



Our Reference: 10683.1 (FNDC)

18 June 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed Minor Boundary Adjustment at Wainui Road / Mahinepua – Ronaki Limited

I am pleased to submit application on behalf of Kaizen Management Limited, for a proposed minor boundary adjustment on land at Wainui Road, Mahinepua, zoned primarily Rural Production, with some General Coastal. The application is a controlled activity.

The application fee of \$2,967 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

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):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

* 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

5. Applicant Details

Name/s:

Ronaki Limited

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:

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.*

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:

as per item 5 above

**Property Address/
Location:**

Postcode

8. Application Site Details

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

Name/s:	<input type="text" value="as per item 5"/>		
Site Address/ Location:	<input type="text" value="Wainui Road"/> <input type="text"/> <input type="text"/> <input type="text" value="Postcode"/>		
Legal Description:	<input type="text" value="Lots 19 & 20 DP 66052"/>	Val Number:	<input type="text"/>
Certificate of title:	<input type="text" value="NA24A/107 & NA24A/108"/>		

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.

Please contact the applicant prior to any site 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.

Minor boundary adjustment involving 2466m² of land.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

☐ Yes ☒ No

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

(more than one circle can be ticked):

☐ Building Consent

☐ Regional Council Consent (ref # if known)

☐ National Environmental Standard consent

☐ Other (please specify)

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ Yes ☒ No ☐ Don't know

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ Yes ☐ No ☐ Don't know

☐ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ 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) Jonathan Rhodes

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)

Jonti Rhdoes

Signature:

(signature of bill payer)

Date

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. 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)

Jonti Rhodes

Signature:

Date 17-Jun-2025

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

Checklist (please tick if information is provided)

- ☒ Payment (cheques payable to Far North District Council)
- ☒ A current Certificate of Title (Search Copy not more than 6 months old)
- ☐ 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.

Ronaki Limited

**PROPOSED BOUNDARY ADJUSTMENT
BETWEEN LOTS 19 & 20 DP 66052**

Wainui Road, KAEO

**PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

**Thomson Survey Ltd
Kerikeri**

1.0 INTRODUCTION

1.1 The Proposal

The applicants plan to carry out a minor boundary adjustment between Lots 19 and 20 DP 66052, where the former is an access lot and the latter is a 178ha rural holding. The purpose of the boundary adjustment is to ensure the existing physical formation of the access is within adjusted boundaries (new Lot 201 to be held with Lot 19). The area of land involved is 2466m².

Lot 19 is to be subject to ROW in favour of Lot 20 – refer to Memorandum of Easements schedule on the scheme plan.

The proposal includes the following Amalgamation Condition to read:
"That Lot 201 be held in the same Record of Title as Lot 19 DP 66052".

A copy of the proposed scheme plan(s) is attached in Appendix 1. A location map is attached in Appendix 2.

1.2 Scope of this Report

This assessment and report accompanies the Resource Consent Application, and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent from the Council for a boundary adjustment, as a controlled 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. The name and address of the owner of the property is contained in the Form 9 Application form.

Given the nature of the boundary adjustment, involving only 2466m² of land and effectively only being done to ensure physical formation is within access lot boundaries, a full assessment against the requirements of Schedule 4 is not included. The information required by clauses 2 & 3 of Schedule 4 can be found in the planning report and its AEE, with the latter also containing the information required by Clauses 6 & 7 of Schedule 4.

2.0 PROPERTY DETAILS

Location: Wainui Road, near Mahinepua.

Legal description: Lots 19 & 20 DP 66052, contained in Records of Title NA24A/107 & NA24A/108. Refer to Appendix 3.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The sites are accessed off Wainui Road, west of Mahinepua. There is existing formed access road within Lot 19 which has been, and continues to be, used for access to other land in the same ownership, including for harvesting purposes. The land in Lot 20 is subject to the Climate Change Response Act and is utilised for plantation forestry.

The land is moderately steep with the intersection of Lot 19 with Wainui Road being the high point. The access road then follows a meandering path to the north, gradually decreasing in elevation.

3.2 Mapped features

The Operative District Plan has, for some obscure reason, zoned Lot 19 in its entirety as GC, even though Lot 20 and the land on the other side of lot 19 is zoned Rural Production. I would consider this to be a mapping 'anomaly' likely brought about because the title for Lot 19 extends into the General Coastal area. Small sections of Lot 19 abut Conservation Zone on Lot 19's south side, however not in the vicinity of the boundary adjustment. No resource features apply.

Lots 19 and 20 are zoned Rural Production in their entirety under the Proposed District Plan, with a coastal environment overlay applying to the northern two thirds of both Lots 19 and 20, with Lot 201 right at the edge of that overlay boundary.

There is no built development on either Lot. There are no archaeological sites, nor Sites of Significance to Maori, within the Lot 19 alignment, or Lot 201.

3.3 Legal Interests

Both titles have an appurtenant right of way affecting them in part and both are subject to a Rating Powers Act statutory land charge. The larger Lot 20 is subject to the Climate Change Response Act. None of these interests have any particular relevance to the proposal.

4.0 COMPLIANCE ASSESSMENT

4.1 Operative District Plan (ODP)

The proposal is a boundary adjustment and is assessed against Rule 13.7.1 of the ODP:

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

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

- (a) there is no change in the number and location of any access to the lots involved; and*
- (b) there is no increase in the number of certificates of title; and*
- (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*
- (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and*
- (e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and*
- (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.*

Part (a) is complied with as there is no change in the number or location of access to the lots involved. Access is formed and both Lots 19 and 20 utilise the existing physical formation.

Part (b) is met as there is no increase in the number of certificates of title (two for two).

Part (c) is met in that Lot 20 remains larger than the zone's controlled minimum lot size (over 178ha in area; and Lot 19, with which Lot 201 is to be amalgamated, although only 11ha in area, is in effect an access lot, which pursuant to Rule 13.7.2.6 of the ODP, has no minimum allotment area.

Part (d) is met in that the lots are contiguous.

Part (e) is met as Lot 20 remains capable of complying with all relevant land use rules; and Lot 19/Lot 201 is an access lot only.

Part (f) is met as there are no existing on site drainage systems.

In summary I consider the boundary adjusted titles can meet all parts of 13.7.1 and therefore be regarded as a controlled activity pursuant to that rule.

4.2 Proposed District Plan (PDP)

The FNDC publicly notified its PDP on 27th July 2022. Certain rules have been identified in the PDP as having immediate legal effect. These include:

- Hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.
- Heritage Area Overlays
- Historic Heritage rules and Schedule 2
- Notable Trees
- Sites and Areas of Significance to Maori
- Ecosystems and Indigenous Biodiversity
- Subdivision (specific parts)
- Activities on the surface of water
- Earthworks
- Signs
- Orongo Bay Zone

The proposed boundary change does not involve any of the above rules. In summary, I have not identified any breaches of rules in the PDP that have legal effect.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The proposal is a controlled activity under the ODP. In assessing the effects of a controlled activity, the following matters are taken into account.

5.1 Property Access

Access is existing and well formed. The metal carriageway is of varying widths throughout, at least 3m. The boundary adjustment does not create any need to upgrade or improve access.

5.2 Natural and other hazards

The boundary change involves 2466m² of land only and does not result in any increased ability to develop or intensify. The land is elevated and not adjacent to the coast or any river. The proposal does not involve any residential units. I am unaware of any unconsolidated fill or soil contamination.

In summary the proposal does not increase the risk from natural hazards.

5.3 Water Supply

The proposal does not involve any residential development.

5.4 Stormwater Disposal

No additional lots are created and no extra development is proposed. There is no need to assess stormwater management. The access road is existing and has been formed to support logging operations.

5.5 Sanitary Sewage Disposal

Not relevant as no residential development is proposed.

5.6 Energy Supply (including transmission lines) and Telecommunications

Not relevant.

5.7 Easements for any Purpose

It is proposed that Lot 20 will have formalised right of way over Lot 19.

5.8 Preservation and Enhancement of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation Purposes

Given the nature of the boundary adjustment I have not assessed effects on any of the above resources/values. The proposal simply changes a boundary so that the existing physical access is entirely within an access lot.

5.9 Access to Waterbodies

No lot of less than 4ha is adjacent to any qualifying water body.

5.10 Land Use Incompatibility

The boundary adjustment will not result in any change or intensification of land use.

5.11 Natural Character of the Coastal Environment

A portion of the application sites is within the coastal environment. However, the boundary adjustment does not require any physical works and simply provides for access to be within an access lot boundary. The proposal has nil effect on the natural character of the coastal environment.

6.0 STATUTORY ASSESSMENT

6.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are those in Chapter 13 Subdivision (relevant to minor boundary adjustments), and Chapters 8.6 Rural Production and 10.6 General Coastal. As a controlled activity the proposal is considered consistent with the objectives and policies of the ODP.

In regard to the Rural Production Zone, the proposal is entirely consistent with objectives and policies in that it that Lot 20 remains unchanged other than the removal of 2466m² to be amalgamated with an access lot.

The access lot is zoned General Coastal. The proposal does not affect the land area to be within each zone. It is an appropriate change to boundaries as it proposes to better accommodate an access road. The proposal has no impact on natural character (10.6.3.1 & 10.6.3.2). It is a better utilisation of land (10.6.3.3).

The proposal continues to provide for the activities the land currently supports (10.6.4.1) and has no impact on visual and landscape qualities of the coastal environment (10.6.4.2). There are no adverse effects to be avoided, remedied or mitigated (10.6.4.4). No earthworks is required (10.6.4.6).

The titles are consistent with the objectives and policies in Chapter 13. No additional title or development rights are being created and the adjustment is sensible and practical. The proposal has no adverse effects requiring avoiding, remedying or mitigating.

6.2 Proposed District Plan Objectives and Policies

The properties have a Rural Production Zone under the Proposed District Plan (PDP), with a partial Coastal Environmental Overlay. The proposal only involves 2466m² of land, used as access.

An assessment of the proposal aspect against relevant objectives and policies in the PDP's subdivision chapter follows:

I believe that the proposal will achieve the efficient use of land in each zone, and contribute to local character. I do not foresee reverse sensitivity becoming an issue and the proposal, which creates no new or additional titles, will not prevent the continued use of adjacent land

for its current purpose. Risk from natural hazards is not increased and there are no adverse effects to be managed (SUB-O1).

The proposal does not fragment or sterilise potentially highly productive land. The proposal does not affect any outstanding natural landscape values, wetlands, lake or river margins, indigenous vegetation or sites of significance to Maori or heritage values (SUB-O2)

On-site infrastructure is not a consideration, given no additional titles are being created (SUB-O3.) There is no requirement for esplanade (SUB-O4).

The proposal is consistent with the boundary adjustment provisions in the PDP. I do not believe SUB-P3 is relevant where no new/additional allotments or titles are being created and where the areas of the existing titles are not greatly altering.

The proposal has no adverse effects on natural environment values, historical or cultural values, or hazards (SUB-P4). No additional infrastructure is required (SUB-P6). No esplanade is required (SUB-P7). The proposal does not create any additional rural lifestyle lots (SUB-P8). With no consent required under the PDP and no adverse effects (due to no additional development occurring) I do not consider SUB-P11 to be overly relevant.

No land use activity is proposed in either the Rural Production or coastal environment overlay as a result of this change in title boundaries. No highly productive land is fragmented or sterilised by the proposal. Existing rural production activities on the site can continue. The proposal does not exacerbate natural hazards and there is no requirement for any additional on-site infrastructure (RPROZ-O3). The proposal has no impact on rural character and amenity values (RPROZ-O4). The proposal does not increase the risk of reverse sensitivity (RPROZ-P3).

RPROZ-P6 is not overly relevant in the circumstances and noting that it is only a small area of land that is shifting from one lot to another. No fragmentation or sterilisation of soils results and there is nil impact on the productive capacity of any land.

This proposal does nothing to affect the natural character of the coastal environment. It remains consistent with the surrounding land use and does not intensify the use of the land. The land doesn't display any high or outstanding landscape or natural values. In short the proposal is consistent with the Coastal Environment's objectives and policies.

6.3 Part 2 Matters

The proposal is considered to provide for the sustainable management of natural and physical resources (s5).

I consider the proposal to be an appropriate minor change of boundaries that has no adverse effect on any S6 or s7 matter.

The principles of the Treaty of Waitangi have been considered and it is believed that this proposal does not offend any of those principles. It represents a 'no change' scenario (s8).

6.4 NZ Coastal Policy Statement

The NZ Coastal Policy Statement (NZCPS) has relevance to this proposal due to part of the properties having a portion within the coastal environment. However, the proposal does not create additional lots or development and is not for any land use. It simply makes a minor change to land held in existing titles. Given this I consider the proposal to be consistent with the NZ Coastal Policy Statement's objectives and policies.

6.5 National Policy Statements and Environmental Standards

I have not identified any national policy statements that need be considered in regard to this proposal.

6.6 Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered. For reasons outlined earlier in this report, the proposal is not contrary to any of the objectives and policies of the Regional Policy Statement.

7.0 s95A-E ASSESSMENT

7.1 S95A Public Notification Assessment & S95D Level of Adverse Effects

Public notification is neither mandatory nor precluded. Effects on the environment are no more than minor and public notification is not required.

7.2 S95B Limited Notification Assessment & S95E Affected Persons

I have not identified any affected persons to whom limited notification need be given. The activity is a controlled activity involving the transferral of a minimal area of land from one title to another to better accommodate access. This has no adverse effects on any adjacent property. The proposal does not intensify development and is not a land use. No pre lodgement consultation is required with tangata whenua, Heritage NZ, or Department of Conservation.

8.0 CONCLUSION

The proposal is a minor change to the amount of land held in two titles. Effects on the wider environment are less than minor. The proposal is consistent with the relevant objectives and policies of the Operative and Proposed District Plans, the NZ Coastal Policy Statement, and the Regional Policy Statement, as well as Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal 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 this proposal.



Lynley Newport
Senior Planner
Thomson Survey Ltd

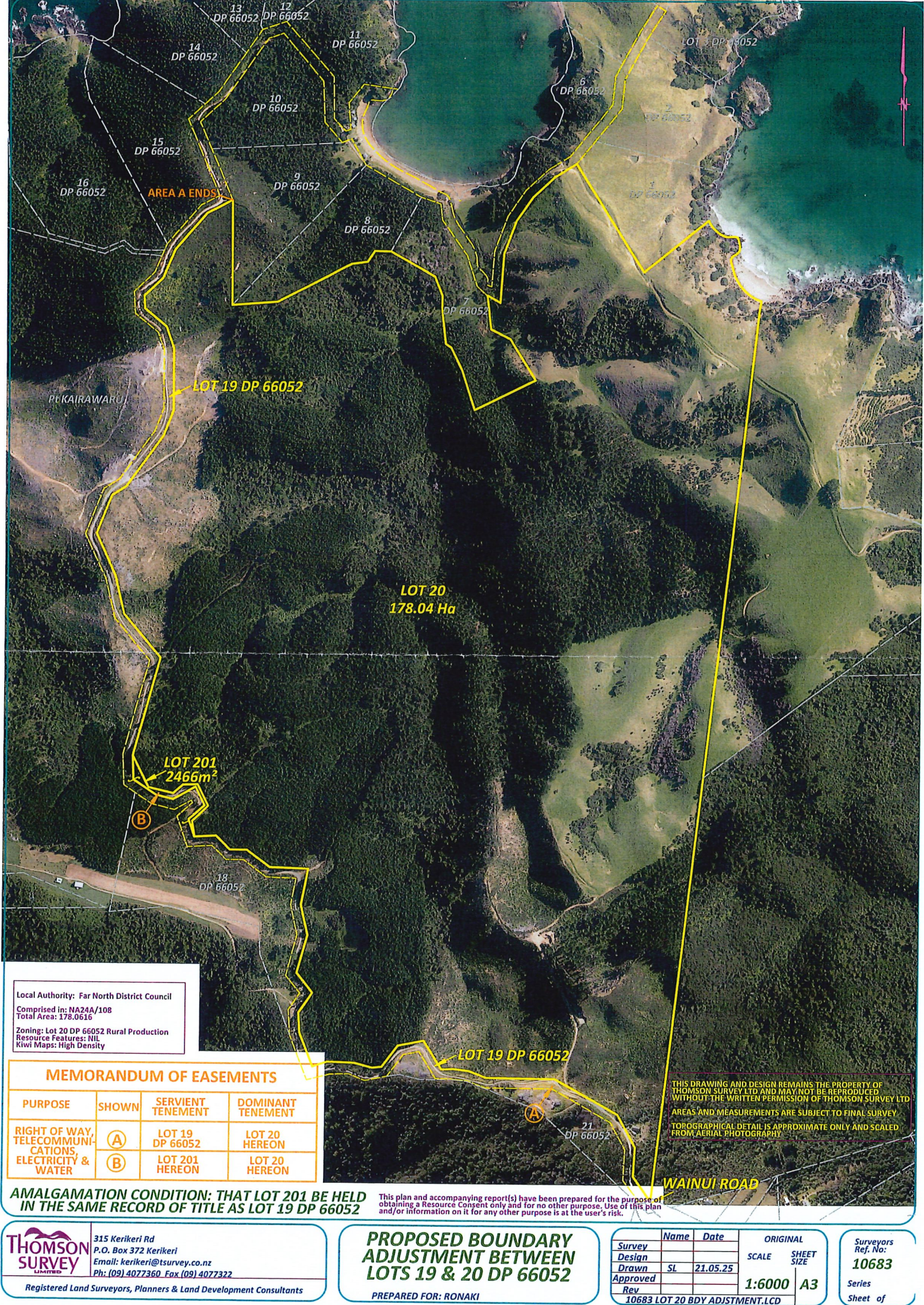
Date 18th Jun 2025

9.0 APPENDICES

Appendix 1	Scheme Plan(s)
Appendix 2	Location Map
Appendix 3	Records of Title and Relevant Instruments

Appendix 1

Scheme Plan(s)



Local Authority: Far North District Council
Comprised in: NA24A/108
Total Area: 178.0616
Zoning: Lot 20 DP 66052 Rural Production
Resource Features: NIL
Kiwi Maps: High Density

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS, ELECTRICITY & WATER	(A)	LOT 19 DP 66052	LOT 20 HEREON
	(B)	LOT 201 HEREON	LOT 20 HEREON

AMALGAMATION CONDITION: THAT LOT 201 BE HELD IN THE SAME RECORD OF TITLE AS LOT 19 DP 66052

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.

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



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Email: kerikeri@thomson.co.nz
Ph: (09) 4077360 Fax (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED BOUNDARY ADJUSTMENT BETWEEN LOTS 19 & 20 DP 66052

PREPARED FOR: RONAKI

	Name	Date
Survey		
Design		
Drawn	SL	21.05.25
Approved		
Rev		
10683 LOT 20 BDY ADJUSTMENT.LCD		

ORIGINAL
SCALE SHEET SIZE
1:6000 A3

Surveyors Ref. No:
10683
Series
Sheet of

Appendix 2

Location Map




Appendix 3

Records of Title and Relevant Instruments



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




R. W. Muir
Registrar-General
of Land

Identifier **NA24A/107**
Land Registration District **North Auckland**
Date Issued 23 June 1972

Prior References

NA18B/1029	NA227/110	NA291/105
NA297/134	NA643/263	

Estate	Fee Simple
Area	10.7216 hectares more or less
Legal Description	Lot 19 Deposited Plan 66052

Registered Owners
Ronaki Limited

Interests

Appurtenant hereto is a right of way created by Transfer A455177 (affects part)
5589896.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 162 RATING POWERS ACT 1988 -
16.5.2003 at 9:00 am



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



Identifier **NA24A/108**
Land Registration District **North Auckland**
Date Issued 23 June 1972

Prior References
NA18B/1029 NA227/110 NA291/105
NA297/134 NA643/263

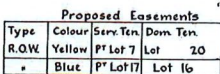
Estate Fee Simple
Area 178.0617 hectares more or less
Legal Description Lot 20 Deposited Plan 66052

Registered Owners
Ronaki Limited

Interests

Appurtenant hereto is a right of way created by Transfer A455177 (affects part)
5589896.1 STATUTORY LAND CHARGE PURSUANT TO SECTION 162 RATING POWERS ACT 1988 -
16.5.2003 at 9:00 am
9109822.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - - 29.6.2012 at 1:22 pm

Deposited this 23rd day
of June 1972
Richard
District Land Registrar



Subdivision of
Whangaihe Nos 1, 2A, 2B & Pt 3 Blks.
& Pt Kairawaru Blk.

Comprised in C.T's 18B/1029Ltd, 291/105, 643/263, 297/134, 227/110

Blk. IV Whangaroa S.D. North Auckland Land District Whangaroa County

Scale : 3 chains to an inch Surveyed by Reyburn & Bryant Date : Sept. 1970-Feb 1971

I, Robert Selwyn Bryant of Whangarei Registered Surveyor and holder of an annual practising certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the Regulations of the Surveyors Act 1938, And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths & Declarations Act 1957

Declared at Whangarei this 11th day of March 1971

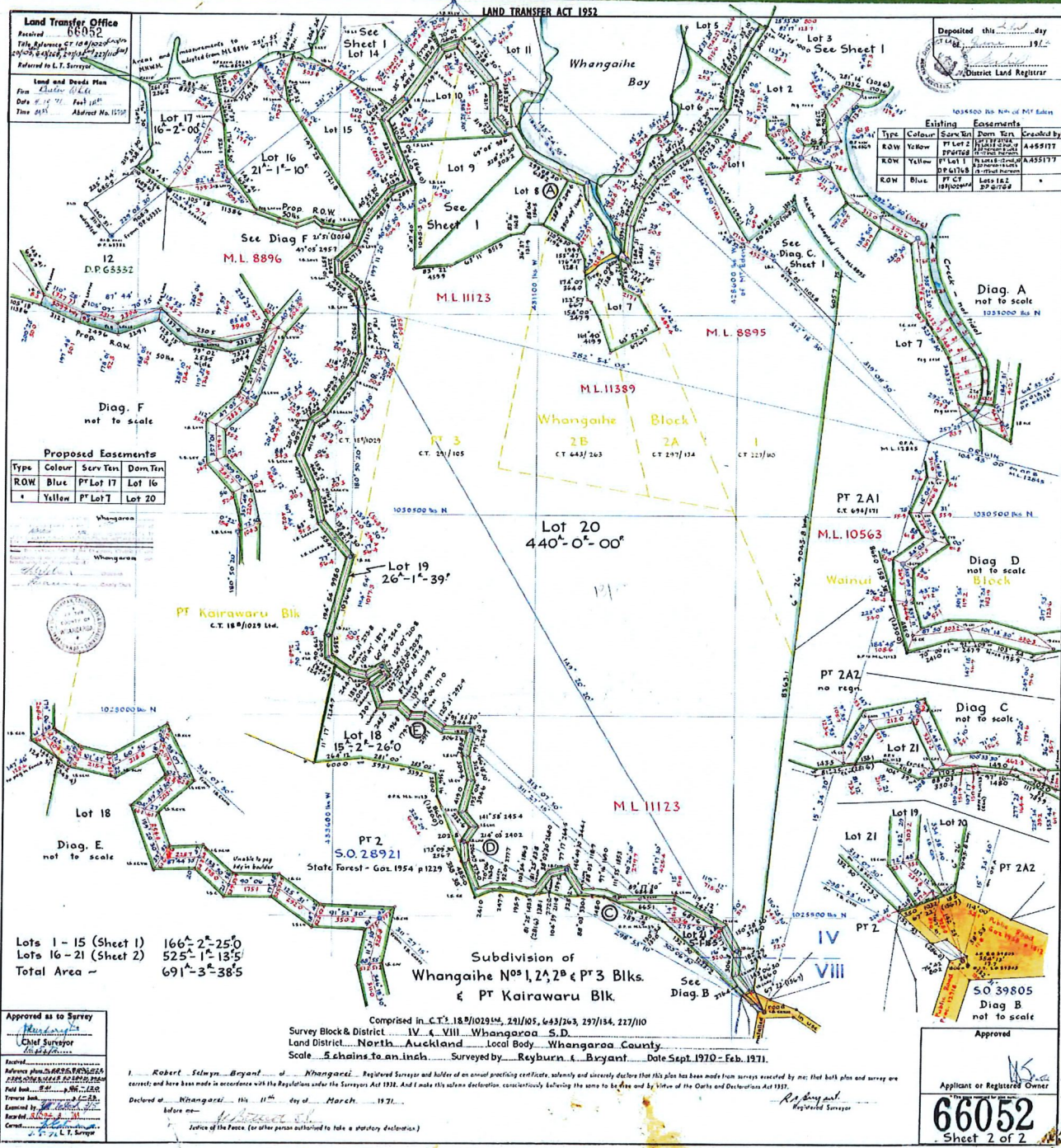
before me — [Signature] 11

Justice of the Peace. R. A. Bryant
Registered Surveyor

Diag. D		Existing Easements				
not to scale		Type	Colour	Surv.Ten.	Dom.Ten.	Created by
	ROW	Yellow	PLOT 1	1 Lot 6 & 7 of 12	1 Lot 6 & 7 of 12	A 455177
	"	Blue	PLOT 3	1 Lot 8 & 9 of 12	1 Lot 8 & 9 of 12	A 455177
	"	Yellow	PLOT 2	1 Lot 10 & 11 of 12	1 Lot 10 & 11 of 12	A 455177

Approved as to survey
Chief Surveyor
Reference Plans, No. 6672 8996
Field Book, 241... p. 66-102
Traverse Book... p. 1-23
Examined by
Recorded A1099...
Correct
L.T. Surveyor

Approved
66052
Sheet 1 of 2
Applicant or Registered Owner



Land Transfer Office
Received 66052
Title Reference CT 18/9/019/100
Deposited this 19th day of March 1971
Referred to L. T. Surveyor

Land and Deeds Plan
Plan Number 66052
Date 18/10/70 Feb 1971
Time 0655 Abstract No. 15709

Deposited this 19th day of March 1971
District Land Registrar

Existing Easements				
Type	Colour	Serv Ten	Dom Ten	Created by
R.O.W.	Yellow	PT Lot 17	Lot 16	4468177
R.O.W.	Yellow	PT Lot 1	Lot 1	4455177
R.O.W.	Blue	PT CT 18/9/019/100	Lot 18	27/01/70

Proposed Easements				
Type	Colour	Serv Ten	Dom Ten	
R.O.W.	Blue	PT Lot 17	Lot 16	
R.O.W.	Yellow	PT Lot 1	Lot 20	

Lots 1-15 (Sheet 1) 166'-2"-25'0
Lots 16-21 (Sheet 2) 525'-1"-13'5
Total Area ~ 691'-3"-38'5

Subdivision of
Whangarei Nos 1, 2, 2B & PT 3 Blks.
& PT Kairawaru Bk.

Comprised in C.T. 18/9/019/100, 241/105, 643/263, 297/154, 227/110
Survey Block & District IV, & VIII Whangarei S.D.
Land District North Auckland Local Body Whangarei County
Scale 5 chains to an inch Surveyed by Reburn & Bryant Date Sept. 1970 - Feb. 1971

Approved as to Survey
Chief Surveyor
L. T. Surveyor

I, Robert Selwyn Bryant, of Whangarei, Registered Surveyor and holder of an annual practicing certificate, solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct; and have been made in accordance with the Regulations under the Surveyors Act 1938. And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1938.

Declared at Whangarei this 11th day of March 1971.

Before me
Justice of the Peace (or other person authorized to take a statutory declaration)

Approved
Applicant or Registered Owner
66052
Sheet 2 of 2