



<b>Office Use Only</b> Application Number:
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**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 Form 9)**

*Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council’s web page.*

**1. Pre-Lodgement Meeting**

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? **Yes / No**

**2. Type of Consent being applied for (more than one circle can be ticked):**

- Land Use
- Fast Track Land Use\*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_

**\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.**

**3. Would you like to opt out of the Fast Track Process? Yes / No**

**4. Applicant Details:**

Name/s: Perrin Elizabeth Linsey Lusby Taylor

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address:  
(or alternative method of service under section 352 of the Act)


**5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: Steven Sanson

Electronic Address for Service (E-mail):

Phone Numbers:

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.**

**6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)**

Name/s: Perrin Elizabeth Linsey Lusby Taylor

Property Address/  
Location: 91 Smith Deviation Road, RD1 Kohukohu

**7. Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/  
Location: 91 Smith Deviation Road, RD1 Kohukohu

Legal Description: Various - Pikiparia 3C Block Val Number:

Certificate of Title: NA35D/387  
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

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

Is there a dog on the property? Yes / No

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 call Perrin on 0220873611 / 09 405 5333

**8. Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed subdivision [no new lots created] in the Rural Production

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

**9. Would you like to request Public Notification**

Yes/No

**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):**

- Building Consent (BC ref # if known)                       Regional Council Consent (ref # if known)
- National Environmental Standard consent                       Other (please specify)

**11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).  yes  no  don't know

- Subdividing land                       Changing the use of a piece of land
- Disturbing, removing or sampling soil                       Removing or replacing a fuel storage system

**12. 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.*

**Please attach your AEE to this application.**

**13. Billing Details:**

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

Name/s: (please write all names in full) \_\_\_\_\_

Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_ Post Code: \_\_\_\_\_

Phone Numbers:      Work: \_\_\_\_\_      Home: \_\_\_\_\_      Fax: \_\_\_\_\_

**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 20<sup>th</sup> 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 print)

Signature: \_\_\_\_\_ (signature of bill payer – **mandatory**)      Date: \_\_\_\_\_

## 14. Important Information:

### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

### Privacy Information:

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

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

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature)

Date: \_\_\_\_\_

*(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)
- 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.*

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known)                       Regional Council Consent (ref # if known)
- National Environmental Standard consent                       Other (please specify)

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

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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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle)                       yes  no  don't know

- Subdividing land                       Changing the use of a piece of land
- Disturbing, removing or sampling soil                       Removing or replacing a fuel storage system

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Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full)

PERBIN ELIZABETH LINDSEY LUSBY TAYLOR

Email:

Postal Address:

Phone Numbers:

**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 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

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Name: PERBIN LUSBY TAYLOR (please print)

Signature:

(signature of bill payer – mandatory)

Date:

## BAY OF ISLANDS PLANNING (2022) LIMITED

**2 Cochrane Drive, Kerikeri**

**PO Box 318**

**Paihia**

**Phone [09] 407 5253; Email – [office@bayplan.co.nz](mailto:office@bayplan.co.nz) Website - [www.bayplan.co.nz](http://www.bayplan.co.nz)**

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12 June 2024

Far North District Council

John Butler Centre

Kerikeri

Dear Team Leaders

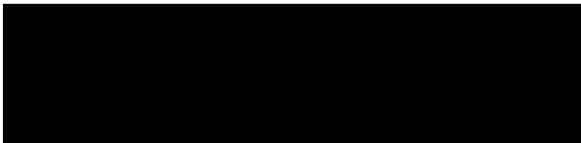
Re: Proposed 2 lot Subdivision, Pikiparia 3C Block, Part Pikiparia 2B Block and Section 113 Block X Mangamuka Survey District

Our client Elizabeth Perrin seeks a subdivision consent to subdivide a 85.2039-hectare property in Kohukohu. The site is zoned Rural Production zone within the Far North District Council Operative District Plan (ODP), and Rural Production under the Proposed Far North District Plan (PDP).

The application is a **Restricted Discretionary Activity** under rule 13.7.2.1 of the ODP.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,



Andrew McPhee  
Consultant Planner

Reviewed  
Steven Sanson  
Consultant Planner

## 1. APPLICANT & PROPERTY DETAILS

<b>Applicant</b>	Elizabeth Perrin
<b>Address for Service</b>	Bay of Island Planning Limited C/O – Andrew McPhee  <a href="mailto:andrew@bayplan.co.nz">andrew@bayplan.co.nz</a> 021-784331
<b>Legal Description</b>	Pikiparia 3C Block, Part Pikiparia 2B Block and Section 113 Block X Mangamuka Survey District
<b>Certificate Of Title</b>	NA35D/387
<b>Physical Address</b>	91 Smith Deviation Road, Kohukohu
<b>Site Area</b>	85.2039 hectares
<b>Owner of the Site</b>	Elizabeth Perrin
<b>Occupier(s) of the Site</b>	Elizabeth Perrin
<b>District Plan Zone</b>	Rural Production Zone General Coastal zone
<b>District Plan Resource Features</b>	Nil
<b>Archaeology</b>	Nil
<b>NRC Overlays</b>	Coastal Environment High Natural Character
<b>Soils</b>	6e8
<b>Kiwi Consideration</b>	Nil
<b>Protected Natural Area</b>	Nil
<b>HAIL</b>	Nil

## 2. SUMMARY OF PROPOSAL

<b>Proposal</b>	The proposal is for a 2 lot subdivision on the property known as Pikiparia 3C Block, Part Pikiparia 2B Block and Section 113 Block X Mangamuka Survey Districts. Once proposed Lot 1 and Lot 2 are created Lot 2 will be amalgamated with the balance of the property.
<b>Reason for Application</b>	<p>The proposal is a restricted discretionary activity to create an additional lot in the Rural Production zone. The amalgamation of proposed Lot 2 with the balance of the property has been considered a restricted discretionary activity also in light of the split zoning for Rural Production and General Coastal zones on the western portion of the site:</p> <ul style="list-style-type: none"> <li>• 13.7.2.1             <ol style="list-style-type: none"> <li>3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m<sup>2</sup> and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000.</li> </ol> </li> </ul>
<b>Appendices</b>	Appendix 1 – Certificate of Title Appendix 2 – Scheme Plan
<b>Consultation</b>	Nil
<b>Pre Application Consultation</b>	Nil



## 3. INTRODUCTION & PROPOSAL

### 3.1 Report Requirements

This report has been prepared for Elizabeth Perrin in support of a subdivision consent application at the property in Kohukohu. The site is legally described as Pikiparia 3C Block, Part Pikiparia 2B Block and Section 113 Block X Mangamuka Survey District. A copy of the Record of Title is attached at **Appendix 1**.

The application has been prepared in accordance with the provisions of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (RMA). This report serves as the Assessment of Environmental Effects required under both provisions.

The report also includes an analysis of the relevant provisions of the ODP and the relevant National Policy Statements and Environmental Standards, as well as Part 2 of the RMA.

### 3.2 Proposal

Application Site: A range of details regarding the site are outlined in Section 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in **Appendix 1**. A broader description of the site is provided in Section 4 below.

Subdivision Consent: The proposal is to initially subdivide the property into two titles. The site is currently held together by an amalgamation of four blocks. These four blocks total 85.2039 hectares in size and the proposed subdivision will create two titles being Lot 1 (26.3989 hectares) and Lot 2 (1.0150 hectares).

Lot 2 will then be amalgamated with the balance of the property creating a future Lot 2 (58.805 hectares). The final subdivision will be:

- Lot 1 – 26.3989 ha
- Lot 2 – 58.805 ha

The subdivision is supported by a Scheme Plan prepared by Williams and King in **Appendix 2**.

Activity Status: The proposal is considered to be a Restricted Discretionary Activity.

## 4. SITE & SURROUNDING ENVIRONMENT

### 4.1 Site & Surrounds

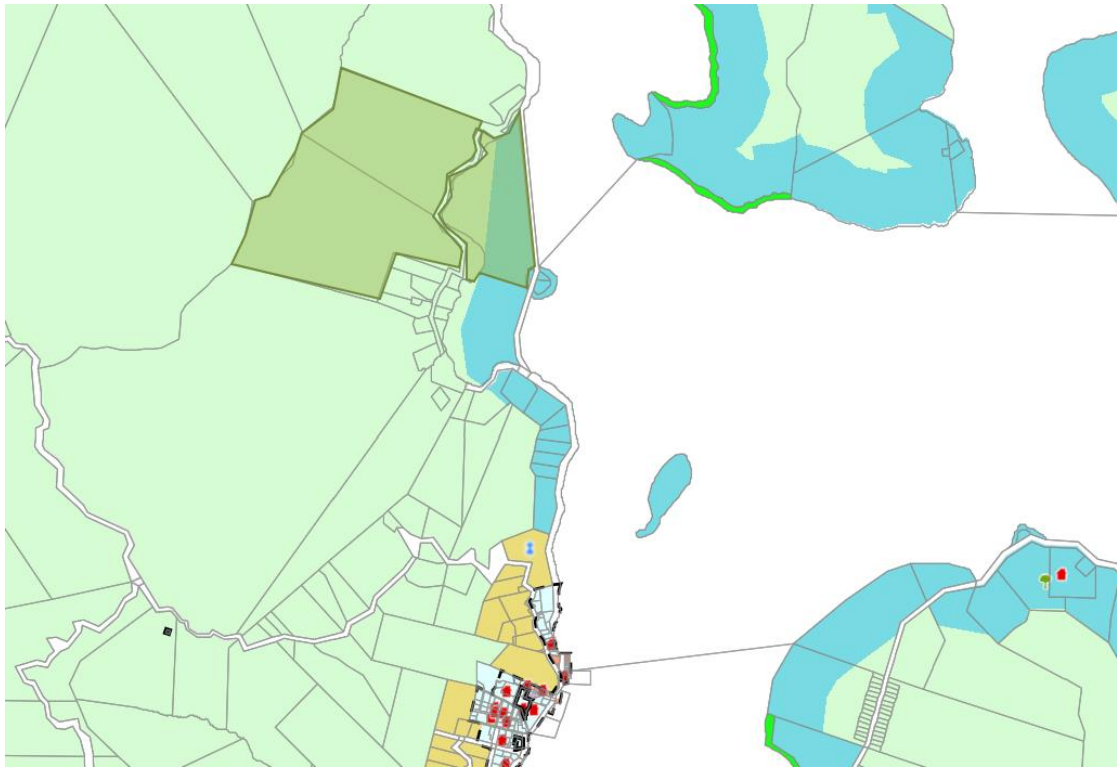
The site is 85.2039 hectares and is predominantly within the Rural Production zone of the ODP. A portion of the property to the west is split zoned Rural Production and General Coastal. The property contains a dwelling on Pt Pikiparia 2B and a number of rural farm buildings across the remainder of the land holding.

The surrounding environment is rural in nature and can be generally described as pastoral land with pockets of bush. Proposed Lot 1 contains a QE II covenant area described as Pooh's Bush. The settlement of Kohukohu is approximately 1.8km to the south of the property.

*Figure 1 below provides a view of the site and surrounding environment.*



*Figure 2 below identifies the zoning applied to the property.*



#### 4.2 Record of Title

There is a land covenant and variation found on the Record of Title – See **Appendix 1**. Council is not party to the covenant. The instrument is a QE II covenant relating to an area of land on the property known as Pooh’s Bush. This is identified in the Scheme Plan in **Appendix 2**.

## 5. ASSESSMENT OF RELEVANT RULES

The application is for a subdivision of the existing property, no land use consents are sought. Under the ODP the majority of the land is zoned Rural Production, with a smaller split zone portion of General Coastal on the western flank. The application seeks use of the restricted subdivision rule allowing for a lot with a minimum size of 4,000m<sup>2</sup> where the title existed prior to 28 April 2000. The title is dated 11 May 1976 (refer **Appendix 1**)

No consents are required under the PDP.

*Table 1: ODP Subdivision Rule Assessment*

Rule # & Name	Compliance?	Evidence
<b>13.7.2.1 Minimum lot sizes</b>	(i) 3.	<b><u>Restricted discretionary</u></b>
<b>13.7.2.2 Allotment dimensions</b>	Yes	The two proposed lots can accommodate a 30m x 30m allotment in multiple locations. Post amalgamation into two large lots there will be multiple locations where the allotment dimensions can be accommodated.
<b>13.7.2.3 Amalgamation of land in a rural zone with land in an urban or coastal zone</b>	Yes	Compliant in so far that part of the property is zoned General Coastal, the application is being assessed as a restricted discretionary activity.
<b>13.7.2.4 Lots divided by zone boundaries</b>	Yes	Compliant in so far that part of the property is zoned General Coastal, the application is being assessed as a restricted discretionary activity.
<b>13.7.2.5 Sites divided by an outstanding landscape, outstanding landscape feature or outstanding natural feature</b>	Yes	Not applicable
<b>13.7.2.6 Access, utilities, roads, reserves</b>	Yes	Not applicable
<b>13.7.2.7 Savings as to previous approvals</b>	Yes	Not applicable
<b>13.7.2.8 Proximity to Top Energy Transmission Lines</b>	Yes	Not applicable
<b>13.7.2.9 Proximity to the national grid</b>	Yes	Not applicable

## 6. EFFECTS ON THE ENVIRONMENT

### 6.1 Section 104 assessment

Section 104C governs the determination of applications for restricted discretionary activities:

#### **104C Determination of applications for restricted discretionary activities**

- (1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—
  - (a) a discretion is restricted in national environmental standards or other regulations:
  - (b) it has restricted the exercise of its discretion in its plan or proposed plan.
- (2) The consent authority may grant or refuse the application.
- (3) However, if it grants the application, the consent authority may impose conditions under [section 108](#) only for those matters over which—
  - (a) a discretion is restricted in national environmental standards or other regulations:
  - (b) it has restricted the exercise of its discretion in its plan or proposed plan.

Applications for restricted discretionary activities may be granted or refused and if granted, the consent authority may impose conditions over matters which a discretion is restricted in national environmental standards, or it has restricted the exercise of its discretion in its plan or proposed plan.

When considering an application for resource consent, a consent authority must have regard to the matters under section 104 of the RMA, including any matters relating to Part 2. References to Part 2 in applications are only required where Plans may be deficient in terms of giving effect to the purpose and principles of the RMA.

Section 104 specifies that consent authorities have regard to the following matters when considering whether to grant or refuse an application for resource consent.

*“(a) any actual and potential effects on the environment of allowing the activity; and*

*(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment that will or may result from allowing the activity; and;*

*(b) any relevant provisions of—*

*(i) a national environmental standard:*

*(ii) other regulations:*

*(iii) a national policy statement:*

*(iv) a New Zealand Coastal Policy Statement:*

*(v) a regional policy statement or proposed regional policy statement:*

*(vi) a plan or proposed plan; and*

*(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”*

In the case of the subject application those considerations include the actual and potential effects of an activity on the environment and the relevant matters of discretion identified in the ODP. These matters relevant to this assessment are listed in sections 13.7.3, 13.8.1 and 13.8.4 of the Subdivision Chapter.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) is not applicable. Council maps show that the site has not been used for horticultural activity. The known historic use of the site was not associated with contamination activities therefore no further investigation was considered necessary.

The National Environmental Standard for Freshwater (NES-FW) is applicable. However, there are no wetlands on or near this site, therefore no further consideration is necessary.

The following assessment addresses all relevant considerations under s104 of the RMA.

Section 104(1)(a) requires that consent authorities have regard to any actual or potential effects on the environment of allowing the activity. Section 2 of the RMA defines ‘Environment’ as follows:

**environment** includes—

- (a) ecosystems and their constituent parts, including people and communities; and
- (b) all natural and physical resources; and
- (c) amenity values; and
- (d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters

Section 3 defines the meaning of ‘effect’ to include:

### **3 Meaning of effect**

In this Act, unless the context otherwise requires, the term **effect** includes—

- (a) any positive or adverse effect; and
- (b) any temporary or permanent effect; and
- (c) any past, present, or future effect; and
- (d) any cumulative effect which arises over time or in combination with other effects—  
regardless of the scale, intensity, duration, or frequency of the effect, and also includes—
- (e) any potential effect of high probability; and
- (f) any potential effect of low probability which has a high potential impact.

Potential adverse effects associated with this activity relate to the subdivision of the site. This will be addressed in the sections below.

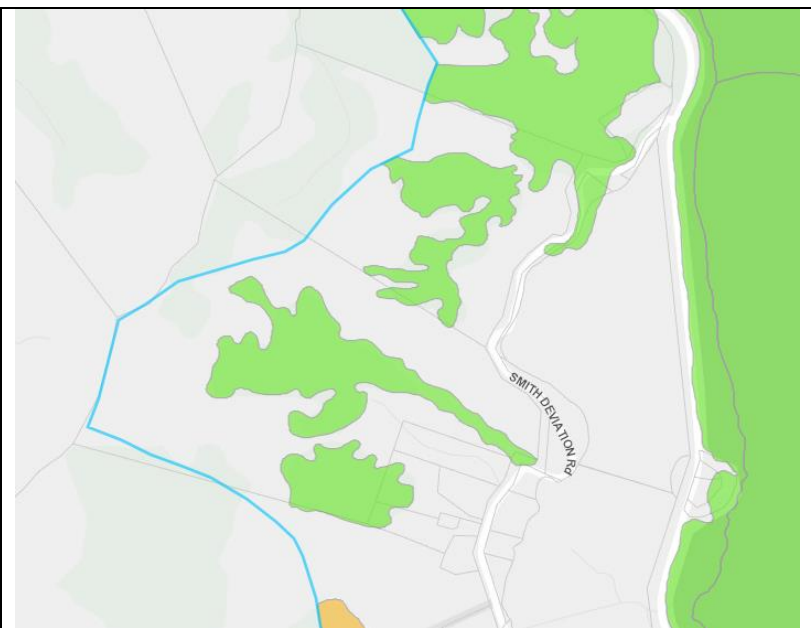
This activity has been assessed against the relevant matters of discretion within chapter 13.7 and 13.8 of the District Plan.

*Table 2: ODP Matters of discretion*

Matters of discretion	Comment
13.7.3.1 Property Access	<p>No changes to property access are proposed, as such there is no change from the existing environment. No land use is proposed through this application so consideration of access on to Lot 1 has not been undertaken.</p> <p>No consideration of access has been undertaken for Proposed Lot 2 as this will be amalgamated with the balance of the property as part of this application. Proposed Lot 2 will for part of the title where access is already provided to the existing dwelling on Pt Pikiparia 2B.</p> <p>There are multiple locations along Smith Deviation Road where access can be provided to Proposed Lot 1, this is more appropriately assessed at a time where land use consent is sought and will depend on the location of that land use. For the reasons identified it is not considered necessary to do a deep dive into Chapter 15 Transportation and demonstrate compliance with rules for property access. This assessment will be required at a time land use is sought.</p>
13.7.3.2 Natural and other Hazards	<p>Flood hazards are currently identified on Section 13 Blk X Managamuka. This application does not change the existing effects from the hazard, nor does it promote land use in an area identified as containing natural and other hazards.</p> <p>Proposed Lot 2 post amalgamation, which contains the existing dwelling, is within both the River Flood Hazard (100 Year ARI Event) and the River Flood Hazard (10 Year Event) in the Northland Regional Council hazard areas.</p> <p>The greater extent of proposed Lot 1 is not affected by the river flood hazards.</p> <p>Land affected by the river flood hazard contains WF Whakapara sand and is identified as a land hazard.</p>

	Subdivision of the site does not change the status quo in terms of natural hazards, therefore there are no effects arising.
13.7.3.3 Water Supply	No land use is proposed at this juncture. The site is not connected to Council reticulated water supply. The existing dwelling on Proposed Lot 2 is self-sufficient in terms of water supply. Any future development of proposed Lot 1 can be addressed if/when development is proposed or through consent notices attached to the title of Lot 1.
13.7.3.4 Stormwater Disposal	No land use is proposed at this juncture. The site is not connected to Council reticulated stormwater. At the time land use is proposed demonstration of stormwater disposal will be provided. Given the size of the Lots, proposed Lot 1 (26.3989 hectares) and proposed Lot 2 post amalgamation (58.805 hectares) impermeable surfaces will be well within the permitted coverage for stormwater management in the ODP.
13.7.3.5 Sanitary Sewerage Disposal	No land use is proposed at this juncture. The site is not connected to Council reticulated sewerage. The existing dwelling on Proposed Lot 2 is self-sufficient in terms of sewerage disposal. Any future development of proposed Lot 1 can be addressed if/when development is proposed or through consent notices attached to the title of Lot 1.
13.7.3.6 Energy Supply	The existing dwelling on proposed Lot 2 is connected to power. Power for Lot 1 can be accommodated at time of development.
13.7.3.7 Telecommunications	The existing dwelling on proposed Lot 2 is connected to telecommunications. Telecommunications for Lot 1 can be accommodated at time of development.
13.7.3.8 Easements for any Purpose	No easements on the title.
13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and Land Set Aside for Conservation purposes	Proposed Lot 2 is subject to a QE II open space covenant to protect an area known as 'Pooh's Bush'. The site is identified within the Coastal Environment and contains areas of High Natural Character in accordance with the Northland Regional Policy Statement (RPS).



	 <p>No land use is proposed through this application, as such there is no effect on the covenanted area or those resources identified in the RPS.</p>
<p>13.7.3.10 Access to reserves and waterways</p>	<p>The proposed subdivision and subsequent amalgamation do nothing to affect the status quo in terms of access to reserves and waterways.</p>
<p>13.7.3.11 Land Use Compatibility</p>	<p>No land use is proposed through this application. Post amalgamation both Proposed Lots 1 and 2 will be of a size enabled by the Rural Production zone in the ODP.</p>
<p>13.7.3.12 Proximity to Airports</p>	<p>The site is not located within 500m of an airport.</p>
<p>13.8.1 Subdivision Within the Rural Production Zone</p>	<p>No land use is proposed through this application. There is an existing dwelling on Lot 2. If and when a dwelling is proposed for Lot 1 consideration of the effects on the natural character of the coastal environment will be considered. At this stage the ODP does not consider Proposed Lot 1 to inside the coastal environment. The site is not located within 500m of land administered by the Department of Conservation. This subdivision does nothing to alter the status quo in respect of indigenous flora and significant habitats of indigenous fauna. It has been noted that an area on proposed Lot 1 is subject to a QE II covenant. This application does not incur any adverse effects.</p>
<p>13.8.1 Subdivision Within the General Coastal Zone</p>	<p>The subdivision is not strictly within the General Coastal zone. The landholding is predominantly within the Rural</p>

	<p>production zone, with a portion of proposed Lot 2 post amalgamation in the General Coastal zone.</p> <p>No land use is proposed through this application so consideration of access on to Lot 1 has not been undertaken. There are multiple locations along Smith Deviation Road where access can be provided to Proposed Lot 1, this is more appropriately assessed at a time where land use consent is sought and will depend on the location of that land use. No consideration of access has been undertaken for Proposed Lot 2 as this will be amalgamated with the balance of the property as part of this application. Proposed Lot 2 will for part of the title where access is already provided to the existing dwelling on Pt Pikiparia 2B. No land use is proposed at this juncture. The site is not connected to Council reticulated utilities. The existing dwelling on proposed Lot 2 is appropriately services for potable water, waste water and stormwater. If and when a dwelling is proposed for Lot 1 consideration of utilities to service that land use will be considered.</p> <p>No building envelopes are considered necessary as not part of proposed Lot 1 is located within the General Coastal zone.</p> <p>No land use is proposed, as such there are no effects considered for earthworks and utilities.</p> <p>The matters in 13.7.3 have been considered above.</p> <p>Access to proposed Lot 1 is not considered at this stage, however given the multiple options available for access along Smith Deviation Road it is fair to conclude that any future access can be provided in a manner that will avoid, remedy or mitigate adverse effects on the environment.</p> <p>Again, it is worth noting that proposed Lot 1 is not located within the General Coastal zone.</p>
--	--

The effects of the proposed subdivision are considered to have adverse effects on the environment that are no more than minor.

## 7.0 STATUTORY CONSIDERATIONS

As a restricted discretionary activity, Council is limited by the matters of discretion identified in the ODP. These matters have been assessed in Section 6 of this report and concluded that the effects on the environment that are no more than minor.

### 7.1 National Environmental Standards & Other Regulations

As identified above, the NES for Freshwater is of relevance to this site, however this proposed subdivision does not change the status quo for the site with respect to this National Environmental Standard. There is already a lawfully established dwelling on proposed Lot 2. While no development is proposed on Lot 1, any future development should be able to comply and can be assessed at the time development is proposed.

### 7.2 National Policy Statement(s)

There are no National Policy Statements directly relevant to this application.

### 7.3 New Zealand Coastal Policy Statement

The New Zealand Coastal Policy Statement is not directly relevant to this application.

### 7.4 Regional Policy Statement or Proposed Regional Policy Statement

The subject site is within the Northland region and is subject to any relevant provisions the operative Northland Regional Policy Statement (RPS). The jurisdiction for land use and subdivision activities is governed by the Far North District Council and the policy framework for subdivision activities and the management of potential adverse effects is set out in the Far North District Plan.

With respect to any identified features in the RPS, the site is identified as containing areas of High Natural Character Areas and is for the most part located in the Coastal Environment.

No land use is being proposed at this juncture and the proposed Lot sizes post amalgamation are anticipated by the ODP. As such it is considered that the proposal would not be inconsistent with the RPS.

### 7.5 District Plan Objectives and Policies

Part 3 – District-wide provisions contain the objectives, policies, and rules relevant to Subdivision.

A comprehensive assessment of the objectives and policies in the subdivision chapter is not required, as the application is for a restricted discretionary activity. As a restricted discretionary activity, the effects of the subdivision are well enough

understood by Council and matters of discretion are applied to ensure that the effects not as well understood by the ODP are addressed. This assessment has been undertaken in Section 6 of this report and concluded that the effects on the environment will be no more than minor.

It can be concluded therefore that the proposal is not contrary to the relevant objectives and policies of the ODP.

In terms of the PDP, it is considered that it has not gone through the sufficient process to allow a considered view of the relevant objectives and policies. As such an assessment of this application against the objectives and policies of the PDP is not considered necessary.

## 8. NOTIFICATION ASSESSMENT (S95MATTERS)

The Council will need to determine the basis on which the application will be processed. These include public notification, limited notification, or non-notification. Resource Legislation Amendment Act (2017) has introduced several changes to the notification assessment process. Amended sections 95A and 95B have introduced a step-by-step process that Council must follow when determining whether to publicly or limited notify an application.

### 8.1 Public Notification (s95A)

Section 95A outlines the steps that must be followed to determine whether an application should be publicly notified.

**Step 1** – Details requirements for mandatory public notification.

None of these apply to the proposal.

**Step 2** – Details situations where public notification is precluded (if not required under step 1).

The application is for a Restricted Discretionary activity subdivision that is not a boundary activity, therefore public notification is not precluded under this step.

**Step 3** – Details requirements for public notification in certain circumstances. This includes applications that are determined to be publicly notified under s95D.

For this application, it is concluded that potential adverse effects beyond the immediately adjacent environment would not be more than minor.

**Step 4** – Details requirements in special circumstances.

It is considered that there are no special circumstances that would warrant notification.

## **8.2 Limited Notification (s95B)**

The amended s95B also includes steps to be followed when deciding whether an application should be subject to limited notification.

**Step 1** – relates to the consideration of certain affected groups and affected persons including any protected customary rights groups or affected marine title groups.

There are no such groups affected by this application.

**Step 2** – details requirements for limited notification where the application is for one or more activities that is precluded from limited notification by a rule or standard or is a controlled or prescribed activity.

This step does not preclude this application from limited notification.

**Step 3** –relates to any other activity where it is required to determine if a person is an affected person in accordance with s95E. For the purpose of limited notifying an application, a person is an affected person if a consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

It is assessed these two factors are not triggered by the application.

**Step 4** – relates to requirements to notify where special circumstances exist.

There are no special circumstances that would warrant limited notification of this application.

## **8.3 Potentially Affected Persons**

No persons are considered to be potentially affected by reason that the proposal is not changing the physical environment, only subdividing off the existing dwelling, which is provided for in the district plan. The balance lot is of a size where the residential intensity will be a permitted activity.

# **9. PART II – RMA**

## **9.1 Purpose of the RMA**

The proposal can promote the sustainable management of natural and physical resources on site, as current and future owners and users of the land are able to provide for their social, cultural and economic wellbeing and their health and safety.

The proposed Lots will consolidate the existing dwelling and provide one vacant site that can continue to be used for low intensity rural production activities, and potentially a dwelling at a later juncture, which would be a permitted activity under the residential intensity rules in the Rural Production zone.

## **9.2 Matters of National Importance**

No land use is proposed as part of this application and the lot sizes are a size anticipated by the ODP, provided for as a restricted discretionary activity and are appropriate in a rural setting. As such there are not considered to be any effects on any matters of national importance. Māori are not considered to be adversely affected by this proposal, nor is any historic heritage likely to be impacted, however in the event anything is discovered the accidental discovery protocol will be adhered to.

## **9.3 Other Matters**

The development will enable the landowner to consolidate the property in a more coherent fashion, utilising the existing road dividing the property as a natural boundary for the proposed two lots. There are not considered to be any effects on the environment that would be more than minor.

# **10. CONCLUSION**

This application seeks a restricted discretionary resource consent to undertake a subdivision within the Rural Production zone. Initial subdivision being Lot 1 (26.3989 hectares) and Lot 2 (1.0150 hectares). The further amalgamation sought by this application amalgamates Lot 2 with the balance of the property creating a future Lot 2 (58.805 hectares). The future Lot 2 includes part of the property being located within the General Coastal zone.

The assessment of effects on the environment concludes that for the reasons outlined in the application, the effects of undertaking this subdivision will be less than minor on the surrounding environment.

No National Environmental Standards, National Policy Statements, including the New Zealand Coastal Policy Statement, were considered relevant to this proposal.

The Regional Policy Statement for Northland was also reviewed as part of this application. The proposal is to be consistent with this document.

Regard was had to the objectives and policies in the ODP, and it is considered that the application is compatible with those relevant objectives and policies.

The relevant matters of discretion within the ODP were also considered, the conclusion reached being that the effect of the proposal will have no more than minor effects on the environment.

It is considered that there are no directly affected parties to this proposal as all effects can be adequately mitigated.

An assessment of Part II of the RMA has also been completed with the proposal generally able to satisfy this higher order document.

We look forward to receiving acknowledgment of the application and please advise if any additional information is required.

Yours sincerely,



Andrew McPhee  
Consultant Planner



*Reviewed*

Steven Sanson  
Consultant Planner



**PROPOSED EASEMENTS**

SHOWN	PURPOSE	BURDENED LAND	BENEFITED LAND
A	RIGHT TO CONVEY WATER	LOT 1 HEREON	Pts Pikiparia 2B

**AMALGAMATION CONDITION**

" That Lot 2 Hereon and Section 113, Blk X Mangamuka SD and Pts Pikiparia 2B Block be held in the same Record of Title" (See .....)

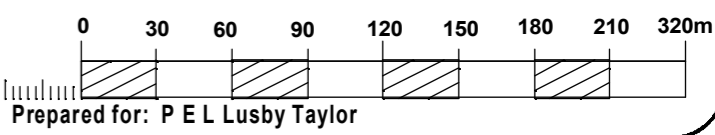
Local Authority: Far North District Council

Total Area: 26.4057ha (RT)  
Comprised in: NA35D/387 (Pt)

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

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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



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

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

**PROPOSED SUBDIVISION OF PIKIARIA 3C BLOCK**

	Name	Date	ORIGINAL SCALE	SHEET SIZE	24364
Survey					
Design			1:4000	A3	
Drawn	W & K	May 2024			
Rev					





**OPEN SPACE COVENANT**

(Under Section 22 of the Queen Elizabeth the Second National Trust Act 1977)

**WHEREAS** the **QUEEN ELIZABETH THE SECOND NATIONAL TRUST** (hereinafter called "**the Trust**") established by the Queen Elizabeth the Second National Trust Act 1977 (hereinafter called "**the Act**") is authorised by that Act to obtain open space covenants over any private land.

**AND WHEREAS** **PATRICIA WENDY FISK** (hereinafter called "**the Covenantor**") are registered as proprietors of an estate as set out in the Schedule of Land hereto (hereinafter called "**the Land**") and have agreed to enter into an open space covenant with the Trust for the purpose and objectives set forth in Schedule 1 hereto.

**NOW THEREFORE THIS DEED WITNESSES** that the Covenantor and the Board have mutually agreed to enter into this Deed in respect of the said Land having regard to the particular objectives set out in Schedule 1 and subject to the terms and conditions set out in Schedule 2 of this Deed.

**THIS DEED FURTHER WITNESSES THE COVENANTOR AND THE TRUST HAVE MUTUALLY AGREED:**

- (a) To comply respectively with the terms and conditions set out in the Schedules hereto and with every applicable provision of the Act;
- (b) The covenants and conditions contained in this Deed shall bind the Land in perpetuity;
- (c) That if any question arises in the management of the Land that is not clearly covered in the purpose and objectives or terms and conditions of this Deed, then that question shall be resolved by the parties hereto in a manner that does not diminish the purpose and objectives or terms and conditions.

**SCHEDULE 1**

**AGREED PURPOSE AND OBJECTIVES**

The Covenantor and the Trust have mutually agreed the purpose of this Deed is to protect, maintain and enhance the open space values of the Land and to achieve the following particular objectives:

- (a) Protection and enhancement of the natural character of the Land with particular regard to the indigenous flora and fauna and wetland ecosystem;
- (b) Maintenance and enhancement of the landscape value of the Land; and
- (c) Encouraging restoration of indigenous vegetation cover on the Land thereby enhancing the contribution the Land makes to the protection of indigenous biodiversity.

## SCHEDULE 2

### AGREED TERMS AND CONDITIONS

#### 1. Interpretation and Declaration

1.1 In this Deed unless the context requires otherwise:

“**the Board**” means the board of directors of the Trust in terms of Section 4 of the Act.  
the “**Covenantor**” is the owner of the Land who enters into the agreement with the Trust by executing this Deed.

“**Chief Executive**” means the person appointed under Section 18(1)(a) of the Act.

“**Owner**” means the person or persons who from time to time are registered as the proprietor(s) of “**the Land**”.

“**the Land**” means the land as described in Schedule 3 and more particularly as shown on the plan annexed to this Deed.

1.2 The reference to any Act in this Deed extends to and includes any amendment to, or substitution for, that Act.

#### 2. Appearance and Condition of the Land

2.1 No act or thing shall be done or placed or permitted to be done or remain upon the Land which in the opinion of the Board materially alters the actual appearance or condition of the Land or is prejudicial to the Land as an area of open space as defined in the Act.

2.2 In particular, on and in respect of the Land, except with the prior written consent of the Board, the Owner agrees not to:

- (a) Fell, remove, burn or take any native trees, shrubs or plants of any kind.
- (b) Plant, sow or scatter any trees, shrubs or plants or the seed of any trees, shrubs or plants other than local native flora.
- (c) Introduce any substance injurious to plant life except in the control of pests.
- (d) Mark, paint, deface, blast, move or remove any rock or stone or disturb the ground.
- (e) Construct, erect or allow to be erected, any buildings or undertake exterior alterations to existing buildings.
- (f) Erect, display or permit to be erected or displayed, any sign, notice, hoarding or advertising matter of any kind except for signs identifying the covenant or to indicate walking tracks that are or may be established on the Land.
- (g) Carry out any prospecting or exploration for, or mining or quarrying of any minerals, petroleum, or other substance or deposit.
- (h) Deposit any rubbish or other materials, except in the course of maintenance or approved

construction, provided however that after the completion of any such work all rubbish and materials not wanted for the time being are removed and the Land left in a clean and tidy condition.

- (i) Effect a subdivision as defined in the Resource Management Act 1991 of the Land.
- (j) Allow any livestock on the Land.
- (k) Cause deterioration in the natural flow, supply, quantity or quality of any river, stream, lake, wetland, pond, marsh or any other water resource affecting the Land.

2.3 In considering any request by the Owner for an approval in terms of Clause 2.2 hereof, the Board will not unreasonably withhold its consent if it is satisfied that the proposed work does not conflict with the purpose and objectives of this Deed as contained in Schedule 1.

### **3. Management of the Land**

3.1 The Trust will provide the Owner with technical advice or assistance as appropriate and practical to assist in meeting the purpose and objectives of this Deed.

### **4. Use of Land by Third Parties**

4.1 If notified by any authority, body or person of an intention to erect any structure or carry out any other work on the Land, the Owner agrees:

- (a) to inform the authority, body or person of this Deed;
- (b) to inform the Trust as soon as possible; and
- (c) not to consent to the work being done without consulting the Trust.

### **5. Fences and Gates**

5.1 The Owner shall keep all fences and gates on the boundary of the Land in good order and condition and will accept responsibility for all repairs and replacement except in the case of property boundary fences where the provisions of the Fencing Act 1978 shall apply.

### **6. Entry and Access**

6.1 The Trust may through its officers, agents or servants enter upon the Land for the purpose of viewing the state and condition thereof.

6.2 Members of the public, with the prior permission from the Owner, shall have freedom of entry and access to the Land PROVIDED THAT:

- (a) The Owner shall have regard to the purpose and objectives of this Deed in considering any request for entry and access;

- (b) The Owner shall have the sole right to determine whether or not any request for permission for entry and access should be granted due to specific management issues relating to the Land; and
- (c) In granting consent or permission for entry and access the Owner may determine conditions of such entry and access including any requirement for the Owner or any occupier of the Land to be indemnified from and against any loss, damage or injury suffered by the Owner or any occupier as a consequence of any person entering onto the Land.

**7. Pest Plants and Animals**

- 7.1 The Owner shall continue to comply with the provisions of the Biosecurity Act 1993 and the Wild Animal Control Act 1977.

**8. Fire**

- 8.1 In the event of fire threatening the Land the Owner shall as soon as practical notify the appropriate Fire Authority.

**9. Action for Benefit of Land**

- 9.1 The Owner or the Trust may at any time during the term of this Deed, by mutual agreement:
- (a) carry out any works or improvements, or
  - (b) take any action either jointly or individually, or
  - (c) vary the terms of this Deed to ensure the more appropriate preservation of the Land as an open space in terms of the Act provided however any such variation is not contrary to the purpose and objectives of this Deed or Section 22A of the Act.

**10. Notices**

- 10.1 Any consent, approval, authorisation or notice to be given by the Trust may be given in writing signed by the Chief Executive and delivered or sent by ordinary post to the last known residential or postal address of the Owner or to the solicitor acting on behalf of the Owner.
- 10.2 The Owner shall notify the Trust of any change in respect of ownership of all or any part of the Land and provide the Trust with the name and address of the new owner.
- 10.3 If before the registration of this Deed by the District Land Registrar, the Owner wishes to sell or otherwise dispose of all or any part of the Land, the sale or disposition shall be made expressly subject to the terms and conditions contained in this Deed.
- 10.4 In the event of transfer of the Land to a company the covenants contained in this Deed shall bind a receiver, liquidator, statutory manager or statutory receiver. In the event of transfer to a natural person this Deed shall bind the Official Assignee. In all cases this Deed binds a mortgagee in possession.

**SCHEDULE 3**

**SCHEDULE OF LAND**

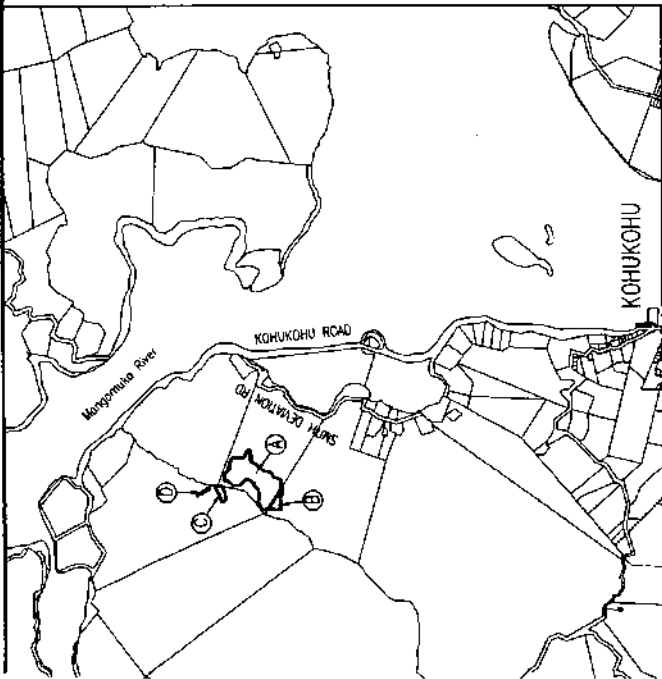
Land Registry: **NORTH AUCKLAND**

Estate: **Fee Simple**

Area: **Area A = 5.6500 hectares**  
**Area B = 0.3700 hectares**  
**Area C = 0.3900 hectares**  
**Area D = 0.0580 hectares**  
**Total Area = 6.9900 hectares**

Lot & D.P. No.  
(other legal description) **Part Pikiparia 3C Block**  
**Part Pikiparia 2B Block**  
**and**  
**Part of Part Lot 2**  
**DP 7199**  
**Block X**  
**Mangamuka Survey District**

Part Certificate of Title: **NA35D/387**  
**NA89C/963**



LOCALITY DIAGRAM  
Scale 1:30000

Sheet 1 of 2

7460  
Certified as being correct for Covenant Purposes subject to Section 22(6) of the Queen Elizabeth II National Trust Act 1977.

Licensed Surveyor  
*W.C. Clarke* 27/10/2005

This is to certify that the Protected Areas shown can be defined in accordance with Section 22(6) of the Queen Elizabeth II National Trust Act 1977.

Approving Surveyor  
*W.C. Clarke* 8/11/2005

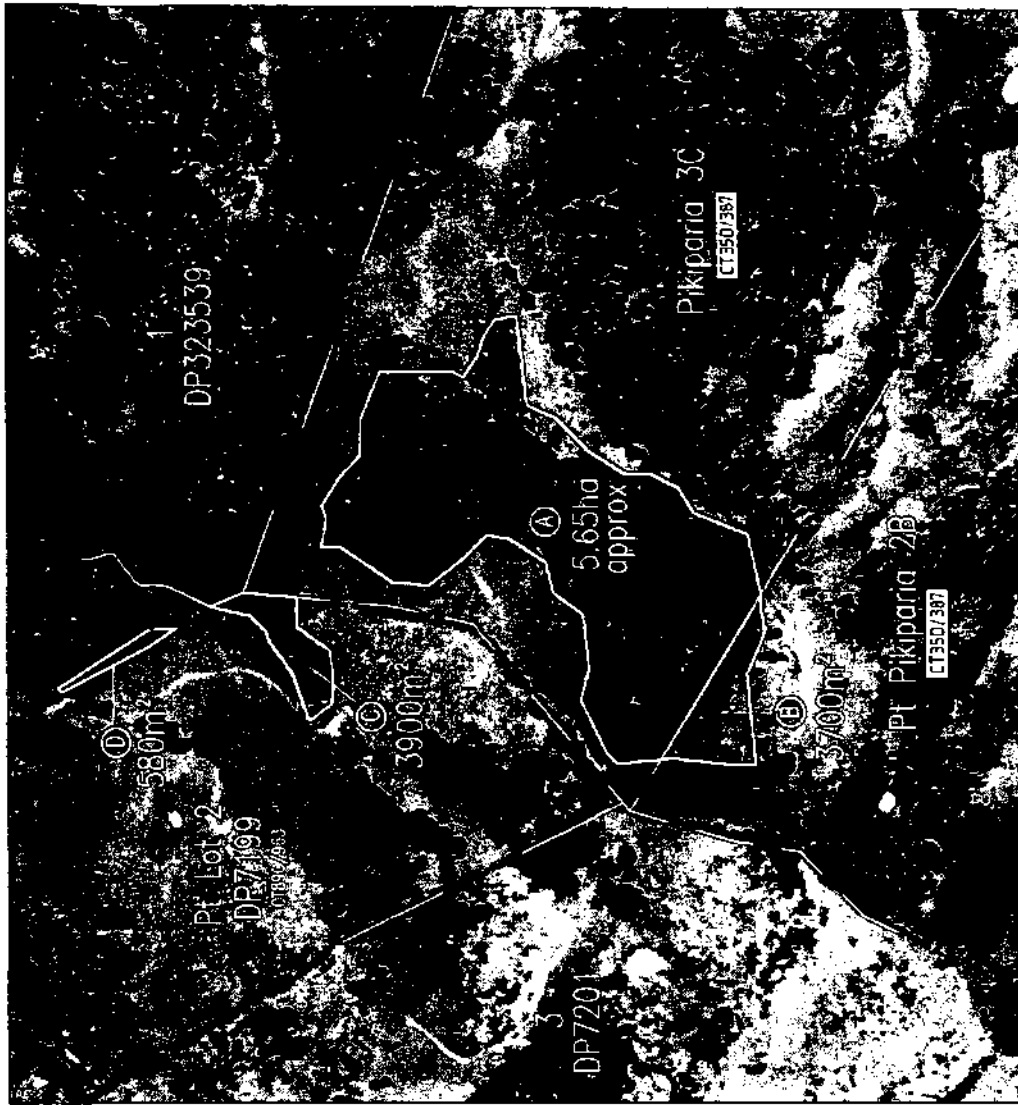
# QUEEN ELIZABETH II NATIONAL TRUST OPEN SPACE COVENANTS

within Pt Lot 2 DP7199 and Pipiparia 3C & Pt 2B

Total Covenant Area: 6.468ha approx  
NORTH AUCKLAND LAND DISTRICT - Far North District

Photo: SN9936C M/10  
Photo Date: 4/03/2000  
Approx Scale @ A3: 1:4000  
File Ref: 5/2/603

Sec Boundary  
Covenant Bdy



Chief Executive Officer  
being a person authorised by the Trust to certify on its behalf.

Approved by Registered Proprietors: CT350/387 & CT686/963

*A.R. Clarkson*  
A.R. Clarkson  
P. N. Fisk



1  
DP323539

Pt Lot 2  
DP7199  
CT89C/963

580m<sup>2</sup>

3900m<sup>2</sup>

3  
DP7201

3700m<sup>2</sup>

5.65ha

Pikiparia 3C  
CT35D/387

Pt Pikiparia 2B  
CT35D/387

Sheet 2 of 2

7480

Certified as being correct for Covenant Purposes subject to Section 22(6) of the Queen Elizabeth II National Trust Act 1977.

Licensed Surveyor  
*W. E. M. Smith*  
27/12/2005

This is to certify that the Protected Areas shown can be defined in accordance with Section 22(6) of the Queen Elizabeth II National Trust 1977.

Approving Surveyor  
*W. E. M. Smith*  
8/11/2005

# QUEEN ELIZABETH II NATIONAL TRUST OPEN SPACE COVENANTS

## within Pt Lot 2 DP7199 and Pikiparia 3C & Pt 2B

Total Covenant Area: 6.468ha approx

NORTH AUCKLAND LAND DISTRICT - Far North District

Photo: SN8936C M/10

Approx Scale @ A3: 1:3000

Sec Boundary

Photo Date: 4/08/2000

File Ref: 5/2/603

Covenant Bdy

Chief Executive Officer  
being a person authorised by the Trust to certify on its behalf.

Approved by Registered Proprietors: CT35D/387 & CT89C/963

*A. B. Clarkson*  
A. B. Clarkson  
P. W. Fisk

IN WITNESS WHEREOF this Deed has been executed

this 29th day of JANUARY 2004 2005

by: PATRICIA WENDY FISK

Patricia Fisk

as Covenantor

in the presence of:

Witness (Signed) [Signature]

Name (Print) A. R. CLARKSON

Occupation VETERINARY SURGEON

Address PILIPASIA

KOHU KAYU

THE COMMON SEAL of the QUEEN ELIZABETH THE SECOND NATIONAL TRUST was hereto affixed in the presence of:



Chairperson [Signature]

Director [Signature]

Chief Executive [Signature]



**OPEN SPACE COVENANT**

Pursuant to Section 22 of  
the Queen Elizabeth the  
Second National Trust  
Act 1977.

Correct for the  
purposes of the Land  
Transfer Act.



**PW FISK**  
Covenantor

Chief Executive  
being a person authorised  
by the Trust to certify on  
its behalf.

AND

THE QUEEN ELIZABETH THE  
SECOND NATIONAL TRUST

Landonline User ID: Queenanthe

LODGING FIRM: QE II National Trust

Address: PO Box 3341

Wellington

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: 5/21603

HEREWITH

Survey Plan (#)

Title Plan (#)

Traverse Sheets (#)

Field Notes (#)

Calc Sheets (#)

Survey Report

Dealing / SUD Number:

(LINZ Use only)

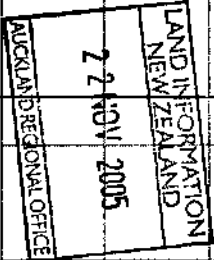
Priority Barcode/Date Stamp  
(LINZ use only)

Plan Number Pre-allocated or  
to be Deposited:

Rejected Dealing Number:

Other (state) **Covenant**

Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
1	NA35D/387 NA89C/963	COV	Patricia Wendy Fisk and QE II National Trust	50.00	1	S2					\$52.00
2											
3											
4											
5											
6											



Land Information New Zealand Lodgement Form

Annotations (LINZ use only)

Fees Receipt and Tax Invoice

GST Registered Number 17 022-895

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures? \_\_\_\_\_

6657354

Less Fees paid on Dealing #

Subtotal (for this page)

Total for this dealing

Debit my Account for

\$52.00  
\$52.00  
\$52.00



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA35D/387**  
**Land Registration District** **North Auckland**  
**Date Issued** 11 May 1976

**Prior References**

NA33A/570      NA438/9

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**Estate** Fee Simple  
**Area** 85.2039 hectares more or less  
**Legal Description** Pikiparia 3C Block, Part Pikiparia 2B  
Block and Section 113 Block X  
Mangamuka Survey District

**Registered Owners**

Perrin Elizabeth Linsey Lusby Taylor

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**Interests**

Subject to Section 8 Mining Act 1971

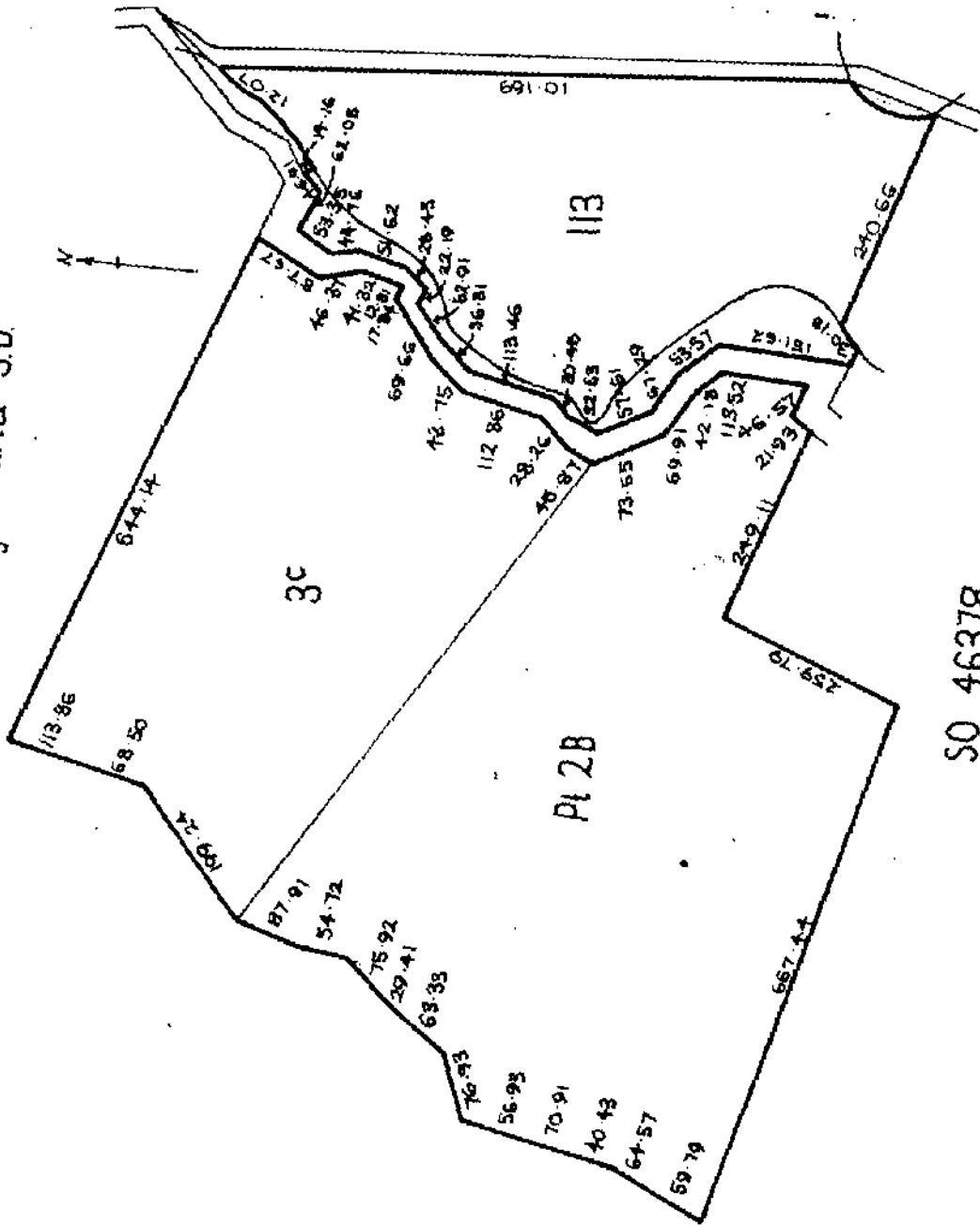
Subject to Section 168A Coal Mines Act 1925

6657354.1 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 -  
22.11.2005 at 9:00 am.

6891278.1 Variation of Covenant 6657354.1 - 2.6.2006 at 9:00 am

9724325.3 Mortgage to ASB Bank Limited - 16.5.2014 at 11:29 am

35D/387  
X Mangamuka S.D.



SO 46378  
Total Area: 85.2039 ha  
MEASUREMENTS ARE METRIC  
78. 6