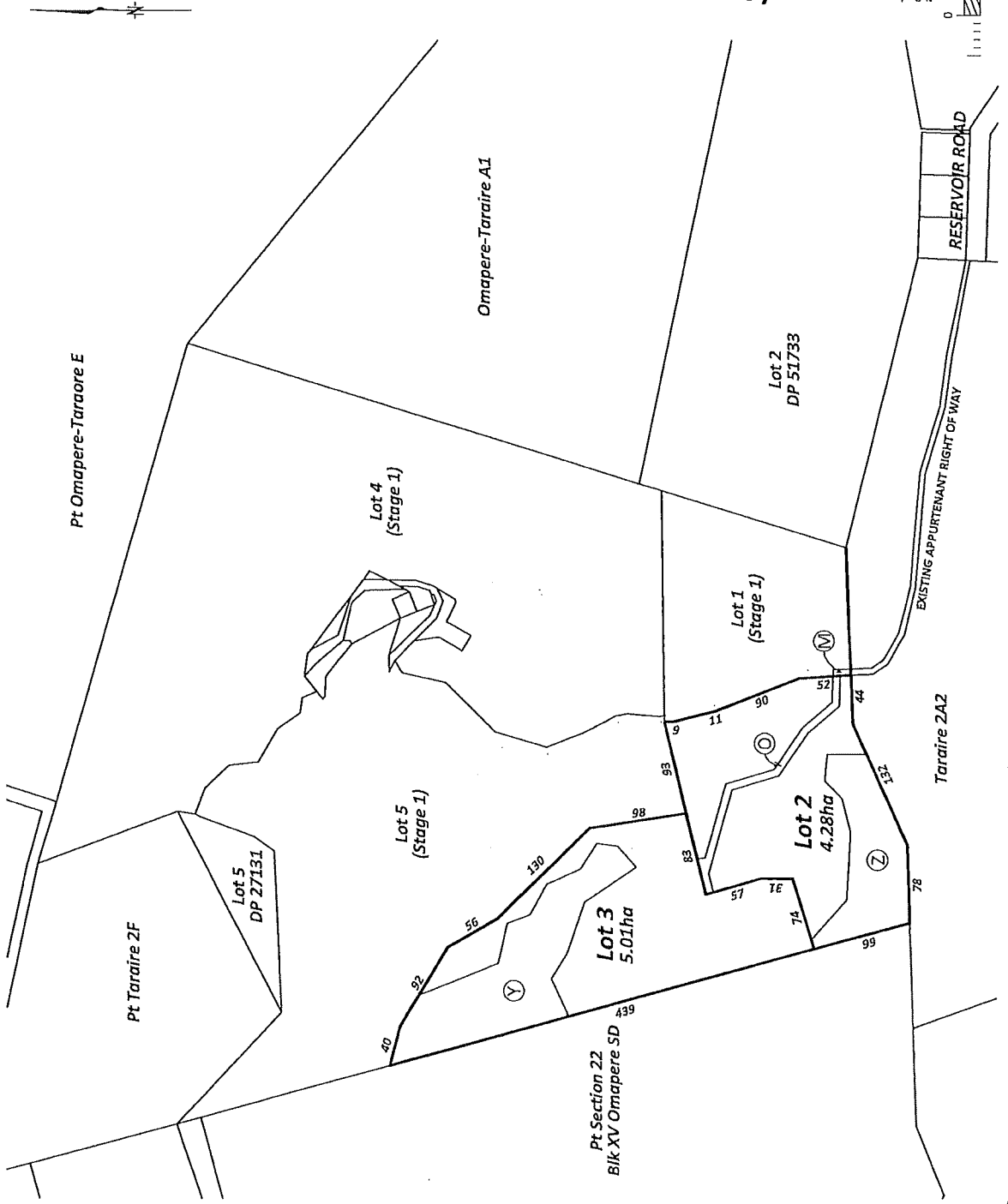
Name	Date	ORIGINAL SHEET
Survey Design		SCALE
Drawn	KY 18.11.20	SHEET
Approved		1:4000
Rev	KY 07.09.22	A3
9878 Scheme 20220507 Stage 1.cdr		

PROPOSED SUBDIVISION OF
PT LOT 1 DP 96584
RESERVOIR ROAD, KAIKOHE

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

PREPARED FOR: I. CASH
 Surveyors Ref. No: 9878
 Sheet 1 of 1

APPROVED PLAN
Planner: wpeat
RC: 2220018
Date: 12/10/22



MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(Y)	LOT 1 (STAGE 1)	LOTS 2 & 3 HEREON
	(Z)	LOT 2 HEREON	LOT 3 HEREON

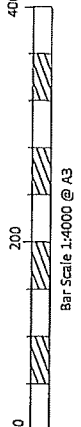
AREAS MARKED (Y) (Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

Local Authority: Far North District Council
 Comprised in: CFR N452C/387
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: NIL

STAGE 2

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Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Drawn	KY	18.11.20	1:4000	A3
Approved	KY	07.09.22		
Rev.	9878 Scheme 20220907 Stage 2.lcd			

Surveyors Ref: No. 9878
 Sheet 1 of 1

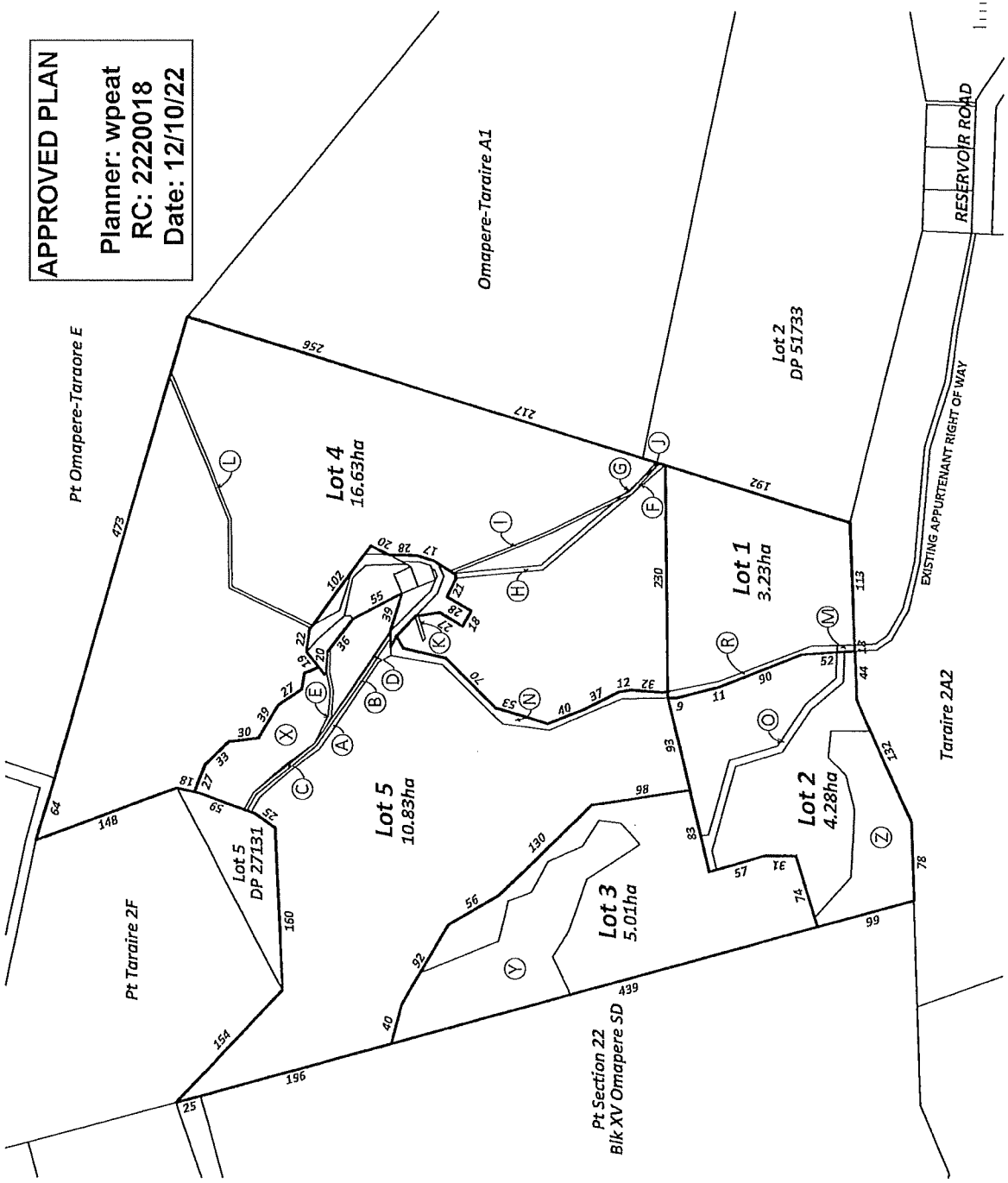
**PROPOSED SUBDIVISION OF
 PT LOT 1 DP 96584
 RESERVOIR ROAD, KAIKOHE**

PREPARED FOR: J. CASH

THOMSON SURVEY
 Registered Land Surveyors, Planners & Land Development Consultants

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 Ph: (09) 4077360
 www.thomsonsurvey.co.nz

APPROVED PLAN
Planner: wpeat
RC: 2220018
Date: 12/10/22



EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERVIENT TENEMENT CREATED BY
RIGHT TO WAY OF WATER	(B)(E)	LOT 5 HEREOF
	(E)(J)	LOT 4 HEREOF
	(J)(K)	
	(L)	TRANSFER 953434.1
RIGHT OF WAY	(M)(R)	LOT 1 HEREOF
	(N)	LOT 5 HEREOF
RIGHT TO CONVEY ELECTRICITY	(A)(B)	LOT 5 HEREOF
	(C)(D)	
	(F)(G)	LOT 4 HEREOF
	(H)	GAZETTE NOTICE 7604473.1
RIGHT TO CONVEY TELECOMMUNICATIONS	(A)(B)	LOT 5 HEREOF
	(C)(D)	
	(A)(C)	LOT 5 HEREOF
	(D)	GAZETTE NOTICE 7604473.1

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(M)	LOT 1 HEREOF	LOTS 2 - 5 HEREOF
	(O)	LOT 2 HEREOF	LOT 3 HEREOF
	(R)	LOT 1 HEREOF	LOTS 4 & 5 HEREOF
RIGHT TO CONVEY WATER	(N)	LOT 5 HEREOF	LOT 4 HEREOF
	(Z)	LOT 5 HEREOF	LOT 4 HEREOF

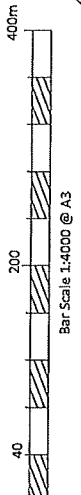
AREAS MARKED (X)(Y)(Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

OVERALL

Local Authority: Far North District Council
 Comprised in: CFR N52C/387
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: Nil

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Name	Date	ORIGINAL SHEET
Survey		
Design		
Drawn	18.11.20	
Approved		
Rev	07.09.22	
Rev	09.09.22	

Scale: 1:4000 A3
 9878 Scheme 20220907 Overall.dwg
 Surveyors Ref. No: 9878
 Sheet: 1 of 1

**PROPOSED SUBDIVISION OF
 PT LOT 1 DP 96584
 RESERVOIR ROAD, KAIKOHE**

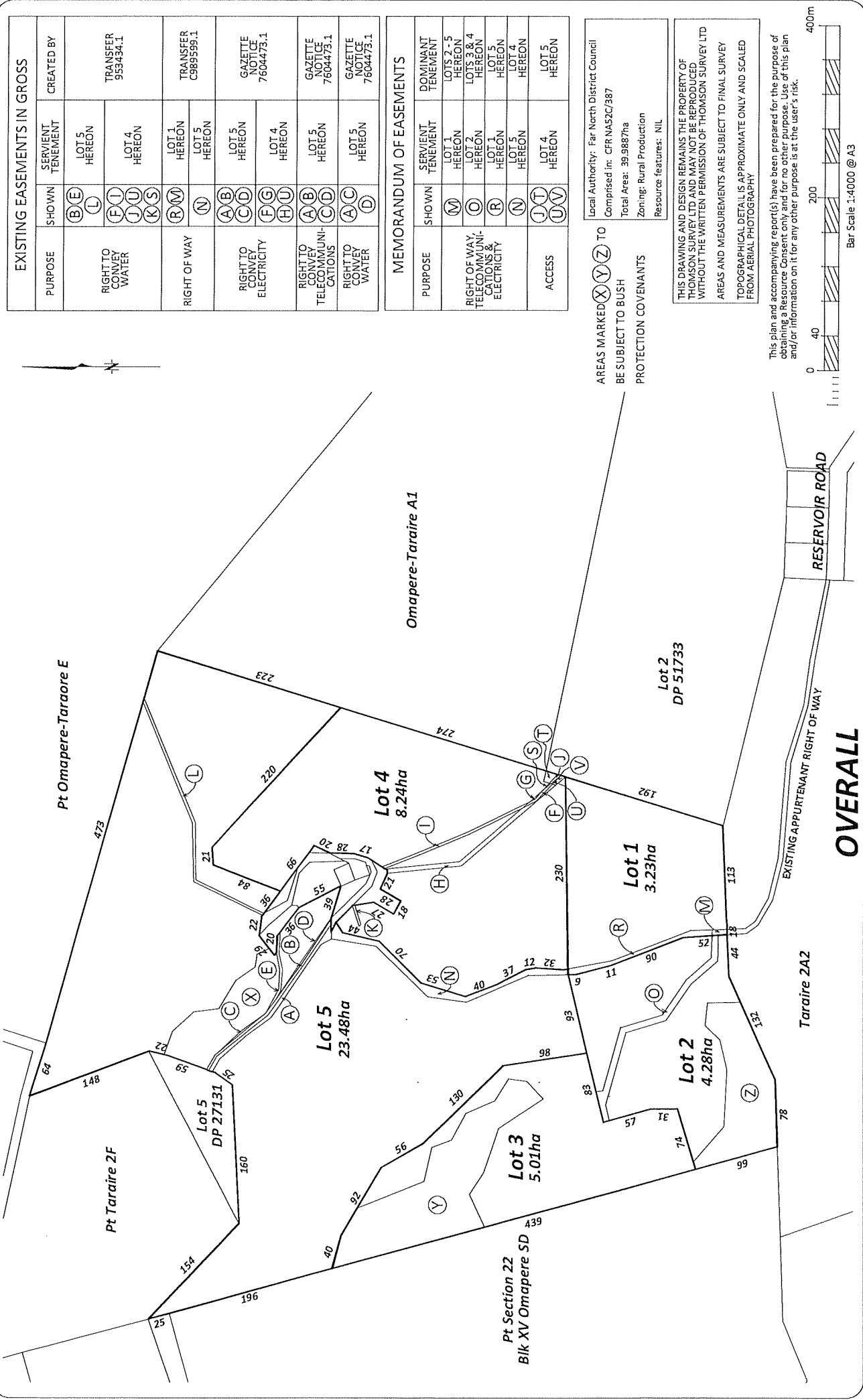
PREPARED FOR: J. CASH

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Registered Land Surveyors, Planners & Land Development Consultants

Appendix 2

Amended Scheme Plans



EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERVIENT TENEMENT CREATED BY
RIGHT TO CONVEY WATER	(B)(E)	LOT 5 HEREOF
	(L)	LOT 4 HEREOF
	(F)(I)(U)(K)(S)	TRANSFER 953434.1
RIGHT OF WAY	(R)(M)	LOT 1 HEREOF
	(N)	LOT 5 HEREOF
RIGHT TO CONVEY ELECTRICITY	(A)(B)	LOT 5 HEREOF
	(C)(D)	LOT 4 HEREOF
	(F)(G)(H)(U)	GAZETTE NOTICE 7604473.1
RIGHT TO CONVEY TELECOMMUNICATIONS	(A)(B)	LOT 5 HEREOF
	(C)(D)	LOT 4 HEREOF
	(A)(C)	GAZETTE NOTICE 7604473.1
RIGHT TO CONVEY WATER	(A)(C)	LOT 5 HEREOF
	(D)	GAZETTE NOTICE 7604473.1

MEMORANDUM OF EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT DOMINANT TENEMENT
RIGHT OF WAY TELECOMMUNICATIONS & ELECTRICITY	(M)	LOT 1 HEREOF
	(O)	LOTS 2-5 HEREOF
	(R)	LOT 2 HEREOF
	(N)	LOTS 3 & 4 HEREOF
ACCESS	(J)(T)	LOT 1 HEREOF
	(U)(V)	LOT 5 HEREOF

Local Authority: Far North District Council
 Comprised in: CFR NA52C/387
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: NIL

AREAS MARKED (X)(Y)(Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

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Bar Scale 1:4000 @ A3

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	03.10.24	SHEET SIZE
Approved			1:4000
REV			A3

Surveyors Ref. No: 9878
 Sheet 1 of 1

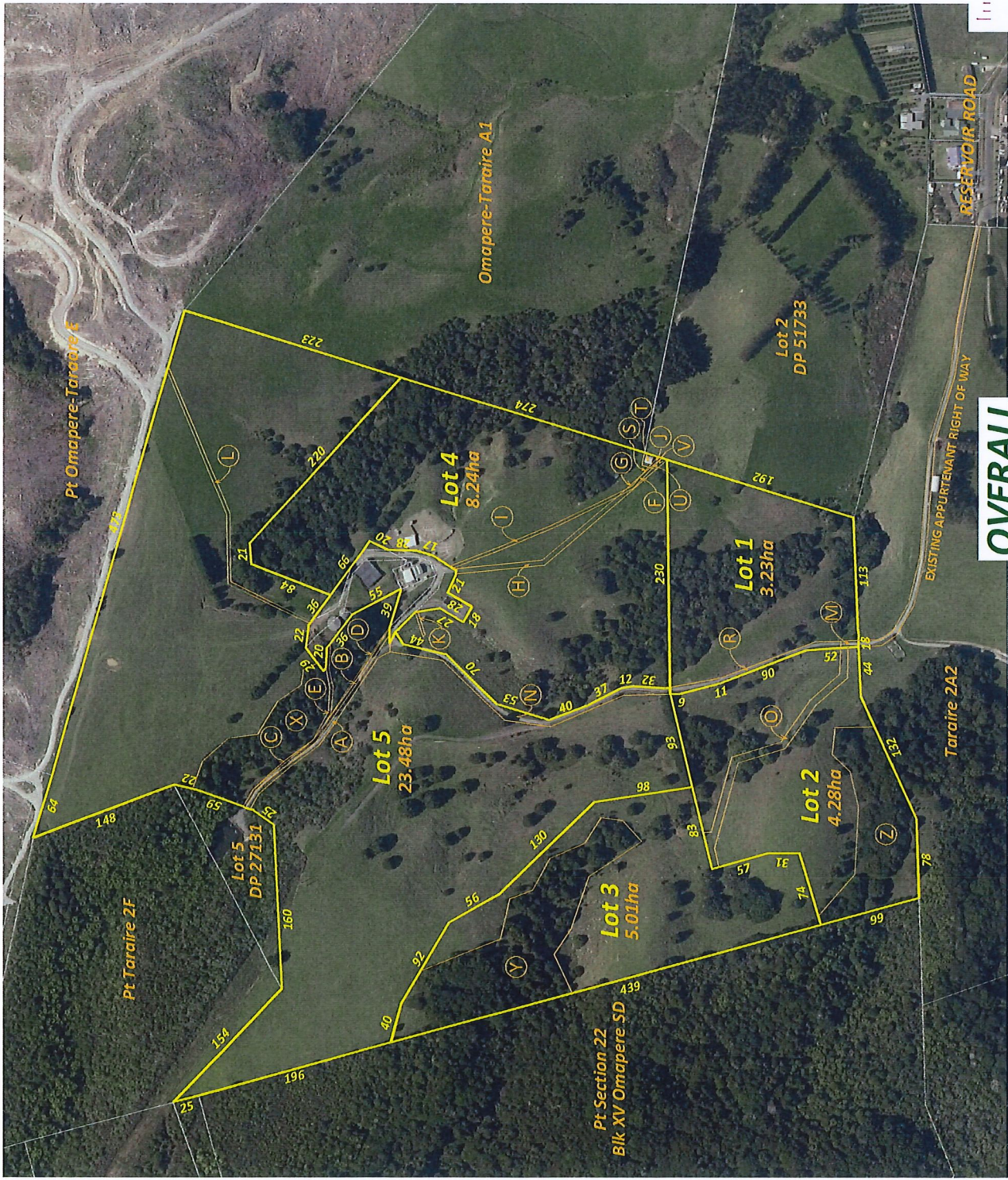
PROPOSED SUBDIVISION OF
 PT LOT 1 DP 96584
 RESERVOIR ROAD, KAIKOHE

PREPARED FOR: J. CASH

THOMSON SURVEY
 LIMITED

Registered Land Surveyors, Planners & Land Development Consultants

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OVERALL

**PROPOSED SUBDIVISION OF
PT LOT 1 DP 96584
RESERVOIR ROAD, KAIKOHE**

PREPARED FOR: J. CASH

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

EXISTING EASEMENTS IN GROSS		SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(B)(E)	LOT 5 HERON	TRANSFER 953434.1	
	(L)	LOT 4 HERON		
	(F)(I)(J)(U)(K)(S)	LOT 1 HERON	TRANSFER C989599.1	
RIGHT OF WAY	(N)	LOT 5 HERON	GAZETTE NOTICE 7604473.1	
RIGHT TO CONVEY ELECTRICITY	(A)(B)(C)(D)	LOT 5 HERON	GAZETTE NOTICE 7604473.1	
RIGHT TO CONVEY TELECOMMUNICATIONS	(F)(G)(H)(U)	LOT 4 HERON	GAZETTE NOTICE 7604473.1	
RIGHT TO CONVEY WATER	(A)(B)(C)(D)	LOT 5 HERON	GAZETTE NOTICE 7604473.1	

MEMORANDUM OF EASEMENTS		SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(M)	LOT 1 HERON	LOTS 2-5 HERON	
	(O)	LOT 2 HERON	LOTS 3 & 4 HERON	
	(R)	LOT 1 HERON	LOT 5 HERON	
	(N)	LOT 5 HERON	LOT 4 HERON	
ACCESS	(J)(T)(U)(V)	LOT 4 HERON	LOT 5 HERON	

AREAS MARKED (X)(Y)(Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

Local Authority: Far North District Council
 Comprised in: CFR NA52C/387
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: NIL

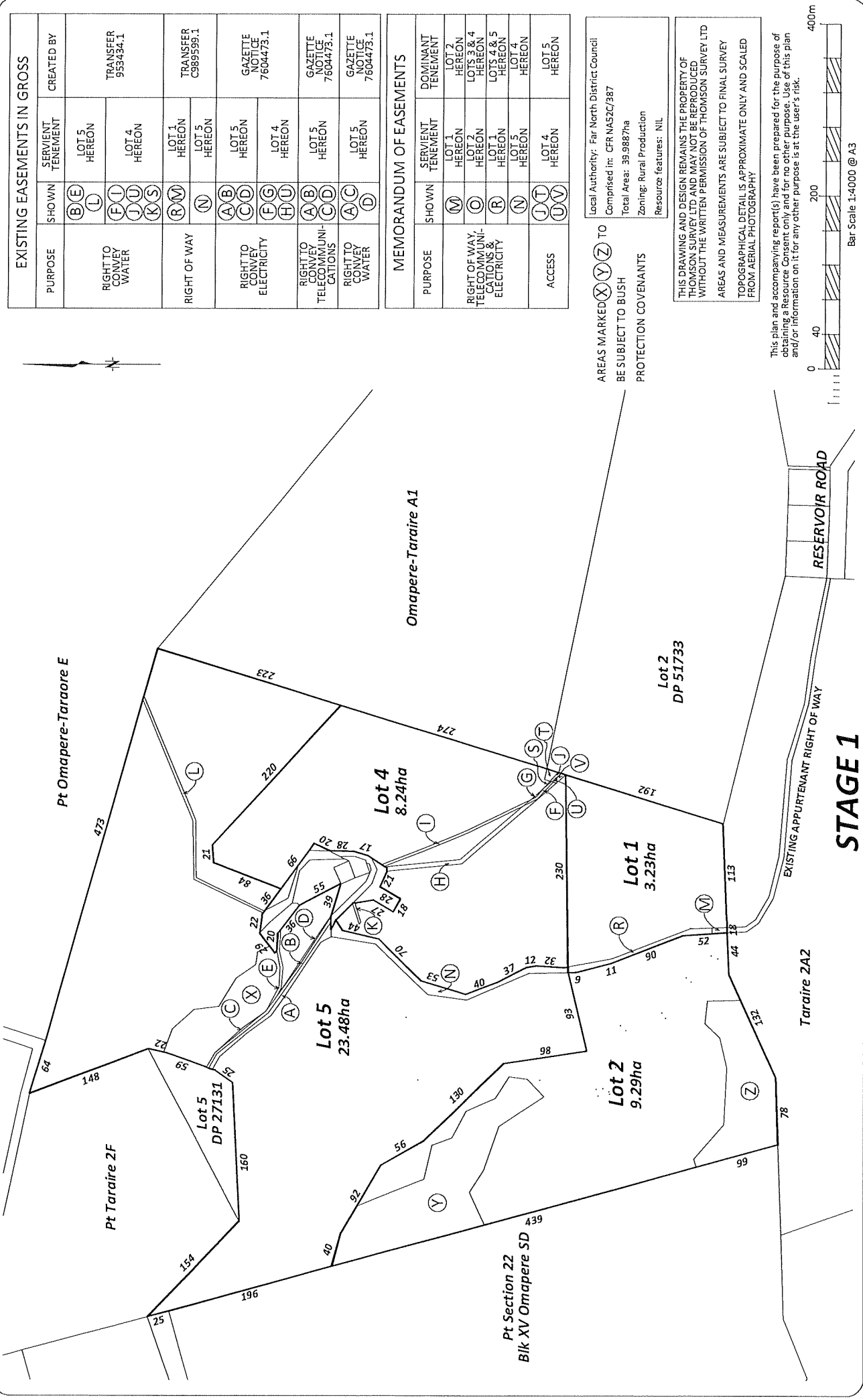
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0 40 200 400m
 Bar Scale 1:4000 @ A3

Survey Design	Name	Date	ORIGINAL
Drawn	KY	03.10.24	SCALE
Approved			1:4000
Rev			SHEET SIZE
			A3

Surveyors Ref. No: 9878
 Sheet 1 of 1



EXISTING EASEMENTS IN GROSS		
PURPOSE	SHOWN	SERVIENT TENEMENT CREATED BY
RIGHT TO CONVEY WATER	(B)(E)(L)	LOT 5 HEREON
	(F)(I)(J)(U)(K)(S)	LOT 4 HEREON
	(R)(M)(N)	LOT 1 HEREON LOT 5 HEREON
RIGHT OF WAY	(A)(B)(C)(D)(F)(G)(H)(U)	LOT 5 HEREON LOT 4 HEREON
RIGHT TO CONVEY ELECTRICITY	(A)(B)(C)(D)	GAZETTE NOTICE 7604473.1
RIGHT TO CONVEY TELECOMMUNICATIONS	(A)(B)(C)(D)	GAZETTE NOTICE 7604473.1
RIGHT TO CONVEY WATER	(A)(C)(D)	GAZETTE NOTICE 7604473.1

MEMORANDUM OF EASEMENTS		
PURPOSE	SHOWN	SERVIENT TENEMENT DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(M)	LOT 1 HEREON
	(O)	LOT 2 HEREON
	(R)	LOTS 3 & 4 HEREON
	(N)	LOTS 4 & 5 HEREON
ACCESS	(J)(T)(U)(V)	LOT 4 HEREON LOT 5 HEREON

Local Authority: Far North District Council
 Comprised in: CFR NA52C/387
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: NIL

AREAS MARKED (X)(Y)(Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

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0 40 200 400m
 Bar Scale 1:4000 @ A3

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 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077350
 www.tsurvey.co.nz

THOMSON SURVEY
LIMITED

Registered Land Surveyors, Planners & Land Development Consultants

Prepared For: J. CASH

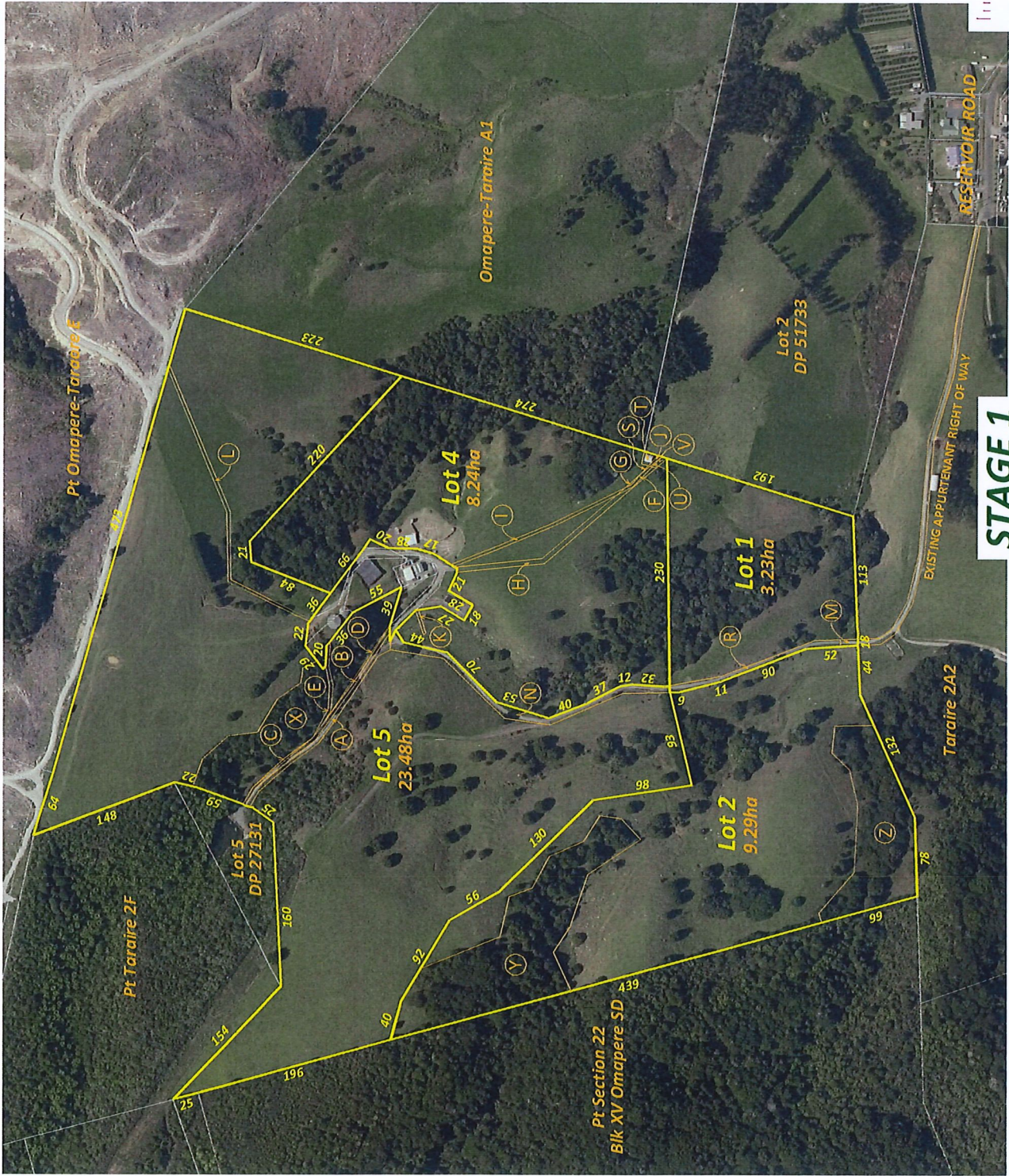
**PROPOSED SUBDIVISION OF
 PT LOT 1 DP 96584
 RESERVOIR ROAD, KAIKOHE**

STAGE 1

Survey Design Drawn Approved REV	Name Date KY 03.10.24	ORIGINAL SCALE 1:4000	SHEET SIZE A3
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Surveyors Ref. No: **9878**

Sheet 1 of 1



STAGE 1

PROPOSED SUBDIVISION OF PT LOT 1 DP 96584 RESERVOIR ROAD, KAIKOHE

PREPARED FOR: J. CASH

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 Registered Land Surveyors, Planners & Land Development Consultants
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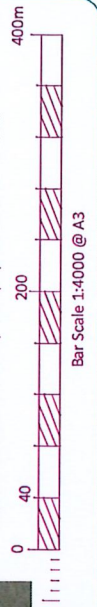
EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(B)(E)	LOT 5 HERON	TRANSFER 955434.1
	(L)		
	(F)(I)(J)(U)(K)(S)	LOT 4 HERON	
RIGHT OF WAY	(R)(M)	LOT 1 HERON	TRANSFER C989599.1
	(N)	LOT 5 HERON	
RIGHT TO CONVEY ELECTRICITY	(A)(B)	LOT 5 HERON	GAZETTE NOTICE 7604473.1
	(C)(D)		
	(F)(G)	LOT 4 HERON	
	(H)(U)		
	(V)		
RIGHT TO CONVEY TELECOMMUNICATIONS	(A)(B)	LOT 5 HERON	GAZETTE NOTICE 7604473.1
	(C)(D)		
	(A)(C)	LOT 5 HERON	
	(D)		

AREAS MARKED (X)(Y)(Z) TO BE SUBJECT TO BUSH PROTECTION COVENANTS

Local Authority: Far North District Council
 Comprised in: CFR NA52C/387
 Total Area: 39.9887ha
 Zoning: Rural Production
 Resource features: NIL

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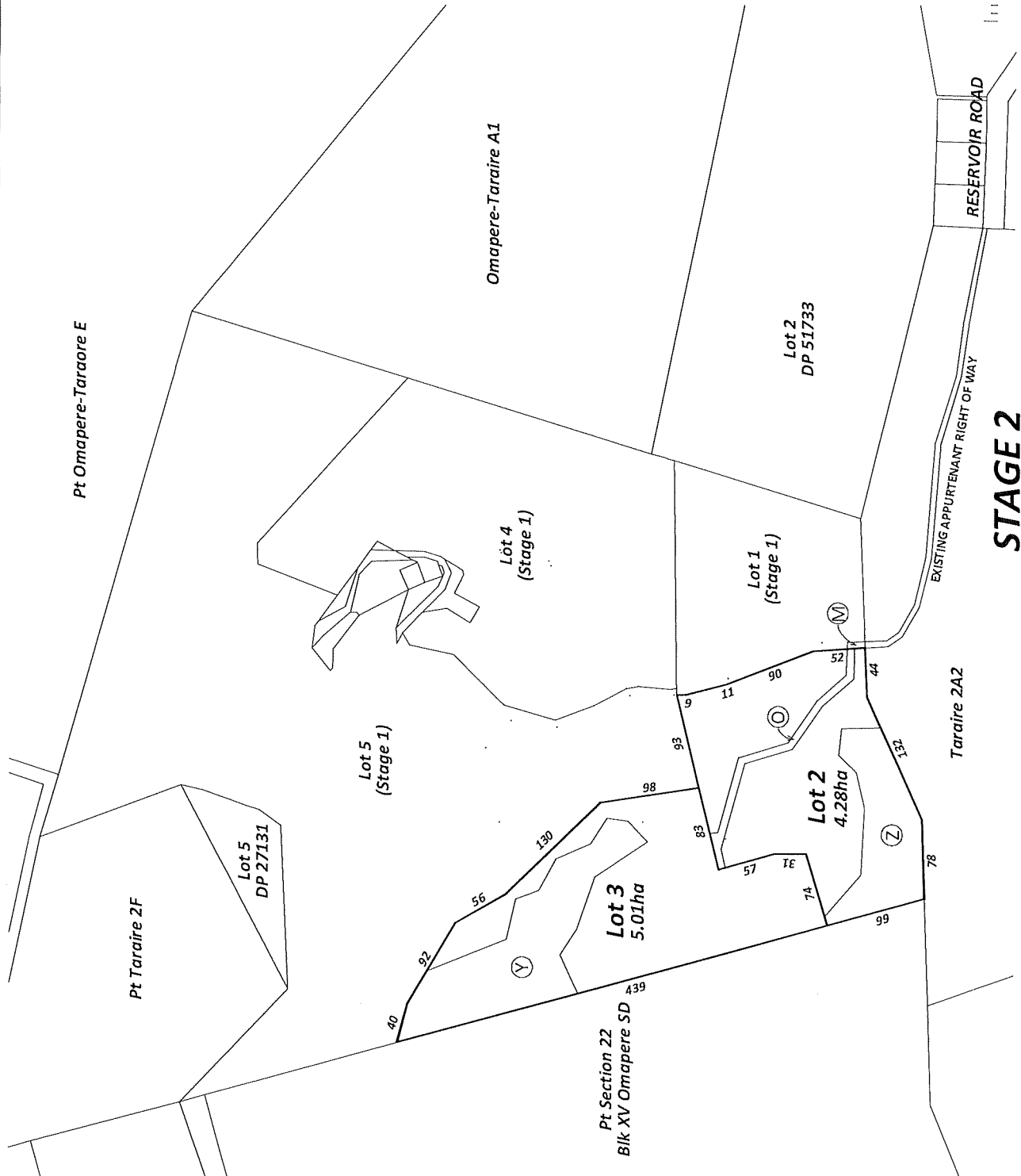


Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	KY	03.10.24	1:4000	A3
Approved				
Rev				

Surveyors Ref. No.: 9878
 Sheet 1 of 1

315 Kerikeri Rd
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 Ph: (09) 4077360
 www.tsurvey.co.nz

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(M)	LOT 1 (STAGE 1)	LOTS 2 & 3 HEREON
	(O)	LOT 2 HEREON	LOT 3 HEREON

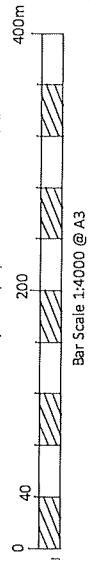


Local Authority: Far North District Council
 Comprised in: (STAGE 1)
 Total Area: 9.29ha
 Zoning: Rural Production
 Resource features: NIL

AREAS MARKED (Y) (Z) ARE
 SUBJECT TO EXISTING BUSH
 PROTECTION COVENANTS

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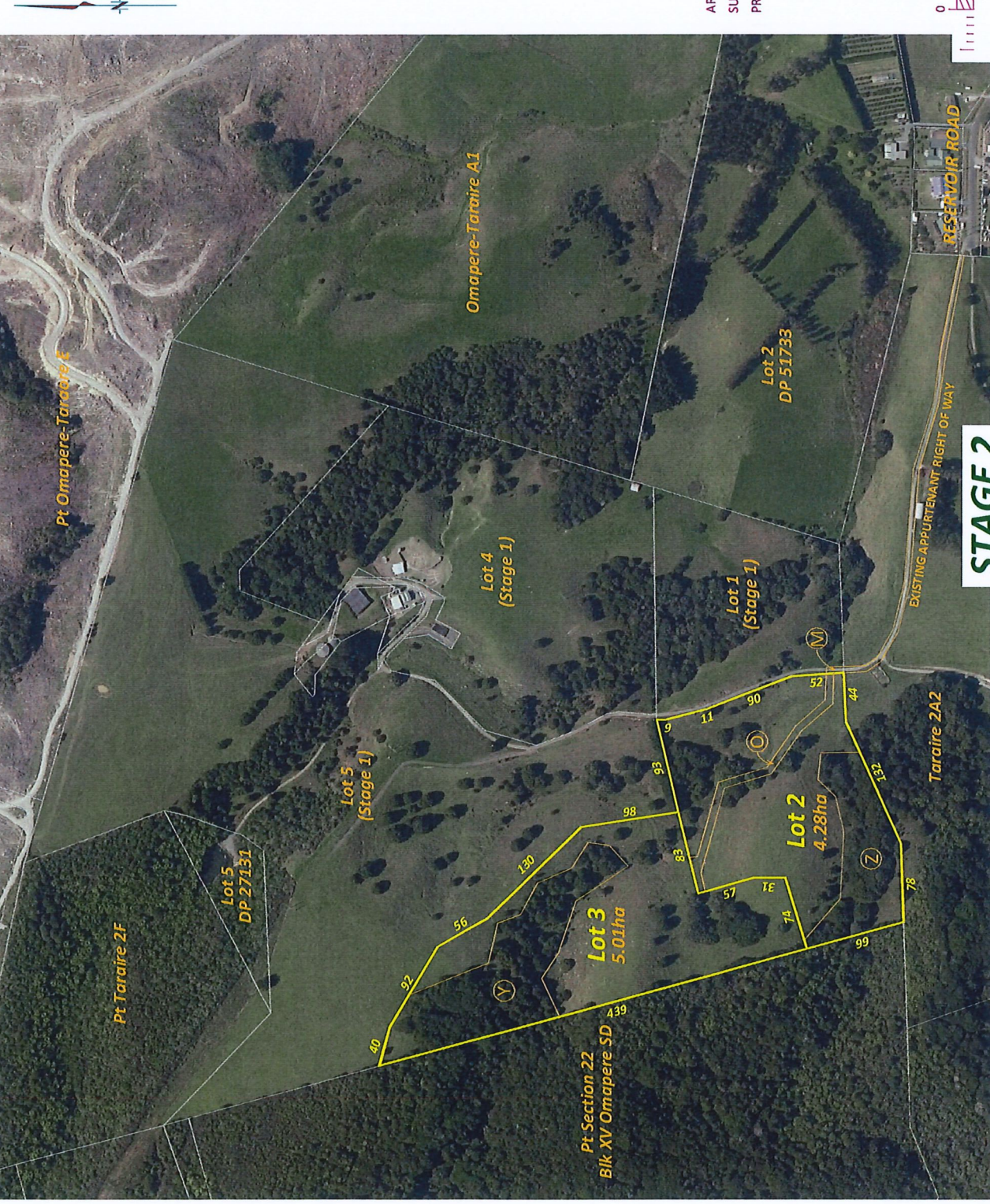


Surveyors
 Ref. No. 9878
 Sheet 1 of 1

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	03.10.24	SHEET
Approved			SIZE
Rev			1:4000
			A3

**PROPOSED SUBDIVISION OF
 LOT 2 (STAGE 1) & EASEMENT OVER LOT 1 (STAGE 1)**
 RESERVOIR ROAD, KAIKOHE
 PREPARED FOR: J. CASH

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STAGE 2

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(M)	LOT 1 (STAGE 1)	LOTS 2 & 3 HEREON
	(O)	LOT 2 HEREON	LOT 3 HEREON

Local Authority: Far North District Council
 Comprised in: (STAGE 1)
 Total Area: 9.29ha
 Zoning: Rural Production
 Resource features: NIL

AREAS MARKED (Y) (Z) ARE SUBJECT TO EXISTING BUSH PROTECTION COVENANTS

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

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.



Survey Name	Date	Original Scale	Sheet Size
Design			
Drawn	KY 03.10.24	1:4000	A3
Approved			
Rev			

9878 Scheme 2024.1003 - Stage 2

PROPOSED SUBDIVISION OF LOT 2 (STAGE 1) & EASEMENT OVER LOT 1 (STAGE 1)
 RESERVOIR ROAD, KAIKOHE

PREPARED FOR: J. CASH

THOMSON SURVEY
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

Surveyors Ref. No: 9878
 Sheet 1 of 1

Appendix 3

Current Record of Title



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



R. W. Muir
Registrar-General
of Land

Identifier NA52C/387
Land Registration District North Auckland
Date Issued 08 June 1982

Part-Cancelled

Prior References

NA1588/38

Estate Fee Simple
Area 40.6464 hectares more or less
Legal Description Lot 1 Deposited Plan 96584

Registered Owners

John Hawke Cash and Paul Clyde Cash

Interests

Subject to a water supply right (in gross) over parts marked A, B, C and D on DP 96584 in favour of the Kaikohe Borough Council created by Transfer 953434.1

B072972.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 8.6.1982 at 11.40 am

Appurtenant hereto are rights of way specified in Easement Certificate B072972.4 - 8.6.1982 at 11.40 am

C629551.1 Compensation Certificate by Far North District Council - 22.7.1994 at 2:54 pm

Subject to a right of way (in gross) over part marked A on Plan 163739 in favour of the Far North District Council created by Transfer C989599.1 - 2.5.1996 at 3.36 pm

D307856.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Far North District Council - 3.9.1998 at 1:46 pm

D372830.1 Gazette Notice (NZ. Gazette 22.10.1998 No. 176, p.4193) declaring the within land 1854m², 1086m², 99m², 399m², marked A-D SO 68121 to be taken for water supply purposes and vesting in the Far North District Council together with appurtenant right of way created by B072972.4 - 30.3.1999 at 9.00 am

Appurtenant hereto is a right of way created by Transfer D372830.2 - 30.3.1999 at 9.00 am

D372830.3 Discharge of Compensation Certificate C629551.1 as to 3438m² (marked A-D SO 68121) - 30.3.1999 at 9.00 am

7465890.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 18.7.2007 at 9:00 am

7565080.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 4.10.2007 at 9:00 am

7604473.1 Gazette Notice (2007 page 3071) declaring Sections 1 - 5 SO 387561 (3139 m²) within to be acquired for water supply purposes and vesting in the Far North District Council CT 391019 issued - 6.11.2007 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked A, B, C, D, F, G and H on SO 387561 in favour of the Far North District Council acquired by Gazette Notice 7604473.1- 6.11.2007 at 9:00 am

Subject to a right (in gross) to convey telecommunications over part marked A, B, C and D on SO 387561 in favour of the Far North District Council acquired by Gazette Notice 7604473.1- 6.11.2007 at 9:00 am

Subject to a right (in gross) to convey water over part marked A, C and D on SO 387561 in favour of the Far North District Council acquired by Gazette Notice 7604473.1- 6.11.2007 at 9:00 am

Appurtenant hereto is a right of way created by Transfer 7702601.1 - 5.2.2008 at 9:00 am

ROAD SHOWN IS LEGAL

APPROVED - R.M. 800m. - C. Colson. - REGISTERED SURVEYOR

PURSUANT TO A RESOLUTION OF THE BOARD OF COUNTY COUNCIL PASSED ON THE 11th DAY OF MARCH 1982 BY THE LOCAL GOVERNMENT ACT 1974 THE SURVEYOR HAS BEEN AUTHORIZED TO SIGN THIS PLAN AND TO SIGNIFY HIS CONSENT TO THE VALIDITY OF THE ROAD SHOWN ON THIS PLAN.

THE BAY OF ISLANDS COUNTY COUNCIL SEAL OF

THE CHIEF ENGINEER

SCHEDULE OF ESTIMATES	
ITEM NO.	DESCRIPTION
1	PRELIMINARY SURVEY
2	FIELD SURVEY
3	OFFICE SURVEY
4	PREPARATION OF PLANS
5	STAMPING AND SIGNING
6	REVISIONS
7	PRINTING
8	POSTAGE
9	TRAVEL
10	CONTINGENT
11	TOTAL

New C.T. Allocated:
Lot 1 52C-987

Total Area 40.6464 ha.
Comprised in C.T. 52C-987 (80%)
52C-988 (20%)

REGISTERED SURVEYOR AND HOLDER OF AN ANNUAL PRACTISING CERTIFICATE hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1968.

Dated at Auckland this 18th day of March 1982.

Signature of Surveyor: [Signature]

Field Book No. P. Traverse Book No. P.

Reference Plans: S.O. 35261, S.O. 35262

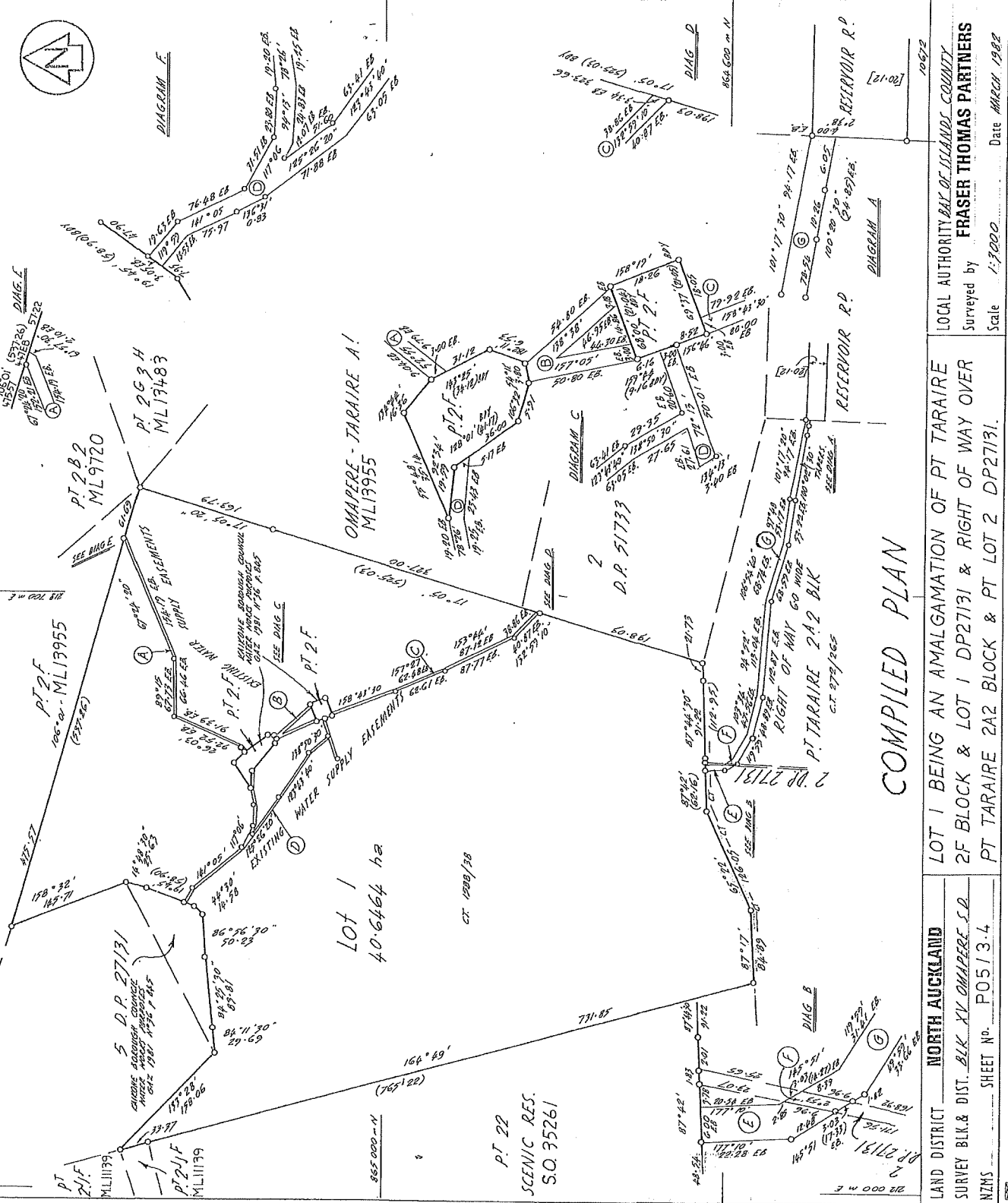
Examined by: [Signature] District Land Registrar

Approved as to Survey by: [Signature] Chief Surveyor

21/5/1982

Deposited this 5th day of June 1982

File No. DP96584



LOCAL AUTHORITY BAY OF ISLANDS COUNTY
Surveyed by FRASER THOMAS PARTNERS
Scale 1:3000 Date MARCH 1982

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. BLK XV OMAPERE S.O.
NZMS SHEET NO. P05/3.4

LOT 1 BEING AN AMALGAMATION OF PT TARAIRE
2F BLOCK & LOT 1 DP27131 & RIGHT OF WAY OVER
PT TARAIRE 2A2 BLOCK & PT LOT 2 DP27131.

DATE OF PHOTOGRAPHY 3 JULY 1982

CENTIMETRES 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51