

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:

Bruce and Helen Bell

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:

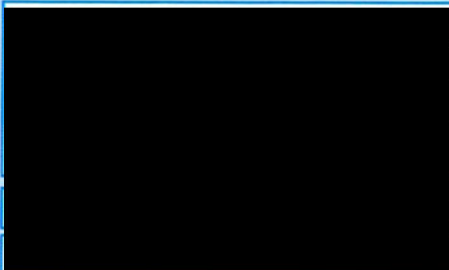
as per item 5

**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"/>	
		<input type="text"/>	
		<input type="text" value="Postcode"/>	
		<input type="text"/>	
Legal Description:		Number:	<input type="text"/>
Certificate of title:			<input type="text"/>

Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff? ☐ Yes ☒ No

Is there a dog on the property? ☒ Yes ☐ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Subdivision of land in the Rural Production where one lot is to then be amalgamated with an adjacent title - no new titles created.

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)

Bruce and Helen Bell

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)

Bruce Bell

Signature:

(signature of bill payer)

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)

Bruce and Helen Bell

Signature:

[Redacted Signature]

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.



Our Reference: 10808.1 (FNDC)

26th August 2025

Resource Consents Department
Far North District Council
JB Centre
KERIKERI

Dear Sir/Madam

RE: Proposed subdivision of land at 311 Hariru Road, where no additional titles will be created – B & H Bell

I am pleased to submit application on behalf of Bruce and Helen Bell, for a proposed subdivision of land at Hariru Road, Ohaeawai, zoned Rural Production. The proposal sees one of the lots being created, amalgamated with an adjacent title such that no additional titles will be created. The application is a controlled activity.

The application fee of \$3,044 has been paid separately via direct credit.

Regards

Lynley Newport
Senior Planner
THOMSON SURVEY LTD

Bruce & Helen Bell**BOUNDARY ADJUSTMENT SUBDIVISION****311 Hariru Road, WAIMATE NORTH****PLANNER'S REPORT &
ASSESSMENT OF ENVIRONMENTAL EFFECTS****Thomson Survey Ltd
Kerikeri****1.0 INTRODUCTION****1.1 The Proposal**

The applicants propose to subdivide their property at 311 Hariru Road, legally described as Section 16S Remuera Settlement, and to then amalgamate Lot 2 of that subdivision with their adjacent property legally described Lot 5 DP 533953. This is effectively a 'boundary adjustment' in that there are currently two adjacent titles and the result of the subdivision will also be two adjacent titles. One contains an existing dwelling and will continue to contain an existing dwelling. Both have existing formed access off Hariru Road.

For ease of reference, the current scenario and the proposed scenario is outlined in the Table below:

Current Title	Land Area	Proposed Title	Land Area
NA1034/210	43.5037ha	Lot 1	25.36ha
878815	22.4904ha	Lot 2 amalgamated	40.7104ha
Total Land Area	65.99ha approx	Total Land Area	66.0ha approx

The scheme plans are attached in Appendix 1. Please note the proposed Amalgamation Condition:

"That Lot 2 hereon and Lot 5 DP 533953 (CT 878815) are to be held in the same Certificate of Title".

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 subdivision 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.

2.0 PROPERTY DETAILS

Location: 311 Hariru Road, Waimate North – refer Appendix 2 for Location Map.

RT & Legal description: NA1034/210; Section 16S Remuera Settlement.
Refer to Appendix 3.

3.0 SITE DESCRIPTION

3.1 Physical characteristics

The land is predominantly in pasture with isolated areas of bush, some of which is subject to a QEII Open Space Covenant (completed but not yet registered). The land generally rises from Hariru Road in a north easterly direction. It bounds the Te Rua o te Houhou Creek along its northern boundary.

The property being subdivided contains the applicants' existing residence, accessed via a driveway off Hariru Road. There is an existing farm race centrally located within the application site, also directly accessing Hariru Road.

The land with which the back part of the application is to be amalgamated is also in grazed pasture and of similar topography. It too has existing access directly off Hariru Road. Other than farm faces and fencing, and some stockyards, there is no built development.

3.2 Mapped features

The sites are zoned Rural Production in both the Operative and Proposed District Plans, with no resource features applying in either case.

The property is not mapped as being subject to any hazard. There are no recorded archaeological sites or Sites of Significance to Maori. The land is not mapped as being either high density or kiwi present area.

The majority of the application site consists of LUC Class soils that fall within the definition of 'highly productive land', except for the northern most 13ha of the application site (25%), which is LUC Class 6 land.

3.3 Legal Interests

Record of Title NA1034/210 is not subject to any legal interests of relevance to the application. Any legal interests registered on the title of the land with which it is proposed to amalgamate Lot 2 will remain, affecting the land in that title only.

3.4 Consent History

The property being subdivided has not been subject to any prior subdivision, at least not since 1952. The dwelling will have been built pursuant to building consent(s). The land with which Lot 2 is to be amalgamated is the balance lot in a 5 lot subdivision completed 2019.

4.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION

Clauses 2 & 3: Information required in all applications

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 and 6 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Sections 7 & 8 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 3 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	The application is a subdivision where no additional titles are created and no additional development rights are created.
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	Nil required.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 7 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause</i>	Refer to Section 7.

<p>(2):</p> <p>(a) any relevant objectives, policies, or rules in a document; and</p> <p>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</p> <p>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</p>	
<p>(3) An application must also include any of the following that apply:</p>	
<p>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));</p> <p>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));</p> <p>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</p>	<p>Refer to Section 5.</p>
<p>(4) An application for a subdivision consent must also include information that adequately defines the following:</p>	
<p>(a) the position of all new boundaries:</p> <p>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</p> <p>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</p> <p>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</p> <p>(e) the locations and areas of any part</p>	<p>Refer to Scheme Plans in Appendix 1.</p>

<p>of the bed of a river or lake to be vested in a territorial authority under section 237A;</p> <p>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A);</p> <p>(g) the locations and areas of land to be set aside as new roads.</p>	
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Clause 6: Information required in assessment of environmental effects

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 6. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 6.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	Not applicable.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	No mitigation measures required.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 8.
<i>(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be</i>	No monitoring is required as the scale and significance of the effects do not warrant it.

monitored if the activity is approved:	
(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).	No protected customary right is affected.

Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)

(1) An assessment of the activity's effects on the environment must address the following matters:	
(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:	Refer to section 6 for (a)-(d)
(b) any physical effect on the locality, including any landscape and visual effects:	
(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:	
(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	
(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.
(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	The application site is not subject to hazard to a degree that impacts on the proposal. The proposal does not involve hazardous installations.

5.0 COMPLIANCE ASSESSMENT**5.1 Operative District Plan (ODP)**

The proposal seeks to subdivide land and amalgamate one of the lots with adjacent land such that no new titles are created. This can either be regarded as a boundary adjustment and assessed against Rule 13.7.1 of the ODP; or can be regarded as a straight subdivision. In either case, the proposal is a restricted discretionary activity at its most restrictive. I believe

that, as a boundary adjustment, it meets the requirements for controlled activity status – see further commentary below.

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;

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

Part (c) is met provided the words "adjusted lots" are interpreted to meaning the resulting titles' areas. Whilst I am sure that is the intent, I have had instances where the Council has chosen to interpret it literally and apply it to the 'lots'. If this is the Council chosen interpretation, then Lot 2 is less than 20ha in area. And (c) cannot be met. But if held with the adjacent title by way of amalgamation, the resulting title's area is well in excess of the 20ha minimum, and part (c) is met.

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

Part (e) is met given the size of the lots; and part (f) is also met for the same reason, and the existing house's location within a 25ha and nowhere near any adjusted boundary.

Whilst I interpret the application to comply with the controlled activity boundary adjustment requirements, in the event that the council does not, a brief assessment against the

subdivision minimum lot sizes that would then apply, shows restricted discretionary activity status. Table 13.7.2.1 provides for 12ha lots as a restricted minimum lot size. Both Lots 1 & 2 are larger than 12ha.

5.2 Proposed District Plan (PDP)

The FNDC publicly notified its PDP on 27th July 2022 and the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions. There are, however, certain rules that have been identified in the PDP as having immediate legal effect. These are:

- 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 proposal 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.

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Property Access

Access is existing and well formed to the adjusted Lot 1 and although not part of the land being subdivided, so too is the access to the adjacent Lot 5 DP 533953. Nothing will change. Lot 1 supports an existing dwelling and will continue to do so. The title resulting from the amalgamation of Lot 2 with Lot 5 DP 533953 will continue to have the ability to support residential development, utilising existing access off Hariru Road.

6.2 Natural and other hazards

The site is not mapped as being subject to any flooding or land stability hazard. No additional development rights will result from this proposal in any event.

6.3 Water Supply

No additional titles are created. Existing built development has existing water supply, including potable water in regard to the existing dwelling. Farm water supply is available.

6.4 Stormwater Disposal

No additional titles are created. The dwelling and other buildings to be within adjusted Lot 1 make up a very small proportion of that lot's proposed 25.36ha. The proposal creates nil additional impermeable surface coverage.

6.5 Sanitary Sewage Disposal

As above. No additional titles are created. The existing dwelling has existing on-site wastewater treatment and disposal. There is no possibility of that system being affected by this proposal to transfer some land to be amalgamated with an adjacent title given the location of the house in relation to that land.

6.6 Energy Supply and Telecommunications

No additional titles are being created and rural allotments are not required to have power and telecoms connections in any event.

6.7 Easements for any Purpose

There are no existing easements, and no additional easements are proposed..

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

The sites contain none of the items listed in 13.7.3.9 (a)-(g). No additional titles are created.

The applicants are in the process of registering a QEII Open Space Covenant on their Title. This is within Lot 2 to be amalgamated with Lot 5 DP 533953, also in their ownership. They will need to ensure that that they either (a) register the open space covenant on their existing title before giving effect to this subdivision, or defer the registration until new legal description of the underlying land has been given effect to. Either way, this proposal does not affect the land in question. It will nonetheless be covenanted; it will continue to be subject to the clauses as written; and it will be remaining in the same ownership as the parties creating it.

The property is not identified as being either kiwi present or high density kiwi habitat.

The proposal will have no adverse effect on any heritage or cultural values. There are no heritage or cultural sites within the application site. The proposal does not create any additional title or development right to what exists now.

6.9 Access to Reserves and Waterways

No lots of 4ha or less are being created. There is no waterbody to which public access is required, and no reserves.

6.10 Land Use Incompatibility

The proposal does not change the status quo. There are currently two properties side by side, both utilised for farming and residential use. The proposal will result in two properties side by side, utilised for farming and residential use. As such, no land use incompatibility issues will arise.

6.11 Building Locations – and allotment size/dimensions

The adjusted titles will both be in excess of 20ha area, with the smaller of the two already supporting an established residential unit. The proposed larger title will be over 40ha in area with numerous potential building sites. Given the land's characteristics and absence of hazards, there is no need to establish any specific setbacks or finished floor levels other than those already applying and required under existing planning instruments and the Building Code.

7.0 STATUTORY ASSESSMENT

7.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are those in Chapter 13 Subdivision, and Chapter 8.6 Rural Production Zone.

The proposal promotes sustainable management of the natural and physical resources of the District and provides for the applicants' social and economic well being. It is an appropriate boundary adjustment subdivision that does not compromise the life-supporting capacity of air, water, or ecosystems, and adverse effects are capable of mitigation. The lot sizes remain consistent with those found in the Rural Production Zone (Objectives 13.3.1 and 2 and Policy 13.4.14).

Adjusted titles are large with ample scope for on-site wastewater treatment and disposal. They will continue to be reliant on on-site water catchment and supply. On-site stormwater management is achievable (Objective 13.3.5 and related Policy 13.4.8).

I am not aware of any sites of significance to Māori or cultural values associated with the site. No earthworks are required and no indigenous vegetation clearance is envisaged or required (Objective 13.3.7 and Policy 13.4.11)

Objectives 13.3.8-13.3.10 are about ensuring subdivisions have access to adequate services and make efficient use of infrastructure. I believe the proposal, not creating any additional titles or development rights, is adequately serviced.

The site contains no known cultural or heritage values, nor any outstanding landscape values. The proposal does not include any additional development in any event. I do not

believe the subdivision will prevent adjacent land uses from continuing to operate (Policy 13.4.1).

Safe and efficient access is already provided (Policies 13.4.2 and 3)

Relevant Rural Production Zone objectives and policies include:

Objectives:

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.

8.6.3.9 To enable rural production activities to be undertaken in the zone.

And policies

8.6.4.1 That a wide range of activities be allowed in the Rural Production Zone, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, on the environment resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.

8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.

8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.

8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects cannot be avoided remedied or mitigated are given separation from other activities

8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

The proposal promotes an efficient use and development of the land (Objective 8.6.3.2). Amenity values can be maintained (8.6.3.3). Given no additional development will result compared to what can occur now, reverse sensitivity effects are nil. The amount of land remaining available for land use reliant on soils remains the same. (Objectives 8.6.3.6-8.6.3.9 inclusive and Policies 8.6.4.8 and 8.6.4.9).

Policy 8.6.4.7 anticipates a wide range of activities that promote rural productivity, whilst avoiding the actual and potential adverse effects of conflicting land use activities. The proposal does not intensify built development overall. The proposal does not create additional land use incompatibility effects of a minor or more than minor nature.

The proposal provides for sustainable management of natural and physical resources (8.2.4.1). Off site effects can be avoided, remedied or mitigated (8.6.4.2 and 8.6.4.3). Amenity values can be maintained (8.6.4.4). The proposal enables the efficient use and development of natural and physical resources (8.6.4.5).

In summary, I believe the proposal to be consistent with the Rural Production Zone objectives and policies.

7.2 Proposed District Plan Objectives and Policies

An assessment against the relevant objectives and policies in the Subdivision section of the Proposed District Plan (PDP) follows:

SUB-O1

Subdivision results in the efficient use of land, which:

- a. achieves the objectives of each relevant zone, overlays and district wide provisions;
- b. contributes to the local character and sense of place;
- c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;
- d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;
- e. does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and
- f. manages adverse effects on the environment.

SUB-O2

Subdivision provides for the:

- a. Protection of highly productive land; and
- b. Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.

SUB-O3 Infrastructure is planned to service the proposed subdivision and development where:

- a. there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and
- b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.

SUB-O4

Subdivision is accessible, connected, and integrated with the surrounding environment and provides for:

- a. public open spaces;
- b. esplanade where land adjoins the coastal marine area; and
- c. esplanade where land adjoins other qualifying water bodies

I consider the proposal to be an efficient use of land. It does not remove land from being available for uses reliant on the soil. It reduces the area of one title, but increases the area of another such that productivity is not affected.

The proposal is in keeping with the local character and does not create adverse reverse sensitivity effects. The site is not subject to any flood hazard. Adverse effects on the environment are considered to be less than minor with no mitigation required (SUB-O1).

The application site contains none of the features/values listed in SUB-O2(b) given that "Significant Natural Areas" are not defined and do not exist. The existing QEII Open Space Covenant area is not affected by the proposal. The titles already have access to Council road network and the ability to provide for on-site servicing (SUB-O3). No Esplanade Reserve is required (SUB-O4).

SUB-P1

Enable boundary adjustments that:

- a. do not alter:
 - i. the degree of non compliance with District Plan rules and standards;
 - ii. the number and location of any access; and
 - iii. the number of certificates of title; and
- b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.

The proposal meets all part of part (a). The adjusted area for Lot 1 does not meet the PDP's proposed controlled minimum lot size of 40ha, but that minimum lot size has no legal effect and is under significant challenge through submissions (part (b)). Access, infrastructure and esplanade provisions, where relevant, can be complied with.

SUB-P2

Enable subdivision for the purpose of public works, infrastructure, reserves or access.

Not relevant – application does not involve public works, infrastructure, reserves or access lots.

SUB-P3

Provide for subdivision where it results in allotments that:

- a. are consistent with the purpose, characteristics and qualities of the zone;
- b. comply with the minimum allotment sizes for each zone;
- c. have an adequate size and appropriate shape to contain a building platform; and

d. have legal and physical access.

The adjusted titles remain consistent with the purpose, characteristics and qualities of the zone. The titles remain of an appropriate shape and size to support development; and have legal and physical access. The proposal is not consistent with part (c), however as stated earlier, the PDP minimum lot sizes have no legal effect.

SUB-P4

Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan

The proposal has had regard to all the matters listed, where relevant.

SUB-P5

Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by:

Not relevant as the site is not zoned any of the zones referred to.

SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:

- a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and
- b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.

Any existing development is reliant on existing on-site servicing.

SUB- P7

Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying water bodies.

No Esplanade Reserve is required.

SUB-P8 Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision:

- a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and
- b. will not result in the loss of versatile soils for primary production activities.

The application does not involve the creation of any additional rural lifestyle titles.

SUB-P9

Avoid subdivision [sic] rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.

The subdivision is not a Management Plan.

SUB-P10

To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.

Not relevant. The proposal does not subdivide a minor residential unit from any principal residential unit.

SUB-P11

Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application:

- a. consistency with the scale, density, design and character of the environment and purpose of the zone;
- b. the location, scale and design of buildings and structures;
- c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity;
- d. managing natural hazards;
- e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and
- f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

As no consent is required under the PDP the above policy is therefore not relevant.

In summary I believe the proposed subdivision to be consistent with the PDP's objectives and policies in regard to subdivision.

The site is zoned Rural Production in the Proposed District Plan, and contains no resource features.

Objectives

RPROZ-O1 requires the zone to be managed to ensure its availability for primary production activities and its long-term protection for current and future generations. RPROZ-O2 seeks to ensure the zone is used for primary production purposes. The proposal does not remove any land from being available for primary production purposes.

RPROZ-O3

Land use and subdivision in the Rural Production zone:

- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;
- c. does not compromise the use of land for farming activities, particularly on highly productive land;
- d. does not exacerbate any natural hazards; and
- e. is able to be serviced by on-site infrastructure.

RPROZ-O4

The rural character and amenity associated with a rural working environment is maintained.

The proposal continues to protect highly productive land. Such land remains available for soil based production use. The proposal does not adversely impact on rural character and amenity. There are no reverse sensitivity effects, and the site is not subject to any hazard.

Policies

RPROZP3

Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.

No new 'sensitive' activity is proposed in the vicinity of any primary production activity.

RPROZP4

Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:

- a. a predominance of primary production activities;
- b. low density development with generally low site coverage of buildings or structures;
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and
- d. a diverse range of rural environments, rural character and amenity values throughout the District.

Rural character and amenity is maintained.

RPROZP5

Avoid land use that:

.....

The proposal is not a land use.

RPROZP6

Avoid subdivision that:

- a. results in the loss of highly productive land for use by farming activities;
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 - i. the type of farming proposed; and
 - ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.
- c. provides for rural lifestyle living unless there is an environmental benefit.

The proposal does not result in the loss of highly productive land for use by farming activities. Neither does it fragment land into parcel sizes that are no longer able to support farming activities, given the existing and likely future use, is grazing. The proposal does not involve rural lifestyle living.

RPROZP7

Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:

- a. whether the proposal will increase production potential in the zone;
- b. whether the activity relies on the productive nature of the soil;
- c. consistency with the scale and character of the rural environment;
- d. location, scale and design of buildings or structures;
- e. for subdivision or non-primary production activities:
 - i. scale and compatibility with rural activities;
 - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;
 - iii. the potential for loss of highly productive land, land sterilisation or fragmentation
- f. at zone interfaces:

-
- i. any setbacks, fencing, screening or landscaping required to address potential conflicts;
 - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;
 - g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;
 - h. the adequacy of roading infrastructure to service the proposed activity;
 - i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;
 - j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

No resource consent is required under the PDP and the above policy is therefore of limited relevance.

7.3 Part 2 Matters

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;

- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

As a controlled activity, the proposal is considered consistent with Part 2 of the Act. The only section 6 matter of relevance is part (c) and the only area of indigenous vegetation and habitat on the property is already the subject of a QEII Open Space Covenant.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
 - (aa) the ethic of stewardship;
- (b) the efficient use and development of natural and physical resources:
- (ba) the efficiency of the end use of energy;
- (c) the maintenance and enhancement of amenity values;
- (d) intrinsic values of ecosystems;
- (e) [Repealed]
- (f) maintenance and enhancement of the quality of the environment;
- (g) any finite characteristics of natural and physical resources;
- (h) the protection of the habitat of trout and salmon;
- (i) the effects of climate change;
- (j) the benefits to be derived from the use and development of renewable energy.

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters".

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been considered and I believe a boundary adjustment not increasing the intensity of development, does not offend any of those principles.

7.4 National Policy Statements & Environmental Standards

The only National Policy Statement or National Environmental Standard relevant to the proposal is that relating to Highly Productive Land. The National Policy Statement for Highly Productive Land is relevant given that (a) the site is zoned Rural Production; and (b) the application site is mapped as containing some LUC 3 soils - according to the 1:50,000 LUC maps used by the Council.

Clause 3.5(7) reads:

Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

(a) is

(i) zoned general rural or rural production; and

(ii) LUC 1, 2, or 3 land; but

(b) is not: (i) identified for future urban development; or

(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.

The site therefore falls within the definition of "highly productive land" as outlined in 3.5(7) above. The site has only ever been used for grazing as opposed to any intensive horticultural activity.

As a controlled/restricted discretionary activity, the District Council must restrict the exercise of its discretion, in regard to highly productive land, to reverse sensitivity (land use incompatibility) issues only.

Bearing that in mind, an assessment of the proposal against the Objective and Policies of the NPS-HPL follows:

2.1 Objective:

Highly productive land is protected for use in land-based primary production, both now and for future generations.

2.2 Policies

Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.

Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.

Policy 3: Highly productive land is mapped and included in regional policy statements and district plans.

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 8: Highly productive land is protected from inappropriate use and development.

Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

The proposal does not see any additional development rights on land classed as highly productive. Therefore the land remains protected for use in land based primary production. The proposal is therefore consistent with the Objective.

Policies 1-5 are all aimed at providing guidance to regional and district councils and do not apply to individual property owners and what they do on their land. Policy 6's priority is re-zoning – again something territorial authorities do as opposed to individual property owners. It does, however, also use the word 'development' which would include building. The policy requires the avoidance of development of highly productive land as rural lifestyle, except as provided in this NPS. Policy 7 is explicitly about 'subdivision' and requires that the subdivision of highly productive land be avoided, except as provided for in this NPS. Given the restriction to the Council's discretion, however, there is no requirement to assess the proposal against Policy 6 or 7.

Policy 8 focuses on 'inappropriate use and development', but again does not need to be considered given the Council's restricted discretion.

Policy 9 focuses on reverse sensitivity. The proposal does not create any additional titles or development rights and therefore does not increase the risk of reverse sensitivity. The situation does not change. There are two adjacent titles, with farm land and residential living, and there will continue to be two adjacent titles with farm land and residential living.

Section 3.8 of the NPS HPL reads:

3.8 Avoiding subdivision of highly productive land

(1) Territorial authorities must avoid the subdivision of highly productive land unless one of the following applies to the subdivision, and the measures in subclause (2) are applied:

(a) the applicant demonstrates that the proposed lots will retain the overall productive capacity of the subject land over the long term;

(b) the subdivision is on specified Māori land;

(c) the subdivision is for specified infrastructure, or for defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990, and there is a functional or operational need for the subdivision.

(2) Territorial authorities must take measures to ensure that any subdivision of highly productive land:

(a) avoids if possible, or otherwise mitigates, any potential cumulative loss of the availability and productive capacity of highly productive land in their district; and

(b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

Only (2)(b) can be considered. The proposal creates no actual or potential reverse sensitivity effects on surrounding land-based primary production activities.

7.5 Regional Policy Statement for Northland (RPS)

The RPS contains objectives and policies related to infrastructure and regional form and economic development. These are enabling in promoting sustainable management in a way that is attractive for business and investment. The proposal is consistent with these objectives and policies.

Whilst the application sites contain some highly versatile soils, reverse sensitivity effects are not increased. The proposal does not materially affect the productive potential of the land.

8.0 s95A-E ASSESSMENT

8.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Public notification is not mandatory and is not precluded. Effects are no more than minor. Public notification is not required.

8.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. Step 1 identifies certain affected groups and affected persons that must be notified. None exist in this instance. Step 2 of s95B specifies the circumstances that preclude limited notification. No such circumstance exists and Step 3 of s95B must be considered. This specifies that certain other affected persons must be notified. The application is not for a boundary activity (by definition in the Act). The s95E assessment below concludes that there are no affected persons to be notified. There is no requirement to limited notify the application pursuant to Step 3.

8.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be no more than minor.

8.4 S95E Affected Persons


The activity, effectively re-arranging boundaries of two titles, creates no additional development rights. Access is existing and unchanged. In short, there are no adverse effects on adjacent properties and I have not identified any affected persons. No pre lodgement consultation is required with tangata whenua, Heritage NZ, or Department of Conservation.

9.0 CONCLUSION

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, any relevant national policy statement, and the Regional Policy Statement. The proposal is consistent with 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 the proposal under delegated authority.



Lynley Newport
Senior Planner
Thomson Survey Ltd

Date

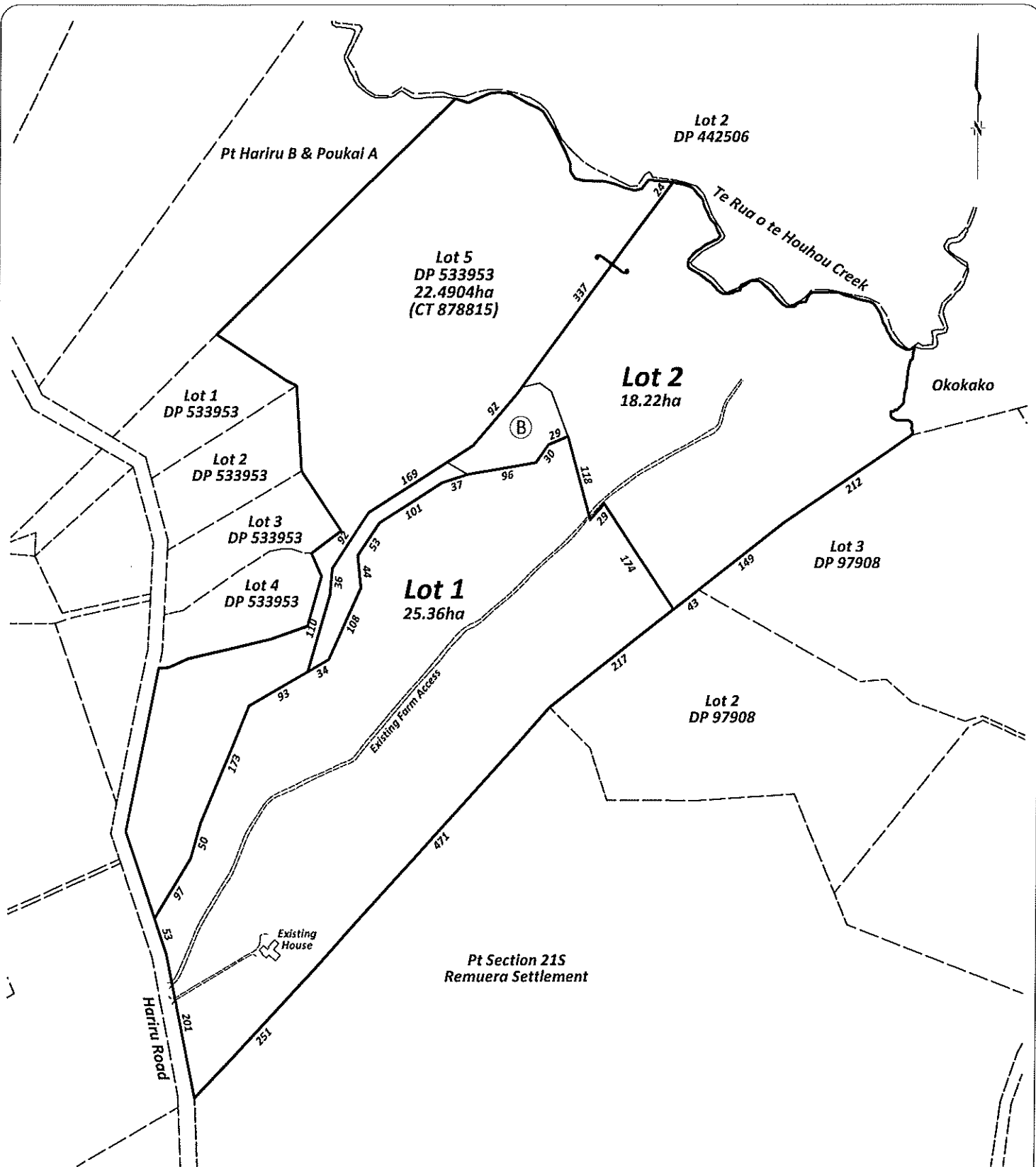
26th August 2025

10.0 APPENDICES

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

Appendix 1

Scheme Plan(s)



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

Local Authority: Far North District Council

Comprised in: NA1034/210

Total Area: 43.5037ha

Zoning: Rural Production

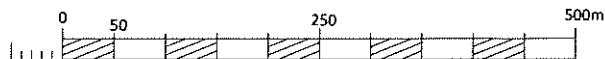
Resource features: NIL

OPEN SPACE COVENANT TO BE CREATED BY DP 617402

SHOWN	LEGAL DESCRIPTION	AREA
(B)	LOT 2 HEREON	1.0440ha

AMALGAMATION CONDITION:
THAT LOT 2 HEREON AND LOT 5 DP 533953 (CT 878815) ARE TO BE HELD IN THE SAME CERTIFICATE OF TITLE.

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.



Bar Scale 1:5000 @ A3



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

PROPOSED SUBDIVISION OF SECTION 16S REMUERA SETTLEMENT

HARIRU ROAD, OHAEAWAI
PREPARED FOR: B & H BELL

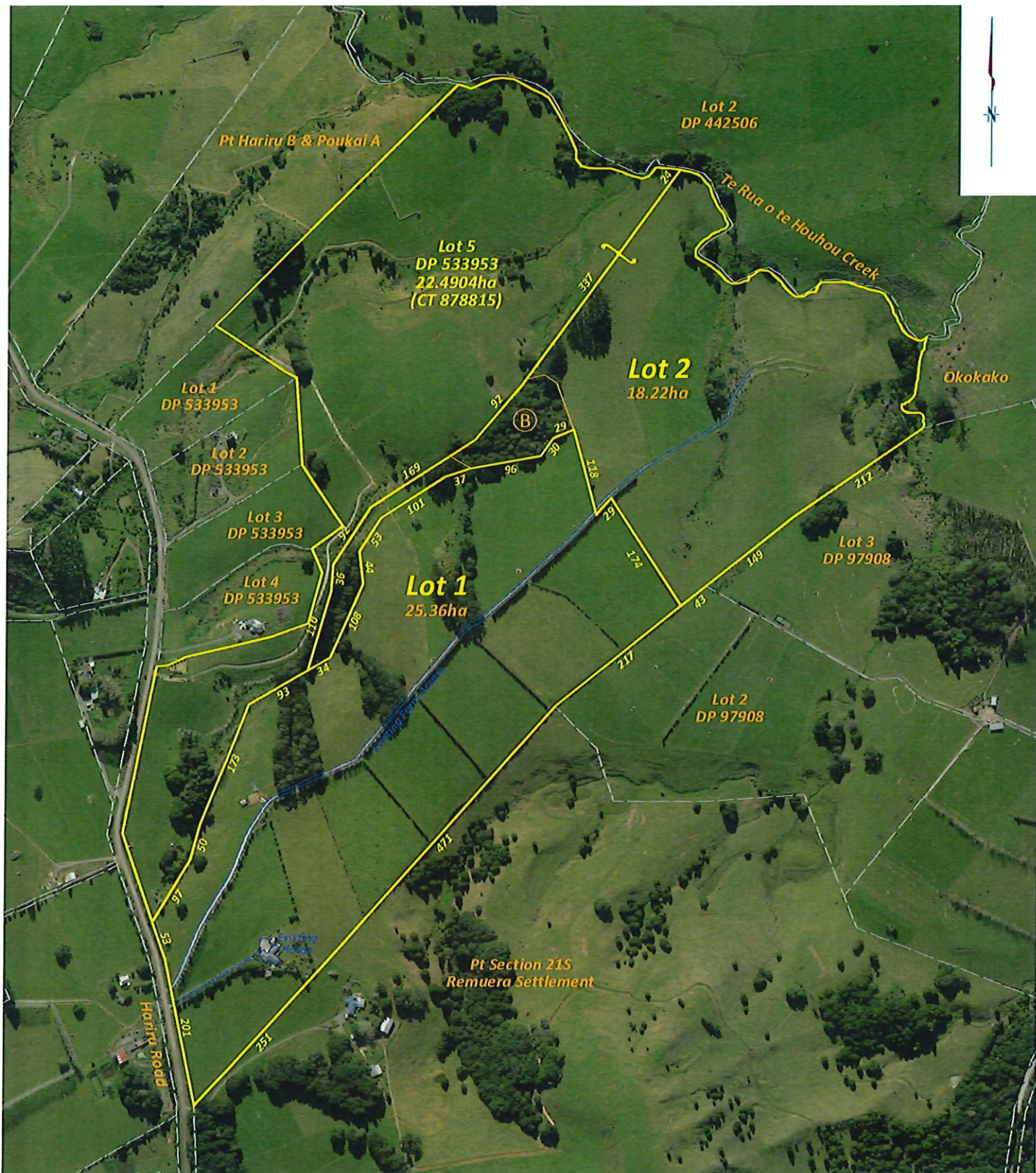
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Survey	
Design	
Drawn	KY 07.08.25
Approved	
Rev	
10808 Scheme	

ORIGINAL	SHEET SIZE
SCALE	A3
1:5000	

Surveyors Ref. No:

10808

Sheet 1 of 1



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Comprised in: NA1034/210

Total Area: 43.5037ha

Zoning: Rural Production

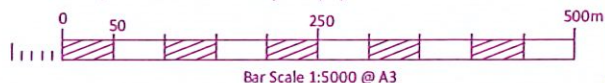
Resource features: NIL

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

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PROPOSED SUBDIVISION OF SECTION 16S REMUERA SETTLEMENT
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PREPARED FOR: B & H BELL

Survey	Name	Date	ORIGINAL	SHEET SIZE
Design			SCALE	
Drawn	KY	07.08.25	1:5000	A3
Approved				
Rev				
10808 Scheme				

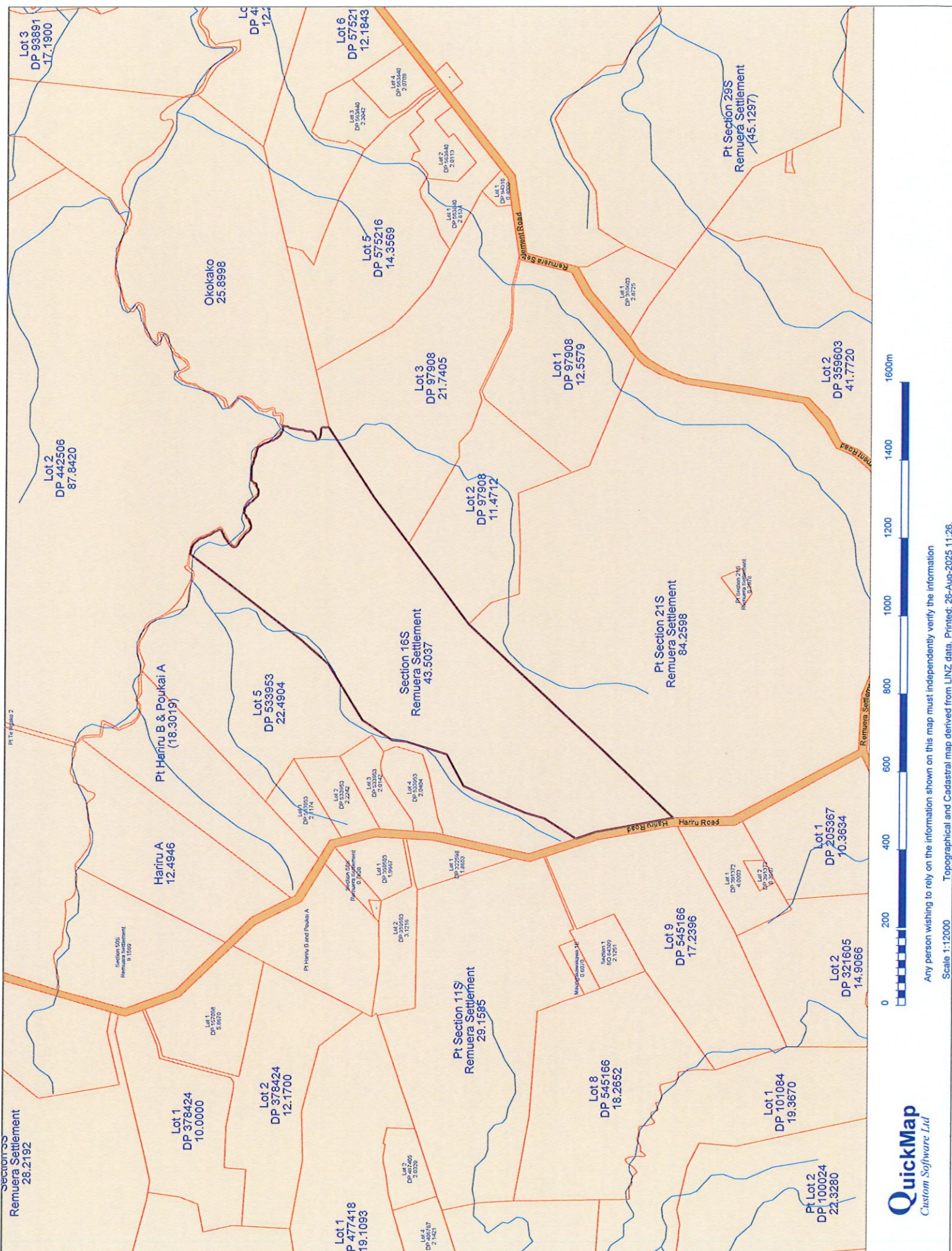
Surveyors Ref. No:

10808

Sheet 1 of 1

Appendix 2

Location Map



Appendix 3

Records of Title and Relevant Instruments



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



Identifier NA1034/210
Land Registration District North Auckland
Date Issued 22 July 1952

Prior References

NAPR203/57 WA 5561

Estate Fee Simple
Area 43.5037 hectares more or less
Legal Description Section 16S Remuera Settlement

Registered Owners

Bruce Campbell Bell as to a 1/2 share
Helen Sheila Bell as to a 1/2 share

Interests

Subject to Section 206 Land Act 1924
Subject to Section 8 Coal Mines Amendment Act 1950
5611679.2 Mortgage to Bank of New Zealand - 6.6.2003 at 9:00 am

AREA IS

3.5037 ha

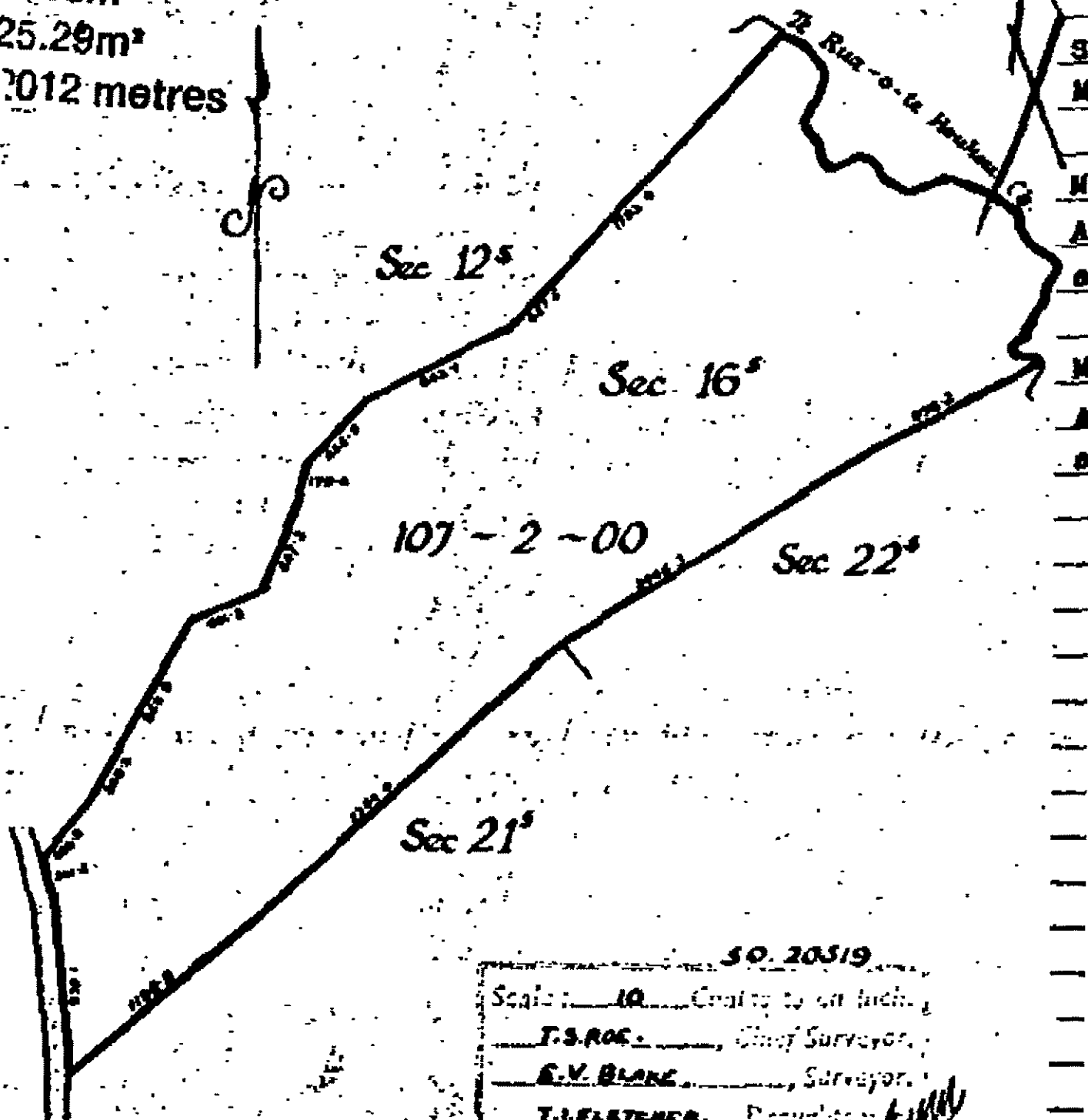
Conversion Factors:

1 ha = 4046m²

1 m = 25.29m²

1 m = 2012 metres

REMUERA SETTLEMENT



SO. 20319

Scale: 10 Centres to an inch.

T.S. ROE, Chief Surveyor.

R.V. BLAKE, Surveyor.

T. FLETCHER, Draughtsman.

[Signature]