

PROPOSED MINOR BOUNDARY ADJUSTMENT IN OKURA DRIVE, KERIKERI ASSESSMENT OF ENVIRONMENTAL EFFECTS

APPLICANTS:

David Lumley & Annabel Lumley
Craig Lee & Toni Monro

1. Introduction

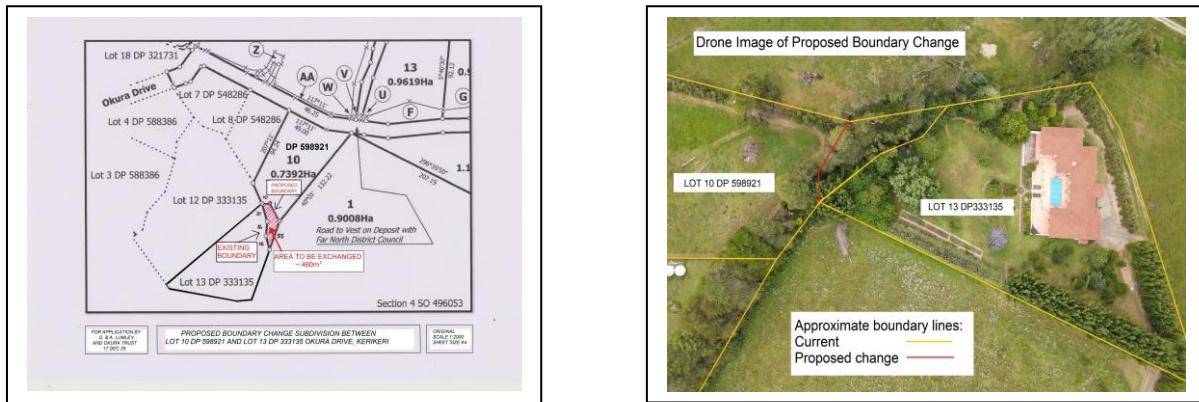
The applicants propose a minor boundary adjustment between two adjacent Lots in Okura Drive, Kerikeri.

The adjustment will involve the transfer of a small corner of Lot 10 DP 598921 located at 19 Okura Drive Kerikeri, and measuring approximately 460 square metres, to Lot 13 DP 333135 located at 17 Okura Drive Kerikeri.

Lot 10 DP 598921 was created as part of the Lots 1-13 DP 5988-921 Okura Trust (C Lee & T Monro) Subdivision (RC 2220225-RMASUB) which was made by way of a Management Plan.

Because of this, the boundary adjustment requires resource consent as a non-complying activity.

The area to be transferred is shown in the following plan and drone image.



This statement supports our application for a Resource Consent by providing all the information relating to the activity required by Section 88 of the RMA to a level of detail proportionate to the scale and significance of its effects.

It particularly shows:

- how the proposal will have no adverse impact, and a small positive impact, on the achievement of the purpose, objectives and outcomes of the Okura Trust (Craig Lee & Toni Monro) Subdivision and Management Plan including environmental outcomes; and

- how it is also consistent with the objectives and policies in relevant plans including the Far North District Operative and Proposed District Plans

We have uploaded an A4 copy of the plan with our application.

2. The Site

The site of the proposed boundary adjustment is a small south-east corner of Lot 10 DP 598921 located at 19 Okura Drive measuring approximately 460 square metres.

This site:

- does not have any existing use or buildings
- contains a stand of mature trees, none of which will be removed
- slopes down gently to the south-west below a long-established fence line delineating this area of trees from the pasture in Lot 10 DP 598921
- includes a short section of a minor stream with a small pond, which has been in existence since before 2000
- has, according to FNDC Land Use maps, Class 4 soil with significant limitations for arable use or cultivation
- is not identified as containing any area of Outstanding Landscape or Feature in either the District Plan or Regional Policy Statement
- is not identified in the Regional Policy Statement for Northland (RPS) as having any high or outstanding natural character values
- does not have any physical effect on the locality
- is accessed more easily from the Lot to which we propose it be transferred (rather than Lot 10 within which it currently sits) due to existing fence lines

Other aspects of the site are evidenced in the Planning Report compiled by Thomson Survey Ltd for the Okura Trust (C Lee & T Monro) Subdivision and Management Plan.

According to this evidence, the site:

- does not include any areas identified as containing any significant indigenous vegetation or habitat
- is not subject to natural hazards

- is “highly unlikely” to contain any soil contaminants that would pose a risk to human health
- is not known to contain any archaeological sites, historic heritage resources or sites of significance to Maori

The applicants for the Okura Subdivision consulted with Ngati Rehia and commissioned a Cultural Impact Assessment for all the Subdivision land including the boundary adjustment site. The FNDC also commissioned an Archaeological Assessment for the pipeline route to the new Kerikeri Wastewater Treatment Plant, basically along the access road. No archaeological sites were recorded.

Aspects of the Cultural Impact Assessment, including planting plans, were incorporated into the Okura Subdivision Management Plan and are reflected in our intentions for the boundary adjustment site.



The Site looking West



The Site looking West from middle



The Site looking East

The District Plan zoning is Rural Production.

In practice, though, the land use of the area in question is rural-residential and has no rural production value.

3. The Proposed Activity

The proposed activity is a transfer of this small corner of Lot 10 DP 598921 located at 19 Okura Drive Kerikeri and measuring approximately 460 square metres to Lot 13 DP 333135 located at 17 Okura Drive Kerikeri.

This will:

- reduce the size of Lot 10 from approximately 7392 square metres to approximately 6932 square metres

- increase the size of Lot 13 from approximately 6869 square metres to approximately 7329 square metres

The full names and addresses of the owners of these two Lots are:

Lot 10 DP 598921: Craig Stephen Lee, Toni Lee Monro and PM Trustee Limited, 19 Okura Drive, Kerikeri 0230

Lot 13 DP 333135: David John Wilfred Lumley and Annabel Hooker Lumley, 17 Okura Drive, Kerikeri 0230

We have uploaded an up-to-date Certificate of Title for Lot 10 with our application and provided an up-to-date Certificate of Title for Lot 13 as an additional document.

As the small corner of land to be transferred is all outside Lot 10's long-established fence lines, the owners of Lot 10 and Lot 13 have always recognised that it fits more logically into Lot 13.

With permission from the owners of Lot 10, the owners of Lot 13 have therefore regarded this corner of land as de facto part of their land and have maintained it accordingly for the last 20 or so years.

The proposed adjustment will rationalise this situation by bringing the legal boundary more in line with the physical boundary formed by the existing fence line.

Chapter 13.9.2.2 of the Operative District Plan says that any further subdivision of any lot contained within a subdivision management plan shall be a non-complying activity.

For this reason, we require a consent for a non-complying activity,

4. Effect on the Okura Management Plan

The Council decision to grant resource consent for the Okura Trust (C Lee & T Monro) Subdivision (RC 2220225-RMA SUB) specified that the subdivision should be carried out in general accordance with the application and subsequent S92 information including a draft Management Plan.

The decision required the provision of a revised, more detailed Management Plan.

This final Plan says that the purpose and objectives in managing the Okura Trust subdivision are:

- to ensure a well-designed, sustainable settlement pattern on the application site that achieves the most efficient use of the site and results in positive outcomes; while
- minimising the adverse effects on the environment, and enhancing the environment where possible; and

- ensuring the enhancement and maintenance of amenity values and character values; and
- ensuring the enhancement and maintenance of indigenous vegetation and habitat in and adjacent to riparian areas and elsewhere within the Management Plan area; and
- protecting indigenous fauna, particularly avian species; and
- mitigating against potential reverse sensitivity effects; and
- providing public walkway along Okura Stream, by way of an Esplanade Strip; and
- providing for passive recreation opportunities for the owners of lots subject to the Management Plan, via shared covenant areas and pedestrian accessways; and
- having regard to cultural values in the design of the development and its ongoing management

The land to be transferred represents less than 0.1% of the total area of the Okura Subdivision, has no practical value, and did not feature in the Subdivision plans for enhancement plantings, as evidenced on Page 18 of the Okura Subdivision Landscape Enhancement Plan (provided as an additional document with our application) which shows only existing trees within Lot 10.

The transfer will therefore have no adverse effect on the ability of the owners of Lot 10, and all other Okura Subdivision owners, to fully achieve the Okura Subdivision Purpose and Objectives and meet all their obligations under the Management Plan.

Although there is limited scope for more plantings on the land to be transferred, the owners of Lot 13 will use what scope there is to add more native plantings, drawing on the Okura Subdivision Planting Plan which in turn reflects Ngati Rehia's Cultural Impact Assessment.

This will make a small positive contribution to the achievement of the Okura Subdivision Purpose and Objectives.

These plantings will supplement existing mature native species, including puriri, kowhai, putaputaweta, akeake, pukatea, karaka and kawakawa, which the owners of Lot 13 have planted over the last 20 years immediately next to the land to be transferred as shown in the photographs below.



Lot 13 plantings seen from South



Lot 13 plantings seen from North

In line with the Okura Subdivision Planting Plan, the owners of Lot 13 will also replace any of the large shelter trees along the boundary line of Lot 10 with landscape amenity enhancement plantings if ever any of these large trees are removed.

Due to these mature shelter trees, weeds have not been a problem in much of the area to be transferred. The owners of Lot 13 will nevertheless apply the requirements of the Management Plan's Weed & Pest Management Strategy in this area.

5. Effect on Lot 10

As indicated above, the boundary adjustment will make only a minimal change to the area of Lot 10 by reducing it from approximately 7392 square metres to approximately 6932 square metres.

This minimal reduction will have no impact on the scope for Lot 10 to meet all relevant development standards and Okura Subdivision Management Plans including no impact on access, stormwater management, wastewater management, water supply, building setback from boundaries, building coverage, or landscaping and planting plans.

It will have no adverse effects on drainage or stormwater management as indicated in the attached Lot 10 and Lot 13 Topography and Catchments diagram which we have adapted from page 42 of the Haigh Workman Engineering Report for the Okura Drive Subdivision and which shows the stormwater catchment area for Lot 10 as being all within the area which will remain within the Lot.

Page 24 of this Engineering Report (copy uploaded as an additional document) also indicates that the anticipated impermeable surface for Lot 10 represents only 8.8% of the area of the Lot. After the boundary adjustment, it will still represent less than 10%, well within the 15% threshold permitted by the District Plan.

Easements for Lot 10 created by Easement Instruments 13343924.6 and 13343924.8 are rights to drain sewage. The Burdened Land for these Easements are other Lots within the Okura Subdivision as indicated in the Schedule of Easements which we have provided as an additional document. These Easement rights will not be affected by the proposed boundary adjustment. The adjustment will consequently have no adverse effects on any of the Lot 10 or other Okura Subdivision Easements.

6. Assessment against the Operative District Plan

Chapter 4.2 of the Operative District Plan says that the Council shall not grant consent to an application for a Non-Complying Activity, unless it is satisfied either that the granting of the consent will not be contrary to the objectives and policies of the Plan or that the environmental effects will be minor.

As indicated in Section 8 below, there will be no adverse effects on the environment.

The following assessment shows that the boundary adjustment will also not be contrary to the objectives and policies of the Operative District Plan.

Chapter 8 Rural Environment objectives which are most relevant are:

- *8.3.1 To promote the sustainable management of natural and physical resources of the rural environment*
- *8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment*
- *8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone*

The Chapter 8 Rural Environment policies which are most relevant is:

- *8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment*
- *8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue*
- *8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.*

The Chapter 8.4 Commentary adds to these Objectives and Policies by saying that:

- *The objectives, policies and methods of the rural environment are intended to give effect to the purpose of the Act. They also take account of the particular nature of the rural environment of the district. Accordingly emphasis is placed on enabling a wide range of activities to take place, limited only by the need to ensure that environmental quality is maintained.*

The Chapter 8.6 Rural Production objectives which are most relevant are:

- *8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone*
- *8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.*
- *8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.*

The Chapter 8.6 Rural Production Policies which might be considered most relevant are:

- *8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.*
- *8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.*
- *8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.*

The Chapter 8.6.4 Commentary includes the following comment:

- *The objectives and policies of the Rural Production Zone are a subset of those for the rural environment. As such they are aimed at a particular zone within the rural environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible in order to ensure that rural productivity is not stifled and that other activities can establish where their significant adverse effects are avoided remedied or mitigated on rural production or the natural and physical environment, including its people*

Chapter 13 (Subdivision) objectives which might be considered relevant are:

- *13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan and will promote the sustainable management*

of the natural and physical resources of the District, including airports and roads and the social, economic and cultural wellbeing of people and communities.

- *13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.*

Chapter 13 Subdivision policies which are most relevant are:

- *13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:*
 - natural character, particularly of the coastal environment;*
 - ecological values;*
 - landscape values;*
 - amenity values;*
 - cultural values;*
 - heritage values; and*
 - existing land uses.*

The Commentary at the end of Chapter 13.5 includes the following comments:

- *Subdivision of land can have adverse effects on the environment if the design of the subdivision is such that subsequent use and development on the subdivided land is environmentally inappropriate. While it is the use of land, and not the subdivision pattern itself, that has the effects, the subdivision pattern enables the use. Consequently, the control of subdivision is justified because it enables the Council to minimise the risk of activities being established on lots that are too small, too steep, hazard prone, incapable of being serviced, and so on.*
- *The Council's approach has therefore been to ensure that the conditions of consent for subdivisions enable appropriate subsequent use and development, and the objectives and policies in this chapter reflect this approach.*
- *The Council also recognises the desirability of responding positively to innovative subdivision proposals that, although they may not comply with the rules, offer a good resource management outcome for the development of a property. This chapter provides for such innovation.*

Boundary Adjustments Standards in Chapter 13.7.1 might also be considered relevant even though these are focused on controlled (subdivision) activities. These provide that boundary adjustments may be carried out as a controlled (subdivision) activities provided:

- there is no change in the number and location of any access to the lots involved; and*

- b. *there is no increase in the number of certificates of title; and*
- c. *the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and*
- d. *the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and*
- e. *all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and*
- f. *all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.*

Chapter 13.7.2 is also relevant as it sets out minimum lot sizes for the Rural Production Zone.

According to Chapter 13.11 of the Plan, the additional assessment criteria which the Council will use as a guide when assessing non-complying subdivision activities are the criteria set out in Chapter 13.10.

The elements of these assessment criteria which might be relevant are:

- 13.10.1 *Allotment Sizes and Dimensions.*
 - a. *Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.*
 - b. *Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.*
 - c. *The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements*
 - d. *Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments*
- 13.10.4 *Stormwater Disposal... (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects*
- 3.10.9 *Easements for any purpose. Whether there is a need for an easement for any purposes*

The proposed minor boundary adjustment will not be contrary to any of the above objectives, policies or criteria. In particular:

- it is not environmentally inappropriate, will not have any adverse effects on the environment, will support sustainable management of the land and maintain amenity values
- there will be no change in the number of Lots, location of access, or number of certificates of title
- the area affected by the adjustment is within the area of the original Lots
- although allotment sizes are already non-compliant with minimum sizes for Rural Production Zone standards, the adjustment will not alter the overall degree of non-compliance
- Lot 10 will remain of a sufficient area and dimensions to meet all relevant land use and development standards including operational and maintenance requirements and requirements for on-site drainage systems (stormwater, effluent disposal, potable water) will be wholly contained within the area of the Lot
- There are no requirements for any easements

7. Assessment against the Proposed District Plan

There are no significant differences of any relevance to our minor boundary adjustment in the Proposed District Plan's objectives and policies.

As in the case of the Operative Plan, it says that any relevant matter and consent for a non-complying activity can only be granted if the consent authority is satisfied that the adverse effects of the activity on the environment will be minor or the activity will not be contrary to the objectives and policies of the relevant plan and any relevant proposed plan.

As indicated in Section 8 below, there will be no adverse effects on the environment.

The rest of this Section sets out how the activity will, in addition, not be contrary to the objectives and policies of the Proposed District Plan.

The most relevant Subdivision objective is:

- *SUB-01 Subdivision results in the efficient use of land which:*
 - achieves the objectives of each relevant zone, overlays and district wide provisions*
 - contributes to the local character and sense of place*
 - avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate*
 - avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located*

- e. *does not increase risk from natural hazards or risks are mitigated and existing risks reduced*
- f. *manages adverse effects on the environment*

The most relevant Subdivision Policies are:

- *SUB-P1 Enable boundary adjustments that:*
 - a. *do not alter:*
 - i. *the degree of non compliance with District Plan rules and standards;*
 - ii. *the number and location of any access; and*
 - iii. *the number of certificates of title; and*
 - b. *are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.*
- *SUB-P3 Provide for subdivision where it results in allotments that:*
 - a. *are consistent with the purpose, characteristics and qualities of the zone;*
 - b. *comply with the minimum allotment sizes for each zone;*
 - c. *have an adequate size and appropriate shape to contain a building platform; and*
 - d. *have legal and physical access.*
- *SUB-P9 Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.*

The most relevant Rural Production Zone Objective is:

- *RPROZ-03 Land use and subdivision in the Rural Production Zone:*
 - *Protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production*
 - *Protects primary production activities from reverse sensitivity effects that may constrain their efficient and effective operation*
 - *Does not compromise use of land for farming activities particularly on highly productive land*
 - *Does not exacerbate any natural hazards*
 - *Is able to be serviced by on-site infrastructure*

The Rural Production Zone Policies which are most relevant are:

- *RPROZ-P4 Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:*
 - *a predominance of primary production activities;*
 - *low density development with generally low site coverage of buildings or structures;*
 - *typical adverse effects such as odour, noise and dust associated with a rural working environment; and*

- *a diverse range of rural environments, rural character and amenity values throughout the district.*
- *RPROZ-P6 Avoid subdivision that:*
 - *results in the loss of highly productive land for use by farming activities;*
 - *fragments land into parcel sizes that are no longer able to support farming activities, taking into account:*
 - *the type of farming proposed; and*
 - *whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.*
 - *provides for rural lifestyle living unless there is an environmental benefit*

The Proposed Plan also sets out minimum allotment sizes for the Rural Production Zone.

Our proposed minor boundary adjustment will not be contrary to any of these objectives and policies. In particular:

- it will support efficient use of land which is not productive or of any practical value
- it will not have any adverse effects on the environment
- it will support achievement of the environmental objectives of the Okura Subdivision Management Plan
- although allotment sizes are already non-compliant with minimum sizes for the Rural Production standards, the adjustment will not alter the overall degree of non-compliance and will maintain compliance with access, infrastructure and esplanade provisions
- there will be no change in the number of Lots, location of access, or number of certificates of title
- Lot 10 will continue to be of an adequate size and appropriate shape to meet all development requirements

8. Assessment of the effects on the environment

The District Plan makes clear that the assessment of environmental effects should be of sufficient detail appropriate to the scale and significance of the actual or potential effects that the activity may have on the environment and must be prepared in accordance with the Fourth Schedule of the Resource Management Act.

As indicated in Section 4, the proposed boundary adjustment will make a small positive contribution to the achievement of the Okura Subdivision Purpose and Objectives, including environmental objectives, by adding to the enhancement plantings proposed in the Management Plan.

There will be no adverse environmental effects.

There will be no effect on those in the neighbourhood or the wider community, including any social, economic, or cultural effects

There will be no physical effect on the locality, including any landscape and visual effects.

There will be no effect on ecosystems, including effects on plants or animals or any physical disturbance of habitats in the vicinity.

There will be no effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for recent or future generations.

There will be no discharge of contaminants into the environment, including any unreasonable emission of noise.

There will be no risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

9. Other Section 88 requirements

No other Section 88 requirements are relevant. In particular:

- there are no other activities that are part of the proposal to which the application relates
- no other resource consents are required for the proposal to which this application relates
- the proposal is consistent with the purpose of the RMA to promote the sustainable management of natural and physical resources
- there are no RMA Part 2 Matters of National Importance
- there is no inconsistency with RMA Part 2 Other Matters or the Treaty of Waitangi
- there is no inconsistency with the Regional Policy Statement for Northland or other relevant National Statements

10. Consultation and Written Approvals

The Title to Lot 10 is subject to a Land Covenant in favour of the Okura Residents' Association Incorporated created by Covenant Instrument 13343924. This specifies that "No Lot which is part of the Burdened Land, with the exception of Lot 12 DP 59892, may be further subdivided without the consent in writing of the Covenantee".

Lot 10 is part of the Okura Management Plan subdivision and, as such, has various requirements and obligations which are overseen by the Okura Residents

Association Incorporated. Craig Lee and Toni Monro are Society Officers of the Okura Residents Association Incorporated and are also co-applicants for this resource consent. As such they have been fully involved in the compilation of this AEE and have signed it accordingly.

We have nevertheless also provided their written consent as Officers of the Okura Residents Association Incorporated in the form of a Notice of Written Approval together with a letter of support.

One neighbour, Mrs Sue Teixeira, owns a property which abuts both Lots. She will not be affected in any way by the boundary adjustment. Although there is consequently no formal requirement for us to seek a Notice of Written Approval from her, we have nevertheless consulted her and can confirm she has no objection to the boundary change. We have provided her written consent as an additional document with our application in the form of a signed copy of our scheme plan.

No other persons are interested in or affected by the proposal.

Ngati Rehia were consulted recently on the overall land involved in the Okura Subdivision, including the land which is the subject of the boundary adjustment. Aspects of their Cultural Impact Assessment were incorporated into the Okura Subdivision Management Plan and will be taken into account in our planting plans for the boundary adjustment site.

11. Conclusion

Our proposal involves only a minor boundary adjustment.

The adjustment will rationalise legal boundaries by bringing them more in line with long-standing maintenance arrangements and the physical boundary formed by existing fence lines.

The adjustment will have no adverse impact, and a small positive environmental impact, on the achievement of the Okura Trust Subdivision Purpose and Objectives.

There will be no adverse impact on the development of Lot 10.

There will be no adverse environmental effects.

The adjustment will not be contrary to any of the provisions of the Operative District Plan or the Proposed District Plan or any other relevant Plans or Statements.

As the Title to Lot 10 is subject to a Land Covenant which specifies that “No Lot which is part of the Burdened Land, with the exception of Lot 12 DP 59892, may be further subdivided without the consent of the Okura Residents' Association Incorporated”, we have provided written consent, and a letter of support, from Craig Lee and Toni Monro who are Officers of the Association. They are also co-applicants for this resource consent, have been fully involved in the compilation of this AEE, and have signed it accordingly.

Our application consequently seeks resource consent to make this minor boundary adjustment as a non-complying activity.

Signed:

David Lumley

Annabel Lumley



Craig Lee



Toni Monro

Date: 12th January 2026

ADDITIONAL DOCUMENTS UPLOADED

1. Plan of the land to be transferred
2. Certificates of Title for the two Lots involved in the Boundary Adjustment
3. Page 18 from Okura Subdivision Landscape Enhancement Plans for Lot 10
4. Lot 10 and 13 Topography and Catchments (adapted from Page 42 of the Haigh Workman Engineering Report for the Okura Subdivision)
5. Haigh Workman Engineering Report for the Okura Subdivision Page 24
6. Okura Subdivision Schedule of Easements
7. Notice of Written Approval from the Okura Residents Association
8. Letter of support from the Okura Residents Association
9. Mrs Sue Teixeira written consent



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




R.W. Muir
Registrar-General
of Land

Identifier **1174363**

Land Registration District **North Auckland**

Date Issued 07 August 2025

Prior References

1010055

Estate Fee Simple

Area 7392 square metres more or less

Legal Description Lot 10 Deposited Plan 598921

Registered Owners

Craig Stephen Lee, Toni Lee Monro and PM Trustee Limited

Interests

Subject to Section 168A Coal Mines Act 1925

Subject to Section 8 Mining Act 1971

13343924.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.8.2025 at 3:55 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 13343924.6 - 7.8.2025 at 3:55 pm

Appurtenant hereto is a right to drain sewage created by Easement Instrument 13343924.8 - 7.8.2025 at 3:55 pm

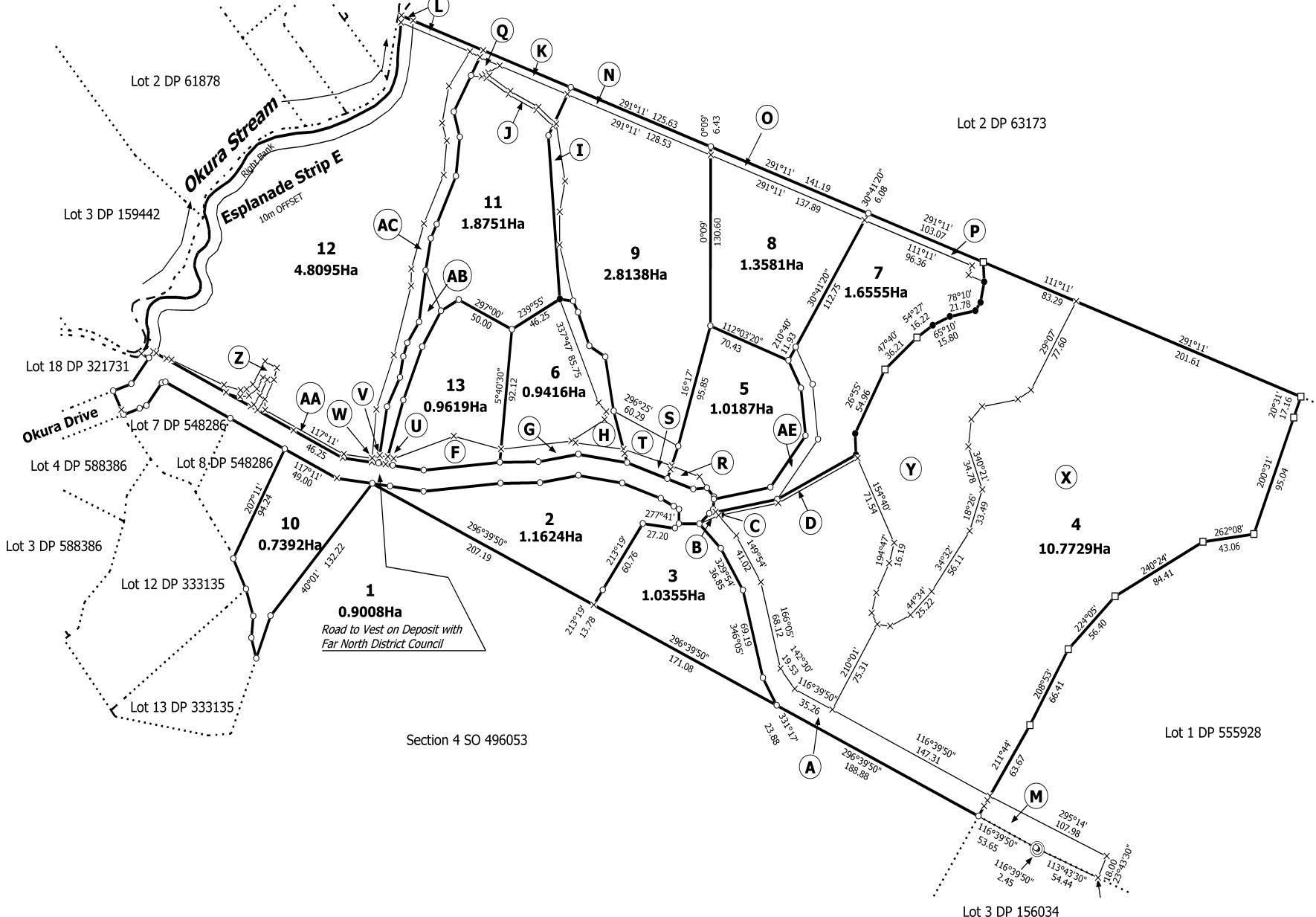
The easements created by Easement Instrument 13343924.8 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant (in gross) in favour of Okura Residents' Association Incorporated created by Covenant Instrument
13343924.10 - 7.8.2025 at 3:55 pm



Diag. A

Area L overlaps Esplanade Strip E and Extends to the boundary



Surveyor's Ref: 9454

T 1/13

Land District: North Auckland Digitally Generated Plan Generated on: 22/01/2025 08:23am Page 7 of 19	Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and Easement over Lot 1 DP 555928	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan LT 598921 Approved on: 22/01/2025
---	---	--	--



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




R.W. Muir
Registrar-General
of Land

Identifier **135974**

Land Registration District **North Auckland**

Date Issued 24 October 2006

Prior References

86955

Estate Fee Simple

Area 6869 square metres more or less

Legal Description Lot 13 Deposited Plan 333135

Registered Owners

David John Wilfred Lumley and Annabel Hooker Lumley

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

7081959.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.10.2006 at 9:00 am

Appurtenant hereto are rights of way, telecommunications, electricity and water supply easements created by Easement Instrument 7081959.4 - 24.10.2006 at 9:00 am

The easements created by Easement Instrument 7081959.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 7192128.1 - 17.1.2007 at 9:00 am

7652351.1 Mortgage to ANZ National Bank Limited - 11.12.2007 at 11:57 am

OKURA SUBDIVISION MANAGEMENT PLAN

PAGE 18

LANDSCAPE ENHANCEMENT

PLAN

LOT 10

LANDSCAPING LEGEND



PROPOSED LANDSCAPE AMENITY ENHANCEMENT PLANTINGS

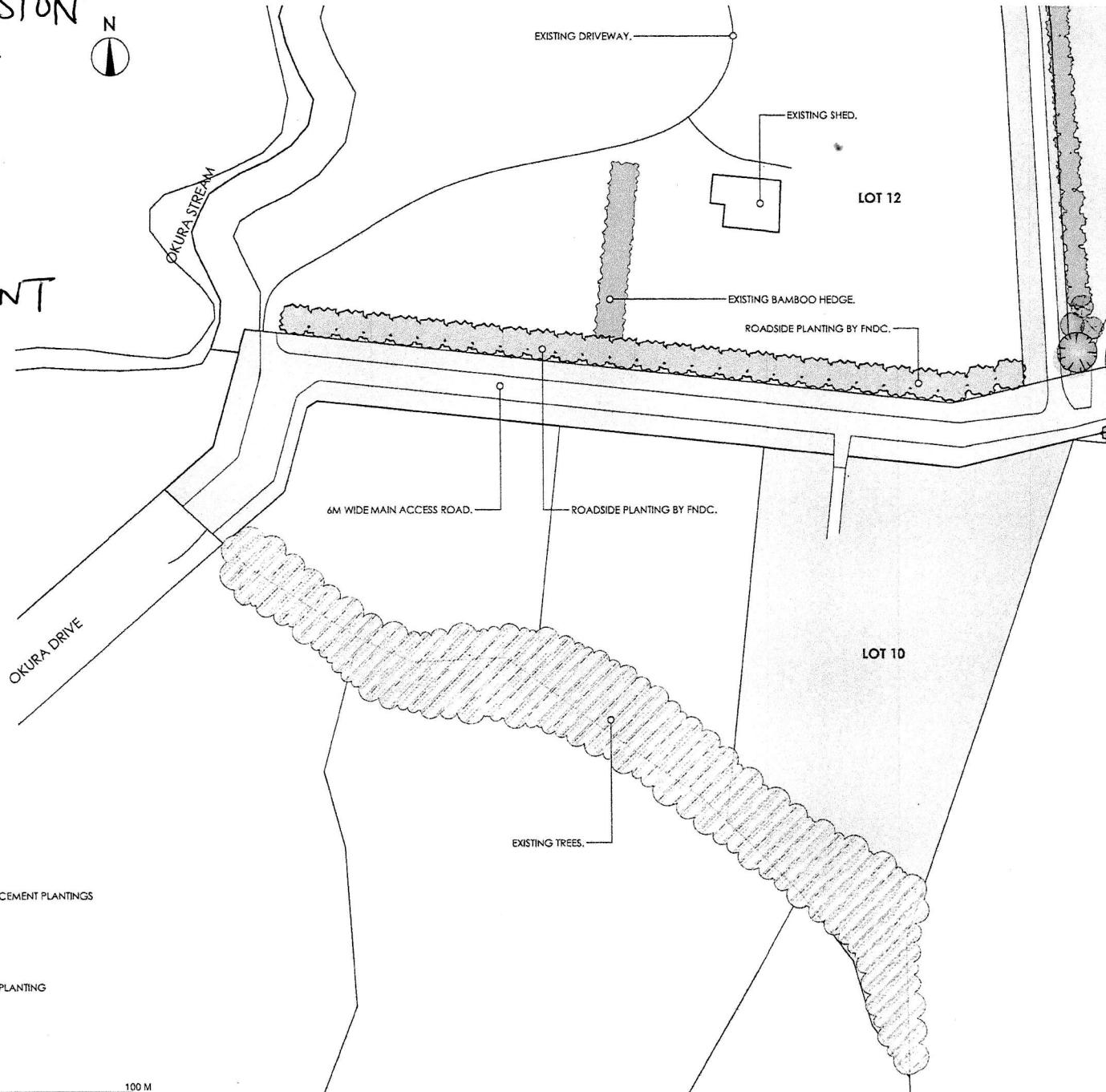


CLUSTERS OF SPECIMEN TREES

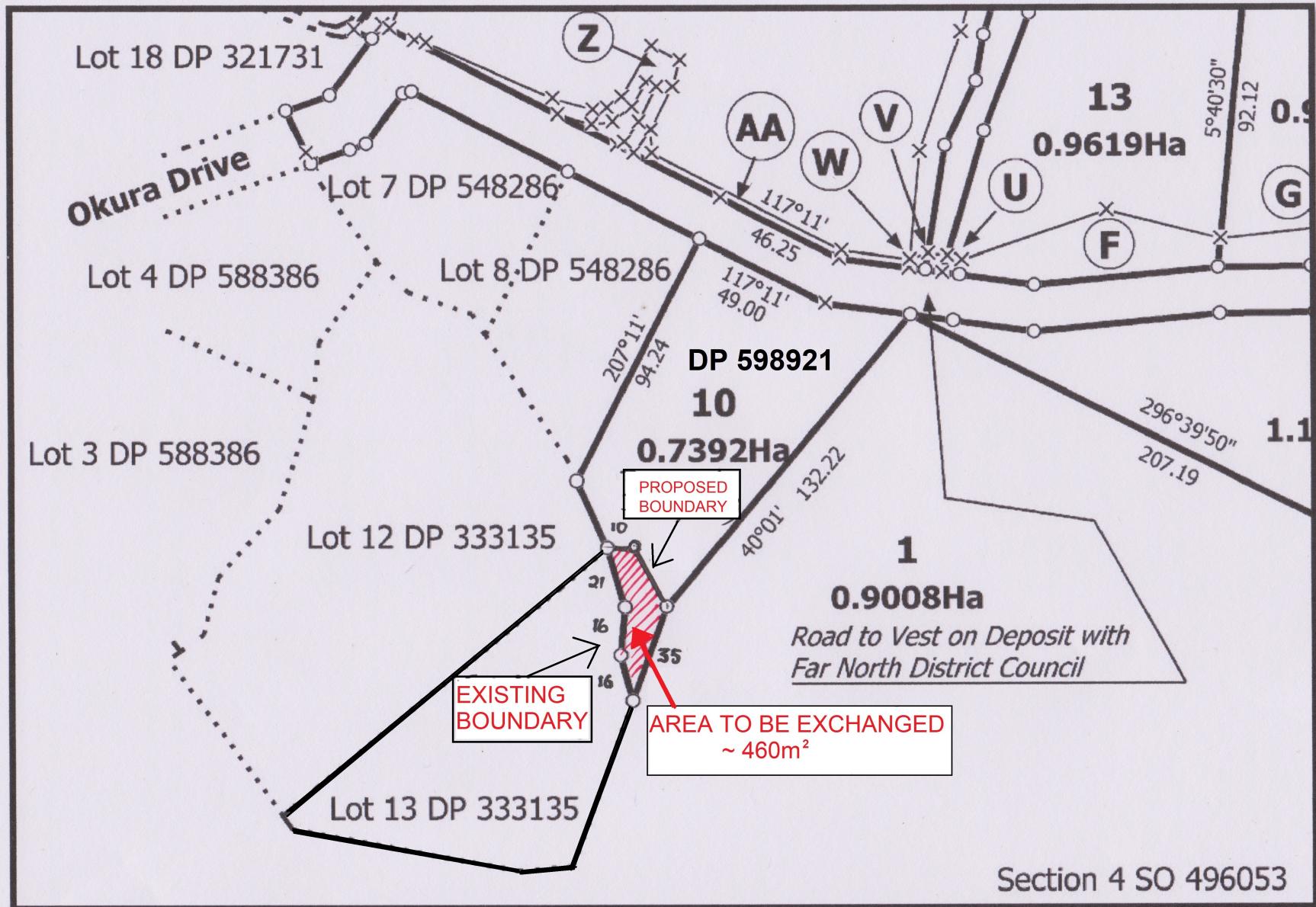


GULLY REVEGETATION & ENHANCEMENT PLANTING

0 50 100 M



 HAWTHORN Landscape Architects	
19.02.20	
Proposed Subdivision of Section 1 S0494053 & Lot 1 RC2180227	
Landscape Enhancement Plan - Lot 10 & 14 19 Okura Drive, Kerikeri	
Scale	Drawn By
1:1000 @ A3	DOL
Drawing #	Rev #
002	C
<small>1. This drawing is the property of Hawthorn Landscape Architects Ltd and must not be copied or reproduced without prior written permission. 2. Copying of this drawing is illegal. 3. Any changes to the drawing must be made by the architect. 4. Any changes to the drawing must be signed and dated by the architect. 5. Any construction work based on these plans is to comply with relevant local authority regulations and all building codes and standards.</small>	



FOR APPLICATION BY
D. & A. LUMLEY
AND OKURA TRUST
17 DEC 25

PROPOSED BOUNDARY CHANGE SUBDIVISION BETWEEN
LOT 10 DP 598921 AND LOT 13 DP 333135 OKURA DRIVE, KERIKERI

ORIGINAL
SCALE 1:2000
SHEET SIZE A4

Resource Consent Application for Boundary Change between Lot 10 DP 598921 and Lot 13 DP 333135

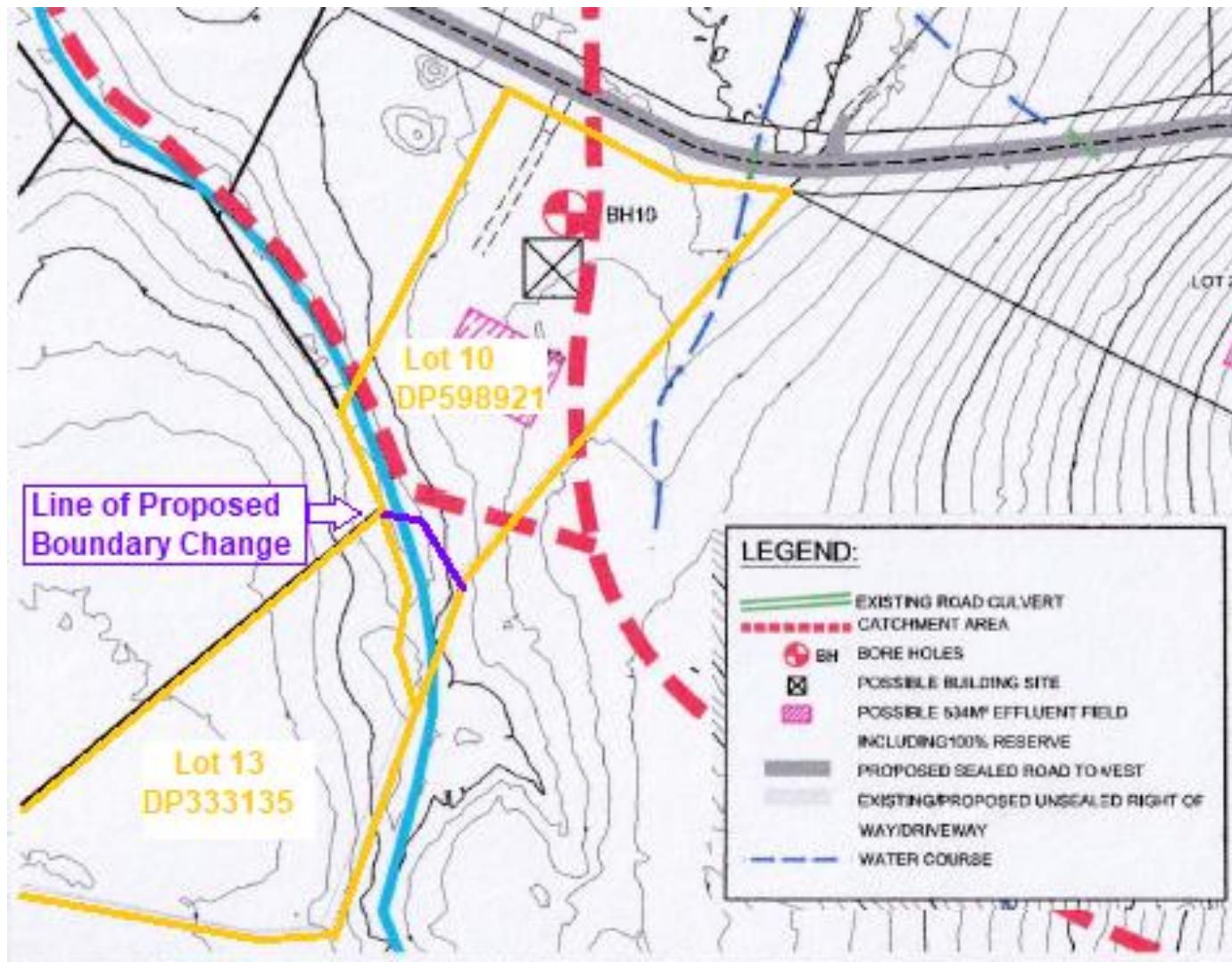


Diagram Showing Lot 10 and 13 Topography and Catchments [Adapted from supplied Engineering report Pg 42]

Table 7-1 - Future Impermeable Surfaces Coverage

Proposed Lot	Area (m ²)	Existing Structures (m ²)	Future Dwelling (m ²)	Driveways (m ²)	Road and ROW (m ²)	Total Imperm Surface (m ²)	Coverage (%)
1	87,114	-	400	250	1200	1850	2.1%
2	10,710	-	400	250		650	6.1%
3	9,686	-	400	250		650	6.7%
4	21,120	-	400	300		700	3.3%
5	12,670	-	400	250		650	5.1%
6	8,272	-	400	250		650	7.9%
7	14,960	-	400	250	500	1150	7.7%
8	14,480	-	400	250		650	4.5%
9	26,002	-	400	500		900	3.5%
10	7,393	-	400	250		650	8.8%
11	19,550	-	400	700		1100	5.6%
12	40,697	625	-	450		1075	2.6%
13	10,050	-	400	300		700	7.0%
14	5,010	-	400	250		650	13.0%
15	8,814	Road	-		2,800	2800	31.8%
TOTAL	296,528	625	5,200	4,500	4,500	14,825	5.0%
16	160,537	Kerikeri WWTP	-	Access Track		NA	< 5%
TOTAL	457,065						< 5%

As detailed above, proposed impermeable surfaces on residential lots (Lot 1 – 14) is likely to vary from 2% to 13% of lot areas, with an average of approximately 5%.

Anticipated impermeable surface coverage on all residential lots is likely to comply with the 15% threshold permitted by the District Plan rule.

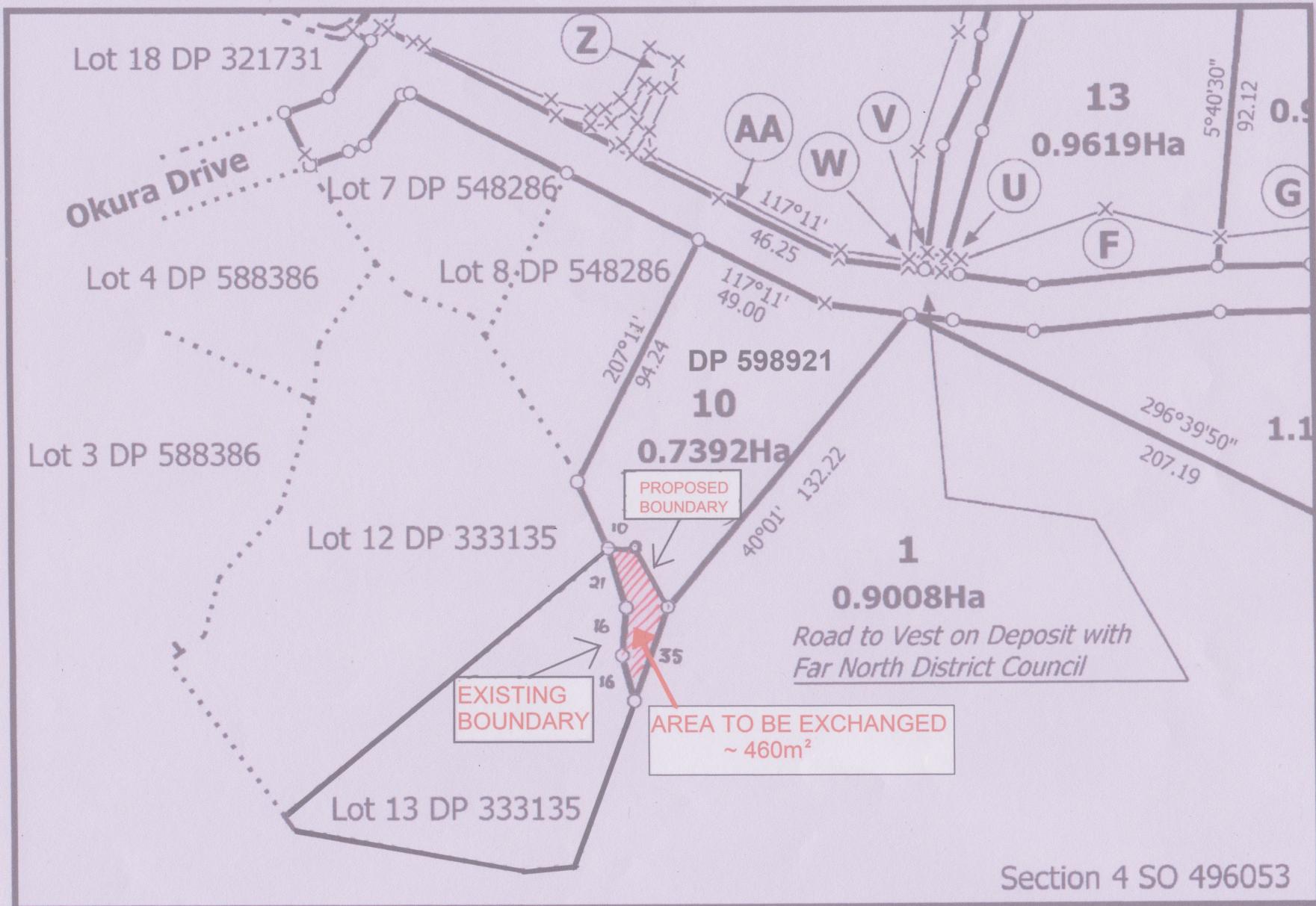
For a Discretionary / Non-complying Activity subdivision, Assessment Criteria 13.10.4 apply. The essential criteria for subdivision stormwater management are:

(j) *The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.*

(k) *Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.*

7.2.2 Regional Water and Soil Plan for Northland

Rule 21.01.01 provides for the discharge of stormwater where the stormwater collection system is connected to, or part of, a stormwater system for which a resource consent exists. The proposed subdivision will not connect to a consented stormwater system, so Rule 21.01.01 does not apply.



FOR APPLICATION BY
D. & A. LUMLEY
AND OKURA TRUST
17 DEC 25

PROPOSED BOUNDARY CHANGE SUBDIVISION BETWEEN
LOT 10 DP 598921 AND LOT 13 DP 333135 OKURA DRIVE, KERIKERI

ORIGINAL
SCALE 1:2000
SHEET SIZE A4

As the owner of the neighbouring land, Section 4 SO 496053, I give my consent to this boundary change.
Signed: Delelej Date: 18/12/25

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: **David and Annabel Lumley with Craig Lee and Toni Monro**

Address of proposed activity: **19 Okura Drive, Kerikeri**

Legal description: **Lot 13 DP 333135 and Lot 10 DP 598921**

Description of the proposal (including why you need resource consent): **Minor boundary change between Lots, transferring approximately 460m² from Lot 10 DP598921 to Lot 13 DP333135**

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1. Final AEE with draft Scheme Plan of Proposed Change

2. _____

3. _____

4. _____

5. _____

6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval: **Okura Residents Association Incorporated**

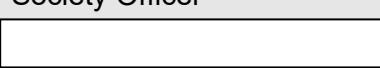
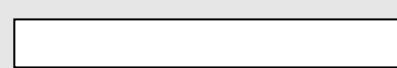
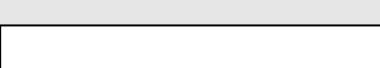
Address of affected property including legal description **19 Okura Drive and all Lots of DP598921**

Contact Phone Number/s and email address **Daytime: 0272946130** **email: OkuraResidents@outlook.com**

I am/we are the **OWNER(S) / OCCUPIER(S)** of the property (circle which is applicable)

*Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.*

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature		Date	11/01/2026
	Society Officer		
Signature		Date	11/01/2026
	Society Officer		
Signature		Date	
Signature		Date	

Okura Residents Association Incorporated
19 Okura Drive
Kerikeri

08/01/2026

David and Annabel Lumley
17 Okura Drive
Kerikeri

Dear David & Annabel,

Proposed minor boundary adjustment involving the transfer of approximately 460 square metres of Lot 10 DP 598921 located at 19 Okura Drive Kerikeri to Lot 13 DP 333135 located at 17 Okura Drive Kerikeri.

We welcome your proposal to purchase a small corner of Lot 10 measuring approximately 460 square metres and to seek a minor boundary adjustment to reflect this purchase.

As Lot 10 is part of the Okura Subdivision, your proposal requires written approval from the Okura Residents Association. We are writing to confirm this approval.

As this small corner of Lot 10 creates an awkward shape which juts out from the main body of the property and runs beside your property, we recognise that it fits more logically into your Lot 13.

We also recognise that, in practical terms, you have therefore always used it, and maintained it, as if it was part of your land ever since you bought Lot 13 in 2005. It therefore makes sense, both for you and the best management of the land, for this practical arrangement to be given legal status.

The area of land concerned is not usable for any practical purpose and makes no contribution to the achievement of the Purpose and Objectives of the Okura Subdivision Management Plan. Its transfer to you will therefore have no negative effect on the achievement of this Purpose and Objectives.

It will similarly have no negative impact on the development of Lot 10.

We also welcome your proposal to make landscape amenity plantings in the area to be transferred, in accordance with the Okura Subdivision Management Plan's Planting Plan even though these were not previously envisaged. This will make a positive contribution to the achievement of the Okura Subdivision Purpose and Objectives.

You have also told us you will observe the requirements of the Management Plan's Weed & Pest Management Strategy in the area to be transferred, by continuing to eradicate the weeds identified in this Strategy, as you have been doing over the last 20 years.

Given all these points, we are happy to give our written approval for this minor boundary change.

Yours sincerely,



Toni Monro and Craig Lee
Society Officers
Okura Residents Association Incorporated

Title Plan - DP 598921

Survey Number DP 598921

Surveyor Reference 9454 Craig Lee

Surveyor Denis McGregor Thomson

Survey Firm Thomson Survey Limited

Surveyor Declaration I Denis McGregor Thomson, being a licensed cadastral surveyor, certify that--

(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and Cadastral Survey Rules 2021; and

(b) the survey was undertaken by me or under my personal direction.

Declared on 21 Jan 2025 03:56 PM

Survey Details

Dataset Description Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and Easement over Lot 1 DP 555928

Status Deposited

Land District North Auckland

Survey Class Class B

Submitted Date 21/01/2025

Survey Approval Date 22/01/2025

Deposit Date 07/08/2025

Territorial Authorities

Far North District

Comprised In

RT 1010054

RT 1010055

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 2 Deposited Plan 598921	Road	0.9008 Ha	
Lot 3 Deposited Plan 598921	Fee Simple Title	1.1624 Ha	1174355
Lot 4 Deposited Plan 598921	Fee Simple Title	1.0355 Ha	1174356
Lot 5 Deposited Plan 598921	Fee Simple Title	10.7729 Ha	1174357
Lot 6 Deposited Plan 598921	Fee Simple Title	1.0187 Ha	1174358
Lot 7 Deposited Plan 598921	Fee Simple Title	0.9416 Ha	1174359
Lot 8 Deposited Plan 598921	Fee Simple Title	1.6555 Ha	1174360
Lot 9 Deposited Plan 598921	Fee Simple Title	1.3581 Ha	1174361
Lot 10 Deposited Plan 598921	Fee Simple Title	2.8138 Ha	1174362
Lot 11 Deposited Plan 598921	Fee Simple Title	0.7392 Ha	1174363
Lot 12 Deposited Plan 598921	Fee Simple Title	1.8751 Ha	1174364
Lot 13 Deposited Plan 598921	Fee Simple Title	4.8095 Ha	1174365
Area A Deposited Plan 598921	Easement	0.9619 Ha	1174354
Area B Deposited Plan 598921	Easement		
Area C Deposited Plan 598921	Easement		
Area D Deposited Plan 598921	Easement		
Area AE Deposited Plan 598921	Easement		

Title Plan - DP 598921

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area F Deposited Plan 598921	Easement		
Area G Deposited Plan 598921	Easement		
Area H Deposited Plan 598921	Easement		
Area I Deposited Plan 598921	Easement		
Area J Deposited Plan 598921	Easement		
Area L Deposited Plan 598921	Easement		
Area K Deposited Plan 598921	Easement		
Area M Deposited Plan 598921	Easement		
Area N Deposited Plan 598921	Easement		
Area O Deposited Plan 598921	Easement		
Area P Deposited Plan 598921	Easement		
Area Q Deposited Plan 598921	Easement		
Area R Deposited Plan 598921	Easement		
Area S Deposited Plan 598921	Easement		
Area T Deposited Plan 598921	Easement		
Area U Deposited Plan 598921	Easement		
Area V Deposited Plan 598921	Easement		
Area W Deposited Plan 598921	Easement		
Area X Deposited Plan 598921	Covenant - Land		
Area Y Deposited Plan 598921	Easement		
Area Z Deposited Plan 598921	Easement		
Area AA Deposited Plan 598921	Easement		
Area AB Deposited Plan 598921	Easement		
Area AC Deposited Plan 598921	Easement		
Esplanade Strip E Deposited Plan 598921	Esplanade Strip		
Total Area		30.0450 Ha	

Schedule / Memorandum



SURVEYORS AND RESOURCE
PLANNERS

Plan Number

DP 598921

Memorandum of Easements

Purpose	Shown	Servient Tenement (Burdened land)	Dominant Tenement (Benefited land)
Right of Way	V	Lot 11	Lot 13
Right to Drain Sewage, Water	U	Lot 13	Lot 11
Right to Convey Electricity, Telecommunications, Water	C, AE	Lot 7	Lot 8
	A, B	Lot 4	Lot 1 DP 555928
	C	Lot 7	Lot 1 DP 555928
Right to Drain Water	L, W, AC	Lot 12	Lots 2, 5, 6, 8, 9, 11, 13
	J, K, Q	Lot 11	Lots 5, 6, 8, 9
	V, AB	Lot 11	Lot 13
	H	Lot 6	Lots 5, 9
	I	Lot 9	Lots 5, 6, 11
	T	Lot 9	Lot 5
	N	Lot 9	Lot 8
	P	Lot 7	Lot 8
	AE	Lot 7	Lot 5
	A	Lot 4	Lot 3
Right to Drain Sewage	M	Lot 1 DP 555928	Lots 2 - 13

Schedule of Easements

Purpose	Shown	Servient Tenement (Burdened land)	Dominant Tenement (Benefited land)
Right to Drain Sewage	A, B	Lot 4	Lots 2, 3 & Lots 5 - 13
	C	Lot 7	Lots 2 - 6 & Lots 8 - 13
	V	Lot 11	Lots 10, 12
	U, F	Lot 13	Lots 2, 10, 11, 12
	G	Lot 6	Lots 2, 10 - 13
	S	Lot 9	Lots 2, 6, 10 - 13
	R	Lot 5	Lots 2, 6, 9 - 13

315 Kerikeri Road, Kerikeri
P.O. Box 372, Kerikeri 0245, New Zealand.
Email: Kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, sam@tsurvey.co.nz

Telephone: 09 4077360

After Hours: Director: Denis Thomson 09 4071372
After Hours: Office Manager: Sam Lee 021 1370060

Schedule / Memorandum

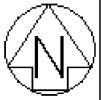
Schedule of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened land)	Grantee
Right to Convey Electricity	W, Z, AA	Lot 12	Top Energy Ltd
	V	Lot 11	
	F, U	Lot 13	
	G	Lot 6	
	S	Lot 9	
	R	Lot 5	
Right to Convey Telecommunications	A & B	Lot 4	Chorus New Zealand Ltd
	C	Lot 7	

Memorandum of Easements in Gross			
Purpose	Shown	Servient Tenement (Burdened land)	Grantee
Right to Drain Water	I, S, T	Lot 9	Far North District Council
	G, H	Lot 6	
	F, U	Lot 13	
	J, Q, V	Lot 11	
	L, W, AC	Lot 12	
Right to Drain Sewage	A, B	Lot 4	Far North District Council
	C	Lot 7	
	R	Lot 5	
	S	Lot 9	
	G	Lot 6	
	F, U	Lot 13	
	V	Lot 11	
Right of Way (Pedestrian)	W, AA	Lot 12	Okura Residents' Association Incorporated.
	L	Lot 12	
	K	Lot 11	
	N	Lot 9	
	O	Lot 8	
	P	Lot 7	
	B, D, Y	Lot 4	

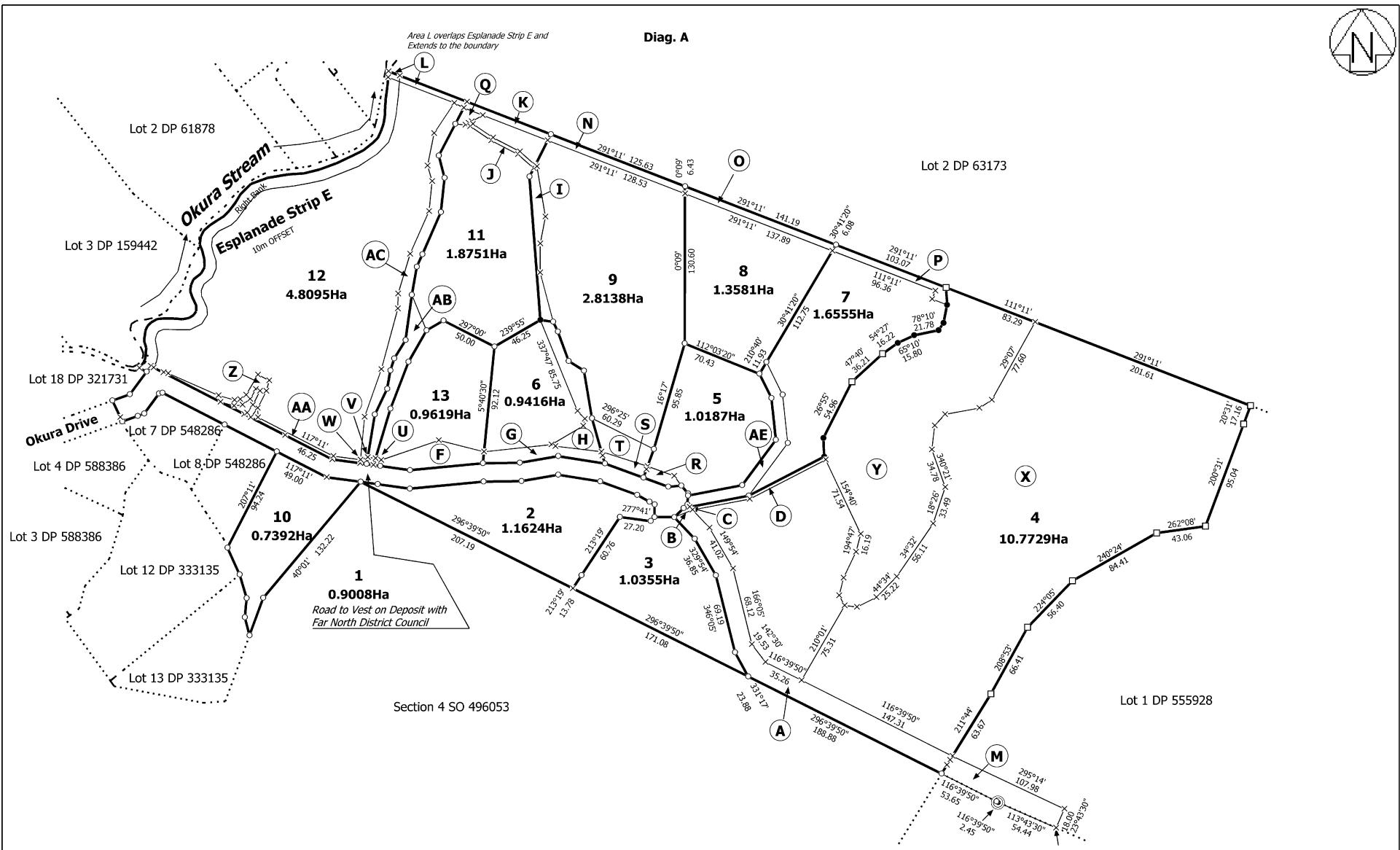
Notes: Area's X & Y are subject to existing covenants in Instrument 12272448.6
Esplanade Strip E is to be subject to an Esplanade Strip

Schedule / Memorandum

Schedule of Existing Easements to be Surrendered			
Purpose	Shown	Servient Tenement (Burdened land)	Creating Document
Right of Way Right to transmit Electricity, Telecommunications and Water Supply	A and D on DP 548286	Lot 1 DP 548286	5712993.10
Right of Way Right to Drain Sewage Right to convey Electricity, Telecommunications, Water, Computer Media	A, B, E on DP 548286	Lot 1 DP 548286	10593891.1
Right to convey Electricity, Telecommunications, Computer Media	C on SO 496053	Lot 1 DP 548286	10593891.2
Right of Way Right to Drain Water Right to convey Electricity, Telecommunications, Water	A, B & C on DP 548286	Lot 1 DP 548286	11811331.3
Right of Way Right to Drain Sewage Right to convey Electricity, Telecommunications, Water	A & C on DP 555928	Lot 2 DP 555928	12272448.3
Right to convey Electricity	A & C on DP 555928	Lot 2 DP 555928	12272448.4
Right to convey Electricity Telecommunications	A, B, C, D, E on DP 548286	Lot 1 DP 548286	12577970.1
Right to convey Electricity Telecommunications	A & C on DP 555928	Lot 2 DP 555928	12577970.1
Right to convey Electricity	A, D & C on DP 548286	Lot 1 DP 548286	12884213.1
Right of Way Right to Drain Sewage Right to convey Electricity, Telecommunications, Water, Computer Media	A, D & C on DP 548286	Lot 1 DP 548286	12884213.2
Schedule of Existing Easements			
Purpose	Shown	Servient Tenement (Burdened land)	Creating Document
Right to convey Electricity, Telecommunications	Z	Lot 12	13015657.2



Diag. A



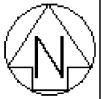
Land District: North Auckland

Digitally Generated Plan
Generated on: 04/09/2025 12:59am Page 6 of 18

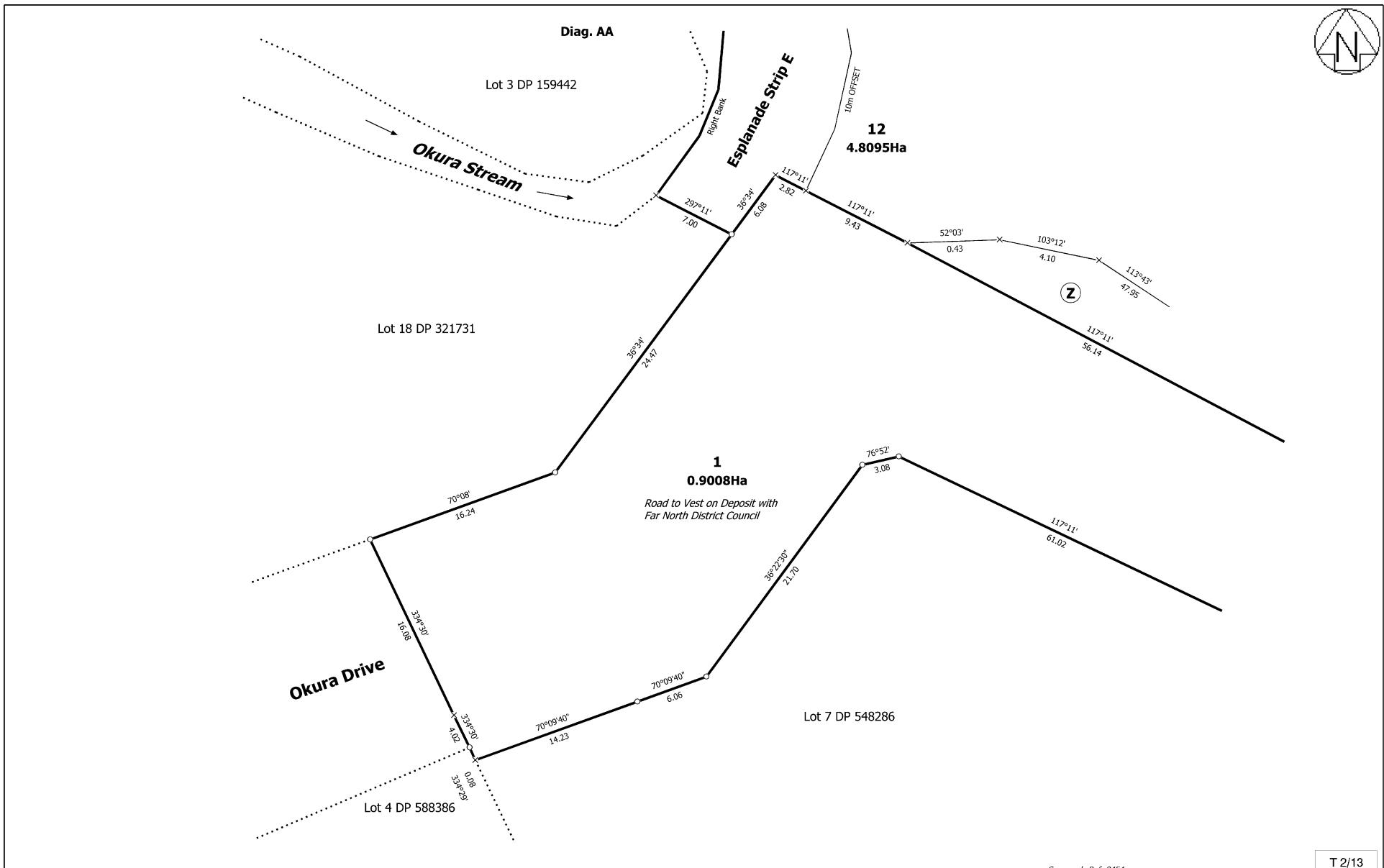
Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
DP 598921
Deposited on: 7/08/2025



T 2/13



Land District: North Auckland

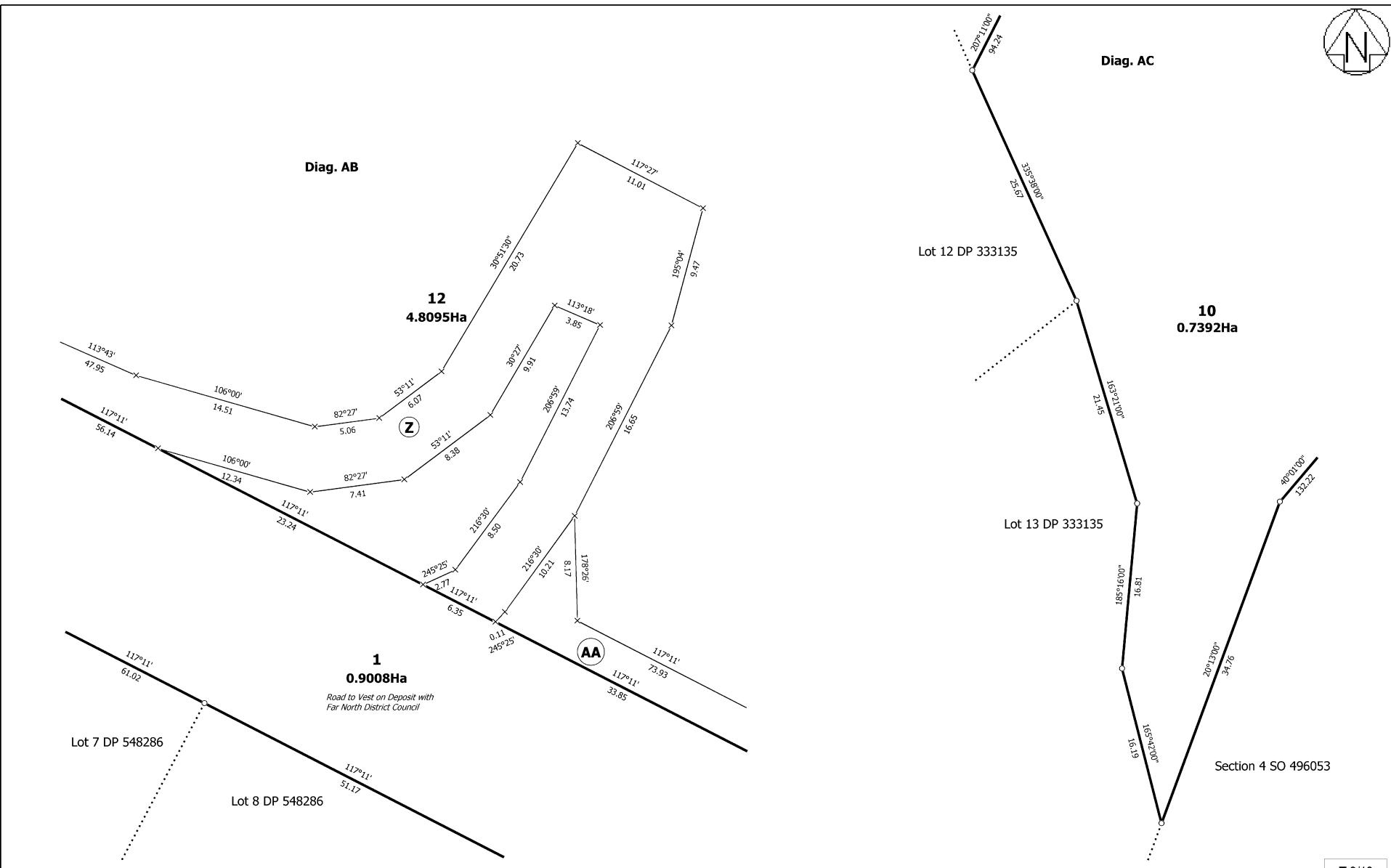
Digitally Generated Plan
Generated on: 04/09/2025 12:59am Page 7 of 18

Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and Easement over Lot 1 DP 555928

Surveyor's Ref: 9454

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey LimitedTitle Plan
DP 598921

Deposited on: 7/08/2025



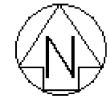
Land District: North Auckland

Digitally Generated Plan
Generated on: 04/09/2025 12:59am Page 8 of 18

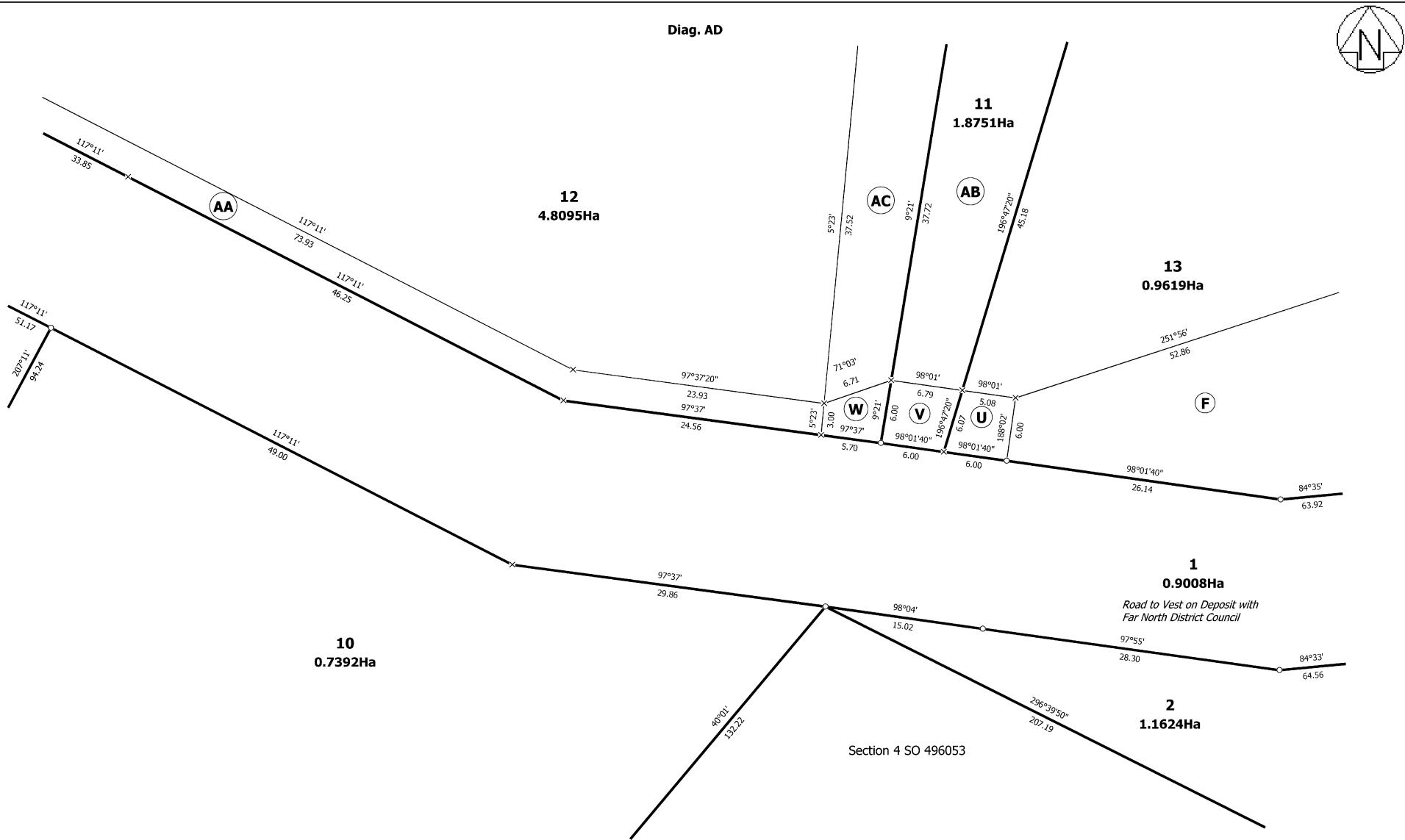
Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
DP 598921
Deposited on: 7/08/2025



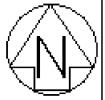
Diag. AD



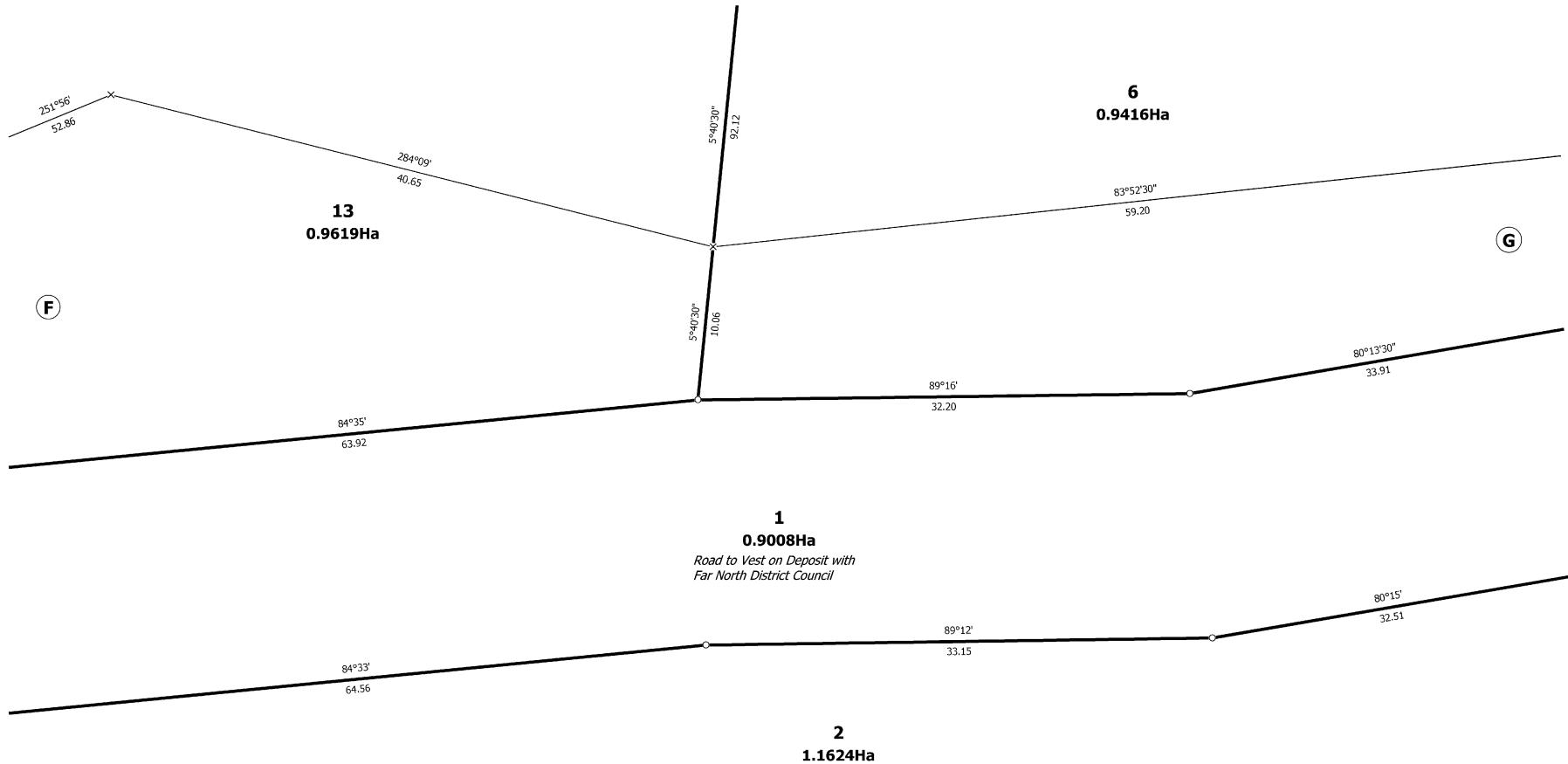
Surveyor's Ref: 9454

T 4/13

Land District: North Auckland Digitally Generated Plan Generated on: 04/09/2025 12:59am Page 9 of 18	Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and Easement over Lot 1 DP 555928	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 598921 Deposited on: 7/08/2025
---	---	--	---



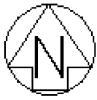
Diag. AH



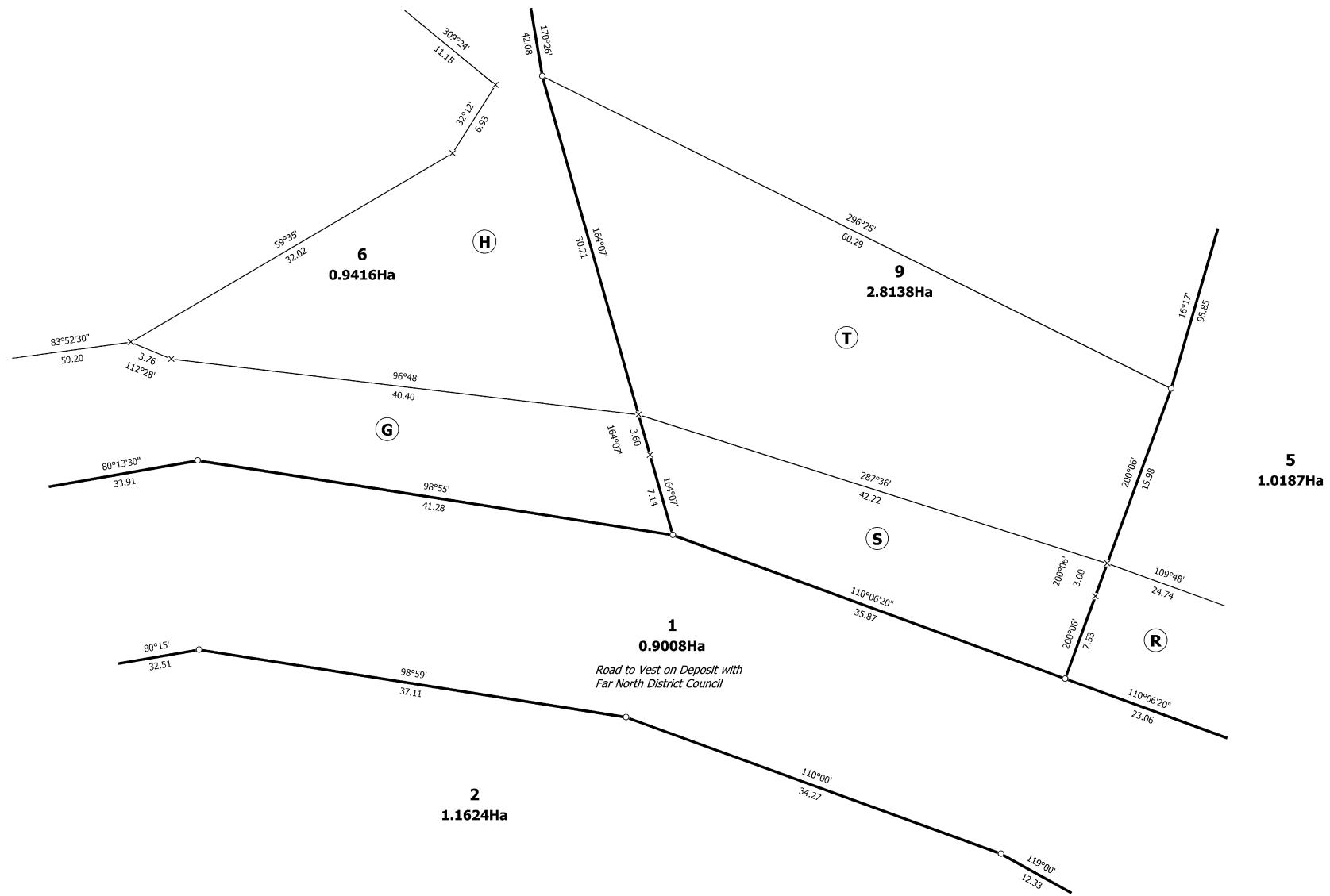
Surveyor's Ref: 9454

T 5/13

Land District: North Auckland	Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and Easement over Lot 1 DP 555928	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 598921 Deposited on: 7/08/2025
Digitally Generated Plan Generated on: 04/09/2025 12:59am Page 10 of 18			



Diag. AK



Land District: North Auckland

Digitally Generated Plan

Generated on: 04/09/2025 12:59am Page 11 of 18

Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928

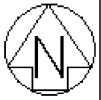
Surveyor: Denis McGregor Thomson

Firm: Thomson Survey Limited

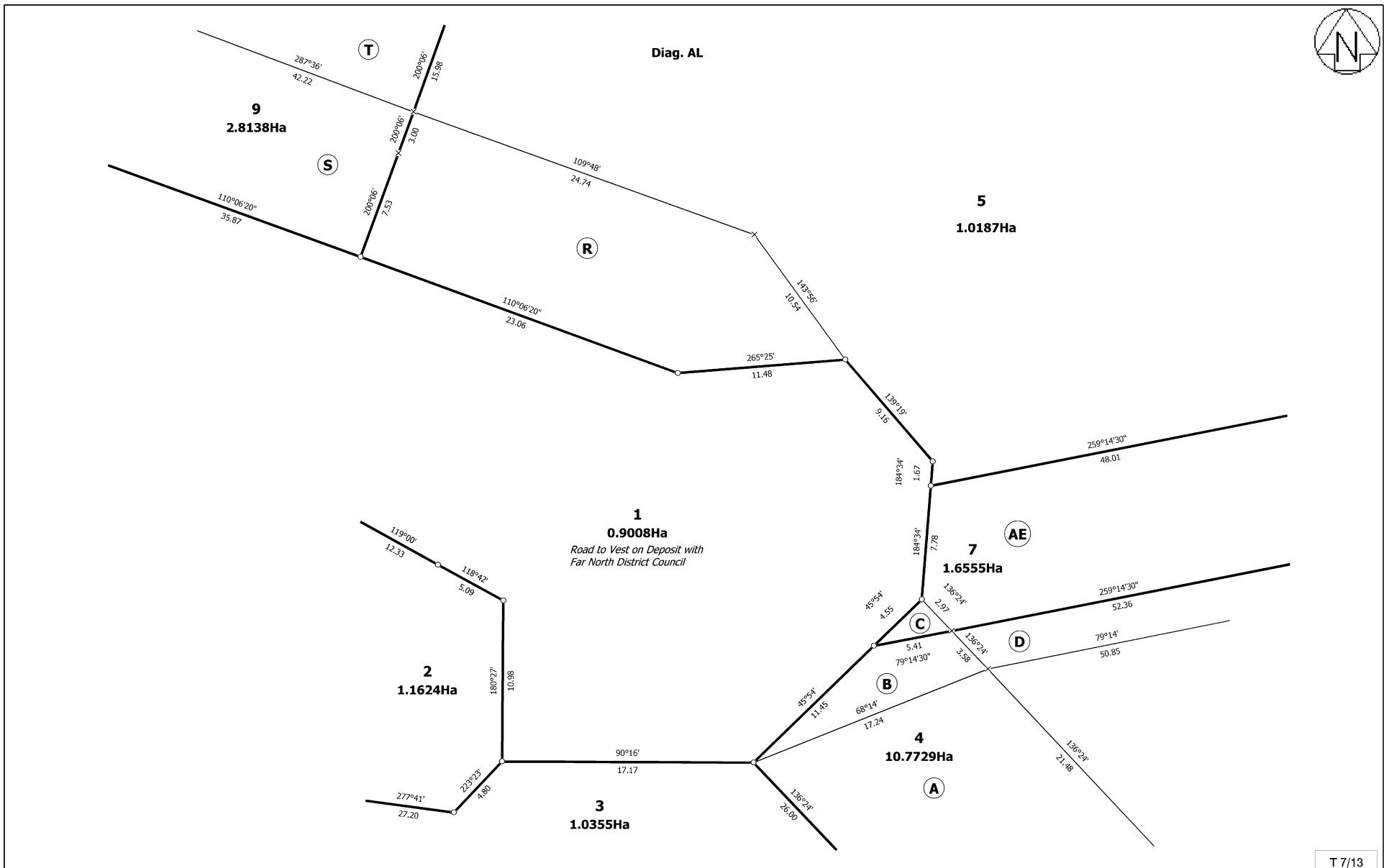
Title Plan
DP 598921

Deposited on: 7/08/2025

T 6/13

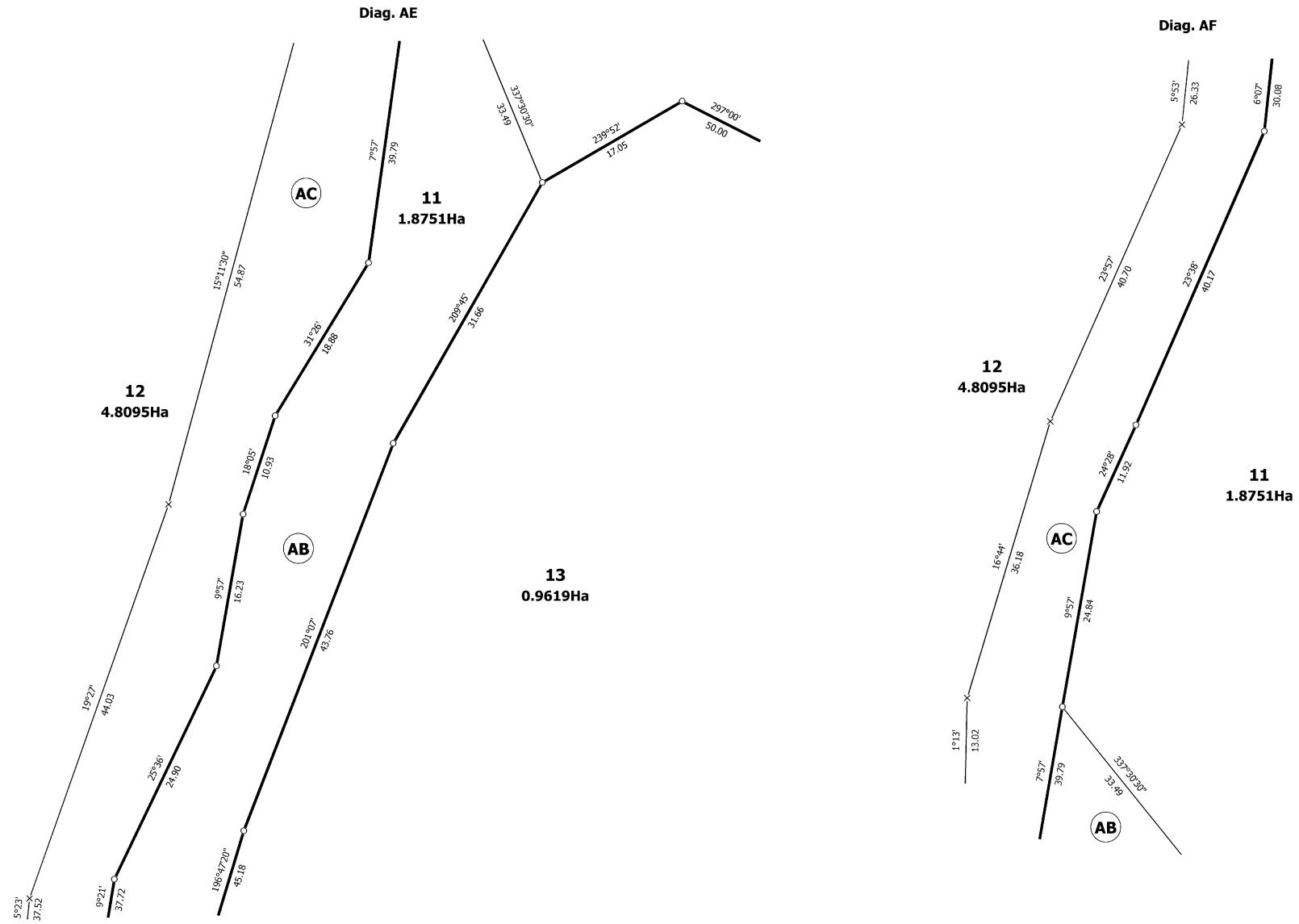


T 7/13



Land District: North Auckland

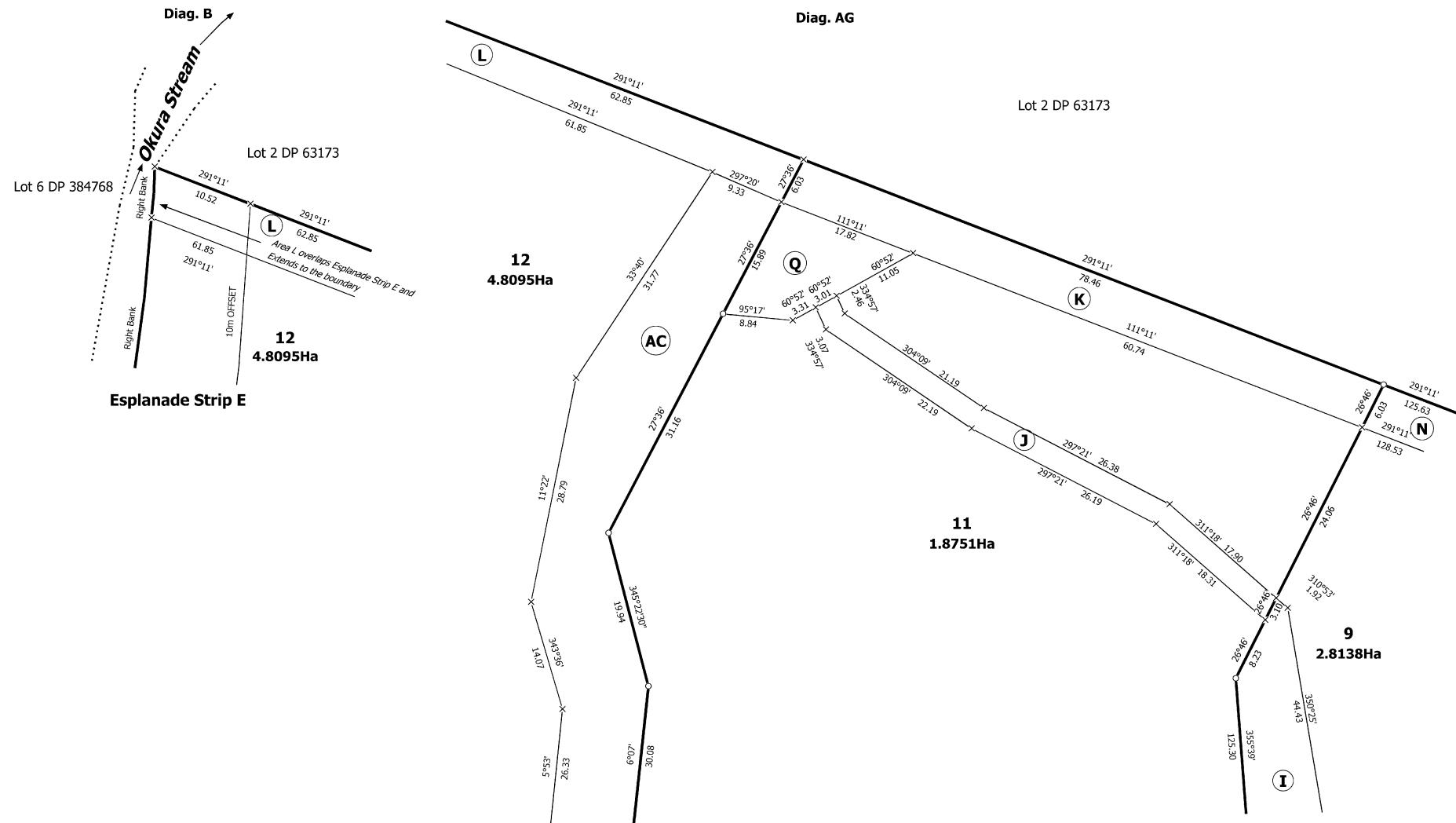
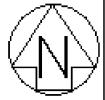
Digitally Generated Plan
Generated on: 04/09/2025 12:59am Page 12 of 18Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928Surveyor: Denis McGregor Thomson
Firm: Thomson Survey LimitedTitle Plan
DP 598921
Deposited on: 7/08/2025

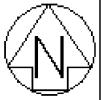


Surveyor's Ref: 9454

T 8/13

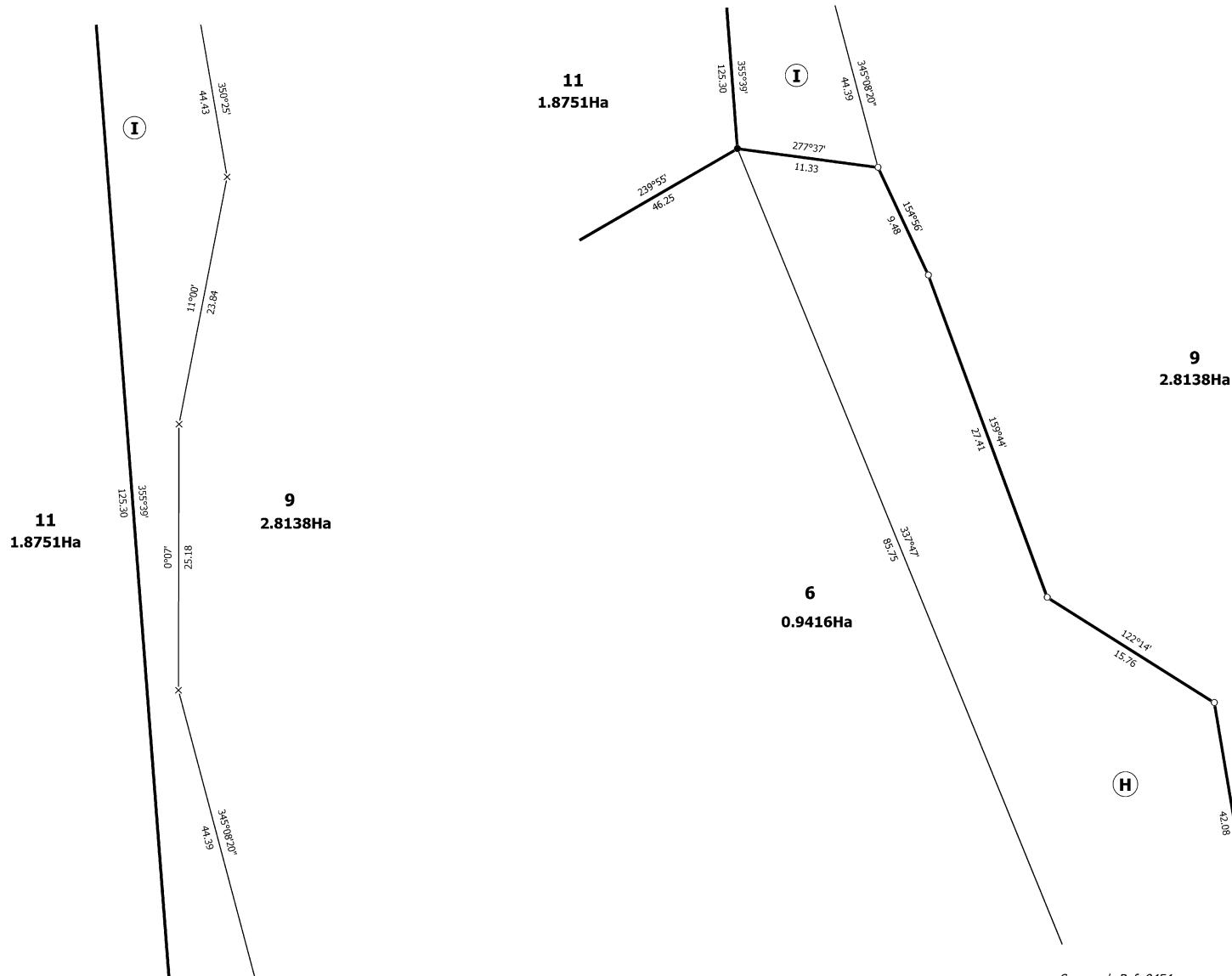
Land District: North Auckland	Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and Easement over Lot 1 DP 555928	Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	Title Plan DP 598921 Deposited on: 7/08/2025
Digitally Generated Plan Generated on: 04/09/2025 12:59am Page 13 of 18			





Diag. AI

Diag. AJ



Land District: North Auckland

Digitally Generated Plan

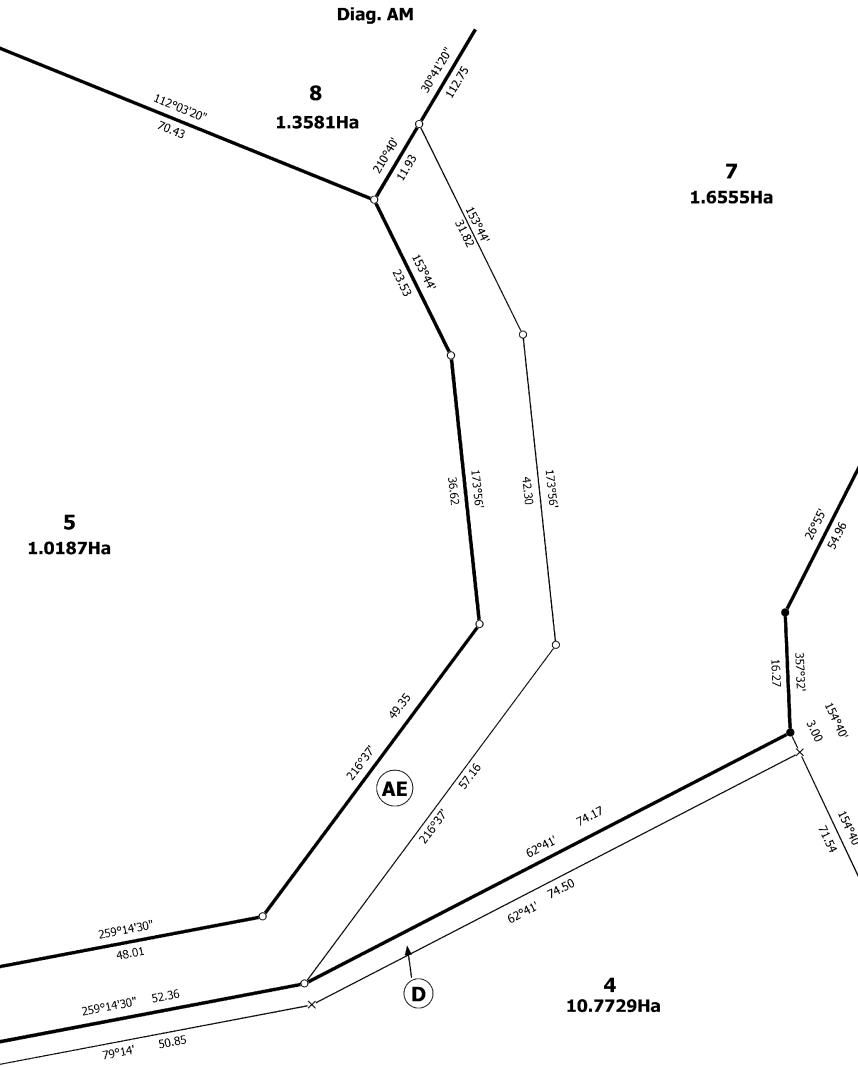
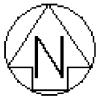
Generated on: 04/09/2025 12:59am Page 15 of 18

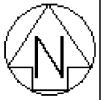
Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
DP 598921

Deposited on: 7/08/2025





Diag. AO

Lot 2 DP 63173

96.36

111°11'

103.07

P

291°11'

83.29

7
1.6555Ha

111°11'

13.97

111°11'

15.14

15.96

19.14

16.08

34°03'

7.63

78°10'

21.78

65°10'

15.80

4
10.7729Ha

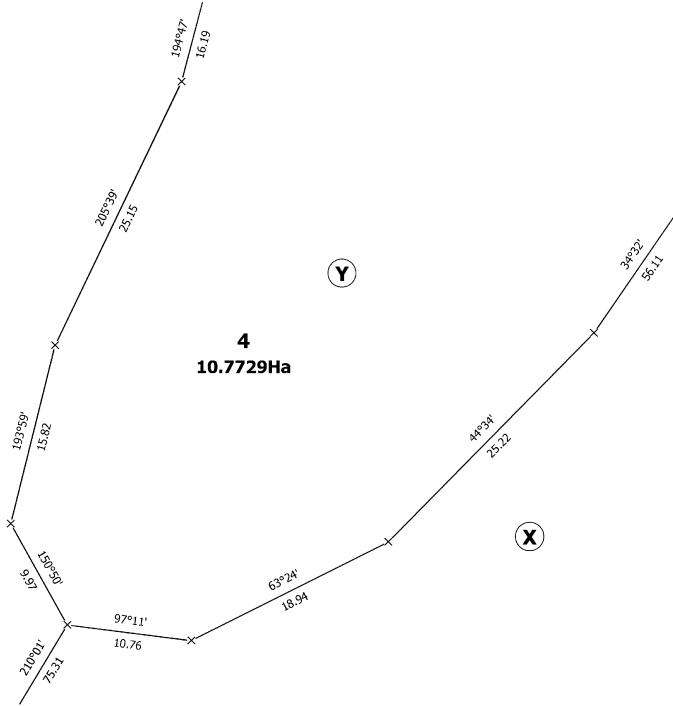
Y

Diag. AN

4
10.7729Ha

Y

X



Surveyor's Ref: 9454

T 12/13

Land District: North Auckland

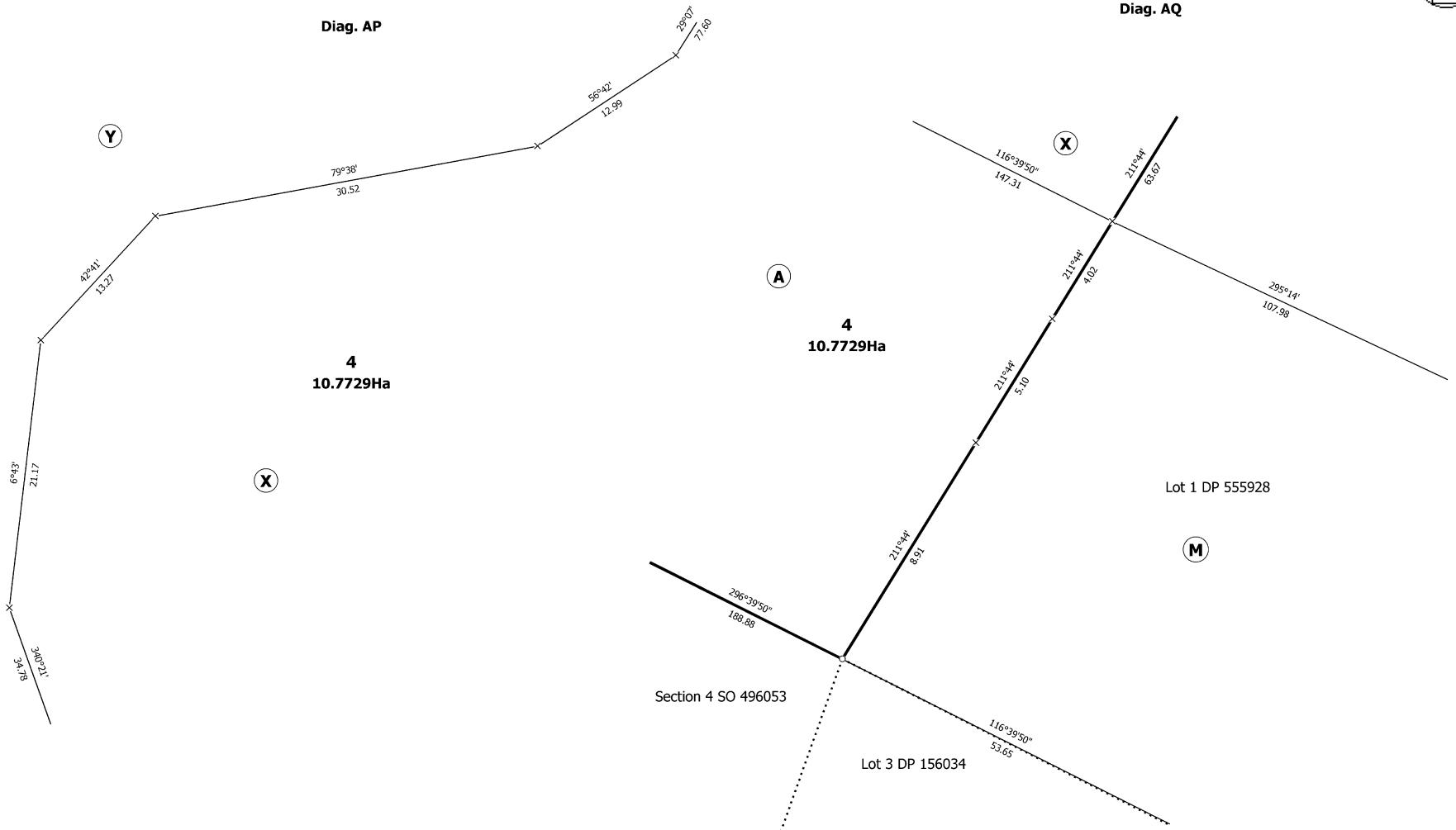
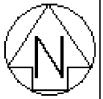
Digitally Generated Plan
Generated on: 04/09/2025 12:59am Page 17 of 18

Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
DP 598921

Deposited on: 7/08/2025



Land District: North Auckland

Digitally Generated Plan

Generated on: 04/09/2025 12:59am Page 18 of 18

Lots 1 - 13 Being a Subdivision of Lot 2 DP 555928 & Lot 1 DP 548286 and
Easement over Lot 1 DP 555928

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
DP 598921

Deposited on: 7/08/2025