

Application for change or cancellation of resource consent condition (S.127)

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) 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

If yes, who have you spoken with? _____

2. Type of Consent being applied for

Change of conditions (s.127)

3. 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

4. Applicant Details:

Name/s:

Elizabeth Perrin

Email:

Phone number:

Postal address:

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

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:

Bay of Islands Planning

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.

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

Postcode

7. Application Site Details

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

Name/s:

91 Smith Deviation Road, RD1 Kohukohu

Site Address/
Location:

Postcode

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

7. Application Site Details (continued)

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.

8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

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

Regional Council Consent (ref # if known)

National Environmental Standard consent

Other (please specify)

11. 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 (including consultation from iwi/hapū).

Your AEE is attached to this application Yes

12. 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

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 in full)

Email:

Phone number:

Postal address:

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

Postcode _____

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)

Signature: (signature of bill payer)

Date

MANDATORY

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

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive

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

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)

- Payment (cheques payable to Far North District Council)
- Details of your consultation with Iwi and hapū
- 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 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.

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)

Peggy Luby 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 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: Peggy Luby Taylor (please print)

Signature:  of bill payer – mandatory) Date: _____

BAY OF ISLANDS PLANNING (2022) LIMITED

Kerikeri House
Suite 3, 88 Kerikeri Road
Kerikeri
Email – office@bayplan.co.nz Website - www.bayplan.co.nz

06 December 2024

Far North District Council
John Butler Centre
Kerikeri

Application for consent condition variation s127 – Proposal to amend conditions of existing consent for 91 Smith Deviation Road, Kohukohu.

Please find attached a s127 application in relation to a proposed variation of consent conditions associated with 2240494-RMASUB. 2240494-RMASUB approved a 2 lot Subdivision in the Rural Production zone as a Restricted Discretionary activity, including an amalgamation.

The change is brought about because the applicant wants boundaries to align to existing fencelines. The easiest way to bring about this change is to define Lot 3 and then amalgamate it with the parent block. While identified on the scheme plan as ‘Lot 3’ (see **Appendix 2**) this application is not considered to be a subdivision as no new title will be created post amalgamation. As such it is considered as a variation of the approved subdivision.

The definition of subdivision is the division of an allotment by the application to the Registrar-General of Land for the issue of a separate record of title for any part of the allotment¹.

As a result of the proposed variation, consequential amendments are required to conditions within the approval suite.

¹ Section 218 (1)(a)(i) of the RMA

In addition, in the original approval missed the need to apply for a cancellation of the existing amalgamation conditions that tie the parent lots together. This is also now sought.

The conditions to be varied are sought under s127 of the Resource Management Act 1991 (**RMA**), which is a **Discretionary Activity**.

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

Yours sincerely,



Andrew McPhee
Consultant Planner

APPLICANT & PROPERTY DETAILS

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

Schedule 1

SUMMARY OF PROPOSAL

Proposal	The proposal is for a variation of 2240494-RMASUB which is a two-lot subdivision approval on the property known as Pikiparia 3C Block, Part Pikiparia 2B Block and Section 113 Block X Mangamuka Survey Districts.
Reason for Application	<p>The variation is required because of the creation of Lot 3, which will be amalgamated into approved lot 2.</p> <p>The creation of lot 3 on the scheme plan is a surveying exercise to identify the land subject to the variation and to match allotments along existing fencelines.</p> <p>Cancellation of existing amalgamation conditions are also sought.</p> <p>Lot 1 will change from 26.3989ha to 24.2375ha</p> <p>Lot 2 will change from 58.805ha to 60.9664ha</p> <p>An application under s127 of the RMA is needed.</p>
Appendices	<p>Appendix 1 – Certificate of Title</p> <p>Appendix 2 – Scheme Plan</p> <p>Appendix 3 – Copy of 2240494-RMASUB</p>
Consultation	Nil
Pre Application Consultation	Nil

INTRODUCTION & PROPOSAL

This report has been prepared for Elizabeth Perrin in support of a s127 application in relation to the proposed variation of consent conditions 1 and 2 associated with 2240494-RMASUB. 2240494-RMASUB relates to a two-lot subdivision of 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**.

Decision documents associated with the original application 2240494-RMASUB can be found in **Appendix 3**.

Section 127 allows the holder of a resource consent to apply to the consent authority for a change or cancellation of a condition of the consent.

Sections 88 to 121 apply, with all necessary modifications, as if—

- a) the application was an application for a resource consent for a discretionary activity; and
- b) the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.

Section 127(4) also applies including:

-
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the consent authority must consider, in particular, every person who—
 - (a) made a submission on the original application; and
 - (b) may be affected by the change or cancellation.

The conditions sought to be changed with the proposed wording is outlined below.

- Condition 1 – in relation to referring to new approved plan of subdivision prepared by Williams and King.
- Condition 2(b) – in relation to updated amalgamation conditions.

The proposed variation to read as follows (refer underlined for additions and ~~strikethrough~~ for deletions):

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by WILLIAMS AND KING, referenced PROPOSED SUBDIVISION OF PIKIARIA 3C BLOCK, dated ~~May~~ Nov 2024, and attached to this

consent with the Council's "Approved Stamp" affixed to it.

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:

- a. All easements in the memorandum to be duly granted or reserved.
- b. Pursuant to section 220 (1)(b)(ii) of the RMA 1991 that *Lots 2 & 3 hereon and Section 113, Blk X Mangamuka SD and Pts Pikiparia 2B Block be held in the same Record of Title.*

LINZ request number (~~1911908~~ XXXXXX)

- c. Areas identified as "B" in the Scheme Plan are to be subject to open space covenant for bush protection.

The rationale behind the changes revolve around the following:

- Condition 1: The proposal is subject to a two-lot subdivision approving lots 1 and 2. The change in the location of the boundary is not considered to result in additional breaches outside the confines of the original application and relevant breaches to the ODP. This in the context that Lot 3 in the scheme plan will be amalgamated with approved Lot 2.
- Condition 2: The change to this condition ensures that the lot created through this variation process (Lot 3) is amalgamated within approved lot 2.

Should there be any other changes (consequential or otherwise) that arise during process, we retain the right to make further alternations and provide FNDC staff with discretion to make changes that assist in workability and better implementation of consent conditions.

SECTION 127

The RMA establishes that a request under s127 is deemed to be discretionary activity and Section 88 to 121 apply with the necessary modifications. Additionally, in considering the request to change the condition Council is limited to only considering what is being sought within the condition change and the effects there from.

The original subdivision application was not the subject of a publicly notified process with the approval being issued under delegated authority. The decision was not the

subject of an appeal. In terms of the effects created by this variation these factors are addressed as follows.

Background: Details of the site and surrounds can be found in the original application 2240494-RMASUB (See **Appendix 3**).

Application Site: A range of details regarding the site are outlined in Schedule 1 of this report. These details are supplemented by the Record of Title and relevant instruments located in **Appendix 1**.

Subdivision Consent: Approval was gained for a two-lot subdivision (2240494-RMASUB), which has not yet been given effect to.

The applicant is proposing to amend the boundaries of approved lots 1 and 2 to align with the fence line that has already been established between the two lots between Smith Deviation Rd and Pooh’s Bush.

For surveying purposes this is shown as lot 3 on the scheme plan (see Figure 1 below and **Appendix 2**). Lot 3 needs to be defined to reduce surveying costs and align parcels to fencelines.

This application is not defined as a subdivision as condition 2 will amalgamate lot 3 into approved lot 2 of 2240494-RMASUB.

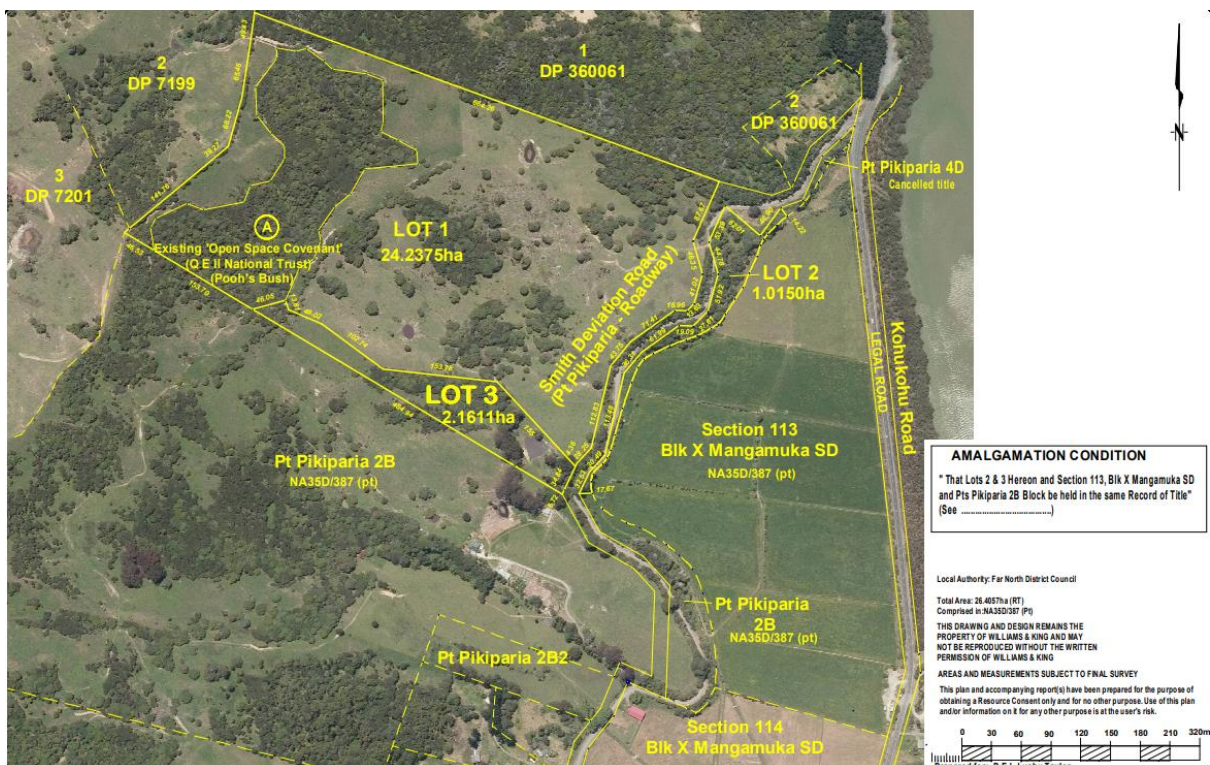


Figure 1 – Scheme Plan (Source: Williams and King)

APPLICATION COMPARASON

The original application breached the following rules:

Rule # & Name	Non-Compliance Aspect	Activity Status
13.7.2.1 Minimum lot sizes	The approved subdivision application utilised (i) 3. Providing for a maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m ² 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.	Restricted Discretionary

The proposed variation is not considered to breach any rules in the district plan.

It is noted that if Council was of a mind to assess lot 3 in terms of a subdivision application, despite the amalgamation with approved lot 2, then the application would breach the same rule as the original application. Noting that only two lots were created in the original application and a residual lot with a minimum lot size of 4,000m² remains available to the applicant, which could be applied to lot 3.

APPLICATION PROCESS

The Council retains the discretion to determining whether a discretionary activity should be notified. In determining this factor, it is the change in the effects of the consent conditions which are assessed against any possible adverse effects upon any person.

The RMA also requires Council to consider the effect of the change on those persons who lodged a submission to the original application. In this case the original consent was processed non-notified.

This aspect requires the Council to assess if the effects of the condition change would have an adverse effect upon any of the submitters. This would not apply as no persons submitted. As such it is considered fanciful that a person would specifically be adversely affected by what is contained in this application.

It is considered that the change of conditions would not create any adverse effects that are more than minor. It is also considered the change to consent conditions does not create effects of a nature that would necessitate involving any third party.

Overall, it is considered that the application to change the conditions can be processed without notification.

EFFECTS

For this application, the potential adverse effects to be assessed are those arising from aspects of the proposal that have been identified as differing from the consented proposal. The only change resulting from this application is the lot sizes for approved lots 1 and 2.

The identification of lot 3 on the scheme plan is for surveying purposes to identify the land subject to this variation. Lot 3 will be amalgamated with approved lot 2 through this process. No additional lot is created.

The purpose of the variation is consolidating approved lots 1 and 2 around an existing fence line. The change in the size of lots 1 and 2 is not considered to alter any component of the original assessment of effects.

- Lot 1 will change from 26.3989ha to 24.2375ha
- Lot 2 will change from 58.805ha to 60.9664ha

Based on the original assessment of the application (2240494 RMASUB) and the above assessment, it is considered that the actual and potential adverse effects of the proposal that would be no more than minor.

STATUTORY ASSESSMENT

Section 104B requires the consideration of any relevant objectives and policies in addition to the effects of the activity. It is considered these factors have largely been addressed within the original subdivision application, including:

1. National Environmental Standards & Other Regulations
 - The NES for Freshwater is of relevance to this site; however this variation does not change the status quo for the site over and above the approved subdivision.
2. National Policy Statement(s)

- The New Zealand Coastal Policy Statement is still not considered directly relevant to this application. While much of the site is identified as being within the coastal environment through the Northland Regional Policy Statement 2016, there is no discernible effect from the minor change in lot sizes promoted through this application.
- There are no National Policy Statements directly relevant to this application.

3. The Northland Regional Policy Statement 2016

- The site is identified as containing areas of High Natural Character Areas and is for the most part located in the Coastal Environment; however, no land use is proposed, and the proposed lot sizes post amalgamation are anticipated by the ODP.
- Servicing with the necessary infrastructure is viable, with onsite storage of potable water and onsite wastewater disposal being feasible.
- The site is not near any significant mineral resources.
- The new building sites are not close to any incompatible land use activities and avoids reverse sensitivity.
- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- The site does contain significant vegetation however it is protected and adverse effects on kiwi habitat can be avoided.
- Adverse effects associated with natural hazards and flooding are avoided.
- Existing and future impermeable surface coverage is likely to be low.
- The site does not contain highly versatile soils.

As such it is considered that the proposal would not be inconsistent with the RPS.

4. ODP

- The proposal is consistent with the purpose of the Rural Production zone and enables the continuation of the wide range of existing and future activities compatible with normal farming and forestry activities.
- The proposed allotments will be within the lot sizes already in existence within the immediate environment and locality, which will avoid fragmentation.

- The subdivision is consistent with the purpose of the zone and promotes the sustainable management of the productive intent of the zone.
- All lots will have available space for on-site servicing and each lot can provide sufficient water supply for potable and firefighting purposes.
- The adjusted boundary allotments will be within the lot sizes already in existence within the immediate environment and locality, which will avoid fragmentation.

The activity is consistent with the relevant objectives and policies of the ODP.

5. PDP

- The lot sizes enabled as a controlled activity are proposed to be increased from 20ha to 40ha, with a discretionary standard of 8ha. The lot sizes proposed through this variation are still provided for within the proposed PDP framework.
- The proposal is consistent with the purpose of the Rural Production zone and enables the continuation of the wide range of existing and future activities compatible with normal primary production activities.
- No new sensitive activities are promoted through the application so there are no effects associated with reverse sensitivity.
- There is no change to the character and amenity of the Rural Production zone through this variation, nor will it result in a loss of productive capacity or exacerbate natural hazards.
- The site can be adequately serviced by on-site infrastructure.
- No land use is proposed through this variation, so there is not considered to be any adverse effects associated with the landholding being located within the Coastal Environment.

Limited weight can be applied to the objectives and policies of the PDP as the provisions are currently going through a schedule 1 RMA process. The rural provisions are yet to be heard and decisions on the PDP are not expected until 2026.

The activity is not considered to be contrary to the objectives and policies of the PDP.

PART II – RMA

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 variation will consolidate the approved lots 1 and 2 around an existing fence line. The site can continue to be used for low intensity rural production activities.

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, and considered 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.

Other Matters

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

CONCLUSION

This application seeks a consent notice variation under s127 to amend existing consent conditions in relation to an approved two lot subdivision at 91 Smith Deviation Road, Kohukohu. For the reasons outlined in the application, the effects of undertaking this proposal will be no more than minor on the surrounding environment.

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 PDP has also been assessed against the relevant objectives and policies concluding that it is generally compatible with the aims of the PDP.

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



**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

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

Interests

Subject to Section 8 Mining Act 1971

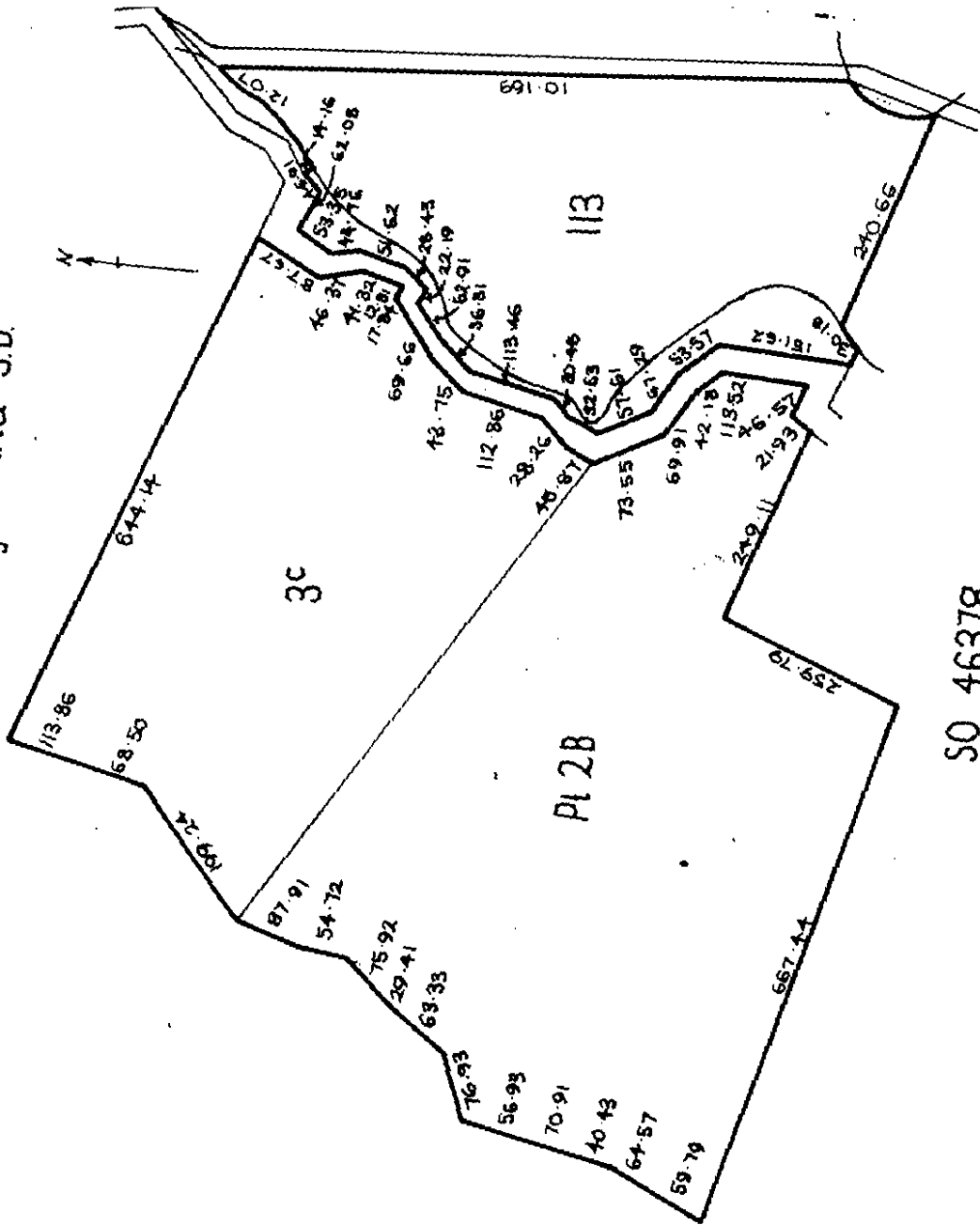
Subject to Section 168A Coal Mines Act 1925

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. *ll*



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
----------------------------	------------------------

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)

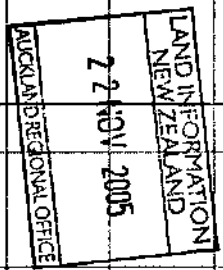
Plan Number Pre-allocated or
to be Deposited:

Rejected Dealing Number:

Other (state) **Covenant**

6657354

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

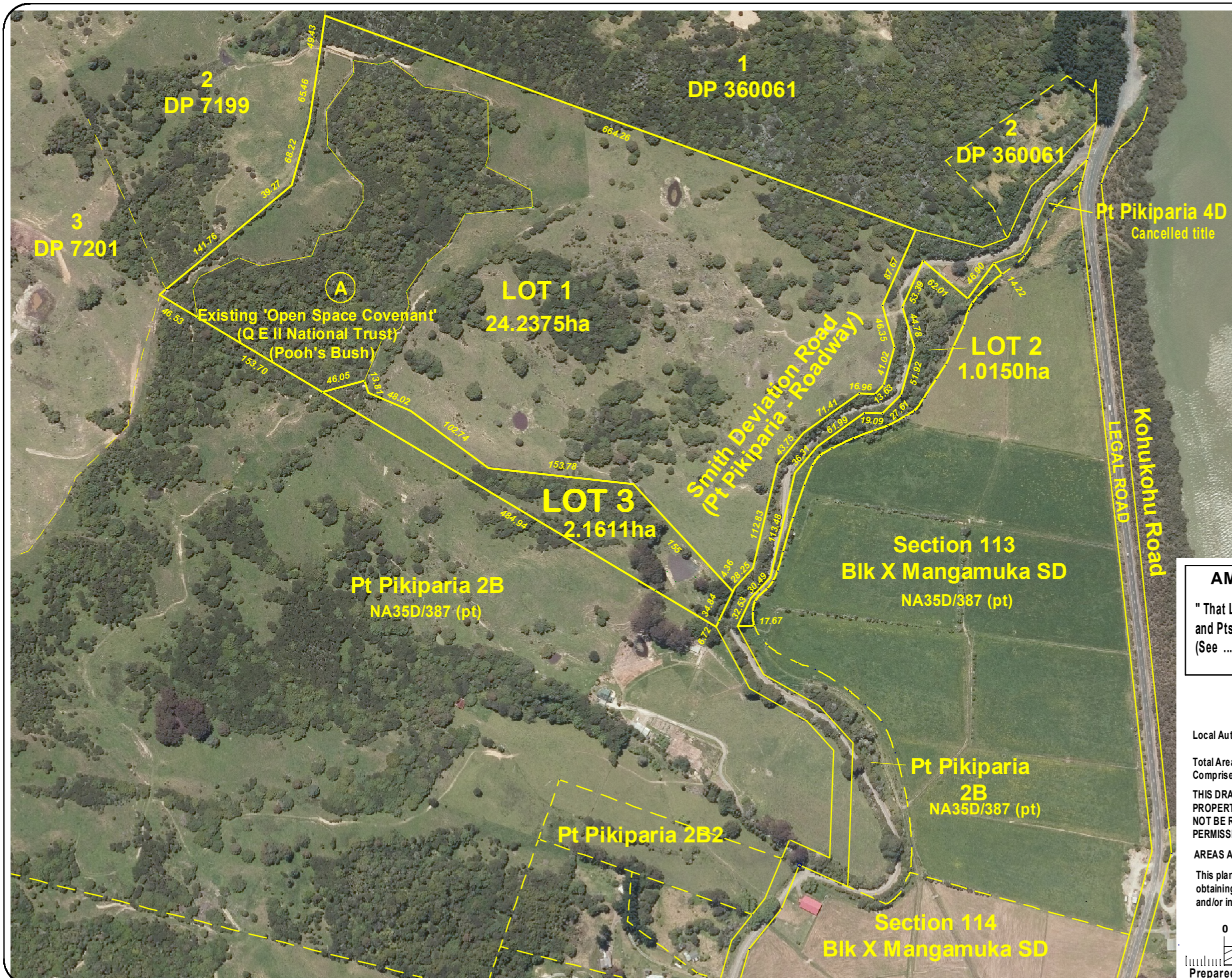
GST Registered Number 17 022-895

LINZ Form P005

LINZ Form P005 - PDF

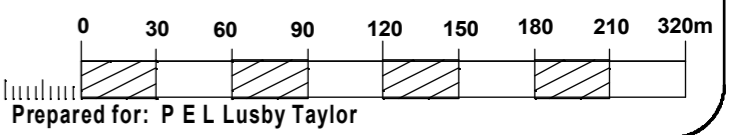
Original Signatures? _____

Subtotal (for this page)	\$52.00
Total for this dealing	\$52.00
Less Fees paid on Dealing #	
Debit my Account for	\$52.00



AMALGAMATION CONDITION
 " That Lots 2 & 3 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
Survey				
Design				
Drawn	W & K	May 2024		
Rev		Nov 2024		

24364

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104C, 106, 108 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Restricted discretionary activity, subject to the conditions listed below, to:

Applicant:	Perrin Elizabeth Linsey Lusby-Taylor
Council Reference:	2240494-RMASUB
Property Address:	91 Smith Deviation Road, Kohukohu
Legal Description:	Pikiparia 3C Block, Part Pikiparia 2B Block and Section 113 Block X Mangamuka SD (RT:NA35D/387)

The activity to which this consent relates is:

Proposed 2 lot Subdivision in the Rural production zone as a Restricted discretionary activity.

Once proposed Lot 1 and Lot 2 are created Lot 2 will be amalgamated with the balance of the property.

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following [conditions](#):

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by WILLIAMS AND KING, referenced PROPOSED SUBDIVISION OF PIKIARIA 3C BLOCK, dated May 2024, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. All easements in the memorandum to be duly granted or reserved.
 - b. Pursuant to section 220 (1)(b)(ii) of the RMA 1991 that *Lot 2 hereon and Section 113, Blk X Mangamuka SD and Pts Pikiparia 2B Block be held in the same Record of Title.*

LINZ request number (1911908)
 - c. Areas identified as "B" in the Scheme Plan are to be subject to open space covenant for bush protection.

Section 224(c) compliance conditions

3. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:

- a. At the time of building consent the owner of Lot 1 shall apply for a vehicle crossing permit. The vehicle crossing shall comply with Council's current Environmental Engineering Standards. The formation works shall be completed to the satisfaction of Councils' Roading Corridor Coordinator or delegated representative prior to the Code Compliance Certificate being issued by Council for the first new building consent granted for Lot 1.

Note: vegetation clearance and earthworks within the road reserve may be required to achieve minimum sight lines required by the FNDC Engineering Standards

Lot 1

- b. In conjunction with the construction of any building on lot 1, the lot owner shall submit a stormwater management report that is prepared by a Suitably Qualified and Experienced Person in conjunction with the Building Consent application. The report shall detail appropriate stormwater mitigation measures in accordance with the FNDC Engineering Standards 2023 for Council approval. Stormwater shall be managed so that no concentrated stormwater flows are discharged onto neighbouring properties. Overland/secondary flow paths that can accommodate the 1% AEP storm event shall be provided and are to be unobstructed by new buildings, other structures, or landscaping.

Lot 1

- c. In conjunction with the construction of any building on Lot 1, the lot owner shall submit a geotechnical report that is prepared by a Suitably Qualified and Experienced Person with the Building Consent application.

Lot 1

- d. Upon construction of any habitable building, sufficient water supply for fire fighting purposes is to be provided and be accessible by fire fighting appliances in accordance with Council's Engineering Standards 2023 and more particularly with the 'FENZ Fire Fighting Code of Practice SNZ PAS 4509:2008'. An alternative means of compliance with this standard will require written approval from Fire and Emergency NZ.

Lot 1

- e. Allotment contains areas which are identified that may be subject to a flooding natural hazards, wherein there is a potential risk to life, property and the environment due to natural hazard processes. Any built development intended to be undertaken within these areas may require a suitably qualified and experienced engineer's report to be submitted in conjunction with the Building Consent application.

Note: Recommendation that built development in mapped flood areas is avoided.

Lot 1

- f. In conjunction with any earthworks, the lot owner shall submit an archaeological report that is prepared by a Suitably Qualified and Experienced Person with the Resource consent or Building Consent application.

Lot 1

- g. Reticulated power supply or telecommunication services are not a requirement of this subdivision consent. The responsibility for providing both power supply and telecommunication services will remain the responsibility of the property owner

Lot 1

- h. In conjunction with the construction of any building which includes a wastewater treatment & effluent disposal system, the applicant shall submit for Council approval an onsite wastewater report prepared by a Chartered Professional Engineer or a Council approved TP58 Report Writer. The report shall identify a suitable method of wastewater treatment for the proposed development along with an identified effluent disposal area plus a reserve disposal area.

Lot 1

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
 - b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Right of Objection

2. If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Archaeological Sites

3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are

more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Restricted Discretionary resource consent, as such under section 104C only those matters over which council has restricted its discretion have been considered, these matters are found in section 13 of the Operative District Plan.
2. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a) It is considered that the proposed subdivision will not exacerbate any natural or other hazards on site as there are no identified HAIL sites located in the local area or surrounding properties.
 - b) The proposal is consistent with the surrounding character and land use and does not pose any concerns relating to reverse sensitivity or land use compatibility.
 - c) The proposal will also result in positive effects enabling the lots to be independently disposed for productive and residential use, and enabling the property owner to retain productive capacity of their farm.
3. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.
4. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. Northland Regional Policy Statement 2016
 - b. Operative Far North District Plan 2009,
 - c. Proposed Far North District Plan 2022

Northland Regional Policy Statement 2016

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 not in the coastal environment, does not include any outstanding natural landscapes or features and does not include any areas of high or outstanding natural character.

The proposal is not contrary to the relevant objectives and policies under Northland Regional Policy Statement 2016 because:

- Servicing with the necessary infrastructure is viable, with onsite storage of potable water and onsite wastewater disposal being feasible.
- The site is not near any significant mineral resources.
- The new building sites are not close to any incompatible land use activities and avoids reverse sensitivity.

- The proposal does not affect any landscape or natural character values, historic or cultural heritage values, or transport corridors.
- The site does contain significant vegetation however it is protected and adverse effects on kiwi habitat can be avoided.
- Adverse effects associated with natural hazards and flooding are avoided. Existing and future impermeable surface coverage is likely to be low.
- The site does not contain highly versatile soils.

Operative Far North District Plan

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan because the proposal is consistent with the purpose of the Rural Production zone, to enable the continuation of the wide range of existing and future activities compatible with normal farming and forestry activities, and with rural lifestyle and residential uses while ensuring that the natural and physical resources of the rural area are managed sustainably. The surrounding environment is generally utilised for rural lifestyle purposes. The proposed allotments will be within the lot sizes already in existence within the immediate environment and locality, which will avoid fragmentation.

The subdivision will create additional allotment under the restricted discretionary criteria within the Rural Production zone. The subdivision is consistent with the purpose of the zone and promotes the sustainable management of the productive intent of the zone. All lots will have available space for on-site servicing and each lot can provide sufficient water supply for potable and firefighting purposes. The adjusted boundary allotments will be within the lot sizes already in existence within the immediate environment and locality, which will avoid fragmentation.

The activity is consistent with the relevant objectives, policies and assessment criteria of the Operative District Plan.

Proposed Far North District Plan

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The purpose of this zone is to provide for primary production activities including farming, plantation forestry, and horticulture. In assessing the proposal against the objectives and policies of the Proposed District Plan, particular regard has been given to those provisions that are directive on their face and do not rely on rules or methods still subject to submissions and appeals for their interpretation and application.

There is greater uncertainty applying PDP provisions that rely on rules and methods still subject to change through the submission and hearing process. Objectives and policies related to natural hazards, servicing, amenity, and other effects have been given regard but with caution, as the final planning framework to implement those provisions is not yet settled.

Overall, while some PDP provisions may support or be neutral toward the proposal, it is considered contrary to key directive objectives and policies which seek to avoid rural lifestyle subdivision in the Rural Production Zone.

However, it is acknowledged the PDP was only recently notified in July 2022 and hearings have only recently commenced. There is substantial scope for provisions to evolve through the submission and appeal process. Therefore, at this early stage of the PDP process, limited weighting has been placed on these PDP provisions relative to the Operative Plan. The Operative Plan remains the primary planning instrument for determining this application.

5. In regard to section 104(1)(c) of the Act there are no other matters relevant and reasonably necessary to determine the application.
6. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
7. Based on the assessment above the activity will be consistent with Part 2 of the Act.

The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
8. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

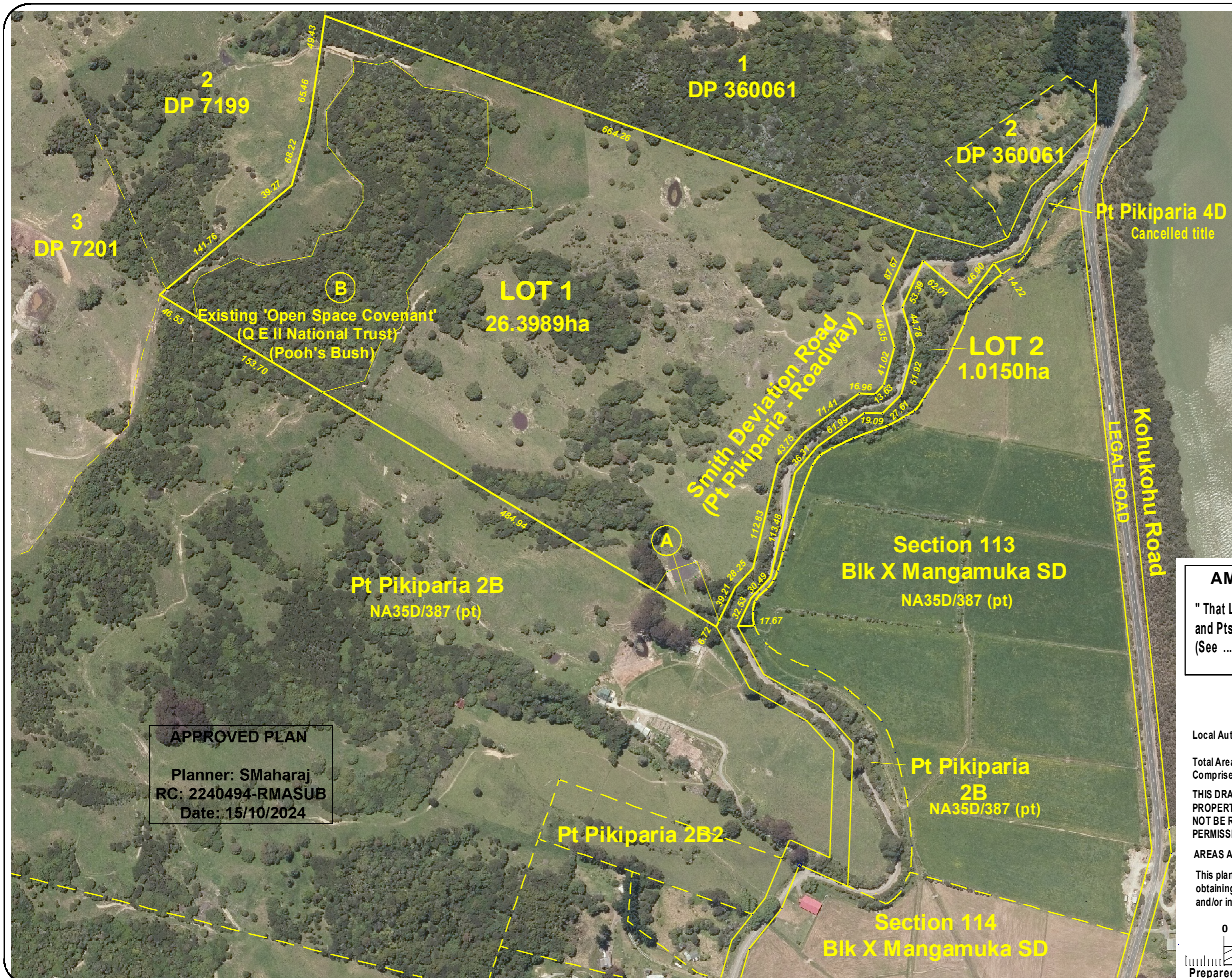
This resource consent has been prepared by Swetha Maharaj, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Tianxu (Brian) Huang

Date: 15 October 2024

Team Leader – Resource Consents



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)

APPROVED PLAN
 Planner: SMaharaj
 RC: 2240494-RMASUB
 Date: 15/10/2024

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.

0 30 60 90 120 150 180 210 320m

Prepared for: P E L Lusby Taylor