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Office Use Only
 Precheck Number:
 Application Number:

APPLICATION FOR RESOURCE CONSENT

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

(If applying for a Resource Consent pursuant to Section 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

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

- 1. Pre-Lodgement Meeting**
 Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes/ No Yes
- 2. Type of Consent being applied for (more than one circle can be ticked):**
 Land Use Subdivision Discharge
 Extension of time (s.125) Change of conditions (s.127) Change of Consent Notice (s.221(3))
 Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
 Other (please specify) _____

3. Applicant Details:

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

Please note: Applicant must be a person or legal entity. Full names of individuals must be written in full.
 Postal Address: [REDACTED]
 Phone Numbers: [REDACTED]
 Fax: [REDACTED]

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

Name/s: J S KOS
c/- NIGEL ROSS SURVEYOR
 Postal Address: P.O. Box 293
KAIKOHE
 Post Code: 0440

Phone Numbers: [REDACTED] Home: [REDACTED]
 Fax: [REDACTED] Email: nandross@xtra.co.nz

Please circle your preferred means of contact, i.e. whether it be by email or phone, or post

5. 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: APPLICANT IS OWNER
(DWELLING IS CURRENTLY VACANT)
 Property Address/ Location: 33-43 CLENDON ESPLANADE
RAWENE

6. Application Site Details:

Location and/or-Property Street Address of the proposed activity: 37 CLENDON ESPLANADE
RAWENE
(SHOWN ON COUNCIL MAPS AS 33-43 CLENDON, ESPLANADE)
 Legal Description: PT ALLOTMENTS 85-90
TOWN OF RAWENE Val Number: 00611-23700
 Certificate of Title: NA 752/130

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.

THE PROPERTY BOUNDARIES ARE NOT OBVIOUS. CONTACT NIGEL ROSS,
027 294-2543 TO ARRANGE A SITE MEETING TO POINT OUT THE
BOUNDARIES (AND SEWER POSITIONS IF REQUIRED).

7. Description of the Proposal:

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


SUBDIVISION OF THE 6 EXISTING ALLOTMENTS TO CREATE
2 NEW LOTS. (REFER TO APPLICATION REPORT)

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

Important Information:

Privacy Information: Once this application is lodged with the Council it becomes public information. If there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a 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 print)

Signature: _____ (signature)

Date: 20 JUNE 2024

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council) **PAYMENT (\$2900.00) MADE ON-LINE**
- 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 **TOP ENERGY LTD, CHORUS**
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

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

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

8. 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)

9. 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

9. 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. INCLUDED IN APPLICATION REPORT

10. 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)

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:  (please print)

Signature: _____ (signature of bill payer - mandatory) Date: 20 June 2024

APPLICATION REPORT

PROPOSED SUBDIVISION OF PT ALLOTMENTS 85–90 TOWN OF RAWENE

33 - 43 Clendon Esplanade, Rawene

1 INTRODUCTION AND PROPERTY DESCRIPTION

My client is the executor of a property in Clendon Esplanade, Rawene, and seeks a subdivision consent to enable the sale of the two proposed lots. The land is actually comprised in six allotments, first shown on a survey plan dated 1865. In 1905 Rawene was re-surveyed, with most of the allotments redefined and pegged, however some (including Allotments 85 – 90) were not individually defined. Soon after, a narrow strip of land was taken for road widening along the Clendon Esplanade frontage – hence the prefix “Pt” before each Allotment. A Certificate of Title issued in 1938 for the whole property, replacing an earlier registration.

Sec 13(2) of the Land Transfer Act 2017 allows the Registrar to create two or more new Records of Title, subject to the lodgement of a new survey dataset to redefine the boundary positions, areas and measurements. This action would not involve any subdivision consent, as the original Allotment boundaries would not be altered, and the Resource Management Act would not apply. However, as an existing dwelling and associated landscaped surroundings take up much of the three Northern Allotments, and the three Southern Allotments are relatively steep and covered in dense vegetation, it has been decided to reduce the overall number of sites to two, and change the position of the new dividing boundary to a more logical alignment. This proposal therefore becomes a subdivision.

The subject land is East-facing, with some attractive views over the upper Hokianga Harbour from elevated positions within the property. Both sites are within 5 - 10 minutes walking time of Rawene’s business area, the Primary School, sporting venues, and other village facilities.

2 THE PROPOSAL

It is proposed to subdivide the six existing allotments into two new lots. The proposed Lot 1 will contain the existing dwelling and attached garage in the Northern “half” of the property, and the proposed Lot 2 will include the remaining Southern portion. The new dividing boundary will run Northwards from the road angle, parallel with the concrete driveway, to include a row of Pohutukawa within Lot 1, then follow the line of the sewer toward the Western boundary. Lot 1 will have an area of approx. 3000m², with frontage to Clendon Esplanade. Lot 2 will be approx. 3740m² in size, with frontage to both Clendon Esplanade and Marriner Street.

The proposal falls into the category of a Controlled (Subdivision) Activity, as described below – refer to Chapter 13. Compliance with the Zone and District Wide Rules is addressed below, and confirmed.

3 DISTRICT PLAN PROVISIONS - Operative District Plan

Chapter 10 Section 8 Coastal Residential Zone.

This application is in keeping with the Objectives and Policies set out for this zone. The property is part of the original Rawene Township survey of 1865, and comprises six of those original allotments. It is proposed to create two residential sites, one vacant, and one including the existing dwelling. Both sites could be further subdivided in the future, or retained as relatively large residential properties.

Both sites comply, or will comply, with the zone rules set out as Permitted Activities :-

10.8.5.1.1 Relocated Buildings. A permitted activity, however the nature of the land within Lot 2 would indicate that any new buildings would be constructed on-site. There is an existing dwelling with attached garage on Lot 1.

10.8.5.1.2 Residential Intensity. Council’s sewer reticulation runs through the property. Both sites exceed the minimum site area of 800m².

10.8.5.1.3 Scale of Activities. Both sites are intended for residential use, and the number of extra people on either site (such as landscape contractors, servicemen, etc) will not exceed the permissible maximum.

10.8.5.1.4 Building Height. The existing buildings on Lot 1, and any future buildings on Lot 2, will not exceed the 8m height maximum.

10.8.5.1.5 Sunlight. The existing buildings on Lot 1 are well clear of all boundaries, and future buildings on Lot 2 can be shown to comply as part of the building consent process.

10.8.5.1.6 Impermeable Surfaces. The total area of impermeable surface within Lot 1 is approximately 350m², well below the permissible 1000m², and it is anticipated that any new development on Lot 2 would occupy a similar area.

10.8.5.1.7..Setback from Boundaries. The existing buildings on Lot 1 are well clear of all boundaries, and future buildings on Lot 2 can be shown to comply as part of the building consent process.

10.8.5.1.8 Screening from Neighbours, Non-residential Activities. Single residential units, not applicable.

10.8.5.1.9 Outdoor Activities. Not applicable, no non-residential activities are involved.

10.8.5.1.10 Traffic Intensity. Single residential units, not applicable.

10.8.5.1.11 Site Intensity – Non-Residential Activities. Not applicable

10.8.5.1.12 Hours of Operation – Non Residential Activities. Not applicable.

10.8.5.1.13 Keeping of Animals. Apart from household pets, no animals will be kept or farmed on either site.

10.8.5.1.14 Noise. Noise levels on both sites, including future building activities on Lot 2, can be maintained below the maximum permissible levels.

10.8.5.1.15 Helicopter Landing Area. Not permitted, and both sites are not suitable for this activity.

The comments above indicate that all Permitted Activity Rules for this zone can be complied with.

Chapter 10 Natural and Physical Resources

12.1 Landscape and Natural Features. Not applicable, the property is not within an Outstanding Landscape area, and does not include any outstanding landscape features.

12.2 Indigenous Flora and Fauna. A large Totara (referred to later in this report), and a number of Pohutukawa planted by previous owners within Lot 1, are not at risk. Lot 2 is mostly covered by exotic (mostly noxious) species, which will obviously be cleared by a new owner.

12.3 Soils and Minerals. No excavation is required on Lot 1. Any excavation on Lot 2, to create a building site and associated driveway, will not exceed the maximum permitted quantity (200m³) set out in Rule 12.3.6.1.3, and can be shown in an Earthworks Permit Application to comply with maximum cut/fill parameters.

12.4 Natural Hazards. The property is not at risk of flooding or coastal inundation. Fire risk to the dwelling on Lot 1, and any future dwelling on Lot 2, will be mitigated by the clearance of unwanted vegetation, especially the Giant Reed which has invaded previously open areas.

12.5 Heritage. The property is some 250m South of the Rawene Heritage Precinct. The Resource Map does not show any historic or notable features within or close to the property.

12.7 Lakes, Rivers, Wetlands and the Coastline. Not applicable. The property is separated from the mangrove and wiwi covered Coastal Marine Area, by the legal and formed road Clendon Esplanade.

12.8 Hazardous Substances. No storage or use of hazardous substances has occurred on the property.

12.9 Renewable Energy and Energy Efficiency. Not applicable, apart from the possible addition of solar panels associated with a new building within Lot 2.

The comments above indicate that none of the Rules within this Chapter will be compromised by a consent to this application.

Chapter 13 Subdivision

13.7 Controlled (Subdivision) Activities.

“Subdivision is a controlled activity where it complies with the following standards and the standards set out in rules under 13.7.1, 13.7.2 and 1.7.3”.

13.7.1 - Not applicable

13.7.2 Allotment Sizes, Dimensions and Other Standards.

Table 13.7.2.1 sets out the minimum lot size of 3000m² (unsewered) and 800m² (sewered). Both Lots comply, as the dwelling on Lot 1 is connected to Council’s reticulation, which runs through Lot 2 and is available for a new connection.

13.7.2.2 Allotment Dimensions. Both lots easily comply with the requirement for a 14m x 14m building envelope plus boundary setbacks.

13.7.3 Controlled Subdivision Activities : Other Matters to be Taken into Account.

“Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under Rules 13.7.3.1 to 13.7.3.12”.

13.7.3.1 Property Access. Refer to Chapter 15 below.

13.7.3.2 Natural and Other Hazards. The land is not at risk of erosion, flooding, landslip, or any of the other hazards listed in this Clause.

13.7.3.3 Water Supply. The dwelling on Lot 1 is already connected to Council’s supply, which is shown on Council maps to run along the Clendon Esplanade frontage. A connection for Lot 2 can be requested – preferably when a new owner’s building site has been decided and accepted by Council. For this reason, the requirement for a water supply connection for Lot 2, should be set as a condition within a Consent Notice.

13.7.3.4 Stormwater Disposal. Stormwater from impermeable surfaces and buildings within Lot 1 (partially controlled with a soakage pit in the lawn), makes its way through vegetation into the drain beside the road formation.- with no adverse effects. For future development of Lot 2, it is anticipated that this matter will be covered by a condition within a Consent Notice.

13.7.3.5 Sanitary Sewage Disposal. The dwelling on Lot 1 is connected into the nearby manhole For Lot 2, a new building site will be relatively close to one of the sewer lines, either within the lot, or up Marriner Street, depending on a new owner’s choice of building position . As this new building position can not be anticipated, the requirement for a connection for Lot 2 should be covered by a condition within a Consent Notice.

11.7.3.6 Energy Supply. The dwelling on Lot 1 is connected to the Top Energy electricity reticulation. Top Energy has been contacted, requesting their requirements for providing a connection for Lot 2. Their response will be forwarded when available, and this requirement could be covered as a condition within a Consent Notice.

11.7.3.7 Telecommunications. The dwelling on Lot 1 is connected to the Chorus network. Chorus NZ has been contacted, and has not been cooperative, stating that they can only provide an assurance of a landline connection for Lot 2 as a quotation – which has a limited expiry time. I explained that we could not anticipate a new owner’s choice of building position, and asked for a brief response advising that a connection could be provided for Lot 2 at a later date when a new owner’s plans are finalised – to no avail ! With evolving technology, some landowners do not require a landline. It is suggested that this matter be included as a condition within a Consent Notice and/or an Advice Note.

11.7.3.8 Easements for any Purpose. No easements are required.

11.7.3.9 Preservation of Resources. There are no sites or objects within the property that are listed, or shown on the Resource Plan. However a large Totara (now listed in the Proposed District Plan, and mentioned later in this report) is located in the SE corner of Lot 1, and is not at risk of destruction.

13.7.3.10 Access to Reserves and Waterways. Not applicable.

13.7.3.11 Land Use Compatibility. The residential zoning of this property, and adjacent properties, ensures that no compatibility issues will arise.

13.7.3.12 Proximity to Airports. Not applicable.

Chapter 15 Transportation

15.1 Traffic, Parking and Access.

15.1.6A Traffic. The first residential unit on a site is exempt from this rule, however vehicle movements to/from each lot should not exceed 20 per day.

15.1.6B Parking. There are two or more on-site car parking spaces adjacent to the existing dwelling within Lot 1. Lot 2 is a large site, and a minimum of two on-site parking spaces will be available. The location of these parking spaces will depend on the chosen building position within the lot.

15.1.6C Access. A complying concrete driveway provides access to the dwelling within Lot 1. The location of an access driveway for Lot 2 will depend on a new owner's choice of building position within this relatively large site, and could possibly involve the construction of a new entrance off the Clendon Esplanade formation. However access is more likely to be formed off the partly formed Marriner Street, which has a formed and culverted intersection with Clendon Esplanade.

It is recommended that the formation of access into Lot 2, and the provision of (at least) two on-site parking spaces, be subject to conditions within a Consent Notice, in association with the application for a building permit consent. Explanation – There are at least three positions within Lot 2, where a purchaser may decide to build, and my client can not determine this future position. The construction by my client of a formed and metalled access to the boundary, is likely to adversely affect a new owner's design for access to his chosen building site.

The above comments, relating to Chapters 13 and 15, indicate that this proposal can meet the requirements for a Controlled (Subdivision) Activity within the Rawene residential environment. Due to the size and relatively steep nature of Lot 2, and the uncertainty of a new owner's building location in relation to Council's infrastructure, it is recommended that service connections and access requirements be covered by conditions within a Consent Notice.. A further copy of the application plan is included, showing possible building locations within Lot 2, to demonstrate the uncertainty in determining the appropriate positions for these service connection and access into this Lot.

4 DISTRICT PLAN PROVISIONS – Proposed District Plan

An assessment has been made of the matters which include rules that have immediate effect :-

Hazardous Substances. - Not applicable, as there is no new significant hazardous facility involved.

Heritage Area Overlays. - The property is within the Rawene Heritage Area Part B, but there are no Scheduled Heritage Resources present.. There is an existing dwelling within Lot 1, and a new building within Lot 2 is a Permitted Activity.

Historic Heritage. - Not applicable.

Notable Trees. - Schedule 1 (#161) lists a Totara tree which is shown on the application plan, in the SE corner of Lot 1. This tree is amongst other (planted) indigenous trees, and is not at risk of destruction or damage. An advice note attached to the resource consent will advise a future owner of its importance.

Sites and Areas of Significance to Maori. - Not applicable.

Ecosystems and Indigenous Biodiversity. - Not applicable, as not within a Significant Natural Area.

Activities on the Surface of Water. - Not applicable.

Earthworks. - No earthworks are required on Lot 1. During any future earthworks within Lot 2, to create a building platform and access driveway, the following matters can be covered by advice notes : (a) the accidental discovery of sensitive material, and (b) erosion and sediment control.

Signs. - Not applicable, as no Scheduled Heritage Resources present.

Orongo Bay Zone. - Not applicable.

Subdivision Rules. - Not applicable, as there are no Scheduled Heritage Resources present.

This assessment demonstrates that most of these Rules are not applicable to this proposal, and that Advice Notes can cover those that are applicable.

5 REGIONAL POLICY STATEMENT FOR NORTHLAND

This document provides the direction for managing the region's natural and physical resources, The RPS maps do not show any special features within the subject property.

The property, and all of the Rawene Township, is within the Coastal environment. This subdivision proposal is in keeping with Policy 5.1.2, which aims to restrict residential development to existing coastal settlements, where infrastructure (such as water supply, sewage reticulation) is already in place.

6 NATIONAL ENVIRONMENTAL STANDARDS

National Environmental Standards for Contaminated Soil.

No activities from the HAIL list are shown on NRC maps for this property.

National Environmental Standards for Freshwater Management.

There are no watercourses or areas of wetland within the property.

7 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

The property has been part of the Rawene Township for some 150 years, and has been zoned for residential use since the first District Plan was published. Although there has only been one dwelling within the property at any one time, the land was always intended for more than one site. The following environmental effects, therefore, are no more than would be expected in this location.

Visual effects – Circumstances during recent years have resulted in much of the Southern half of the property being overgrown with invasive exotic (and mostly noxious) species. A new owner of Lot 2 will be able to eradicate this unwanted vegetation, and return the land to a tidy state. A new dwelling should fit into this urban landscape, and have a positive visual effect. Effects – Minor, and positive.

Traffic Movements - The addition of one more household in this locality will increase traffic movements along Clendon Esplanade slightly, but traffic volumes along this street are relatively low, and the existing formation and connections to the main street (Parnell Street) will cope. The existing entrance into Lot 1, and the likely entrance position for Lot 2, both have excellent visibility in both directions. Effects – minor.

Ecosystems. - Bird species (Tui, Fantail, Silvereye, etc) frequent the more open surrounds of Lot 1, and will benefit from the clearance of dense weed species (e.g. Giant Reed) within Lot 2. Most birds are attracted to human surroundings, so the addition of an extra dwelling on Lot 2 should not have an adverse effect on local bird numbers. Effects – Minor, and generally positive.

Natural Hazards - Survey measurements over the last 100 years have indicated that the Rawene peninsular land, even though quite steep in places, is quite stable. Some very minor surface creep has been measured in parts of the village, but no more than can be expected. Flooding and tidal inundation is not an issue. Effects – no more than minor.

Socio-economic effects - The addition of another household into the Rawene community can only be beneficial for local business, schools and community groups. Effects – Minor, and positive.

Cumulative Effects – Over 150 years ago, Rawene must have been designed for a larger population than lives there currently. Various effects addressed above, indicate that a consent to this subdivision application will have no more than minor effects on the environment, and that most of these effects will be positive.

8 CONCLUSION AND RECOMMENDATIONS

A consent to this proposal will result in a better use of the land, and provide a new site (Lot 2) for a family to build their home and integrate into the local community. The building site should have a view out over part of the harbour, and eradication of the unwanted vegetation together with future landscaping will create an attractive setting. Lot 1, with its existing dwelling and surrounds, and a view out over the harbour, is also a very attractive property.

This application falls into the category of a Controlled (Subdivision) Activity, so can be processed under delegated authority, with a consent issued in due course, subject to appropriate conditions.

It is recommended that some of the conditions relating to Lot 2, being the normal formation of “access to the boundary”, and the provision of connections to services (water, sewer, electricity and telecommunications), be covered by inclusion within a Consent Notice. As discussed earlier in this report, the eventual location of a building position within Lot 2 can not be anticipated. Suitable positions for these connections, and the access formation, will therefore have to wait until this building site is identified by the new owner.

Nigel Ross
Licensed Cadastral Surveyor

20 June 2024



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

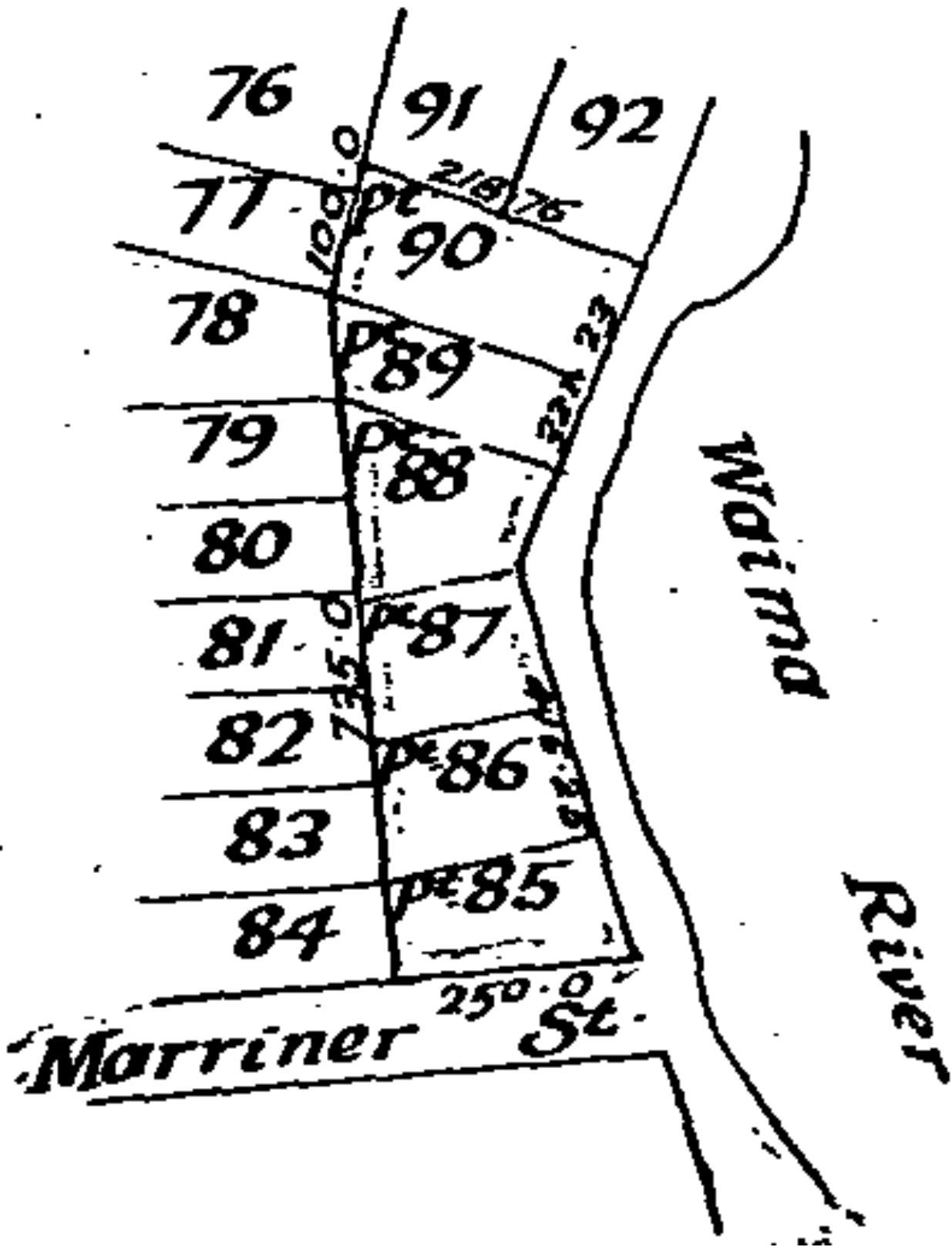
Identifier NA752/130
Land Registration District North Auckland
Date Issued 15 July 1938

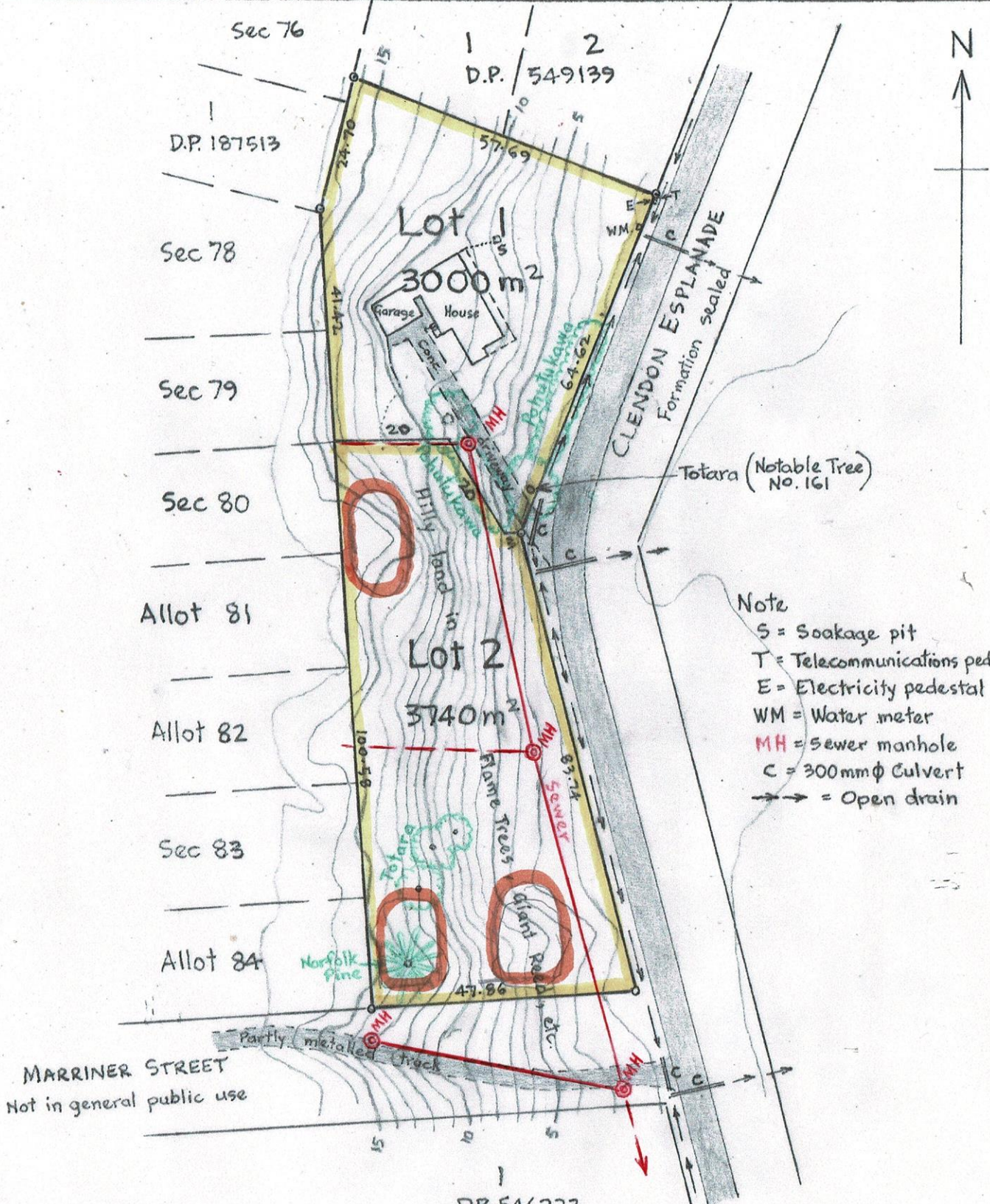
Prior References
DI 1C254

Estate Fee Simple
Area 6900 square metres more or less
Legal Description Part Allotment 85-90 Town of Rawene

Registered Owners
John Stephen Kos as Executor

Interests





○ = Possible Building Position

Pt Allotments 85-90
 Town of Rawene
 R.T. NA 752/130
 Title area 6900m²
 Calculated area 6740m²

Zoning :-
 Operative District Plan - Coastal Residential
 Proposed District Plan - General Residential (with Coastal Overlay)

Nigel Ross Surveyor Licenced Cadastral Surveyor P.O. Box 299, Kaitiaki 0040 Mob. 027 2942548 E. nandross@xtra.co.nz	Proposed Subdivision of Pt. Allots 85-90 Town of Rawene		Prepared for:	J.S. Kos	Sheet	1
			Drawn:	NARR	Scale:	1:1000 (A4)
	Date:	May 2024	File	NRS 378		

RESOURCE MANAGEMENT ACT 1991

SUBDIVISION CONSENT APPLICATION

MY REF	NRS 378
APPLICANT	J S Kos
PROPOSAL	Subdivision into 2 Lots
LEGAL DESCRIPTION	Pt Allotments 85 – 90 Town of Rawene (R.T. NA 752/130)
LOCATION	33 – 43 Clendon Esplanade, Rawene
ZONING (Operative District Plan) (Proposed District Plan)	Coastal Residential General Residential
OPERATIVE ACTIVITY STATUS	Controlled (Subdivision) Activity

CONTENTS

Application Form

Application Report

- 1 Introduction and Property Description**
- 2 The Proposal**
- 3 District Plan Provisions – Operative district Plan**
- 4 District Plan Provisions – Proposed District Plan**
- 5 Regional Policy Statement for Northland**
- 6 National Environmental Standards**
- 7 Assessment of Effects on the Environment**
- 8 Conclusion and Recommendations**

Application Plan

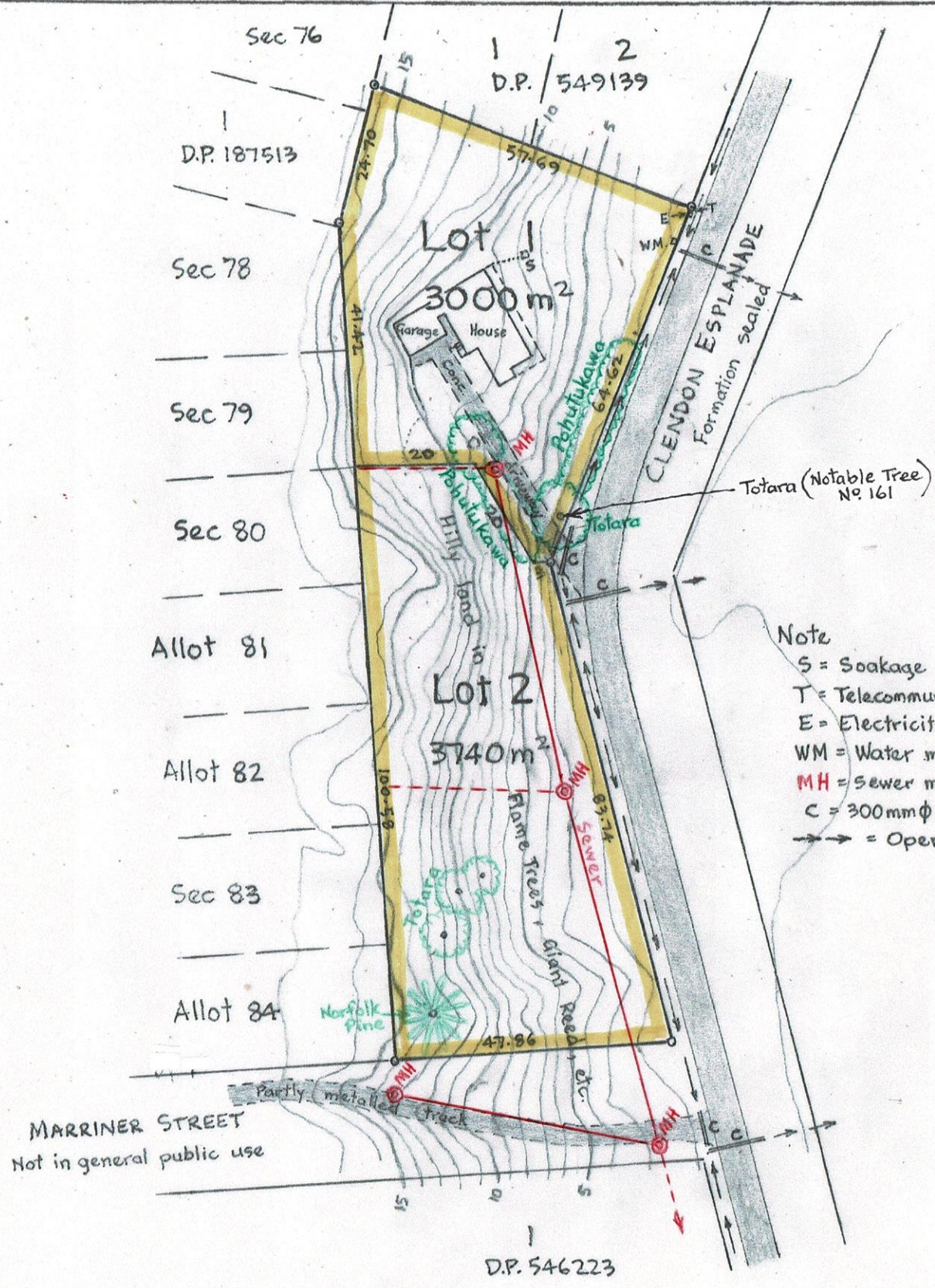
Location Map

Copy of Application Plan Showing Possible Building Positions Within Lot 2

Copy of Certificate of Title

Copies of Communications with Top Energy Ltd & Chorus

Nigel Ross
Nigel Ross Surveyor Ltd
E: nandross@xtra.co.nz
Mob. 027 294 2543



Note

- S = Soakage pit
- T = Telecommunications pedestal
- E = Electricity pedestal
- WM = Water meter
- MH = sewer manhole
- C = 300mm ϕ Culvert
- = Open drain

Pt Allotments 85-90
Town of Rawene
R.T. NA 752/130

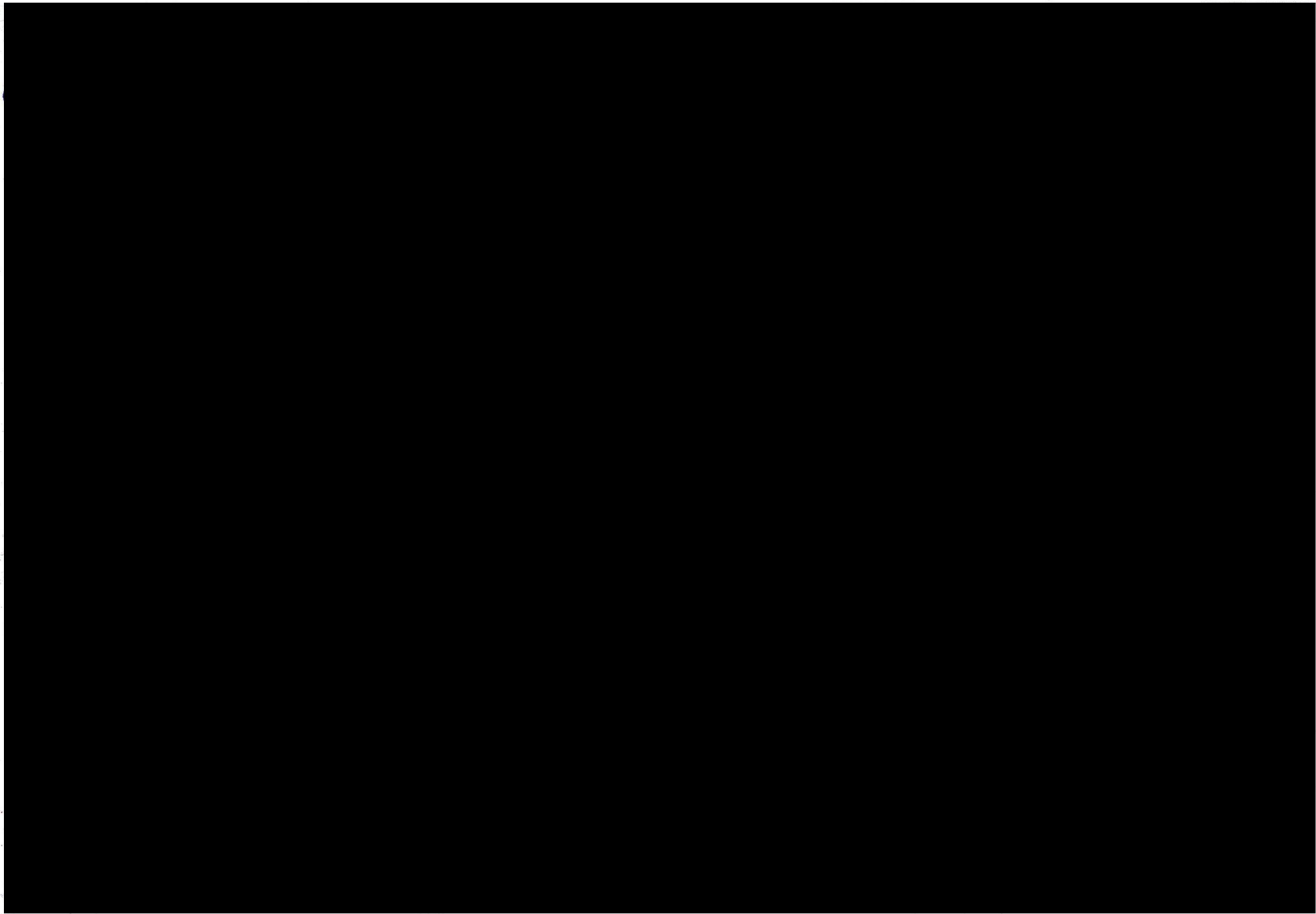
Title area 6900 m²
Calculated area 6740 m²

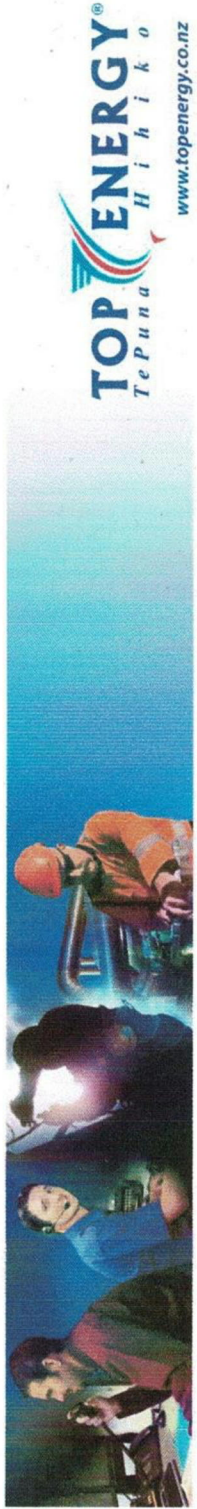
Zoning :-
Operative District Plan - Coastal Residential
Proposed District Plan - General Residential (with Coastal Overlay)

Nigel Ross Surveyor
Licensed Cadastral Surveyor
P.O. Box 299, Kaitiaki 0840
Mob. 027 2942548 E.nandross@xtra.co.nz

Proposed Subdivision of
Pt. Allots 85-90 Town of Rawene

Prepared for:	J.S. Kos	Sheet	1
Drawn:	NRR	Scale:	1:1000 (A4)
Date:	May 2024	Series of:	1
		File:	NRS 378





19 June 2024

Top Energy Limited
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Nigel Ross
Nigel Ross Surveyor

Email: nandlross@xtra.co.nz

To Whom It May Concern:

**RE: PROPOSED SUBDIVISION
Stephen Kos – 37 Clendon Esplanade, Rawene. Pt Allotments 85-90 Town of Rawene.**

Thank you for your recent correspondence with attached subdivision scheme plans.

Top Energy's requirement is that power be made available for the additional lot. Top Energy advises that there is an existing power supply to proposed Lot 1. Design and costs to make power available to proposed Lot 2 would be provided after application and an on-site survey have been completed. Link to application: [Top Energy | Top Energy](#)

In order to get a letter from Top Energy upon completion of your subdivision, a copy of the resource consent decision must be provided.

If you have any further queries, please do not hesitate to contact the writer.

Yours sincerely

[Redacted signature]

Aaron Birt
Planning and Design
T: 09 407 0685
E: aaron.birt@topenergy.co.nz

LOCATION MAP



Zone Maps



Scale 1:10,000

LOCATION MAP

