

# 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):*

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

\* *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](mailto:tehonosupport@fndc.govt.nz)

## 5. Applicant Details

**Name/s:**

HR Monty Limited

**Email:**

**Phone number:**

**Postal address:**

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

## 6. Address for Correspondence

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

**Name/s:**

Williams & King, Attention: Natalie Watson

**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:**

HR Monty Limited & Christopher Paul Stanley Calcott & Shan Mair Calcott

**Property Address/  
Location:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Postcode** \_\_\_\_\_

## 8. Application Site Details

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

**Name/s:**

**Site Address/  
Location:**

**Postcode**

**Legal Description:**

**Val Number:**

**Certificate of title:**

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.

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
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- 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)

FR Monty Ltd

**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)

Dr Christopher Paul Stanley Calcutt

**Signature:**

(signature of bill payer)

[Redacted signature]

Date 23/1/25

**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](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.

## 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)

**Signature:**

Date

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

### Checklist (please tick if information is provided)

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- 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.

# HR Monty Limited

Combined Subdivision & Land Use Consent application  
for Proposed Boundary Adjustment, Stormwater  
Management, Easements & Cancellation of Conditional  
Easements

## Oneroa & Long Beach Roads, Russell

Williams & King, Kerikeri<sup>1</sup>  
28 January 2025



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<sup>1</sup> Williams & King - a Division of Survey & Planning Solutions (2010) Ltd  
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia  
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

## 1.0 Overview

HR Monty Limited is seeking resource consent to adjust the common boundary of two Records of Title, which are owned by the applicant and the directors of the applicant company. The subject sites are located at 58 Oneroa Road and 67A Long Beach Road in Russell. The two existing Records of Title will be adjusted to create proposed Lots 1 and 2. Lot 1 is a vacant allotment of 1348m<sup>2</sup> and Lot 2 contains an existing dwelling, property access and services within an area of 1436m<sup>2</sup>.

Vehicle access to Lot 1 from Long Beach Road via existing appurtenant easements, and individually to Lot 2 from Oneroa Road, will remain as per the current physical arrangements. In order to account for the adjusted Records of Title, an existing appurtenant easement shown as area 'A' on DP 340149, is intended to be cancelled as it relates to Lot 1 DP 340149 and replaced with new easement E over Lot 2 DP 474591. This will ensure that the whole of the adjusted Record of Title (i.e. proposed Lot 1) will benefit from the appurtenant easements over Lot 2 DP 474591. Therefore, the proposal includes an application for approval to cancel a conditional easement pursuant to Section 243(e) of the Resource Management Act 1991, as well as to create a new easement over Lot 2 DP 474591.

The subject land is zoned Russell Township in the Operative Far North District Plan. Existing impermeable surface coverage and buildings on Lot 2 will not meet the permitted activity standards for the Russell Township Zone as a result of the boundary adjustment. Overall, the activity status has been assessed as a restricted discretionary activity overall.

Under the Proposed Far North District Plan, the sites are zoned Kororāreka Russell Township with a Coastal Environment Overlay. There are no relevant rules with immediate legal effect under the Proposed Far North District Plan.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

## 2.0 Description of Proposal

### 2.1 Proposed Boundary Adjustment

The purpose of the proposed boundary adjustment is to rationalize the boundaries of existing Records of Title to increase the dimension of the eastern property (proposed Lot 1) and improve setbacks from the future proposed building site, without compromising the layout of existing built development on Lot 2.

The proposed boundary adjustment creates Lots 1 and 2 as follows.



Lot Number	Area (Subject to Final Survey)	Existing / Proposed Use
Lot 1	1348ha	Vacant residential site. Existing retaining walls and concrete driveway are formed over the site. Access from Long Beach Road via existing appurtenant easements. Area is increasing by 420m <sup>2</sup> (subject to survey).
Lot 2	1436m <sup>2</sup>	Residential site – existing dwelling, water tanks for potable use, stormwater and wastewater connections, individual concrete access from Oneroa Road.

Table 1: Summary of lot sizes and existing and proposed land use.

The Scheme Plan is attached in **Appendix 1**. All areas and dimensions are subject to final survey.

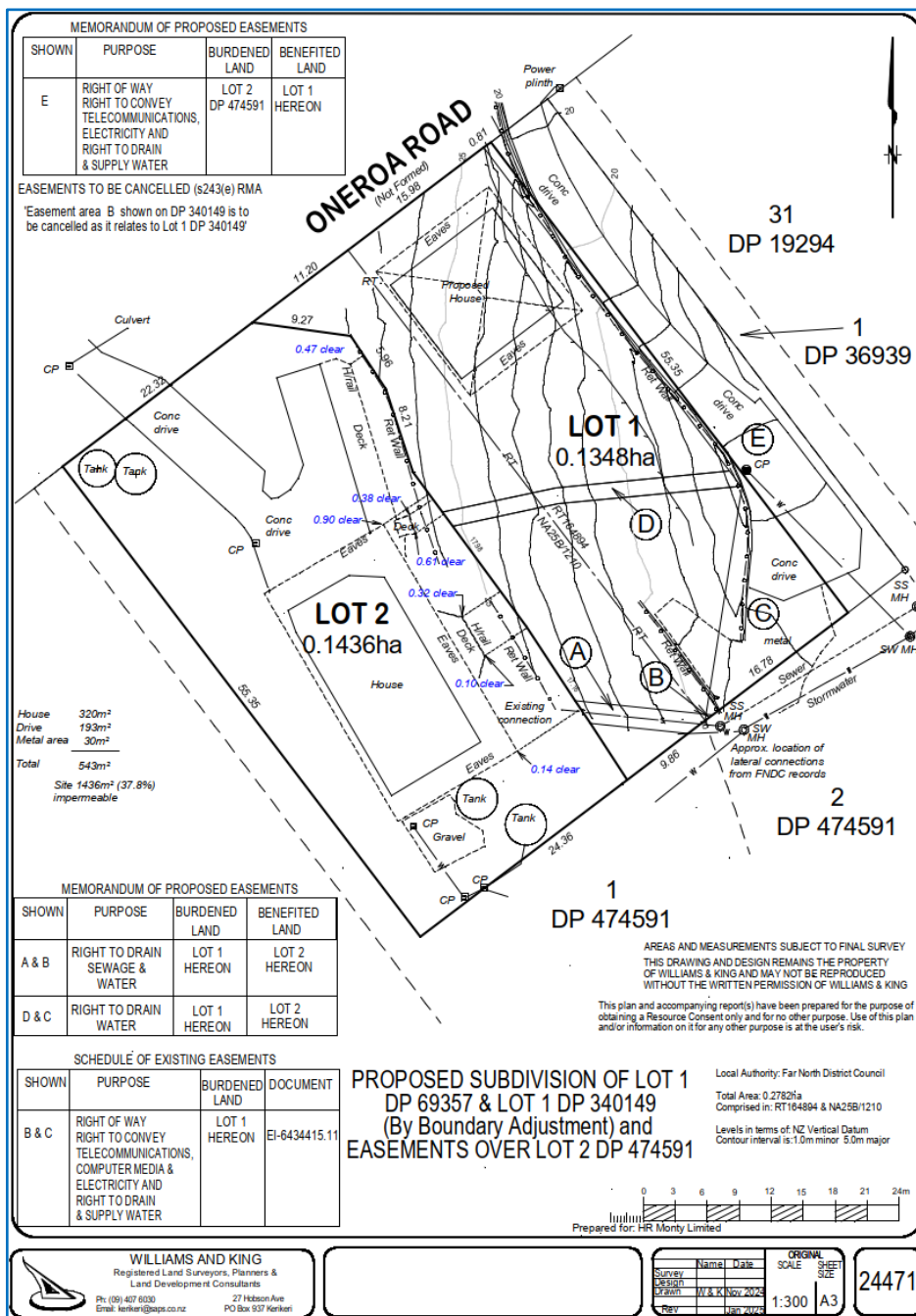


Figure 1: Scheme Plan of Proposed Subdivision.

## 2.2 Vehicle Access

Vehicle access to Lot 1 from Long Beach Road via existing appurtenant easements, and individually to Lot 2 from Oneroa Road will remain as per the current physical arrangements.

To rationalise and tidy up the final easement arrangements, an existing appurtenant easement will be cancelled and replaced with a new easement as shown in the memorandum of proposed easements on the Scheme Plan. Refer to Section 2.3 below.

## 2.3 Section 243(e) Cancellation of Conditional Easement, Memorandum of Easements, and Memorandum of Proposed Easement

Approval is sought to cancel the conditional easement as shown on the Scheme Plan:

- Easement area 'A' shown on DP 340149 (Easement Instrument 6434415.10) is to be cancelled as it relates to Lot 1 DP 340149 (this provides Right of Way and services to Lot 1 DP 340149 from Long Beach Road via a private accessway).

This easement is to be recreated as easement 'E' for the purpose of Right of Way and the Right to Convey Telecommunications, Electricity, and the Right to Drain and Supply Water, over Lot 2 DP 474591 and benefitting proposed Lot 1. This will ensure that the whole of the adjusted Record of Title (i.e. proposed Lot 1) will benefit from the appurtenant easements over Lot 2 DP 474591. Therefore, the proposal includes an application for approval to cancel a conditional easement pursuant to Section 243(e) of the Resource Management Act 1991, as well as to create a new easement over Lot 2 DP 474591.

In addition to the above, easements 'A' and 'B' benefit Lot 2 over Lot 1, to protect the existing sewer connection, and to cover any stormwater discharge in this area.

Easements 'C' and 'D' over Lot 1 also benefit Lot 2 for the purpose of the right to drain water.

## 2.4 Stormwater Management and Existing Impermeable Surfaces

Existing impermeable surface coverage on Lot 2 is outlined in **Table 2** below. Lot 1 will be increasing in size from the existing Record of Title area, with no increase in impermeable surface coverage within the lot area.

Lot Number	Existing Impermeable Coverage (m <sup>2</sup> )	Lot Area (m <sup>2</sup> )	Total (%)
2	543	1436	38

*Table 2: Summary of impermeable surface surfaces.*

Land use consent is sought for the specified coverage of impermeable surfaces on Lot 2, which represents a slight exceedance (approximately 46m<sup>2</sup>) of the permitted activity standard for impermeable surfaces in the Russell Township Zone of the Operative District Plan. Stormwater management on this lot is already in place, and easements are proposed for the right to drain water. No further stormwater management is considered to be necessary.

# 3.0 Application Site Details and Description

## 3.1 Location

The subject land is situated to the south east of Oneroa Road, in the Long Beach area of Russell. The sites comprise the property addresses 67A Long Beach Road and 58 Oneroa Road. Refer to the maps in **Figures 1 and 2**.



Figure 1: Location Map



Figure 2: Cadastral Map

### 3.2 Legal Details

A summary of the Records of Title involved in the subdivision is provided below. Records of Title are attached in **Appendix 2**.

ADDRESS	APPELLATION	RECORD OF TITLE	TITLE AREA	RELEVANT INTERESTS
67A Long Beach Road	Lot 1 DP 340149	164984	928m <sup>2</sup> more or less	<p><u>5729137.1</u> Consent Notice pursuant to Section 221 RMA 1991</p> <p><u>6434415.8</u> Consent Notice pursuant to Section 221 RMA 1991</p> <p>Appurtenant hereto is a right of way, right to convey telecommunications, computer media and electricity and a right to drain and supply water created by Easement Instrument <u>6434415.10</u></p> <p>Subject to rights of way, right to convey telecommunications, computer media and electricity and a right to drain and supply water over part marked B on DP 340149 created by Easement Instrument <u>6434415.11</u></p> <p>The easements created by Easement Instrument 6434415.10 are subject to Section 243(a) RMA 1991</p> <p>Some of the easements created by Easement Instrument <u>6434415.11</u> are subject to Section 243(a) RMA 1991</p> <p><u>11741370.1</u> Surrender of the right of way created by Easement Instrument 6434415.11 as appurtenant to Lot 1 DP 474591</p>
58 Oneroa Road	Lot 1 DP 69357	NA25B/1210	1854m <sup>2</sup> more or less	-

*Table 3: Legal & Address Details of Subject Records of Title*

### 3.3 Site Conditions

The subject sites are residential properties, with Lot 2 being fully developed for this purpose and Lot 1 yet to be built upon. The land slopes to the east, with retaining used to form flat terraces around existing access and buildings. Refer to the Cover Page photograph, and **Photograph 1** below.



*Photograph 1: Vacant grassed / landscaped area on Lot 1, with retained driveway (Easement E on Scheme Plan) below. Existing built development on Lot 2 is visible above the grassed area.*

### 3.4 Recorded Natural Features

The subject site is part of the coastal environment but does not include any areas of high or outstanding natural character, or outstanding natural landscapes or features as recorded in the Regional Policy Statement.

The site is not part of any ecological unit recorded in the Department of Conservation Protected Natural Area mapping. Together with the whole of the Russell Peninsula, the site is mapped as being located within a 'high density' kiwi habitat (indicated by five or more kiwi calls per hour) in Far North Maps "Species Distribution (DoC)" Map.<sup>2</sup> The mapping related to kiwi habitat is a non-statutory document.

## 4.0 District Plan Assessment

### 4.1 Far North District Operative District Plan

The application site is zoned Russell Township and is not subject to any Resource Features. The proposal is assessed against the relevant rules of the Operative District Plan as follows.

#### 4.1.1 Russell Township Zone

Existing development on proposed Lots 1 and 2 is assessed against the relevant Russell Township zone standards below.

Rule	Discussion	Compliance
<b>10.9.5.1 PERMITTED ACTIVITIES</b>		
10.9.5.2 Residential Intensity	One dwelling is present on Lot 1, no change.	Complies
10.9.5.1.5 Building Scale	The net ground floor area of existing buildings on Lot 2 does not exceed 20%. Lot 1 increasing in size.	Complies
10.9.5.1.6 Sunlight	The relationship between the existing buildings on Lot 2 and the proposed boundary between Lots 1 and 2 results in compliance with the permitted activity height in relation to boundary as shown on the Scheme Plan.	Complies
10.9.5.1.7 Stormwater Management	Existing impermeable surface coverage on Lot 2 exceeds the permitted activity standard (35%). Lot 1 is increasing in size.	Does not comply
10.9.5.1.8 Setback from Boundaries	Landscaping retaining walls within 1.2m of the proposed boundary are less than 1.5m in height.	Complies
<b>10.9.5.2 RESTRICTED DISCRETIONARY ACTIVITIES</b>		
10.9.5.2.9 Stormwater Management	Existing impermeable surface coverage on Lot 2 will not exceed 40%.	Complies

<sup>2</sup> A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): Call count monitoring of Northland brown kiwi 2019. Department of Conservation, Whangarei, New Zealand.

#### 4.1.2 Natural & Physical Resources

The proposal does not require earthworks or vegetation clearance. No consents are necessary as part of sections 12.2 or 12.3 for the proposal.

#### 4.1.3 Subdivision

The 'Context' section of the Subdivision chapter states that "boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria", being those listed in Rule 13.7.1.

Rule 13.7.1 (Boundary Adjustments: All Zones ....) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows.

Rule	Discussion	Compliance
(a) there is no change in the number and location of any access to the lots involved	There is no change to existing access to either lot.	Complies
(b) there is no increase in the number of certificates of title	No additional Records of Title will be created.	Complies
(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	Each adjusted lot contains a minimum area of 1,000m <sup>2</sup> and complies.	Complies
(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots	The area of the boundary adjustment is contiguous with the area of the original lots.	Complies
(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal)	The boundary adjustment results in stormwater management infringement for Lot 2.	Does not comply
(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites	Stormwater and wastewater discharges to Council's reticulated systems. Onsite water tanks remain within the Lot 2 boundaries.	Complies
Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10 (should be 13.7.4).	As condition (e) is not met, the application requires consideration under Rules 13.7.2 – 13.7.10.	Refer to assessment below
13.7.2.1 Minimum Area for Vacant New Lots and New Lots Which Already Accommodate Structures	The proposal complies with the controlled standard.	Complies – controlled activity

13.7.2.2 Allotment Dimensions	The dimensions of Lot 1 are increasing. Lot 2 includes an allotment dimension of 14m x 14m that does not encroach into the permitted activity setbacks for the Russell Township Zone (3m from the road and 1.2m from other boundaries) in accordance with controlled activity Rule 13.7.2.2.	Complies – controlled activity
13.7.3 Controlled (Subdivision) Activities: Other Matters to be Taken into Account		
13.7.3.1 Property Access	Refer to Assessment Below.	Complies
13.7.3.2 Natural and Other Hazards	No adverse effects are generated by the boundary adjustment with respect to natural hazards.	Complies
13.7.3.3 Water Supply	Existing on-site collection and storage of water on Lot 2; the same method will be used when Lot 1 is developed.	Complies
13.7.3.4 Stormwater Disposal	Lot 2 is connected to Council's reticulated system, connection to Lot 1 is available. Lot 2 has existing impermeable areas, marginally exceeding the permitted standard of coverage under the Stormwater Management rule. No additional sites are being created.	Complies
13.7.3.5 Sanitary Sewage Disposal	Lot 2 is connected to Council's reticulated system, connection to Lot 1 is available.	Complies
13.7.3.6 Energy Supply	Lot 2 has existing supply. Connection to Lot 1 can be provided at time of development.	Complies
13.7.3.7 Telecommunications		Complies
13.7.3.8 Easements for Any Purpose	Refer to Scheme Plan.	Complies
13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape ...	No relevant features of the subject sites, besides kiwi habitat – no conditions required given existing residential environment.	Complies
13.7.3.10 Access to Reserves and Waterways	Not applicable.	Not applicable
13.7.3.11 Land Use Compatibility	No issues.	Not applicable
13.7.3.12 Proximity to Airports	Not applicable.	Not applicable

#### 4.1.4 Transportation

The proposal has no implication in terms of District Plan rules relating to traffic or car parking, which can be assessed during development stage for Lot 1.

Rule	Discussion	Compliance
<b>15.1.6C.1 PERMITTED ACTIVITIES</b>		
15.1.6C.1.1 Private Accessway in all Zones	There is no new private access required, and no increase in household equivalents or sites using a private accessway. No new vehicle crossing points are required.	Complies.
15.1.6C.1.5 Vehicle crossing standards in Rural ... Zones or 15.1.6C.1.6 Vehicle Crossing Standards in Urban Zones	No new vehicle crossings are proposed.	Complies.
15.1.6C.1.7 General Access Standards	No issues caused by proposed boundary adjustment.	Complies
15.1.6C.1.8 Frontage to Existing Roads	No known issues.	Complies.

#### 4.1.5 Summary of Activity Status under the Far North Operative District Plan

Overall, the proposal has been assessed as a restricted-discretionary activity. The relevant considerations specified in Sections 104, 104C and 106 of the Resource Management Act 1991 are addressed in Sections 5 and 6 of this Report.

#### 4.2 Far North Proposed District Plan

There are no applicable rules with immediate legal effect under the Proposed District Plan.

The application site is zoned Kororāreka Russell Township with a Coastal Environment Overlay in the Far North Proposed District Plan.

The relevant inoperative rules are:

- SUB-R1 (Boundary Adjustment) – whereby a discretionary activity status would be attained as the infringements to the permitted activity zone standards will result (CON-2, SUB-S1).
- KRT-R2 Impermeable Surface Coverage – 35% - discretionary activity as Lot 2 would not comply.
- KRT-S2 Height in relation to boundary – complies.
- KRT-S3 Setback – restricted discretionary activity due to proximity of landscaping retaining walls as “structures”.
- KRT-S5 Building or Structure Coverage – permitted activity.

## 5.0 Assessment of Environmental Effects

*Section 104(1)(a) and (ab) require the consent authority, subject to Part 2 of the Act, to have regard to any actual and potential effects on the environment of allowing the activity and any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.*

*Section 104(2) indicates that a consent authority may disregard an adverse effect of the activity on the environment if a national environmental standard of the plan permits an activity with that effect and Section 104(3)(a)(ii) requires a consent authority to not, when considering an application, have regard to any effect on a person who has given written approval to the application (unless that person has withdrawn the written approval before the date of a hearing or before the application is determined, as set out in 104(4)).*

*Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. The relevant criteria listed under Rules 13.7.3 (Controlled (Subdivision Activities: Other Matters to be Taken Into Account), 10.9.5.2.5 (Sunlight) and 10.9.5.2.9 (Stormwater Management) are also addressed in the following assessment.*

### 5.1 Property Access

Property access from Oneroa Road to the boundary of Lot 2 is already formed as previously described.



Lot 1's frontage to Long Beach Road via existing appurtenant easements and formed concrete access over the lot within easement C (as shown on the Scheme Plan) remains unchanged as a result of the proposal. Internal access and parking arrangements for this lot will be finalised at the time of development.

As the proposal will not generate any additional traffic, and the existing level of traffic can be accommodated by the existing and property access provisions, it is considered that the proposal avoids adverse effects in this regard.

## **5.2 Natural and Other Hazards**

The site is not subject to any mapped hazards as shown on the Northland Regional Council 'Natural Hazard' mapping, the exception being the Yellow Tsunami Evacuation Zone. No adverse effects will arise with respect to natural and other hazards.

## **5.3 Water Supply**

The property is not within the area of benefit for water reticulation, and existing water tanks collect and store rainwater for domestic and potable use on Lot 2. The same method will be used when Lot 1 is developed for residential use, and this can include a storage volume for fire fighting, if required.

No adverse effects with respect to water supply are anticipated.

## **5.4 Stormwater Disposal**

The proposal does not create additional impermeable surfaces, stormwater runoff or discharge, and has no impact on drainage to or from adjoining properties. There will be no impact on the life supporting capacity of soils and have no impact on natural contour or drainage patterns of the site.

The approved amended building consent plan related to BC-2014-391-0-A for additions and alterations to the building on Lot 2 show that channels in the concrete drive discharge to stormwater sumps, and that roof water is collected in water tanks to the south of the building. Discharge is to the Council stormwater drains to the south. With the reticulated stormwater and wastewater connections already established, the proposal does not have any implications in terms of availability of land for effluent and stormwater disposal, and disposal is dependent on soil types.

The extent to which the existing impermeable areas on Lot 2 will exceed the permitted standard equates to approximately 46m<sup>2</sup>. This is considered to be a minor exceedance with negligible impact on total catchment impermeability, and the use of water storage tanks on the property will reduce the rate of runoff.

As such, it is considered that the adjustments to the existing lot boundaries result in only minor increase in the proportion of impermeable surface coverage on Lot 2, and that adverse effects in terms of stormwater quantity and quality will be less than minor.

## **5.5 Sanitary Sewage Disposal**

The existing dwelling on Lot 2 has an existing connection to the Russell Sewerage Scheme, however it is preferred that a new connection to Lot 1 be required at the time that this lot is developed, as this is an existing adjusted Record of Title, and no additional wastewater discharge will be produced as a result of the proposed boundary adjustment. The final design will be submitted as part of a 'Residential Wastewater Connection'.

There is an existing sanitary sewer manhole located on the southern side of Lot 1, and when the new connection to Lot 1 is installed, which will be subject to final design and approval, it is considered that this can be achieved in such a way that avoids and mitigates adverse environmental effects, such that they will be less than minor.

## **5.6 Energy & Telecommunications Supply**

Lot 2 has an existing power and telecommunication supply. Supply to Lot 1 can be made at the development stage, as per the current situation.

## **5.7 Heritage Resources**

The subject sites do not contain any known or mapped heritage resources, archaeological sites or sites of cultural significance. The site is modified through previous land use and building activities. Earthworks are not required to complete the boundary adjustment. The standard Accidental Discovery Protocol can be applied as an advice note within the consent, outlining the procedures to be followed should any archaeological site be inadvertently uncovered, in order to avoid adverse effects on heritage resources.

## **5.8 Ecological Resources**

As noted, the site is not part of any protected natural area that has been mapped by the Department of Conservation but is part of a wider North Island brown kiwi habitat.

The proposed boundary adjustment does not require clearance of indigenous vegetation, and direct adverse effects on flora or habitats are avoided. Likewise, the proposal does not increase expected residential intensity, and potential indirect effects on kiwi habitat. Some advisory notes related to the keeping of pets, for example, that they are kept indoors or caged at night, may be of benefit in terms of kiwi habitat.

## **5.9 Land Use Incompatibility**

The proposal is for a minor adjustment to the shared boundary of existing sites within the Russell Township Zone, and will not result in any change to the established residential use on Lot 2, or the anticipated residential use on Lot 1. As such, it will not result in any adverse effects in relation to land use incompatibility or reverse sensitivity.

## 6.0 Statutory Assessment

Section 104(1)(b) of the Resource Management Act 1991 requires the consent authority, subject to Part 2 of the Act, to have regard to any relevant provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement, a plan or proposed plan, and any other matter the consent authority considers relevant and reasonably necessary to determine the application. Of relevance to the proposed activity are the following documents, which are commented on in the proceeding Sections 6.1 – 6.5 of this Report. This is followed by an assessment of Part 2 of the Act.

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- National Policy Statement for Indigenous Biodiversity
- Regional Policy Statement for Northland
- Operative Far North District Plan
- Proposed Far North District Plan
- Proposed Regional Plan for Northland

### 6.1 National Environmental Standards

#### 6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NESCS”)

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment’s Hazardous Activities and Industries List.<sup>3</sup>

Review of historic aerial photography using Retrolens, and more recent aerial and satellite photography indicates that the sites were undeveloped and in scrub from 1951, until the development began in the 1970s to form the building platform, house and driveway on Lot 2. By 1980, the southern corner of Lot 1 is being modified for the driveway.<sup>4</sup> By 2004, the driveway across Lot 1 has been formalised, and site conditions appear unchanged until Lot 1 has been cleared of scrub in 2022.

Therefore, using Method 6(2) of the NES-CS, using the most up-to date information held by Council, the subject site is not considered to be a ‘piece of land’ in terms of the above regulations.

#### 6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The Northland Regional Council Biodiversity Wetlands mapping does not record any wetland areas within 100m of the subject site. Further, no earthworks, stormwater diversion or discharge are required for the proposal, which has no implications in terms of the above regulations.

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<sup>3</sup> Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 17 December 2024 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

<sup>4</sup> Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

## 6.2 National Policy Statements

### 6.2.1 National Policy Statement for Indigenous Biodiversity (“NPSIB”)

The objective of the above policy statement is set out in 2.1, as copied below:

(1) *The objective of this National Policy Statement is:*

*(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and*

*(b) to achieve this:*

*(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and*

*(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and*

*(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and*

*(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.*

There is no SNA included in the district plan, or as identified in a policy statement of plan. The 17 listed policies set out to achieve this objective, and of most relevant to this proposal is Policy 8:

*Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.*

Part 3 guides the implementation of the NPSIB. Of relevance is the following approach to implementing the NPSIB.

#### *3.16 Indigenous biodiversity outside SNAs*

*(1) If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

Effects Management Hierarchy is defined as follows:

*effects management hierarchy means an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:*

*(a) adverse effects are avoided where practicable; then*

*(b) where adverse effects cannot be avoided, they are minimised where practicable; then*

*(c) where adverse effects cannot be minimised, they are remedied where practicable; then*

*(d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then*

*(e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then*

*(f) if biodiversity compensation is not appropriate, the activity itself is avoided.*

The proposed boundary adjustment does not necessitate the clearance of indigenous vegetation.

The site is part of a wider high density kiwi habitat, which extends over all of Russell. Other indigenous birdlife, such as North Island weka, are also known to inhabit the Russell township area. Given that there is an established residential use on Lot 1, and no additional Records of Title are created by the proposal, the proposal will not result in any adverse effects on habitat. Some advisory notes related to the keeping of pets, for example, that they are kept indoors or caged at night, may be of benefit. It is therefore considered that the proposal is consistent with the above National Policy Statement.

### 6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides an overview of resource management issues and gives objectives, policies, and methods to achieve integrated management of natural and physical resources of the region.

The subject site is in the coastal environment, but does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character. Relevant policies from the RPS are addressed beneath the applicable heading below.

In terms of Policy 4.4.1 – Maintaining and protecting significant ecological areas and habitats – the relevant policy requires adverse effects of subdivision, use and development to be avoided, remedied or mitigated so that they are no more than minor, on threatened or at risk indigenous taxa, significant areas of indigenous fauna, amongst other listed natural areas and habitats.

The site is part of a Russell-wide high-density kiwi habitat. Some advisory notes to reduce the risk of predation of North Island brown kiwi and other indigenous birdlife can be applied. The proposal will not result in any direct adverse effects on natural areas and habitats.

Policy 5.1.1 – Planned and coordinated development, requires co-ordinated location, design and building or subdivision, use and development. Relevant matters are listed under (a), (c), (e), (f), (g) and (h). These matters have been considered in preceding sections of this report. In particular, the proposed boundary adjustment maintains sufficient adjusted Record of Title sizes, does not create any additional Records of Title, does not require any new infrastructure, and has no implications in terms of this policy. No change of the existing or anticipated land use on the adjusted Records of Title will result from the proposal. The site is not a primary production zone, does not contain highly versatile soils, and there is no reduction in the potential for soil-based primary production.

### 6.4 Objectives and Policies – Far North Operative District Plan

The objectives and policies of the Coastal Environment, Russell Township Zone and Subdivision Sections of the Operative District Plan are relevant to this proposal. The proposal meets the controlled activity standards of the relevant subdivision rules, however, is a restricted discretionary activity overall as a result of the stormwater management infringement arising from the adjusted boundary. As a restricted discretionary activity, where the relevant matters over which Council has retained the exercise of its discretion have been adequately addressed, the proposed activity can be considered consistent with the relevant objectives and policies of the Coastal Environment and Russell Township Zone.

### 6.5 Objectives and Policies - Far North Proposed District Plan

Relevant objectives and policies are set out under the chapters ‘Kororāreka Russell Township Zone’, ‘Coastal Environment’ and ‘Subdivision’ and are commented on below, and it is concluded that the proposal will be consistent with the relevant strategies.

COASTAL ENVIRONMENT	
<b>Objectives</b>	
<i>CE-O2 and use and subdivision in the coastal environment:</i> <i>a. preserves the characteristics and qualities of the natural character of the coastal environment;</i> <i>b. is consistent with the surrounding land use;</i>	The proposed boundary adjustment preserves the current level of natural character, and is an existing residential development within an urban zone.

<ul style="list-style-type: none"> <li>c. does not result in urban sprawl occurring outside of urban zones;</li> <li>d. promotes restoration and enhancement of the natural character of the coastal environment; and</li> <li>e. recognises tangata whenua needs for ancestral use of whenua Māori.</li> </ul>	
<p>CE-O3 Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.</p>	<p>There is no change to the scale or intensity of existing and future built development as a result of the boundary adjustment.</p>
<p><b>Policies</b></p>	
<p>CE-P3 Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as:</p> <ul style="list-style-type: none"> <li>a. outstanding natural character;</li> <li>b. ONL;</li> <li>c. ONF.</li> </ul>	<p>The proposal does not generate any significant or other adverse effects on the characteristics and qualities of the coastal environment.</p>
<p>CE-P4 Preserve the visual qualities, character and integrity of the coastal environment by:</p> <ul style="list-style-type: none"> <li>a. consolidating land use and subdivision around existing urban centres and rural settlements; and</li> <li>b. avoiding sprawl or sporadic patterns of development.</li> </ul>	<p>The proposal meets this policy, as it is a boundary adjustment, being neither sprawling nor sporadic.</p>
<p>CE-P5 Enable land use and subdivision in urban zones within the coastal environment where:</p> <ul style="list-style-type: none"> <li>a. there is adequacy and capacity of available or programmed development infrastructure; and</li> <li>b. the use is consistent with, and does not compromise the characteristics and qualities.</li> </ul>	<p>Existing infrastructure is provided to Lot 2 and available for Lot 1.</p>
<p>CE-P10 Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and 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:</p> <ul style="list-style-type: none"> <li>a. the presence or absence of buildings, structures or infrastructure;</li> <li>b. the temporary or permanent nature of any adverse effects;</li> <li>c. the location, scale and design of any proposed development;</li> <li>d. any means of integrating the building, structure or activity;</li> <li>e. the ability of the environment to absorb change;</li> <li>f. the need for and location of earthworks or vegetation clearance;</li> <li>g. the operational or functional need of any regionally significant infrastructure to be sited in the particular location;</li> <li>h. any viable alternative locations for the activity or development;</li> <li>i. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6;</li> <li>j. the likelihood of the activity exacerbating natural hazards;</li> <li>k. the opportunity to enhance public access and recreation;</li> <li>l. the ability to improve the overall quality of coastal waters; and</li> <li>m. any positive contribution the development has on the characteristics and qualities.</li> </ul>	<p>The proposal is based on the existing arrangement of buildings and infrastructure and the anticipated building site on the vacant lot, and therefore avoids adverse effects. It provides a more rational layout for the adjusted sites and improves the building site for Lot 1. No effects in relation to the listed matters and features will arise.</p>
<p><b>KORORĀREKA RUSSELL TOWNSHIP ZONE</b></p>	
<p><b>Objectives</b></p>	
<p>KRT-O2 Land use and subdivision in the Kororāreka Russell Township zone recognises and protects the</p>	<p>The existing land use activity is established on Lot 2 – no impacts on natural character, landscape, historic</p>

<i>natural character, landscape, historic heritage, amenity and cultural values of the site and surrounding area.</i>	heritage, amenity or cultural values will arise. The adjusted Lot 1 will need to take into account the specific zone rules at the time that it is developed.
<i>KRT-O4 Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure.</i>	The existing land use activity is established on Lot 2. Adjusted Lot 1 has available access and services.
<i>KRT-O5 Land use and subdivision in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments.</i>	The relationship between the existing land use activities within the site, and with other surrounding land, is established. No adverse amenity effects will arise.
<b>Policies</b>	
<b>KRT-P1</b> <i>(a) Enable land use and subdivision in the Kororāreka Russell Township zone where:</i> <i>(b) landscaping and areas of open space are maintained around buildings on the site;</i> <i>(c) it is consistent with scale, character and design anticipated in the surrounding residential environment;</i> <i>(d) there is appropriate infrastructure to support residential and non-residential development;</i> <i>(e) heritage resources are protected; and</i> <i>(f) values of coastal environment and High Natural Character are recognised and protected.</i>	Each adjusted lot will retain private open space with established landscaping, and is or can be appropriately serviced with utility connections. There will be no increase in the scale of existing or possible residential use, and no change to the character or design of existing buildings. Heritage resources are not affected. There are no High Natural Character areas within the subject land.
<b>KRT-P2</b> <i>Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated services to the boundary of each lot:</i> <i>a. telecommunications;</i> <i>i. fibre where it is available; or</i> <i>ii. copper where fibre is not available;</i> <i>b. local electricity distribution network; and</i> <i>c. wastewater, portable water and stormwater where they are available.</i>	Lot 2 is serviced. Lot 1 can have these connections made available at the building consent stage. This is considered to be appropriate despite this policy, as Lot 1 is an existing adjusted site.
<b>KRT-P6</b> <i>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:</i> <i>a. the public benefit of the proposed activity;</i> <i>b. the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation;</i> <i>c. any adverse effects on the character and amenity of adjacent zones;</i> <i>d. the temporary or permanent nature of any adverse effects;</i> <i>e. the need for and location of earthworks and vegetation clearance;</i> <i>f. the provision of low impact design principles; and</i> <i>g. the likelihood of the activity creating or exacerbating a natural hazard.</i> <i>a. the protection of:</i> <i>i. historic heritage;</i> <i>ii. Indigenous biodiversity;</i> <i>iii. the natural character of the coastal environment and margins of wetlands, lakes and rivers;</i> <i>iv. landforms;</i> <i>v. sites and areas of significance to Māori and cultural values; and</i> <i>vi. identified and potential public access corridors and esplanade reserves;</i> <i>b. provision for areas of open space and outdoor living space;</i> <i>c. provision of landscaping, screening and planting;</i> <i>d. consistency with the design, character, scale and amenity of the surrounding residential environment;</i>	<ul style="list-style-type: none"> <li>• No public impacts will arise from the proposed activity.</li> <li>• The siting and design of existing buildings will remain unchanged. No change to access will arise.</li> <li>• No adverse effects on the character and amenity of the area will arise.</li> <li>• No earthworks are required.</li> <li>• No additional stormwater discharges will occur.</li> <li>• The activity will not exacerbate natural hazards (flooding).</li> <li>• No impacts on historic heritage, water bodies, landforms, cultural features, esplanade areas will arise.</li> <li>• Indigenous biodiversity, natural character of the coastal environment can be retained at its current level, taking into account that no additional sites are created.</li> <li>• The existing design and layout of open space and outdoor living areas will be used.</li> <li>• Existing household planting is established.</li> <li>• No change will arise in terms of consistency with the surrounding residential environment.</li> <li>• No change in terms of privacy, shading, visual dominance will occur.</li> </ul>

<ul style="list-style-type: none"> <li>e. level of privacy, visual dominance and shading effects on adjoining sites;</li> <li>f. protection of pedestrian scale, layout and development within Kororāreka Russell;</li> <li>g. sunlight and daylight access;</li> <li>h. the adequacy of available or programmed development infrastructure;</li> <li>i. level of integration with other activities within the zone;</li> <li>j. hours of operation;</li> <li>k. provision for car parking;</li> <li>l. integration and connectivity within the surrounding road network;</li> <li>m. the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting;</li> <li>n. community well-being, health and safety;</li> <li>o. number of planned or potential people on site;</li> <li>p. any site constraints or natural hazard mitigation; and</li> <li>q. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</li> </ul>	
<p><b>SUBDIVISION</b></p>	
<p><b>Objectives</b></p>	
<p><i>SUB-O1</i> Subdivision results in the efficient use of land, which:</p> <ul style="list-style-type: none"> <li>a. achieves the objectives of each relevant zone, overlays and district wide provisions;</li> <li>b. contributes to the local character and sense of place;</li> <li>c. avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate;</li> <li>d. avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located;</li> <li>e. does not increase risk from natural hazards or risks are mitigates and existing risks reduced; and</li> <li>f. manages adverse effects on the environment.</li> </ul>	<p>The proposal provides for the existing residential dwelling as well as an existing vacant lot, and is an efficient use of the land as per the listed objectives.</p>
<p><i>SUB-O3</i> Infrastructure is planned to service the proposed subdivision and development where:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.</li> </ul>	<p>Existing infrastructure already in place for Lot 2, infrastructure is available for future connection to Lot 1.</p>
<p><b>Policies</b></p>	
<p><i>SUB-P1</i> Enable boundary adjustments that:</p> <ul style="list-style-type: none"> <li>a. do not alter: <ul style="list-style-type: none"> <li>i. the degree of non compliance with District Plan rules and standards;</li> <li>ii. the number and location of any access; and</li> <li>iii. the number of certificates of title.</li> </ul> </li> <li>b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.</li> </ul>	<p>The proposal predominantly meets this policy, however, is a discretionary activity overall due to the land use infringements arising from the adjusted boundary.</p>
<p><i>SUB-P3</i> Provide for subdivision where it results in allotments that:</p> <ul style="list-style-type: none"> <li>a. are consistent with the purpose, characteristics and qualities of the zone;</li> <li>b. comply with the minimum allotment sizes for each zone;</li> </ul>	<p>The adjusted lots meet the minimum controlled lot sizes. Each lot has legal frontage to a formed public road.</p>



<p>c. <i>have an adequate size and appropriate shape to contain a building platform; and</i>  d. <i>have legal and physical access.</i></p>	
<p><i>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</i></p>	<p>No infringements of other District Wide matters have been identified.</p>
<p><i>SUB-P6 Require infrastructure to be provided in an integrated and comprehensive manner by:</i>  a. <i>demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and</i>  b. <i>ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.</i></p>	<p>Servicing is established for the existing dwelling. As Lot 1 is an existing adjusted site there will be no additional demand for any service infrastructure.</p>
<p><i>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:</i>  a. <i>consistency with the scale, density, design and character of the environment and purpose of the zone;</i>  b. <i>the location, scale and design of buildings and structures;</i>  c. <i>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;</i>  d. <i>managing natural hazards;</i>  e. <i>Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</i>  f. <i>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</i></p>	<p>As discussed above, adverse effects are largely avoided, given the nature of the proposal as a boundary adjustment.</p>

## 6.6 Regional Plans

### Proposed Regional Plan for Northland (February 2024)

No consents are considered necessary for the proposed boundary adjustment under the Proposed Regional Plan.

## 6.7 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to the relevant purpose and principles of Part 2 of the Resource Management Act 1991 is given below.

### **PART 2 PURPOSE AND PRINCIPLES**

#### **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 wellbeing 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.

#### **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:*

- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (h) *the management of significant risks from natural hazards.*

#### **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-*

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

#### **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 proposed boundary adjustment is considered to represent sustainable management of natural and physical resources as it improves the layout of the sites to suit the existing and proposed built development, without creating any additional Records of Title. No land alteration or disturbance is required, therefore there is no impact on any natural or physical resources. Vegetation disturbance and earthworks are not proposed, and further, the proposal does not facilitate any additional development. Therefore, the life supporting capacity of soil, ecosystems and water quality can be safeguarded.

There are no implications in terms of matters of national importance – no direct or indirect adverse effects on habitats of indigenous fauna will arise, and no new adverse effects in terms of natural hazards have been identified.

The relevant matters listed under Section 7 have been given regard to, as the proposal uses existing vehicle access points, does not increase the number of Records of Titles and will not detract from the quality of the environment.

The proposal has no known implications in terms of the Treaty of Waitangi.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991.

## **7.0 Consultation & Notification Assessment**

### **7.1 Public Notification**

**Step 1:** Public notification is not required in terms of the criteria listed in 95A(3).

**Step 2:** Public notification is not precluded in terms of 95A(5).

**Step 3:** There are no relevant rules that require public notification. Section 95A(8)(b) requires Council to assess, in accordance with section 95D, whether the activity will have or is likely to have adverse effects on the environment that are more than minor. Section 95D directs Council, among other things, to disregard any effects on persons who own or occupy the application site and any adjacent land; and allows adverse effects of activities permitted by a rule or national environmental standard to be disregarded.

As outlined in Section 5 of this report, it is submitted that the potential adverse effects of the proposal will not be more than minor. The application can therefore proceed without being publicly notified.

**Step 4:** No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

## 7.2 Limited Notification

**Step 1:** There are no affected customary rights groups in terms of Section 95B(2)(a). The proposed activity is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

**Step 2:** Limited notification is not precluded in terms of Section 95B(6).

**Step 3:** In terms of 95B(8) an assessment has been undertaken in accordance with section 95E. No person is considered to be an affected person as:

- The proposed boundary adjustment will not produce any additional traffic.
- No new land use activities are introduced, and reverse sensitivity or land use incompatibility effects are avoided.
- There will be no change to the amenity values or residential / coastal character of the existing environment.
- No additional wastewater or stormwater discharges are proposed. Despite there being a minor exceedance of the impermeable surface coverage permitted on Lot 2, the stormwater runoff generated by these impermeable surfaces is already managed, with easements being proposed to cover the necessary drainage paths.

As summarised above, it is considered that no person will be an adversely affected person, and that limited notification is not required.

**Step 4:** There are no special circumstances that warrant notification of the application to any other person.

## 7.3 Summary of Notification Assessment

As outlined above, it is considered that the proposal achieves the statutory criteria to be processed on a non-notified basis.

## 8.0 Conclusion

In terms of section 104 and 104C of the Resource Management Act 1991, we consider that:

- Considering the matters over which discretion is restricted in the Operative District Plan, the adverse effects on the environment resulting from the proposed activity will be less than minor.
- The proposal is consistent with the relevant objectives and policies of the Operative District Plan.
- The proposal is consistent with the relevant objectives and policies of the Proposed District Plan.
- The proposal is not contrary to the Regional Policy Statement for Northland or the National Policy Statement for Indigenous Biodiversity.
- The proposal is in accordance with the Purpose and Principles of the Resource Management Act 1991.

We also note that:

- No written approvals have been sought as it is considered that there are no persons who will be adversely affected by the proposed activity.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

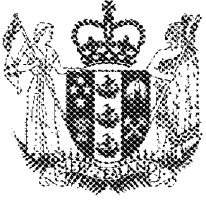


Signed .....  
Natalie Watson,  
Resource Planner

Date: 28 January 2025  
WILLIAMS & KING  
Kerikeri

## 9.0 Appendices

- Appendix 1** Scheme Plan
- Appendix 2** Records of Title



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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA25B/1210**  
**Land Registration District** **North Auckland**  
**Date Issued** 16 October 1973

**Prior References**

NA1118/116                      NA5A/1366

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**Estate**                      Fee Simple  
**Area**                        1854 square metres more or less  
**Legal Description**      Lot 1 Deposited Plan 69357

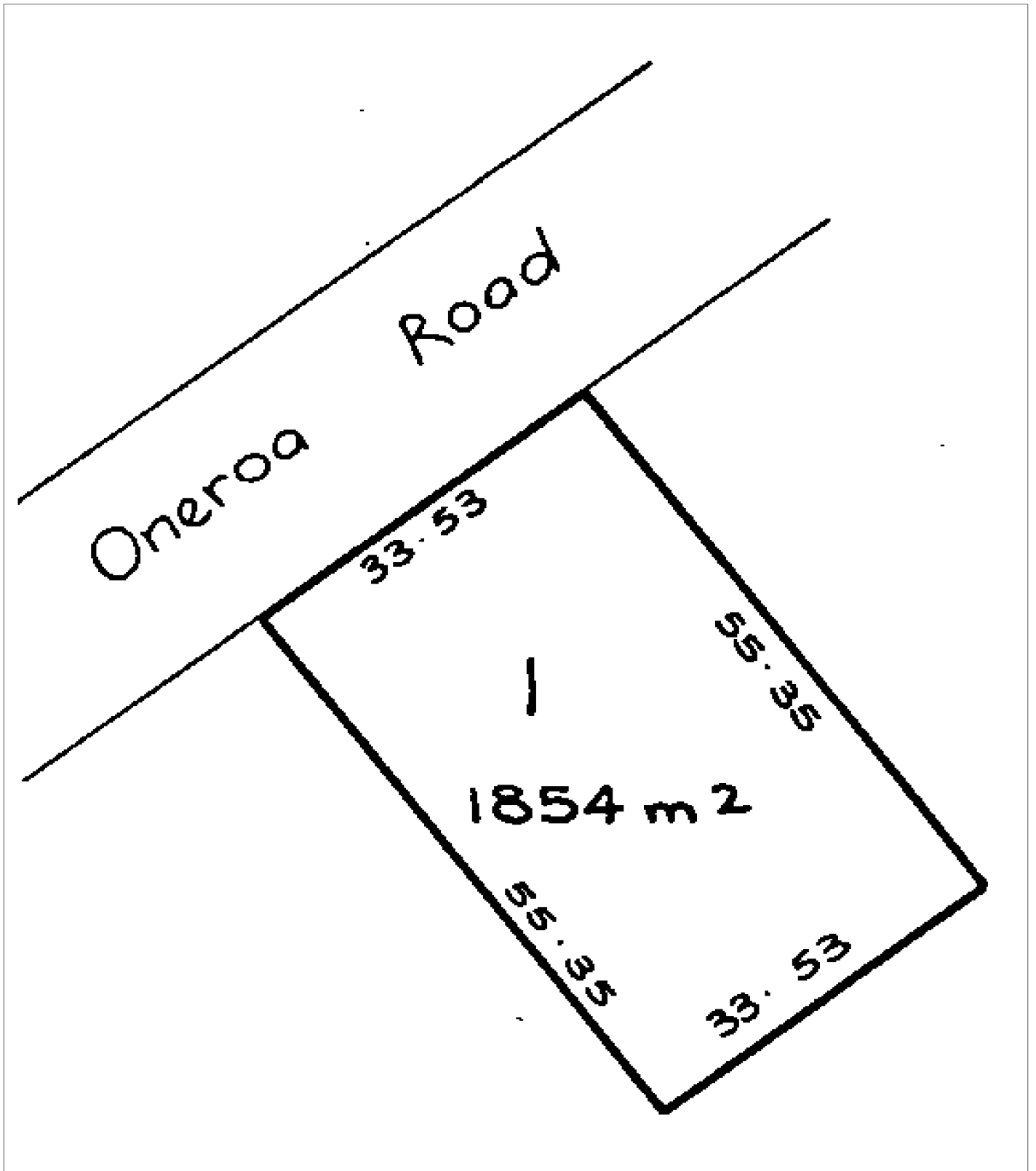
**Registered Owners**

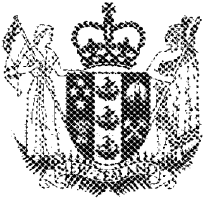
Christopher Paul Stanley Calcott and Shan Mair Calcott

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**Interests**

Subject to Section 402 (e) Counties Amendment Act 1956  
9069817.2 Mortgage to ANZ National Bank Limited - 28.5.2012 at 11:23 am  
12396362.1 Variation of Mortgage 9069817.2 - 11.3.2022 at 1:46 pm





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



**Identifier** **164894**  
**Land Registration District** **North Auckland**  
**Date Issued** 25 May 2005

**Prior References**

105214 NA30A/1410 NA38A/907

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**Estate** Fee Simple  
**Area** 928 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 340149

**Registered Owners**

HR Monty Limited

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**Interests**

5729137.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.9.2003 at 9:00 am

6434415.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.5.2005 at 9:00 am

Appurtenant hereto is a right of way, right to convey telecommunications, computer media and electricity and a right to drain and supply water created by Easement Instrument 6434415.10 - 25.5.2005 at 9:00 am

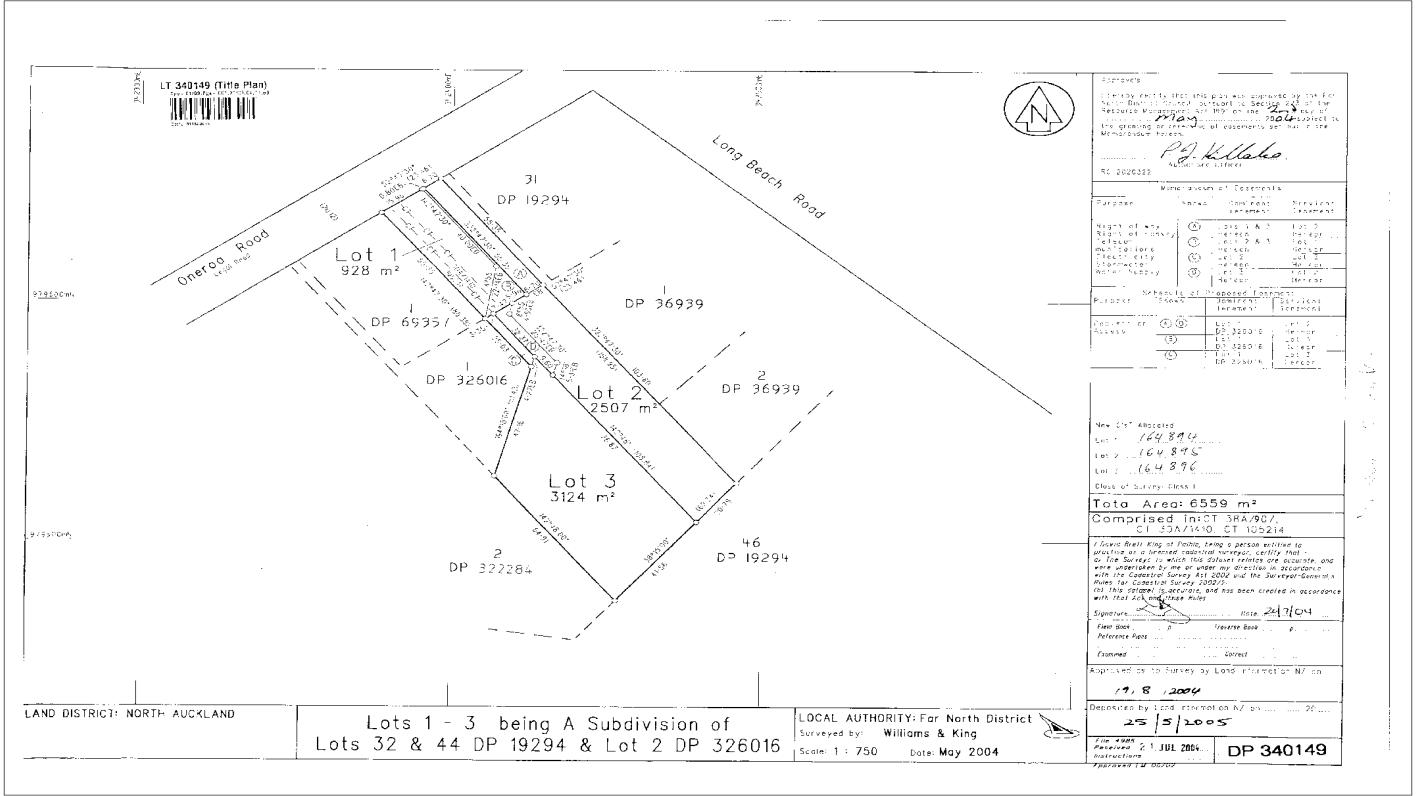
The easements created by Easement Instrument 6434415.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to rights of way, right to convey telecommunications, computer media and electricity and a right to drain and supply water over part marked B on DP 340149 created by Easement Instrument 6434415.11 - 25.5.2005 at 9:00 am

Some of the easements created by Easement Instrument 6434415.11 are subject to Section 243 (a) Resource Management Act 1991

11741370.1 Surrender of the right of way created by Easement Instrument 6434415.11 as appurtenant to Lot 1 DP 474591 - 15.2.2021 at 9:38 am

12075070.1 Mortgage to ANZ Bank New Zealand Limited - 7.4.2021 at 9:36 am







# FAR NORTH DISTRICT COUNCIL

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 : CONSENT NOTICE

**CONO 5729137.1 Cons**

Cpy - 01/01, Pgs - 001, 15/09/03, 08:04



DocID: 311066215

**REGARDING** The subdivision of  
Lots 1 & 2 being a subdivision  
of Lots 42 and 43 DP 19294  
North Auckland Registry.

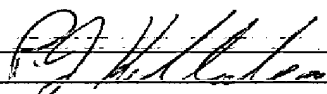
PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate Certificates of Title.

### SCHEDULE

The following are to be registered on the Certificate of Title for Lot 2

1. That any dwelling constructed will require specifically designed foundations and sub floor prepared by a registered engineer. Such design shall be submitted with any building consent application for a dwelling.
2. Prior to the issue of building consents utilising right of way B to gain access, the owner is to upgrade the carriageway on rights of way B ( shown on DP 203602) & A hereon to provide a 3.5 metre wide sealed or concreted carriageway width. The formation is to include a curbed or concreted dish channel drain to control stormwater runoff and discharge the stormwater into the reticulated stormwater system at the north -western corner of Lot 1.

SIGNED:

  
by the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *18th* day of *September* 2000

RC 2000748  
SRMICERT\3smythe221



# FAR NORTH DISTRICT COUNCIL

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 : CONSENT NOTICE

CONO 6434415.8 Consen

Cpy - 01/01, Pgs - 001, 22/06/06, 16:27



DocID: 311946940

REGARDING RC 2020322


The subdivision of Lots 32 & 44 DP 19294 & Lot 2 DP 326016  
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of the affected allotments.

### SCHEDULE

- That any dwelling constructed on Lot 1, 2 or 3 will require specifically designed foundations and sub-floor prepared by a registered engineer. The design shall be submitted with any building consent application for a dwelling.
- Prior to the issue of a building consent for Lot 3 utilising right of way B on DP 326016 to gain access, the owner is to upgrade the carriageway on rights of way A & B on DP 326016 to provide a 3.5 metre wide sealed or concreted carriageway width. The formation is to include a curbed or concreted dish channel drain to control stormwater runoff and discharge the stormwater into the reticulated stormwater system at the north western corner of Lot 1 DP 326016.

SIGNED:

  
by the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 23<sup>rd</sup> day of March 2005

RC2020322

Approved by Registrar-General of Land under No. 2002/6055

**Easement instrument to grant easement or profit à prendre, or create land covenant**

Sections 90A and 90F, Land Transfer Act 1952

**EI 6434415.10 Easement**

DocID: 311945944  
Cpy - 01/01, Pgs - 003, 22/06/06, 16:27



Land registration district

**NORTH AUCKLAND**

Grantor

Surname(s) must be underlined or in CAPITALS.

**David Laing SMYTHE**

Grantee

Surname(s) must be underlined or in CAPITALS.

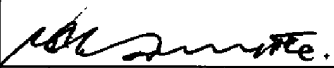
**Winslow Group Limited and David Laing SMYTHE**


**Grant\* of easement or profit à prendre or creation or covenant**

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

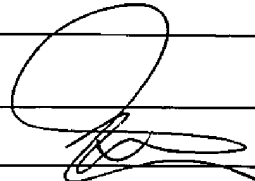
Dated this 28th day of April 2005

Attestation

 Signature [common seal] of Grantor	Signed in my presence by the Grantor and Grantee.
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation <b>SUZANNE JOAN WOOLDRIDGE</b> <b>SOLICITOR</b> <b>KERIKERI</b> Address

 KEVIN ANDERSON - DIRECTOR Signature [common seal] of Grantee	Signed in my presence by the Grantee
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation <b>Elizabeth Rabier</b> <b>Solicitor</b> <b>AUCKLAND</b> Address

Certified correct for the purposes of the Land Transfer Act 1952.

  
 [Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055  
**Annexure Schedule 1**



Easement instrument

Dated

28<sup>th</sup> April 2005

Page

1

of

2

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>Right of Way, Right to Convey Telecommunications and Computer Media, Electricity, Right to Drain water, Water Supply</b>	A on DP 340149	Lot 2 on DP 340149 (CT 164895)	Lots 1 (CT 164894) and 3 (CT 164896) on DP 340149
	C on DP 340149	Lot 3 on DP 340149 (CT 164896)	Lot 2 on DP 340149 (CT 164895)
	D on DP 340149	Lot 2 on DP 340149 (CT 164895)	Lot 3 on DP 340149 (CT 164896)
<b>Right of Way</b>	A and D on DP 340149	Lot 2 on DP 340149 (CT 164895)	Lot 1 DP 326016 (CT 105213)
	C on DP 340149	Lot 3 on DP 340149	Lot 1 DP 326016

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.  
 Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] [negatived] [added to] or [substituted] by:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.  
 Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 28<sup>th</sup> April 2005

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

- A. The implied rights and powers in clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002 are varied by inserting as clause 11(5):  
  
"Any maintenance, repair or replacement of the right of way, right to convey water, telecommunications and computer media, electricity and the right to drain water on the servient or dominant land that is necessary because of any act or omission by the Defaulting Party, its successors, or assigns, or administrators, or executives (which includes agents, employees, contractors, subcontractors and invitees of that Defaulting Party) must be carried out promptly by the Defaulting Party and at that Defaulting Party's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that Defaulting Party responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule)."
- B. The implied rights and powers in clause 1 and clauses 11 to 14 of the Fourth Schedule to the Land Transfer Regulations 2002 shall apply to all easements in this Easement Certificate.
- C. Notwithstanding clause B above, the rights of way specified in schedule B below are limited to pedestrian access.

**SCHEDULE B**

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way	A and D on DP 340149	Lot 2 on DP 240149 (CT 164895)	Lot 1 DP 326016 (CT 105213)
	C on DP 340149	Lot 3 on DP 340149 (CT 164896)	Lot 1 DP 326016 (CT 105213)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Approved by Registrar-General of Land under No. 2002/6055

**Easement instrument to grant easement or profit à prendre, or create land covenant**

Sections 90A and 90F, Land Transfer Act 1952

**EI 6434415.11 Easement**

Cpy - 01/01, Pgs - 003, 22/08/05, 18:27



DocID: 311946946



Land registration district

**NORTH AUCKLAND**

Grantor

Surname(s) must be underlined or in CAPITALS.

**Winslow Group Limited**

Grantee

Surname(s) must be underlined or in CAPITALS.

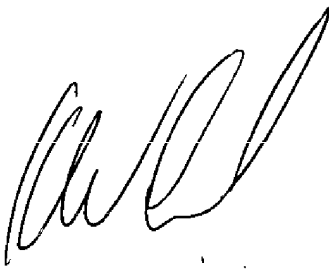
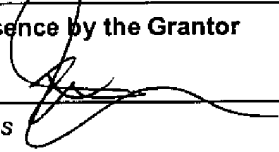
**David Laing SMYTHE**

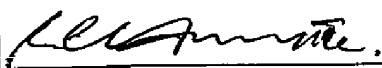
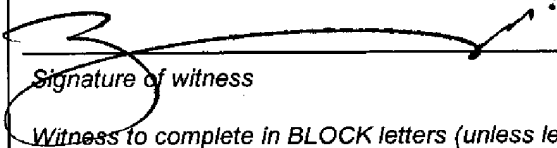
**Grant\* of easement or profit à prendre or creation or covenant**

**The Grantor**, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).


Dated this 26<sup>th</sup> day of APRIL 2005

**Attestation**

 KEVIN ANDERSON - DIRECTOR	Signed in my presence by the Grantor
	Signature of witness 
Signature [common seal] of Grantor	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Elizabeth Rabier Solicitor Address AUCKLAND

	Signed in my presence by the Grantee
	Signature of witness 
Signature [common seal] of Grantee	Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation SUZANNE JOAN WOOLDRIDGE SOLICITOR Address KERIKERI

Certified correct for the purposes of the Land Transfer Act 1952.

  
[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.



Easement instrument

Dated

28<sup>th</sup> April 2005

Page

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of

2

pages

**Schedule A**

*(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>Right of Way, Right to Convey Telecommunications and Computer Media, Electricity, Right to Drain water, Water Supply</b>	<b>B on DP 340149</b>	<b>Lot 1 on DP 340149 (CT 164894)</b>	<b>Lots 2 (CT 164895) and 3 (CT 164896) on DP 340149</b>
<b>Right of Way</b>	<b>B on DP 340149</b>	<b>Lot 1 on DP 340149 (CT 164894)</b>	<b>Lot 1 on DP 326016 (CT 105213)</b>

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

*Delete phrases in [ ] and insert memorandum number as required.  
 Continue in additional Annexure Schedule if required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are **[varied]** ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

*Delete phrases in [ ] and insert memorandum number as required.  
 Continue in additional Annexure Schedule if required.*

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

**All signing parties and either their witnesses or solicitors must sign or initial in this box**

**Annexure Schedule**



Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 28<sup>th</sup> April 2005

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

A. The implied rights and powers in clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002 are varied by inserting as clause 11(5):

"Any maintenance, repair or replacement of the right of way, right to convey water, telecommunications and computer media, electricity and the right to drain water on the servient or dominant land that is necessary because of any act or omission by the Defaulting Party, its successors, or assigns, or administrators, or executives (which includes agents, employees, contractors, subcontractors and invitees of that Defaulting Party) must be carried out promptly by the Defaulting Party and at that Defaulting Party's sole cost. Where the act or omission is the partial cause of the maintenance, repair or replacement, the costs payable by that Defaulting Party responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with Clause 11 of the Fourth Schedule)."

B. The implied rights and powers in clause 1 and clauses 11 to 14 of the Fourth Schedule to the Land Transfer Regulations 2002 shall apply to all easements in this Easement Certificate.

C. Notwithstanding clause B above, the rights of way specified in schedule B below are limited to pedestrian access.

**SCHEDULE B**

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
<b>Right of Way</b>	<b>B on DP 340149</b>	<b>Lot 1 on DP 340149 (CT 164894)</b>	<b>Lot 1 DP 326016 (CT 105213)</b>

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

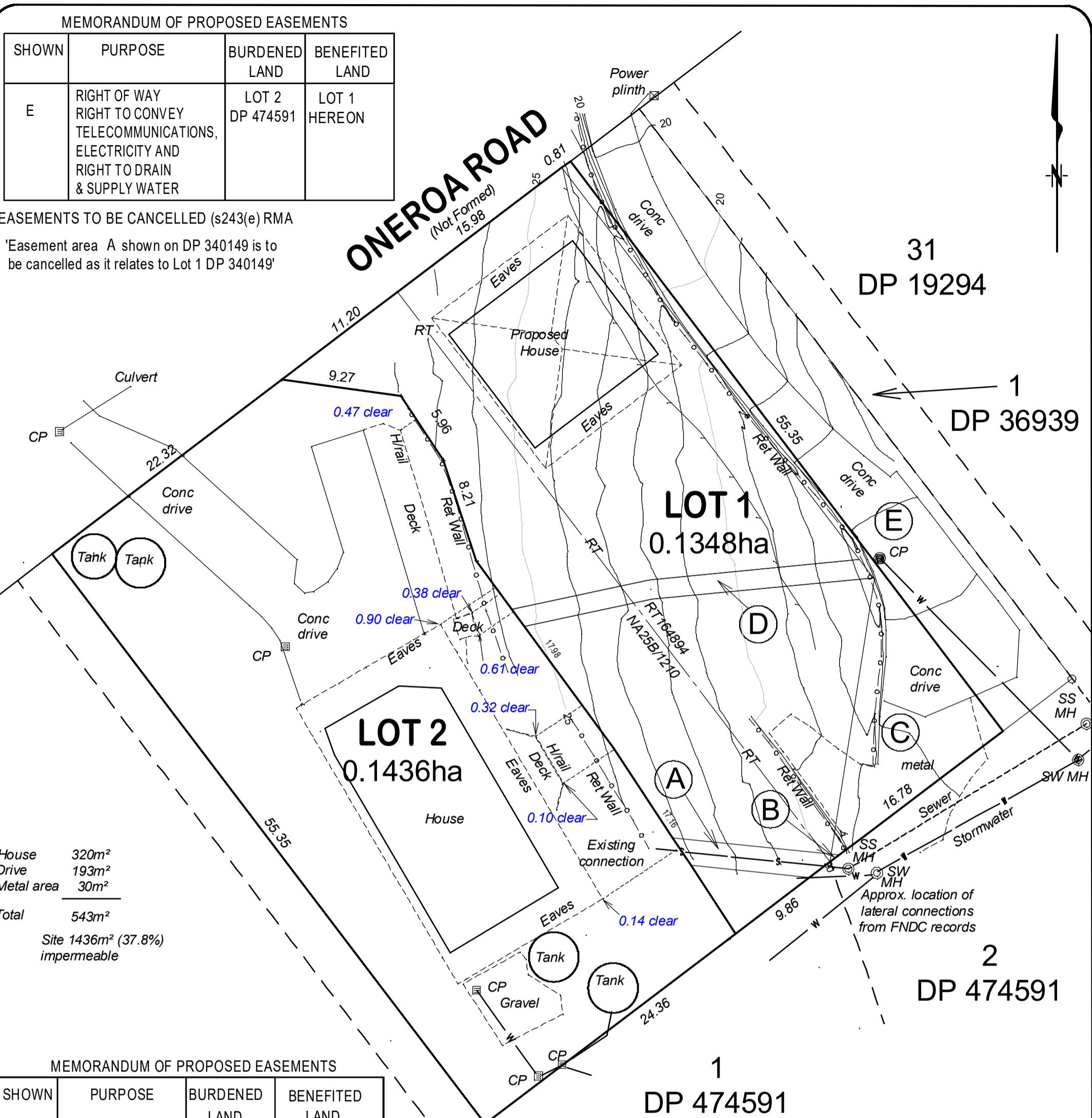


MEMORANDUM OF PROPOSED EASEMENTS

SHOWN	PURPOSE	BURDENED LAND	BENEFITED LAND
E	RIGHT OF WAY RIGHT TO CONVEY TELECOMMUNICATIONS, ELECTRICITY AND RIGHT TO DRAIN & SUPPLY WATER	LOT 2 DP 474591	LOT 1 HEREON

EASEMENTS TO BE CANCELLED (s243(e) RMA

'Easement area A shown on DP 340149 is to be cancelled as it relates to Lot 1 DP 340149'



House	320m <sup>2</sup>
Drive	193m <sup>2</sup>
Metal area	30m <sup>2</sup>
<b>Total</b>	<b>543m<sup>2</sup></b>
Site 1436m <sup>2</sup> (37.8%) impermeable	

MEMORANDUM OF PROPOSED EASEMENTS

SHOWN	PURPOSE	BURDENED LAND	BENEFITED LAND
A & B	RIGHT TO DRAIN SEWAGE & WATER	LOT 1 HEREON	LOT 2 HEREON
D & C	RIGHT TO DRAIN WATER	LOT 1 HEREON	LOT 2 HEREON

SCHEDULE OF EXISTING EASEMENTS

SHOWN	PURPOSE	BURDENED LAND	DOCUMENT
B & C	RIGHT OF WAY RIGHT TO CONVEY TELECOMMUNICATIONS, COMPUTER MEDIA & ELECTRICITY AND RIGHT TO DRAIN & SUPPLY WATER	LOT 1 HEREON	EI-6434415.11

**PROPOSED SUBDIVISION OF LOT 1  
DP 69357 & LOT 1 DP 340149  
(By Boundary Adjustment) and  
EASEMENTS OVER LOT 2 DP 474591**

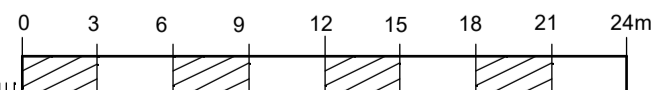
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY  
THIS DRAWING AND DESIGN REMAINS THE PROPERTY  
OF WILLIAMS & KING AND MAY NOT BE REPRODUCED  
WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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

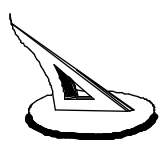
Local Authority: Far North District Council

Total Area: 0.2782ha  
Comprised in: RT164894 & NA25B/1210

Levels in terms of: NZ Vertical Datum  
Contour interval is: 1.0m minor 5.0m major



Prepared for: HR Monty Limited



**WILLIAMS AND KING**

Registered Land Surveyors, Planners &  
Land Development Consultants

Ph: (09) 407 6030  
Email: kerikeri@saps.co.nz

27 Hobson Ave  
PO Box 937 Kerikeri

Name	Date
Survey	
Design	
Drawn	W & K Nov 2024
Rev	Jan 2025

ORIGINAL SCALE	SHEET SIZE
1:300	A3

**24471**