

For the attention of Alecia.... 2nd October 2025

For the Chairman Robert Scott Attn Steve. (61 4211915 9)

Hi Alecia...Steve needed to know the potential traffic movements from any subdivision of 90 Wiroa Road.

I have spoken to the owners and though neither they or our family seek any subdivision in the immediately foreseeable future, we do seek to obtain an appropriate underlying zoning, and two potential sites emerge.

If you see the following four attached plan copies...TWO additional sites appear are viable.

They are marked LOTs one and TWO on the plan. The probable sizes appear to be plus/minus in the order of 5000 (probably plus) sq metres given that its unknown what land would be ascribed to the existing home and land surrounding.

Both have existing Council approved crossings, as does the existing home which I have attempted to mark. (I am away from home and thus using a library facility.)

Thus for the future there would be traffic movements from two potential sites.

Hope this clarifies the incomplete answers I was unable to clarify at the meeting. Yours sincerely Rob Sintes.

(Arrows lead to existing crossings.)

Proposed Easements

Shown	Purpose	Burdened Land	Benefited Land
A	Right of Way	Lot 2	Lot 1

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY, TELEPHONE & ELECTRICITY	C & D	LOT 1 HEREON	EC C518137.4 EC C889484.4
RIGHT OF WAY, TELEPHONE, ELECTRICITY & WATER SUPPLY	A & B	LOT 2 HEREON	EI 9469370.3

LOT 1	LOT 2
RoW C & D	RoW A & B - 820m ²
Buildings and driveway	1250m ²

Impermeable Areas

600m ²
1250m ²



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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

Local Authority: Far North District Council
Total Area: 4.3344ha
Comprised in: 209243
Val Ref: 00227-07900

Prepared For: R P & S R Sintes

WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 407 6030
Email: kenikeri@saps.co.nz
27 Hobson Ave,
PO Box 937, Kenikeri

Proposed Subdivision of
Lot 1 DP 351015

FILE
23138

Name	Date	Scale	Sheet Size
Survey			
Design			
Drawn	CW	Feb 2021	
Ver	1		

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