



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

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?

Yes No

If yes, who have you spoken with? Nick Williamson

2. Type of Consent being applied for

Change of conditions (s.127)

3. Consultation:

Have you consulted with Iwi/Hapū? Yes No

If yes, which groups have you consulted with? Iwi are also the applicant

Who else have you consulted with?

For any questions or information regarding iwi/hapū consultation, please contact Te Hono at Far North District Council tehonosupport@fndc.govt.nz

4. Applicant Details:

Name/s:

Te Hau Ora O Ngpuhi (THOON)

Email:

Phone number:

Work

Home

Postal address:

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

113 Brodway, Kaikohe 0405

Postcode

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s:	Andrew Hill
Email:	
Phone number:	
Postal address:	(or alternative method of service under section 352 of the act)

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. Details of Property Owner/s and Occupier/s

Name and Address of the Owner/Occupiers of the land to which this application relates
(where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s:	Te Hau Ora O Ngpuhi (THOON)
Property Address/ Location:	13 Brodway, Kaikohe 0405
	Postcode

7. Application Site Details

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

Name/s:	Te Hau Ora O Ngpuhi (THOON)
Site Address/ Location:	Bisset Road and 5, 6, 7, 8 and 10 Rimu Place and Taraire 1M, Kaikohe
	Postcode
Legal Description:	Please see application
Certificate of title:	Please see application

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

Site visit requirements:

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

Is there a dog on the property? Yes No

7. Application Site Details (continued)

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details.

This is important to avoid a wasted trip and having to re-arrange a second visit.

8. Detailed description of the proposal:

This application relates to the following resource consent:

Specific conditions to which this application relates:

Describe the proposed changes:

9. Would you like to request Public Notification?

Yes No

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

Building Consent Enter BC ref # here (if known)

Regional Council Consent (ref # if known) Ref # here (if known)

National Environmental Standard consent Consent here (if known)

Other (please specify) Specify 'other' here

11. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties (including consultation from iwi/hapū).

Your AEE is attached to this application Yes

12. Draft Conditions:

Do you wish to see the draft conditions prior to the release of the resource consent decision? Yes No

If yes, do you agree to extend the processing timeframe pursuant to Section 37 of the Resource Management Act by 5 working days? Yes No

13. Billing Details:

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

Name/s: (please write in full) **Te Hau Ora O Ngpuhi (THOON)**

Email: _____

Phone number: _____

Postal address:

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

Fees Information:

An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees:

I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: (please write in full) **Andrew Hill on behalf of applicant (THOON)**

Signature: (signature of bill payer)

Date **13-Feb-2026**

MANDATORY

14. Important Information:

Note to applicant

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

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

Privacy Information:

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

Declaration

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

Name: (please write in full)

Signature:

Date

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

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- Details of your consultation with Iwi and hapū
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to chapter 4 (Standard Provisions) of the Operative District Plan for details of the information that must be provided with an application. This contains more helpful hints as to what information needs to be shown on plans.



Assessment of Environmental Effects

📍 Bisset Road and 5, 6, 7, 8 and 10 Rimu Place and Taraire 1M,
Kaikohe
Proposed Residential Development

Job No.: 15443
Rev: 0 Date: 13 February 2026

Prepared For:
Te Hau Ora O Ngāpuhi (THOON)
113 Broadway,
Kaikohe 0405
New Zealand

Revision History

Revision No	Description/comments	Prepared By	Date
0	Original	A Hill	13/02/2026
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Document Control

Action	Name	Signed	Date
Prepared by	Andrew Hill Principal Planner		13/02/2026
Reviewed by	H. Anderson Planning Team Leader		13/02/2026

Distribution

Business/company	Attention	Role



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2 Appendices

Appendix	Document	Author	Date
1	Record of Title	LINZ	13/02/2026
2	Architecture Plans	A Studio Architects	11/02/2026
3	Scheme Plan	Chester Consultants	13/02/2026



1 Introduction

This application seeks a change of conditions under s127 of the Resource Management Act 1991 (RMA) as a **discretionary activity** from the Far North District Council. The change relates to the previous consent granted under 2250013-RMACOM which was approved to erect 90 residential townhouse/units, with associated earthworks, roading and infrastructure and undertake a freehold subdivision, of the properties at Bisset Road and 5, 6, 7, 8 and 10 Rimu Place and Taraire 1M, Kaikohe.

Section 88 of the RMA sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

"an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment".

The following assessment is made in accordance with these requirements. Overall, it is concluded that the effects on the environment of the proposal will be less than minor, subject to appropriate conditions of consent.

The proposal is not in any way contrary to the relevant objectives and policies of the Operative Far North District Plan, the Proposed Far North District Plan, the Northland Regional Plan, the National Policy Statement for Freshwater 2020 or any other statutory document; in fact, the proposal supports many of the relevant objectives and policies.

No persons are considered adversely affected by the proposal to an extent which is minor or more than minor.

It is considered that the proposal is consistent with Part 2 of the RMA.

It is therefore considered that the application may be processed on a non-notified basis and consent from the Far North District Council may be granted subject to appropriate conditions.



2 Subject Site

2.1 Subject Site Details

Address	Bisset Road and 5, 6, 7, 8 and 10 Rimu Place and Taraire 1M, Kaikohe
Legal Description	Taraire 1M Block (NA268/22) Part Taraire No 1A Block and Lot 1-2 Deposited Plan 363959 (RT - 260166) Section 85 Blk XV Omapere SD (RT - NA49C/136) Section 86 Blk XV Omapere SD (RT - NA56D/1037; NA56D/1038) Section 87 Blk XV Omapere SD (NA49C/138) Allot 88-89 Blk XV Omapere SD, Sec 88 Blk XV Omapere SD (NA59B/900; NA59B/901; NA59B/902)
Property Area	6.1 hectares
Regional Authority	Northland Regional Council
Territorial Authority	Far North District Council

3 Site and Surrounding Environment

3.1 Site Description

The application site is known as Part Taraire 1A Block, Taraire 1M Block, Lot 1 DP 363959 (Bisset Road) and 5, 6, 7, 8 and 10 Rimu Place, Kaikohe and measures 6.1 hectares in area. The corresponding Records of Title are attached as **Appendix 1** and the site is identified in Figure 1 below.

The site is located at the north end of Kaikohe at the immediate edge of the existing residential development. The majority of the site is currently predominantly rural in appearance and is devoid of buildings. The exception is the property at 10 Rimu Place which is an existing residential site occupied by a single storey dwelling and ancillary building. Those buildings would be removed as part of the overall development of the site.

The majority of the site is pasture with a slight slope down from south to north.

Freshwater habitats within the site and immediate surrounds include a permanent stream habitat meandering along the site's north-western boundary, being identified as Mangamutu Stream, a small pond area and a wetland area.

To the north, northeast and west of the site are rural properties, to the southeast is residential and to the south is the Kaikohe Care Centre Rest Home and Dementia Unit and Hospital. It is noted that Te Hau Ora O Ngāpuhi (THOON) own the adjoining property to the northeast of the site.

As shown in Figure 2, below, the site is located within the Residential Zone in the Far North District Council's District Plan (Operative District Plan). The surrounding area, to the west, south and east are also zoned Residential and the land to the north and northeast is zoned Rural Production.





Figure 1: Site Location (Source: FNDC GIS)

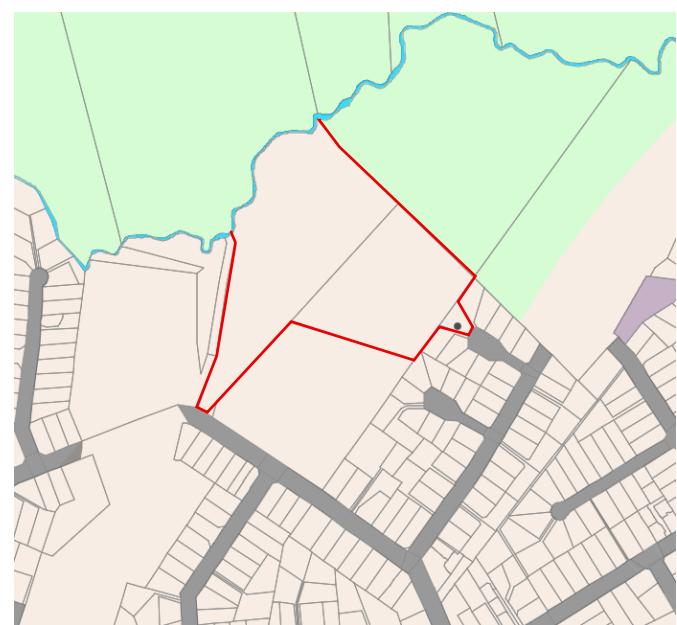


Figure 2: Operative District Plan zoning. (Source: FNDC GIS)

The site is zoned as General Residential under the Proposed Far North District Plan, as shown in Figure 3 below.

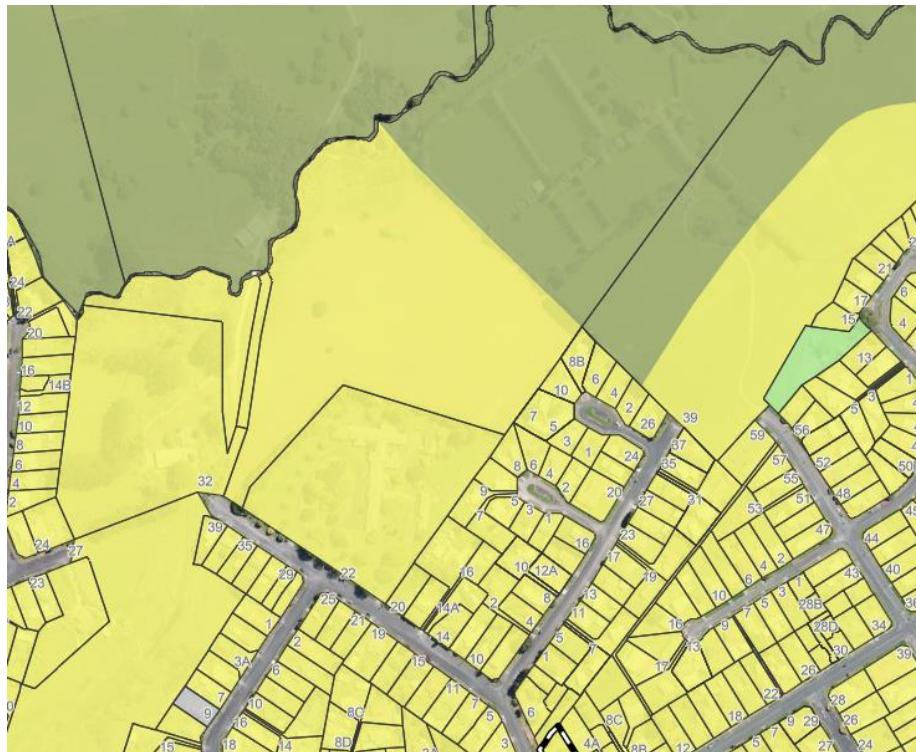


Figure 1: Proposed District Plan zoning. Source: FNDC GIS

The subject site has areas at the northern end (as shown in Figure 4 below) that are identified as subject to flooding.





Figure 2: Flooding. Source: FNDC GIS

3.2 Surrounding Environment

To the north, northeast and west of the site are rural properties, to the southeast is residential and to the south is the Kaikohe Care Centre Rest Home and Dementia Unit and Hospital. The site is on the northern periphery of the Kaikohe township in close proximity to childcare, schools, a grocery store and recreational activities.

4 Background

The site has been laid out and designed by a number of consultants with input from THOON. Resource consent was granted by the Far North District Council on 1 September 2025 under 2250013-RMACOM this consent included:

- earthworks to create building platforms, stormwater infrastructure and roading infrastructure
- construction of 90 residential units
- installation of services including, power, telecoms, wastewater, water, stormwater
- construction of a stormwater detention pond.

5 Proposal

5.1 Description of the Proposal

Since this consent was granted, the typologies of the proposed houses have changed. One of the key changes is that the homes will now be a mix of pile foundations and concrete slab foundations (they were previously all concrete slab). This will result in a change to the height of the buildings, front yard set backs, sunlight infringements and impervious coverage, the following table reflects these changes:



FNDC ODP Rules	Original Infringements	New Infringements
7.6.5.3.4 Sunlight (2m x 45°)	6 (external)	12 (external)
7.6.5.1.7 Set back from boundaries	11 (from the road)	17 (from the road)
7.6.5.1.4 Building height	2 (8m)	1 (8m)
7.6.5.2.1 Stormwater management	1 (60% impervious)	1 (60% impervious)

The typologies have also changed with Lots 61, 62, 74 and 75 changing from duplex to stand alone dwellings. Another change includes the addition of one 10 bed unit on Lot 25, which will mean there are 91 units in total. This additional unit will be a 10-bed shared residential accommodation, which will house 9 residents between the ages of 16 and 18 and one care giver. The lot size has also increased, while still providing an easement into Lot 401.

There are also minor changes to the wording of the staging and construction of the development including 224c conditions, working hours and approvals. These will provide more clarity, flexibility and reflect changes to the development through the Infrastructure Acceleration Fund and discussions with Council.

The final change is a clerical error showing conditions establishing Easement O with a right to drain water over Lot 401, note this should actually be Lot 501 and is incorrect.

There are no other proposed changes to the earthworks, roading or layout for the development.

Change of Conditions

For this to occur, there are several conditions of the consent which are required to change.

In general, any reference to Kainga Ora should be removed as they are no longer involved in the project. Specifically, this application seeks to change conditions 3, 4, 5, 6, 9, 18, 23, 32, 43, 52 of the land use consent and condition 1, 3, 6, 9, 12 of the subdivision consent. The proposed amendments are outlined below, with removed wording ~~struck through~~ and proposed wording **bold** and underlined.

Decision A – Land Use

3. Prior to the occupation of any residential units, the consent holder shall provide evidence to Council's resource consent's monitoring officer or their delegate that Council's infrastructure ~~has been upgraded by Council to service~~ can accommodate the three stages of RC2250013-RMACOM, and separate sewerage and water connections are available to a public wastewater system and water supply network to service the development in compliance with Council's engineering standards (version 0.6 2023)

4. As volunteered by the applicant, no application for section ~~223~~ 224c certification under Decision B shall be submitted until the corresponding stage of the land use consent has been ~~completed~~ given effect to (including all built construction) to the satisfaction of Council's team leader or principal planner resource consents, or their delegate.

5. That subject to incorporating any changes required by the following conditions of consent, the activities shall be undertaken in general accordance with the application and further information (including revisions) submitted in support of the application, including:



- Architectural plans prepared by Young Richards, project 240146, revised 10 April 2025 including:
 - 'Proposed block location plan', sheet A2-00-2100, revision B
 - 'Proposed lot areas', sheet A2-00-2101, revision A
 - 'Proposed house typology plan', sheet A2-00-2200, revision C
 - 'Site development controls plan - Block 1', sheet A2-01-2500, revision D
 - 'Site development controls plan - Block 2', sheet A2-02-2500, revision D
 - 'Site development controls plan - Block 3', sheet A2-03-2500, revision D
 - 'Site development controls plan - Block 4', sheet A2-04-2500, revision D
 - 'Site development controls plan - Block 5', sheet A2-05-2500, revision D
 - 'Site development controls plan - Block 6', sheet A2-06-2500, revision D
 - 'Site development controls plan - Block 7', sheet A2-07-2500, revision D
 - 'Sunlight compliance plan', sheet A2-00-2600, revision C
 - 'Sunlight compliance 3D visual', sheets A2-00-2601 to A2-00-2603, revision B
 - 'Sunlight compliance 3D visual', sheet A2-00-2604,2250286, revision C
 - 'Building height and sunlight compliance diagram', sheet A2-00-2605, revision B
 - 'Building height and sunlight compliance diagram', sheet A2-00-2606, revision D
 - 'Building height and sunlight compliance diagram', sheet A2-00-2607, revision C
 - 'Block 2 sun shading visuals - spring equinox', sheet A2-02-2700, revision B
 - 'Block 4 sun shading visuals - spring equinox', sheet A2-04-2700, revision B
 - 'Block 7 sun shading visuals - spring equinox', sheet A2-07-2700, revision C
 - 'Block 1 & 2 house typology plan', sheet A2-01-3200, revision B
 - 'Block 3 house typology plan', sheet A2-03-3200, revision B
 - 'Block 4 house typology plan', sheet A2-04-3200, revision B
 - 'Block 5 & 6 house typology plan', sheet A2-05-3200, revision B
 - 'Block 7 house typology plan', sheet A2-07-3200, revision B
- Typology floor plans and elevations prepared by Creative ARCH, dated 12 March 2024

▪ Architectural Plans prepared by A Studio Architects – titled 'Bisset Road Development' dated 10 February 2026.

6. Construction hours shall be limited to between 0700 to 1800 hours Monday to Friday, and 10 0700 to 1500 hours on Saturday, with no construction works undertaken on Sundays or public holidays

9. The consent holder shall ensure for the duration of the bulk earthworks construction that bulk earthworks are carried out in accordance with the civil drawings and documentation provided in the application (or revised plans subsequently certified). In particular, the volume of earthworks shall not exceed to 8,898 m³ of cut and 9,677 m³ of fill, being 18,575 m³ of earthworks over 56,691 m², with a maximum cut of 4.5 metres. that shown in the civil drawings prepared by Chester, project 15443, dated 2 September 2024.

18. The consent holder shall provide confirmation from Fire and Emergency New Zealand that firefighting water supply from the wetland/pond is accepted as a supplementary supply.



Stage 1 To construct ~~eight townhouses (including one and two bedroom single storey) and 24 residential units (including one and two bedroom single storey, and three and four bedroom two storey)~~ homes on Lot 1 to 34 and provide site servicing.

23.vii. The consent holder shall either pay to Council or a contractor the cost of purchasing and installing road name signs for the public road and private access lots or shall provide evidence that the signage has been erected as per Council's engineering standards (version 0.6 2023).

~~23.xx. Hydrant testing shall be undertaken by the consent holder to confirm that firefighting water supplies comply with the requirements of the FNDC Engineering Standards and Guidelines 2023 and NZS PAS 4509:2008. The alternative firefighting water supply designs for the approval of Council and FENZ if the firefighting pressure and flow requirements from the reticulated system are non-compliant.~~

23.xxi. Design details of water main extensions inclusive of any valves, bulk water meters, fittings and connections necessary to service all residential unit/ lots and provide firefighting water supply, inclusive of calculations in accordance with Section 6 of Council's engineering standards (version 0.6 2023).

32. To ensure compliance with the above conditions, the consent holder shall enter into an enforceable agreement and provide a bond/s in favour of Council equivalent to 150% of the value of the plantings and associated works (as costed in the certified plan). The bond shall be provided according to the following conditions:

Stage 2 To construct ~~16 townhouses (including two and three bedroom two storey) and eight residential units (including one and two bedroom single storey, and three and four bedroom two storey)~~ homes on Lots 35 to 58 and provide site servicing. It will be serviced by stormwater management/drainage pond established in Stage 1.

43. To ensure compliance with the above conditions, the consent holder shall enter into an enforceable agreement and provide a bond/s in favour of Council equivalent to 150% of the value of the plantings and associated works (as costed in the certified plan). The bond shall be provided according to the following conditions:

Stage 3 To construct ~~14 townhouses (including three bedroom single storey; two, three and four bedroom two storey) and 20 residential units (including three bedroom single storey, and three and four bedroom two storey)~~ homes on Lots 59 to 92 and provide site servicing. It will be serviced by stormwater management/drainage pond established in Stage 1.

52. To ensure compliance with the above conditions, the consent holder shall enter into an enforceable agreement and provide a bond/s in favour of Council equivalent to 150% of the value of the plantings and associated works (as costed in the certified plan). The bond shall be provided according to the following conditions:

Decision B – Subdivision.

Easement O that will establish a right to drain water over Lot 4501 in favour of Council through Stage 1 will be relinquished at Stage 2 when the associated land vests as road



General conditions

Stage 2

- Easement O establishing a right to drain water over Lot 4501 in favour of Council through Stage 1 will be relinquished at Stage 2 when the associated land vests as road

1. Section ~~223~~ **224c** certification shall not be sought until the respective land use consent stage has been certified by Council's resource consent's principal planner or their delegate as ~~fully completed given effect to~~; including all works associated with built development, site servicing, roading, access, landscape/hardscape and reserve areas.

3. The subdivision shall be carried out in general accordance with the:

- 'Scheme plan – overall plan' prepared by Chester, project 15443, ~~drawing 120, revision 3, dated 8 April 2025~~ **dated 13/02/2026**.
- 'Scheme plan – staging overview plan' prepared by Chester, project 15443, ~~drawing 121, revision 2, dated 8 April 2025~~ **dated 13/02/2026**. Note – Lot 500 to the northeast is part of Stage 1 and should be shown as an orange area

These plans are attached to this consent with the Council's 'Approved Stamp' affixed to them.

6. Subject to incorporating any changes necessitated by the following conditions of consent, Stage 1 shall be carried out in general accordance with the approved plans, being:

- 'Scheme plan – stage 1 overall plan' prepared by Chester, project 15443, ~~drawing 122, revision 2, dated 8 April 2025~~ **dated 13/02/2026**.
- 'Scheme plan – stage 1 enlargement 1n' prepared by Chester, project 15443, ~~drawing 123, revision 2, dated 8 April 2025~~ **dated 13/02/2026**.

Note: This excludes those title areas with access from Rimu Place, which are incorporated into the development through Stage 2

9. Subject to incorporating any changes necessitated by the following conditions of consent, Stage 2 shall be carried out in general accordance with the approved plan, being 'Scheme plan – stage 2 plan' prepared by Chester, project 15443, ~~drawing 125, dated 9 September 2024~~ **dated 13/02/2026**.

12. Subject to incorporating any changes necessitated by the following conditions of consent, Stage 3 shall be carried out in general accordance with the approved plan, being 'Scheme plan – stage 3 plan' prepared by Chester, project 15443, ~~drawing 126, dated 9 September 2024~~ **dated 13/02/2026**.

DECISION C – RELINQUISH EASEMENT

Easement O that will establish a right to drain water over Lot 4501 in favour of Council through Stage 1 will become redundant at Stage 2 when the land vests as road.



Pursuant to section 243(e) of the Resource Management Act 1991, Far North District Council hereby resolves to cancel easement O as it relates to the right to drain water over Lot 4501, with the easement to be cancelled in conjunction with giving effect to the Stage 2 subdivision of RC2250013-RMACOM.

6 Statutory Context

Resource Management Act 1991- Section 127

Section 127 of the RMA states:

127. *Change or cancellation of consent condition on application by consent holder –*

(1) *The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).*

(3) *Sections 88 to 121 apply, with all necessary modifications, as if –*

(a) *the application were an application for a resource consent for a discretionary activity; and*

(b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

(4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –*

(a) *made a submission on the original application; and*

(b) *may be affected by the change or cancellation.*

On the basis of the above the s127 application to change conditions of consent must be assessed as a **discretionary activity**. The requirements above are assessed in the following sections.

7 Assessment of Environmental Effects

When considering the effects under a s127 application, it is only the effects of the changes being sought that need be assessed and considered. As such, this assessment of environmental effects does not re-visit or repeat that provided for the processing of the original application. For the purposes of the assessment the effects of the proposal have been separated into the following categories:

- Character and amenity effects
- Site servicing

7.1 Character and Amenity

The RMA defines amenity values as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. The surrounding lawfully established physical environment provides a useful context in terms of evaluating character and amenity effects of the proposal on the existing environment.

The following activities are proposed as part of this application which have the potential to effect residential character and amenity:



- Addition of a new 10 bed unit
- Change in building heights, yards, sunlight and impervious surfaces

The new 10 bed unit has been designed, located and orientated to receive maximum sunlight to both indoor and outdoor living areas. In addition, the layout has been designed so that the proposed unit will not dominate or shade the outdoor or indoor living areas of other dwellings within the development or adjacent sites. This unit complies with all of the relevant standards within the Residential Zone, when compared with the existing environment, which permits the construction of 90 units this change will be negligible.

Under the approved consent, 6 units infringed the permitted $2m + 45^\circ$ sunlight standard, with 2 of those units also infringing the restricted discretionary standard of $3m + 45^\circ$. Under the revised proposal, 12 units (Lot 3, 5, 7, 10, 12, 13, 58, 84, 85, 86, 87, 91) infringe the $2m + 45^\circ$ standard, and no units infringe the $3m + 45^\circ$ standard. The number of building height infringements (8m) has reduced from two to one (Lot 12). This infringement on Lot 12 was already assessed under the original application and is within the 9m height restriction. All of the infringements are confined to the roof lines of the affected buildings and will not have material change from any additional shading or loss of daylight to adjoining properties or on-site outdoor living areas.

In terms of the front yard infringements these have increased from a total of 11 to 17 (Lot 1, 10, 37, 38, 39, 40, 41, 46, 56, 58, 63, 80, 84, 85, 86, 87, 91) infringements, however it should be noted that these infringements are internal to the development. These will not affect any roads outside of the site and will not be perceivable from Bisset Road. The effects of these breaches will be mitigated through the extensive landscaping which is proposed as part of this development.

The impervious infringement on Lot 58 was already assessed under the original application and is within the 60% impervious limit. The civil plans and reports written by Chester Consultants has shown that the stormwater for the site can be managed and the proposed wetland is designed to service the entire development.

No additional breaches of the permitted standards are sought as part of the change to conditions under this application. On this basis, the effects are considered to be no more than minor.

7.2 Site servicing effects

The proposed change to replace the phrase “fully completed” with “given effect to” within the relevant conditions provides a more practical and appropriate framework for managing the timing of Section 224(c) certification in a staged subdivision and land-use consent. This change allows for flexibility in project delivery by enabling subdivision certification once the essential works associated with each stage—such as built form, site servicing, roading and access have been implemented to a functional standard, without requiring every element of construction or landscaping to be physically finished. This could include the following:

- Building platforms formed
- Service connections installed
- Kerb, channel, and drainage infrastructure installed
- Vehicle crossings and internal driveways formed

This approach facilitates orderly staging, supports practical title release and financing, and avoids unnecessary administrative delays, while still maintaining Council oversight to ensure each stage achieves the intended environmental and design outcomes.



From a planning perspective, Condition 18 is considered impractical as it requires the consent holder to obtain confirmation from Fire and Emergency New Zealand (FENZ) that the proposed firefighting water supply from the wetland or pond is accepted as a supplementary source. FENZ is not a regulatory approval authority under the RMA, and their acceptance or endorsement of a water source cannot be compelled through a consent condition. Requiring third-party confirmation therefore introduces unnecessary uncertainty and potential delays, as compliance with the condition would depend on an external agency outside the applicant's control.

Furthermore, firefighting water supply for the development can be readily achieved via the standard Council reticulated water network, which is designed to meet the New Zealand Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008). As such, the objective of ensuring adequate firefighting capacity can be appropriately managed through standard engineering design and certification processes, without the need for separate FENZ approval. To this point condition 23. xx. is also redundant and should be replaced by condition 23. xxi, with the proposed amendment. This amendment provides a more practical, enforceable, and efficient approach while still achieving the intended safety and performance outcomes. This also removes the requirement for fire hydrant testing to be completed. Currently this hydrant testing would be meaningless until the Infrastructure Acceleration Fund (IAF) upgrades have been completed by council, which will meet the FENZ standards by design.

The development of Lot 25 has already been subdivided in the previous application; therefore, any effects associated with the servicing of the additional unit has been anticipated. However, it should be noted that a Right of Way into Lot 401 has been incorporated into Lot 25 through Easement I and the exiting access to the stormwater ponds will be protected through this easement over this site.

Minor changes have been included in the conditions; these include changing the construction hours from 10am to 7am on Saturdays. This has been discussed with Council and has been agreed that this will provide greater flexibility for the contractor to complete the works in a more timely manner.

Changes have been made to the description of the staging throughout the conditions and simply reflects those Lots which will be developed at each stage, rather than the typologies. This is inline with the changes to the design, which may no longer be relevant. Specific typologies at each stage are not required to be listed in the conditions and can be referenced through the approved drawing set from the architects.

The specific earthworks volumes have been removed on condition 9 of the land use consent conditions, as there is a clause stating that '*earthworks carried out in accordance with the civil drawings and documentation provided in the application (or revised plans subsequently certified)*.' As such the volumes may change as council approve subsequent plans, which would render the specific volumes stated as no longer relevant as these are captured in the drawings.

The applicant has also requested that the condition around road signage is updated so Council, or a contractor, can install this. This reflects the reality that contractors may also have to install the signage and this provides more flexibility during construction. However, in any case the signage will have to comply with the Council's engineering standards (version 0.6 2023). This mitigates any effects associated with this change.

The applicant has also requested that the conditions around providing bonds for landscape planting is changed so it does not include "associated works". This term is too vague and gives Council scope to include costs which may not be associated with the proposed landscaping. This condition should be limited to planting only.

For the above reasons, it is considered that the changes the conditions regarding servicing and approvals are considered to be less than minor.



7.3 Positive Effects

New residential sites, including the newly proposed 10 bedroom unit, and communal recreation areas will be created which is a positive social and economic effect for future owners and occupiers, while adding to the housing provision in the wider Kaikohe area.

7.4 Summary

Overall, it is considered that the proposal will have no more than minor adverse effects upon the surrounding environment.

8 Affected Persons

The original resource consent was processed on a non-notified basis, and no submissions were received. The current application does not introduce any new activity types or materially different effects beyond those previously assessed and authorised.

The proposed change will result in effects on the environment that are less than minor and there are no affected persons.

9 Relevant Provisions of Planning Instruments

The applicable provisions of the relevant planning instruments were assessed in the original decision and application. The conclusions reached in those assessments (refer to original resource consent application) are unaltered by the proposal to change 2250013-RMACOM.

10 Relevant Other Matters

Consideration of Alternatives

The preceding assessment of effects shows that the proposal will not have any significant adverse effects on the environment. Therefore, an assessment of alternatives is not required.

Mitigation Measures

Based on the assessment of effects in the previous section, no particular mitigation measures are considered necessary for this proposal.

Part 2 Matters

The relevant statutory documents are considered a valid, complete and certain planning documents and have already given substance to the principles in Part 2 of the RMA. They were prepared in a manner that reflects Part 2, therefore no further assessment against Part 2 matters are required for this application (R J Davidson Family Trust v Marlborough District Council [2018] NZCA 316).

Regardless, the proposed development is considered to recognise and provide for the relevant matters of Sections 6, 7 and 8 and to represent a sustainable management of the land resource and achieve the purpose of the RMA, as well as give substance to Part 2 of the RMA.



11 Conclusion

In conclusion, the proposal is consistent with the purpose and principles of the RMA in that it enables people to provide for their economic and social wellbeing, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects.

In terms of section 104, the proposal will be consistent with the relevant provisions of the Operative Far North District Plan, the Proposed Far North District Plan, the Northland Regional Plan and the National Policy Statement for Freshwater 2020 and will have actual or potential effects on the environment which are less than minor and consistent with the environmental outcomes envisaged by the relevant statutory planning framework.

Accordingly, the proposed amendments to resource consent associated with 2250013-RMACOM can be granted on a non-notified basis.

Limitations

This assessment contains the professional opinion of Chester Consultants Ltd as to the matters set out herein, in light of the information available to it during the preparation, using its professional judgement and acting in accordance with the standard of care and skill normally exercised by consultants providing similar services in similar circumstances. No other express or implied warranty is made as to the professional advice contained in this report.

We have prepared this report in accordance with the brief as provided and our terms of engagement. The information contained in this report has been prepared by Chester Consultants Ltd at the request of Te Hau Ora O Ngāpuhi (THOON) and is exclusively for its Client's use and reliance. It is not possible to make a proper assessment of this assessment without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Chester Consultants Ltd. The assessment will not address issues that would need to be considered for another party if that party's particular circumstances, requirements, and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this assessment by any third party.

The assessment is also based on information that has been provided to Chester Consultants Ltd from other sources or by other parties. The assessment has been prepared strictly on the basis that the information that has been provided is accurate, completed, and adequate. To the extent that any information is inaccurate, incomplete, or inadequate, Chester Consultants Ltd takes no responsibility and disclaims all liability whatsoever for any loss or damage that results from any conclusions based on information that has been provided to Chester Consultants Ltd.





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




R.W. Muir
Registrar-General
of Land

Identifier **260166**

Land Registration District **North Auckland**

Date Issued 30 May 2006

Prior References

NA1056/198 NA1159/25

Estate Fee Simple

Area 5.9311 hectares more or less

Legal Description Part Taraire No 1A Block and Lot 1-2
Deposited Plan 363959

Registered Owners

Te Hau Ora O Ngapuhi Limited

Interests

Subject to Section 59 Land Act 1948 (affects part formerly in CT 1159/25)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part formerly in CT 1159/25)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 363959)

Title Diagram CT260166

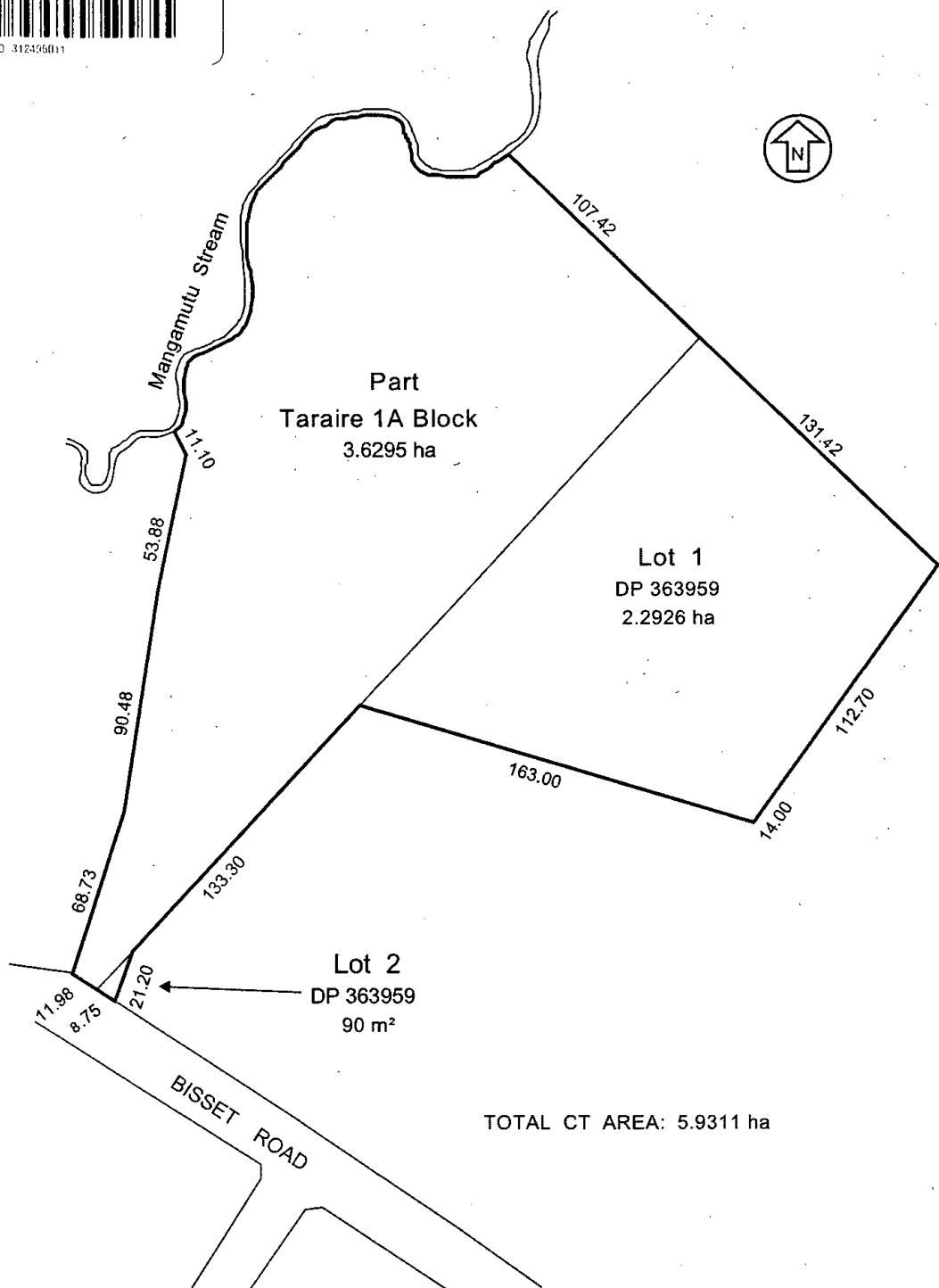
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DocID 312400011

CT 260166

N7116



Resource Consent Drawing List	
RC-000	Cover Page
RC-020	Proposed Typology Plan
RC-040	Roof Plan - Sector 1
RC-041	Roof Plan - Sector 2
RC-042	Roof Plan - Sector 3
RC-043	Roof Plan - Sector 4
RC-044	Roof Plan - Sector 5
RC-045	Roof Plan - Sector 6
RC-046	Roof Plan - Sector 7
RC-050	Sunlight Compliance 3D Visual
RC-051	Sunlight Compliance 3D Visual
RC-052	Sunlight Compliance 3D Visual
RC-053	Sunlight Compliance 3D Visual
RC-054	Sunlight Compliance 3D Visual
RC-060	HIRB Sections
RC-061	HIRB Sections
RC-062	HIRB Sections
Grand total: 17	

Typology – Drawing List	
RC-1100	House Type 1A - Floor Plans
RC-1005	House Type 1A – Elevations
RC-1150	House Type 1A-D - Floor Plans
RC-1155	House Type 1A-D - Elevations
RC-1200	House Type 1B - Floor Plans
RC-1205	House Type 1B - Elevations
RC-1210	House Type 1B-2 - Floor Plans
RC-1215	House Type 1B-2 – Elevations
RC-1300	House Type 1C - Floor Plan
RC-1305	House Type 1C - Elevations
RC-2100	House Type 2A - Floor Plans
RC-2105	House Type 2A – Elevations
RC-2200	House Type 2B - Floor Plans
RC-2205	House Type 2B – Elevations
RC-2300	House Type 2C - Floor Plans
RC-2305	House Type 2C – Elevations
RC-2400	House Type 2D - Floor Plans
RC-2405	House Type 2D – Elevations
RC-2500	Lot 25 House - Concept Design A - Floor Plan
RC-2505	Lot 25 House - Concept Design A - Elevations
RC-2506	Lot 25 House - Concept Design A - Elevations
RC-3200	House Type 3B - Floor Plan
RC-3205	House Type 3B – Elevations
RC-3300	House Type 3C - Floor Plan
RC-3305	House Type 3C – Elevations
RC-3500	House Type 3E - Floor Plans
RC-3505	House Type 3E – Elevations
RC-3610	House Type 3F-2 - Floor Plans
RC-3615	House Type 3F-2 – Elevations
RC-3650	House Type 3F-D - Floor Plans
RC-3655	House Type 3F-D – Elevations
RC-3720	House Type 3G-B - Floor Plans
RC-3725	House Type 3G-B – Elevations
RC-3730	House Type 3G-C - Floor Plans
RC-3735	House Type 3G-C – Elevations
RC-3800	House Type 3H-D - Floor Plans
RC-3805	House Type 3H-D – Elevations
RC-4100	House Type 4A - Floor Plans
RC-4105	House Type 4A – Elevations
RC-4200	House Type 4B - Floor Plans
RC-4205	House Type 4B – Elevations
Grand Total: 39	

Project Name:

Bisset Road Development

Project Address:

Bisset Road & 10 Rimu Place, Kaikohe, Northland 0405

Client Name:

for Te Hau Ora O Ngapuhi Limited

Project Number: 2517

Project Date: February 2026

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Revision & Date
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2026-02-10



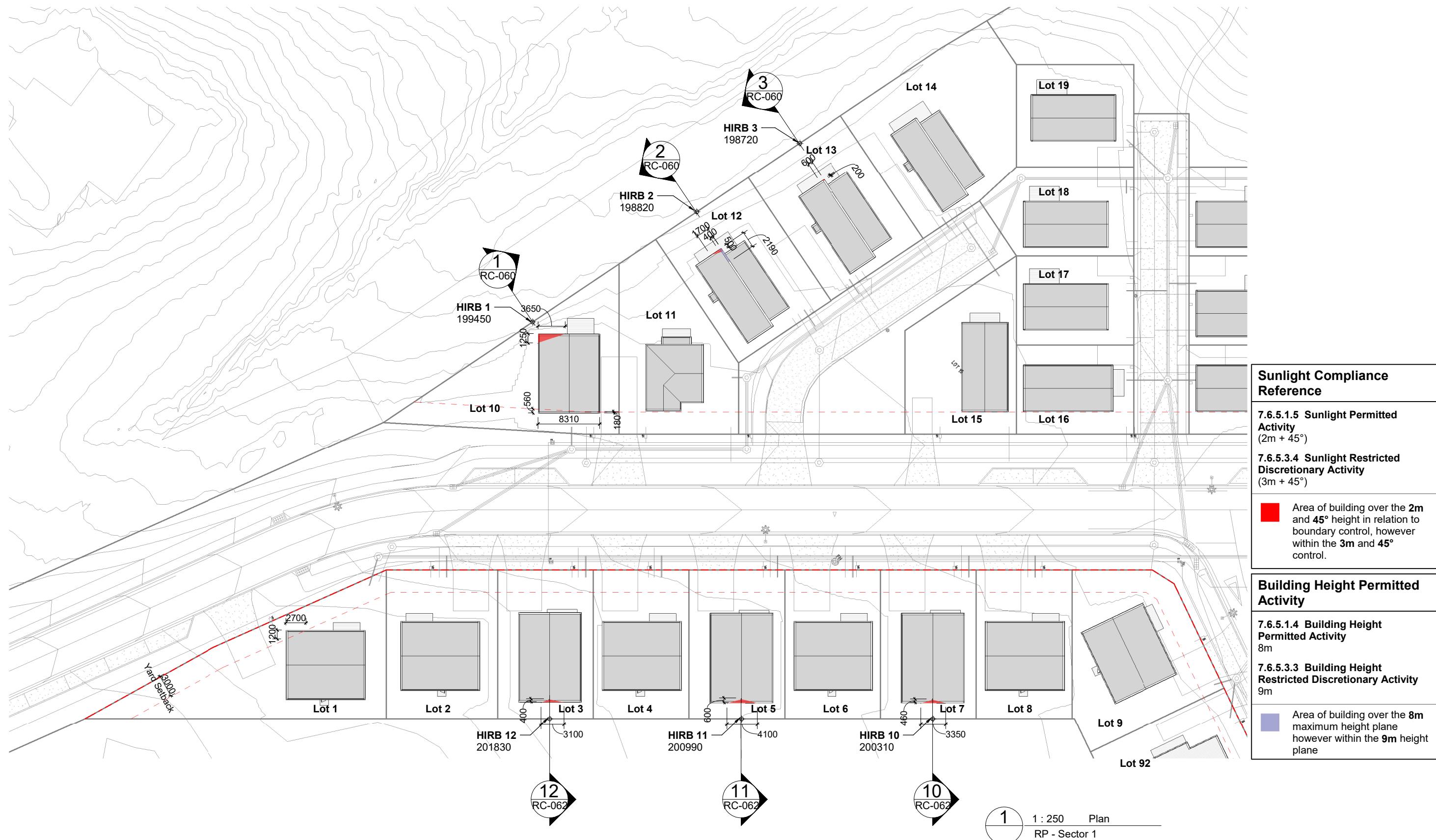
House Reference Key	
	1 Bed Single Storey
	3 Bed Single Storey
	2 Bed Single Storey
	2 Bed Two Storey
	3 Bed Two Storey
	4 Bed Two Storey
	10 Bed Single Storey

House Typology Summary							
	House Typology	Reference	Level	# Bed	Area	Unit Total	
Community Housing (Houses designed as accessible)	1A-D, 1B, or 1C	RC-1150 RC-1200 RC-1300	1	1	54.79m ² 53.89m ² 54.33m ²	8 1 1	10
Papakainga (Houses designed as accessible)	1B, 1B-2, or 1C	RC-1200 RC-1210 RC-1300	1	1	53.89m ² 53.89m ² 54.33m ²	2 7	10
	2A 2B, or 2C	RC-2100 RC-2200 RC-2300	1	2	66.89m ² 75.44m ² 68.76m ²	8 4 1	13
	2D	RC-2400	2	2	74.12m ²	14	14
	3B, 3C, or 3E	RC-3200 RC-3300 RC-3500	1	3	89.54m ² 90.79m ² 90.16m ²	1 4 6	13
	House 7	A5	1	3	91.96m ²	1	
	House 8	A5	1	3	91.96m ²	1	
	3F-2, 3F-D, 3G-B, 3G-C or 3H-D,	RC-3610 RC-3650 RC-3720 RC-3730 RC-3800	2	3	105.86m ² 106.66m ² 105.48m ² 106.32m ² 106.21m ²	2 8 2 2 2	16
	4A, or 4B	RC-4100 RC-4200	2	4	127.89m ² 127.89m ²	10 4	14
	Lot 25 House	RC-2500	1	10	312.68m ²	1	1
							Total 91

Reference	
	Houses on these sites will be on timber foundations while all other houses will be slab on grade.
Note: Houses with timber foundations will include subfloor baseboards and therefore vary slightly from the house elevations included in this drawing set.	

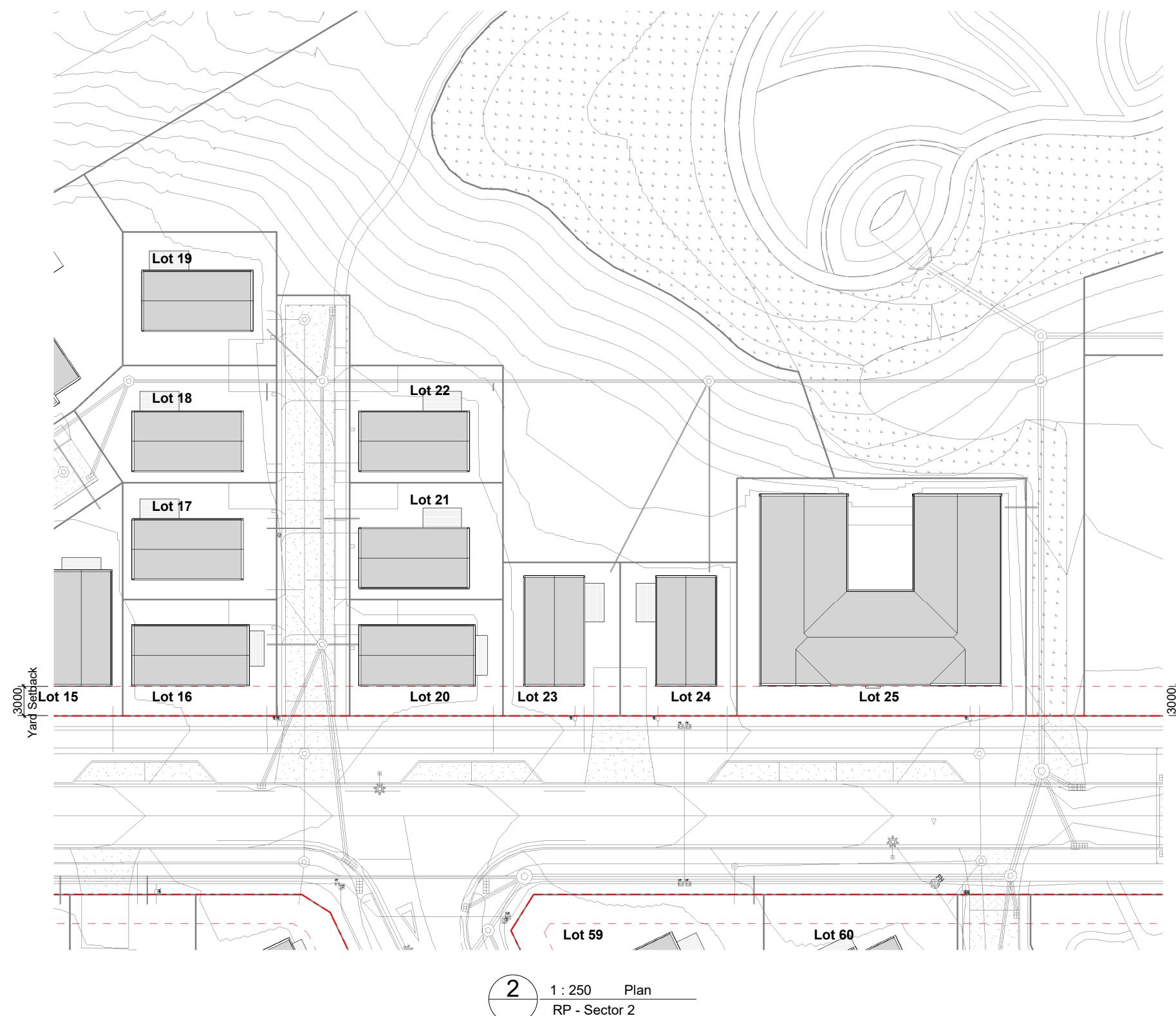
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These drawings, and all parts thereof, are copyright. Final design and detail may vary. 1 Written dimensions are to be used 2 Do not scale dimensions from drawings 3 Verify all dimensions and levels on site prior to commencing any work 4 All discrepancies are to be referred to the design office for clarification	Project Name Bisset Road Development for Te Hau Ora O Ngapuhi Limited Drawing Title Proposed Typology Plan	Project Address Bisset Road & 10 Rimu Place, Kaikohe, Northland 0405	Drawing Scale @ A1 = As indicated Half scale for reduced A3 drawings 0 20 40 60m Scale: 1:2000 @ A3	Revision & Date o A Resource Consent 2026-02-10	Level 4, SKHY 38 Khyber Pass Road, Grafton, Auckland 09 302 3689 PO Box 44376 Point Chevalier Auckland 1022 www.astudioarchitects.com	Drawing No: RC-020 Project No: 2517	Revision A A STUDIO ARCHITECTS
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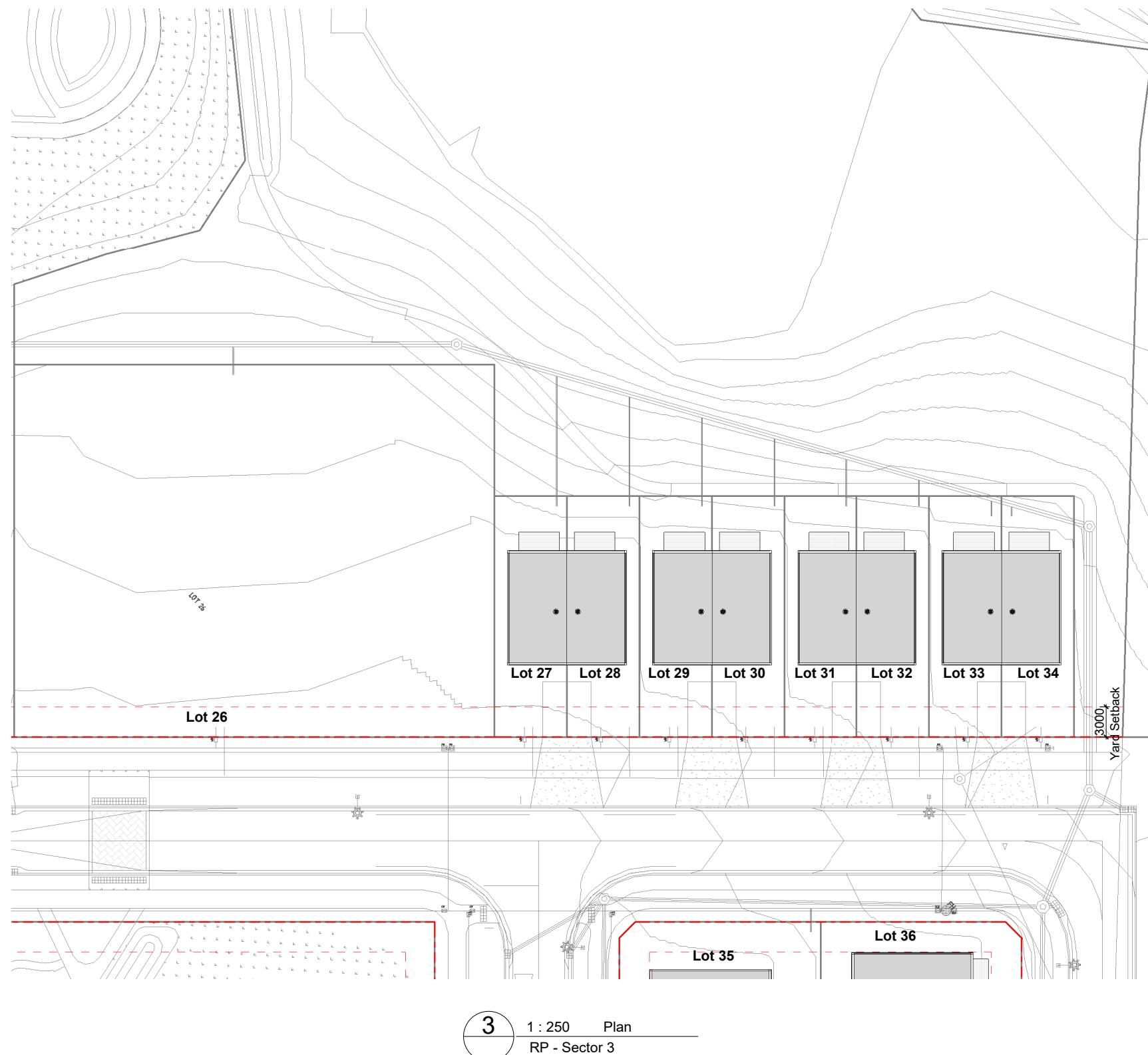
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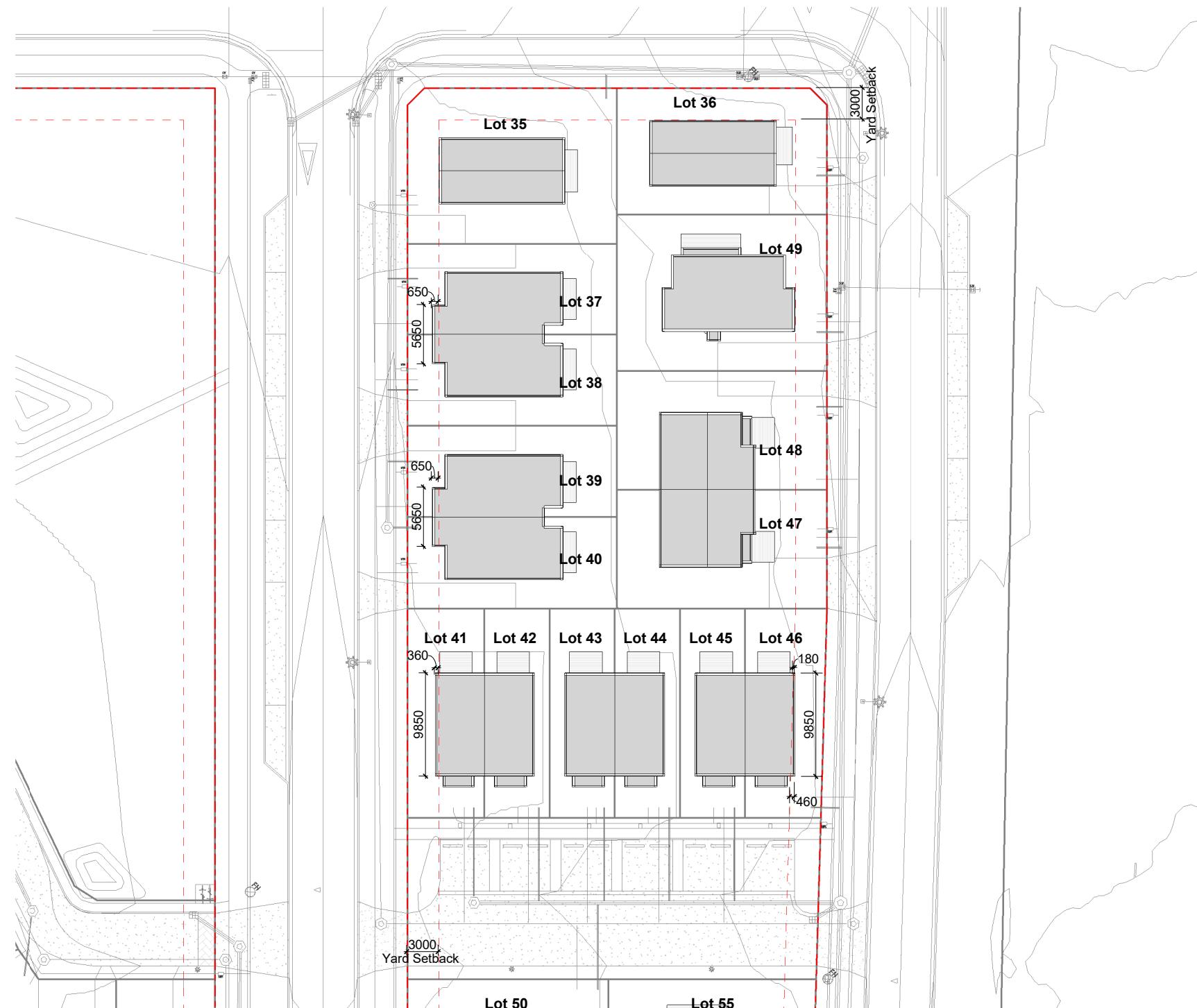
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4 1 : 250 Plan
RP - Sector 4

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Project Name
Bisset Road Development
for Te Hau Ora O Ngapuhi Limited
Drawing Title
Roof Plan - Sector 4

Project Address
Bisset Road & 10 Rimu Place,
Kaikohe, Northland 0405

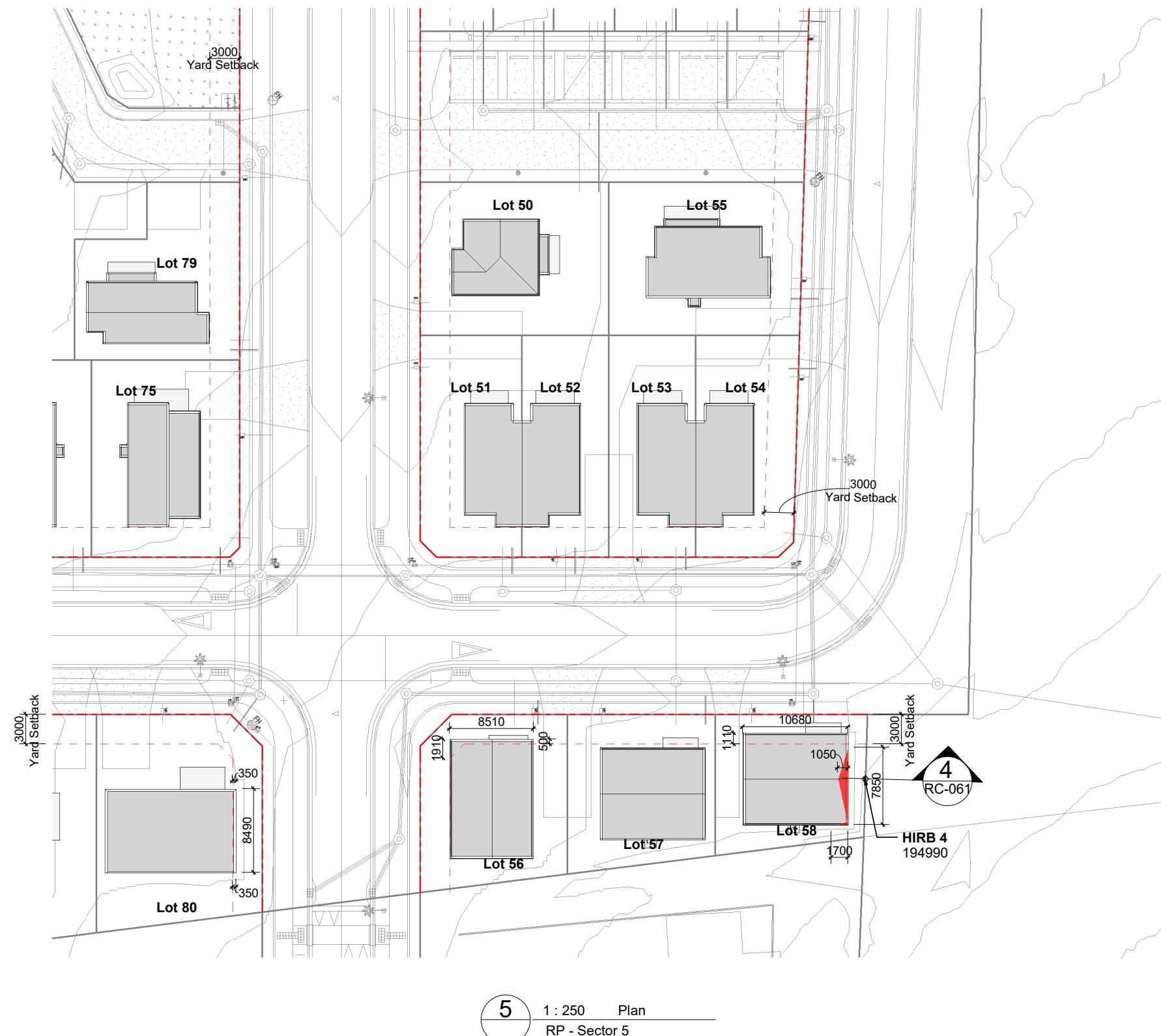
Drawing Scale @ A1 =
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Half scale for reduced A3 drawings
0 5 10 15m
Scale: 1:500 @ A3

Revision & Date
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Revision
Project No: 2517
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Sunlight Compliance Reference

7.6.5.1.5 Sunlight Permitted Activity (2m + 45°)

7.6.5.3.4 Sunlight Restricted Discretionary Activity (3m + 45°)

■ Area of building over the **2m** and **45°** height in relation to boundary control, however within the **3m** and **45°** control

5 1 : 250 Plan
RP - Sector 5

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6 1 : 250 Plan
RP - Sector 6

Sunlight Compliance Reference

7.6.5.1.5 Sunlight Permitted Activity (2m + 45°)

7.6.5.3.4 Sunlight Restricted Discretionary Activity (3m + 45°)

Area of building over the 2m and 45° height in relation to boundary control, however within the 3m and 45° control.

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 3 Verify all dimensions and levels on site prior to commencing any work
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Bisset Road Development
for Te Hau Ora O Ngapuhi Limited
Drawing Title
Roof Plan - Sector 6

Project Address
Bisset Road & 10 Rimu Place,
Kaikohe, Northland 0405

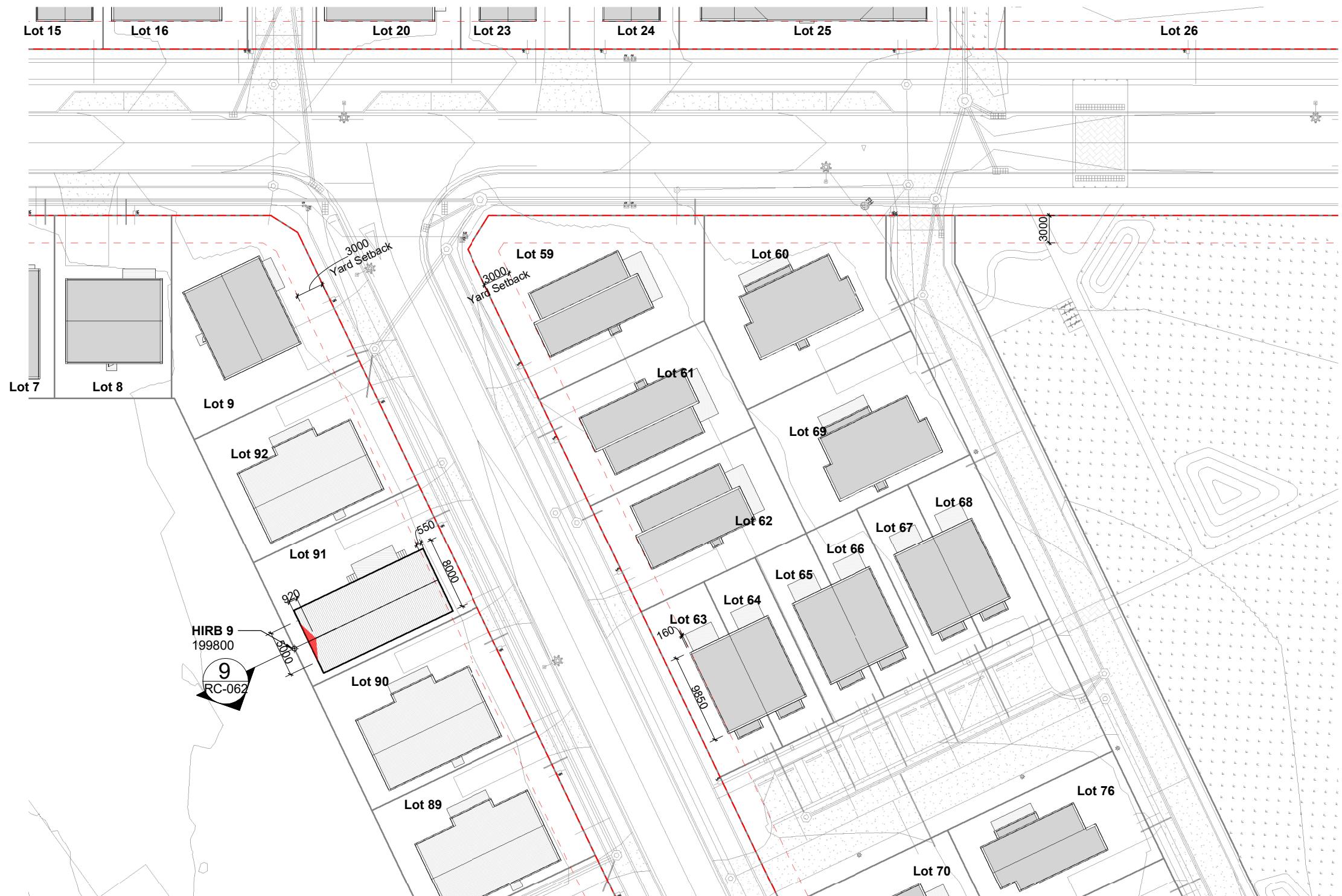
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Half scale for reduced A3 drawings
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Scale: 1:500 @ A3

Revision & Date
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2026-02-10

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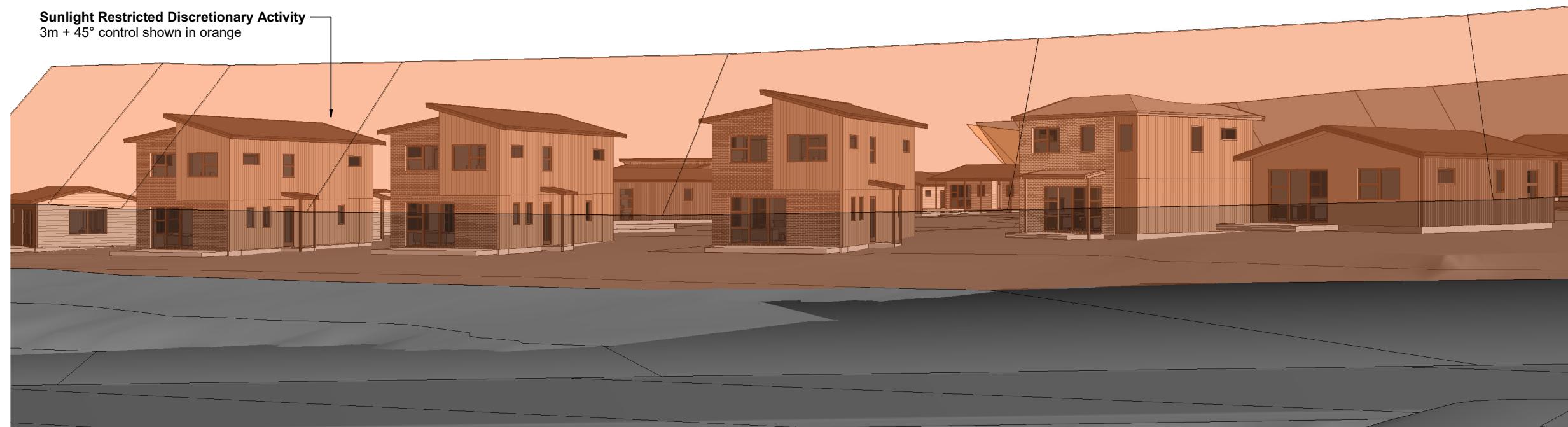
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RC-045 A
Revision
Project No: 2517
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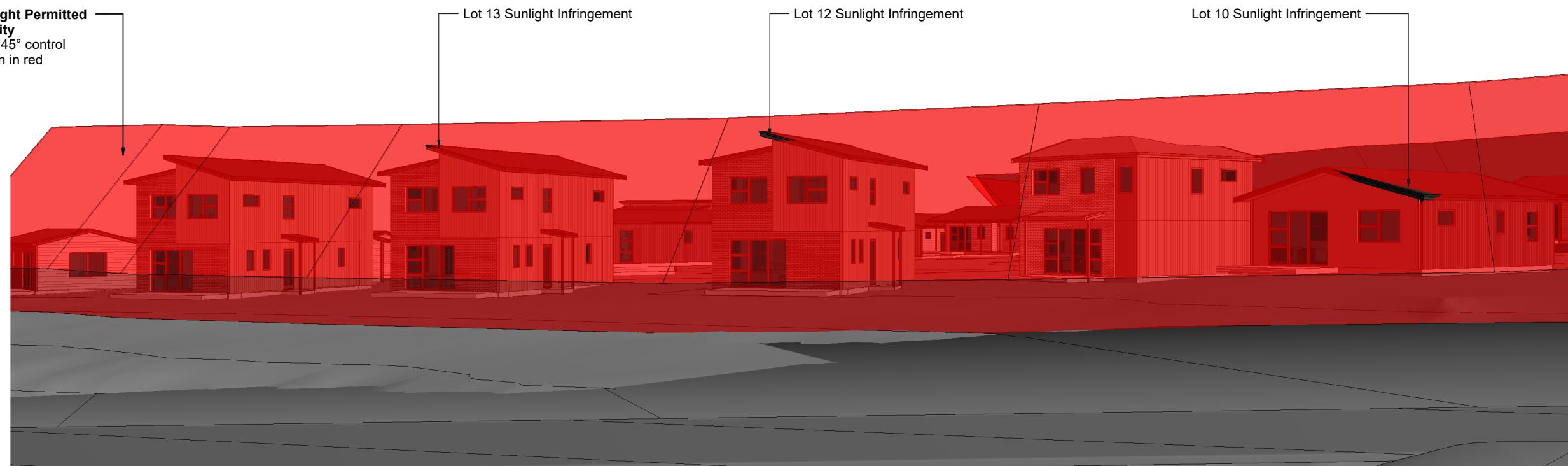
7 1 : 250 Plan
RP - Sector 7

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- Lots 10,12,13&14 - (3m+45°)



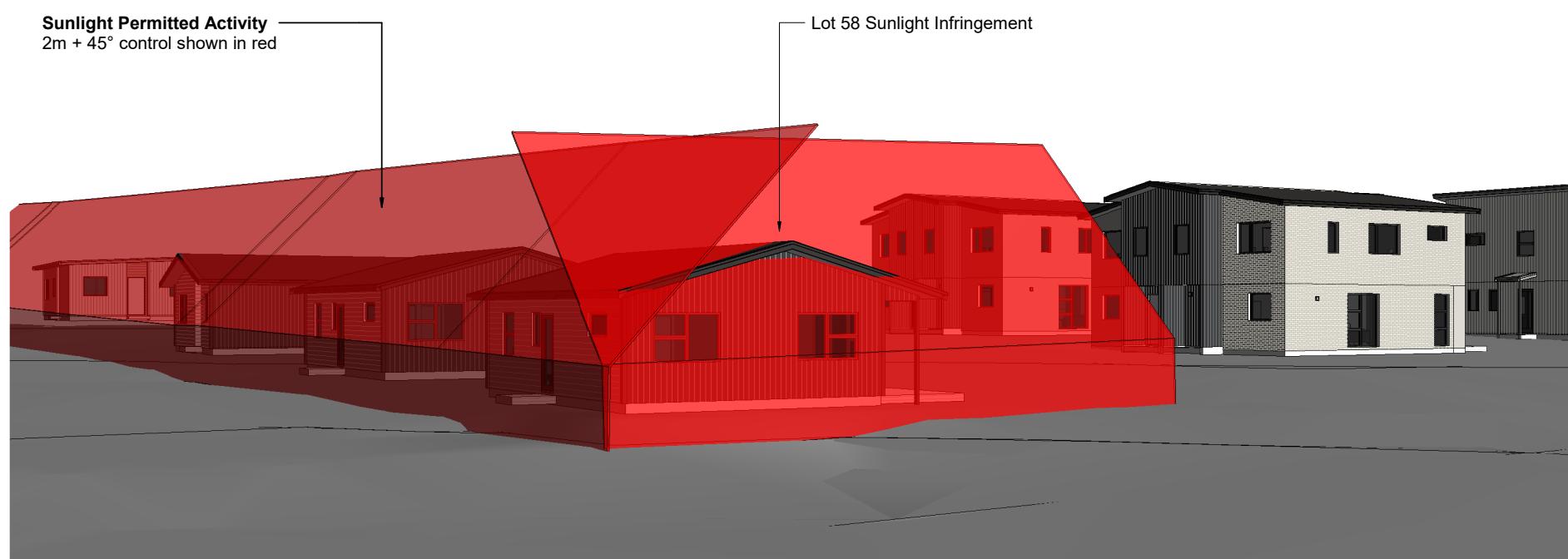
- Lots 10,12,13&14 - (2m+45°)

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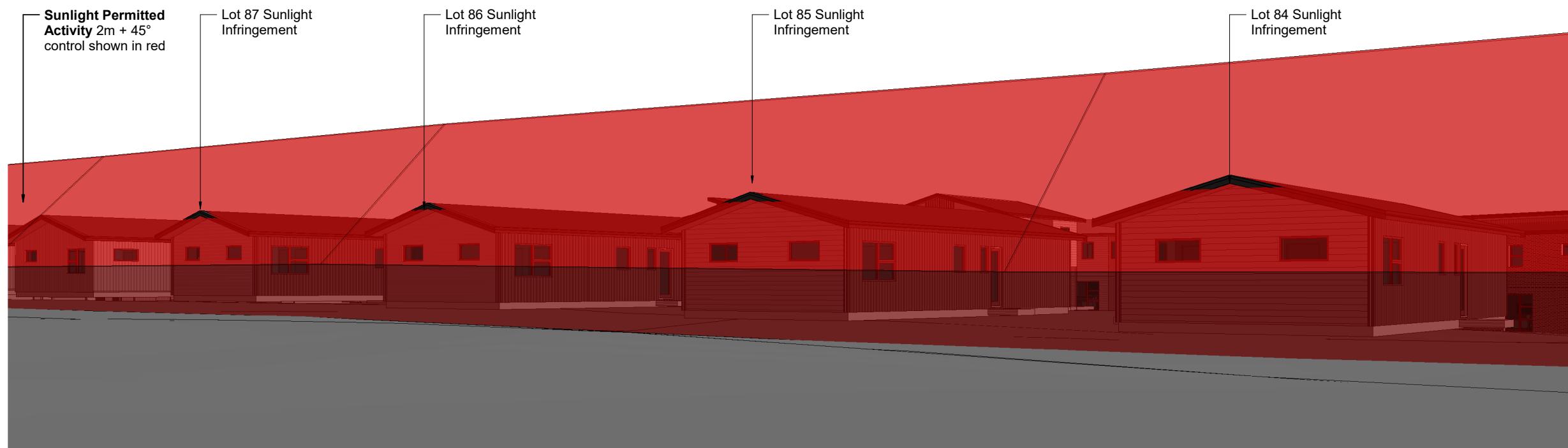
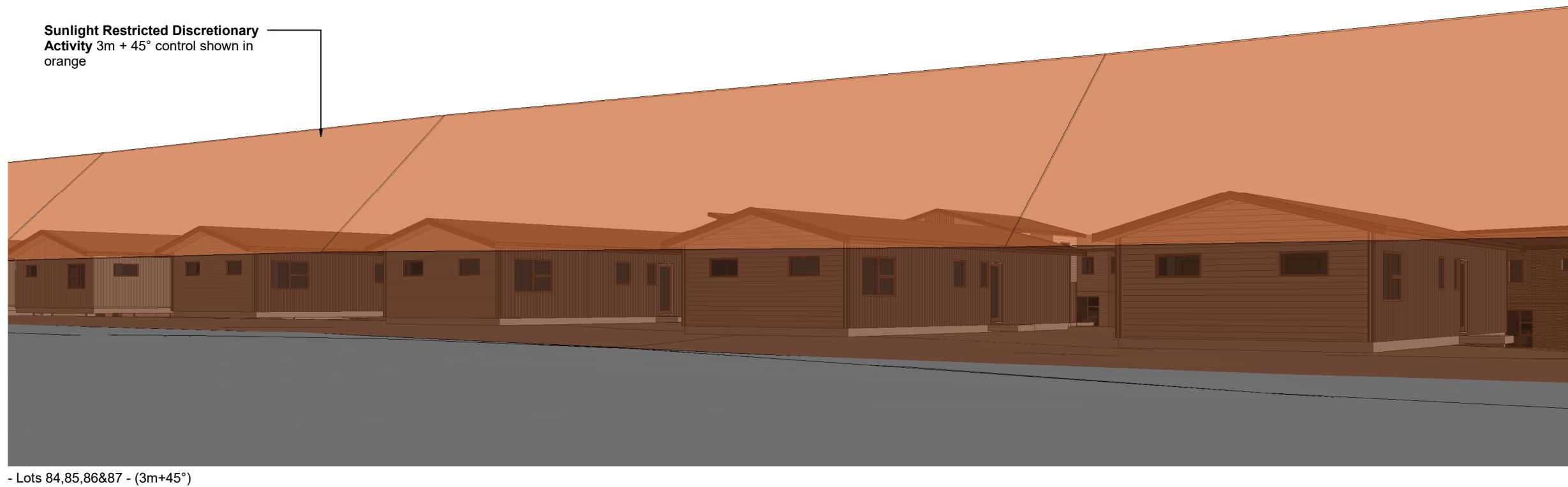
- Lot 58 - (3m+45°)



- Lot 58 - (2m+45°)

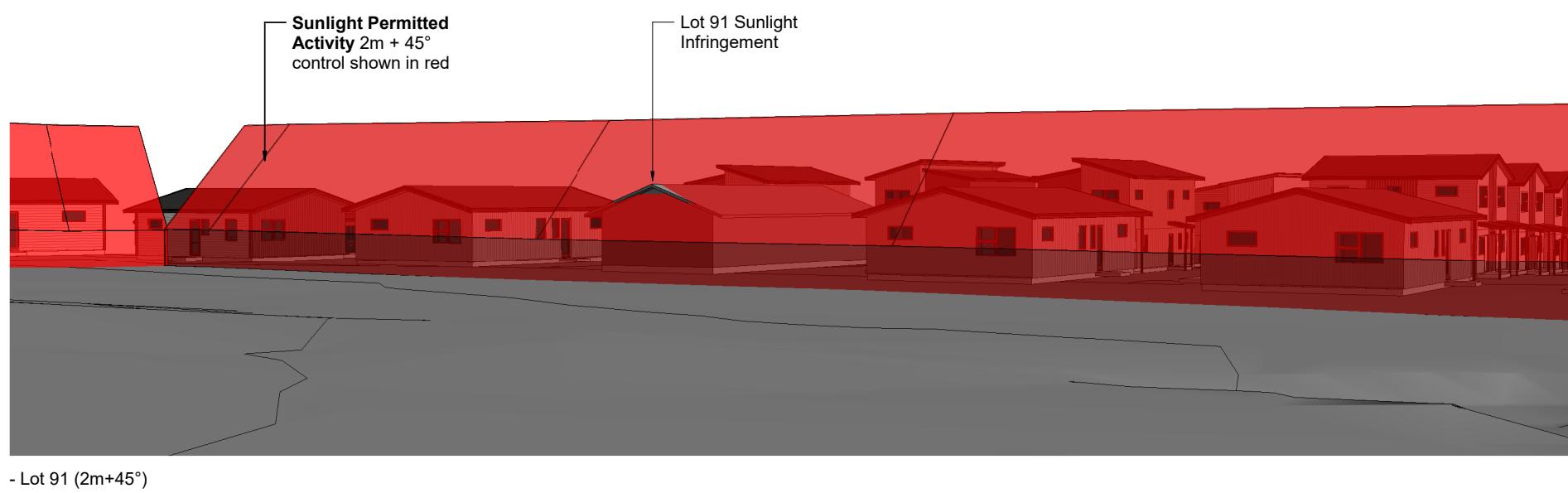
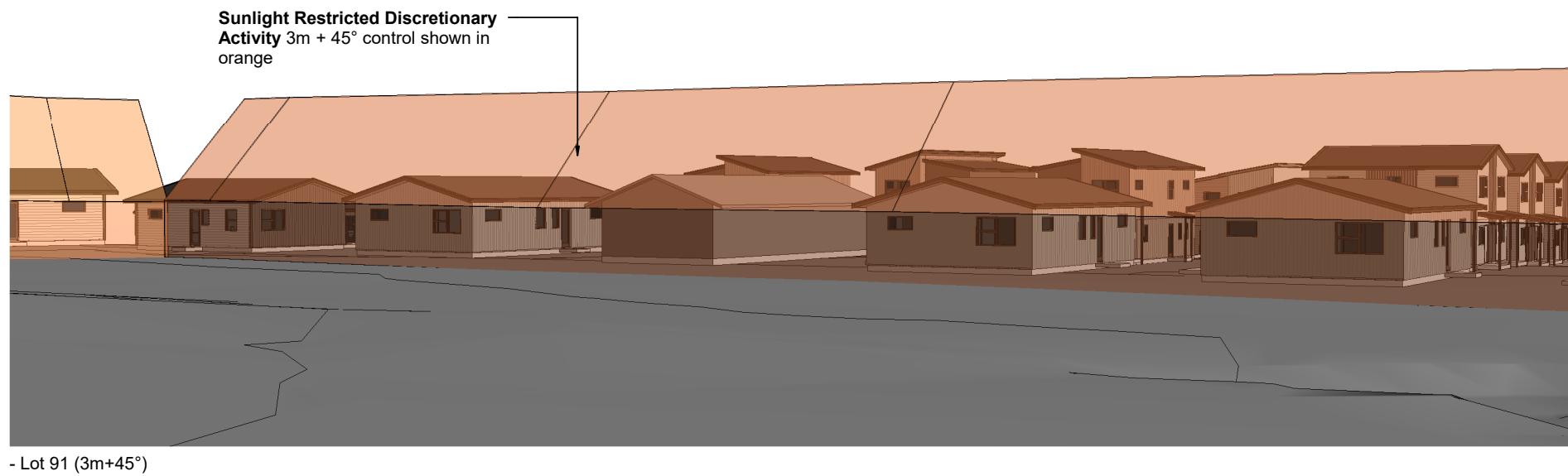
RESOURCE CONSENT

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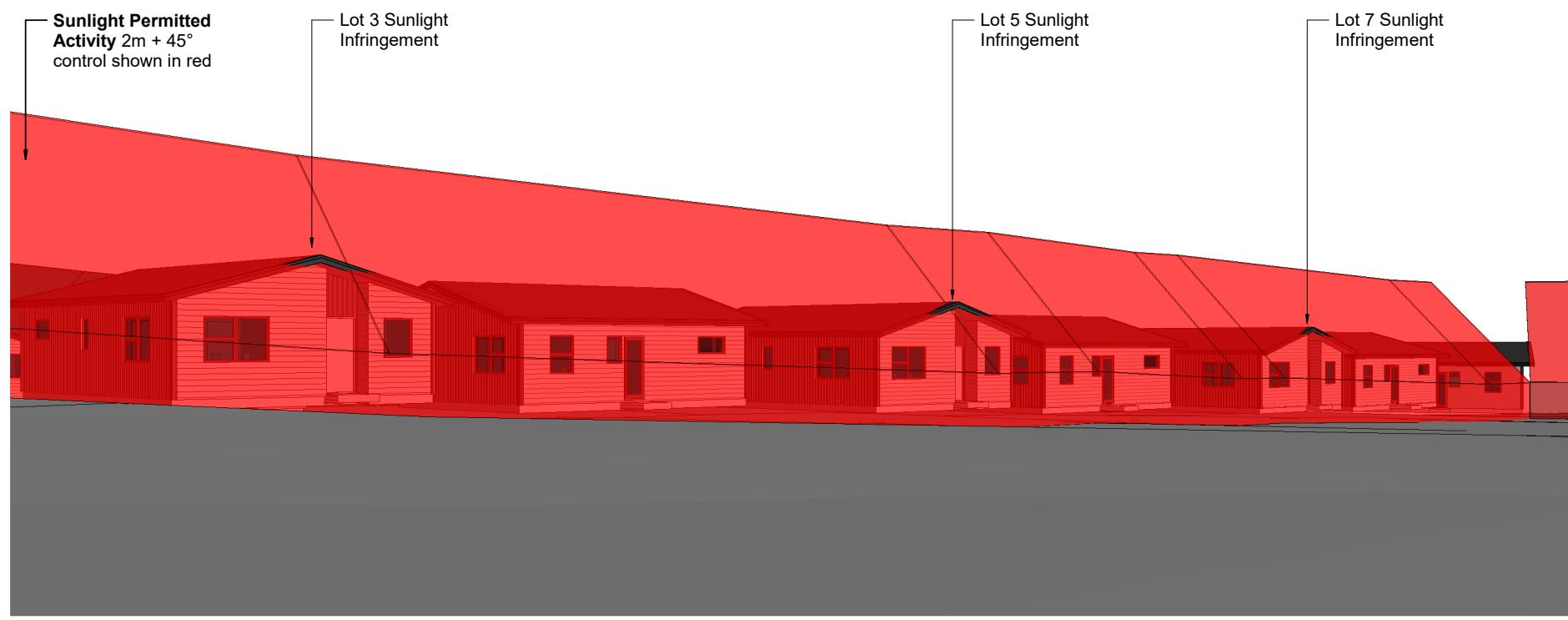
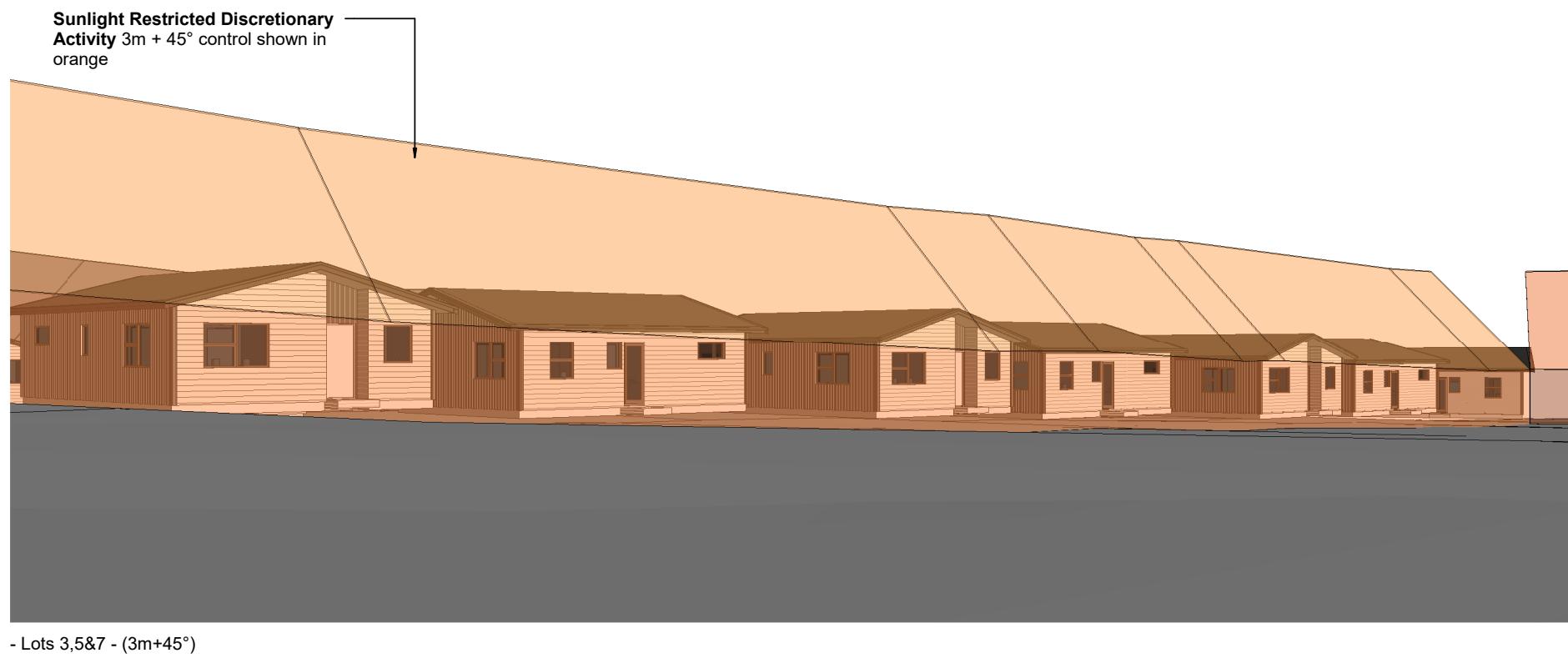
RESOURCE CONSENT

<p>These drawings, and all parts thereof, are copyright. Final design and detail may vary.</p> <ol style="list-style-type: none"> Written dimensions are to be used Do not scale dimensions from drawings Verify all dimensions and levels on site prior to commencing any work All discrepancies are to be referred to the design office for clarification 	<p>Project Name Bisset Road Development for Te Hau Ora O Ngapuhi Limited</p> <p>Drawing Title Sunlight Compliance 3D Visual</p>	<p>Project Address Bisset Road & 10 Rimu Place, Kaikohe, Northland 0405</p>	<p>Drawing Scale @ A1 = Half scale for reduced A3 drawings</p> <p>0</p>	<p>Revision & Date ◦ A Resource Consent</p> <p>2026-02-10</p>	<p>Level 4, SKHY 38 Khyber Pass Road, Grafton, Auckland 09 302 3689 PO Box 44376 Point Chevalier Auckland 1022 www.astudioarchitects.com</p>	<p>Drawing No: RC-052</p> <p>Revision: A</p> <p>Project No: 2517</p> <p>A STUDIO ARCHITECTS</p>
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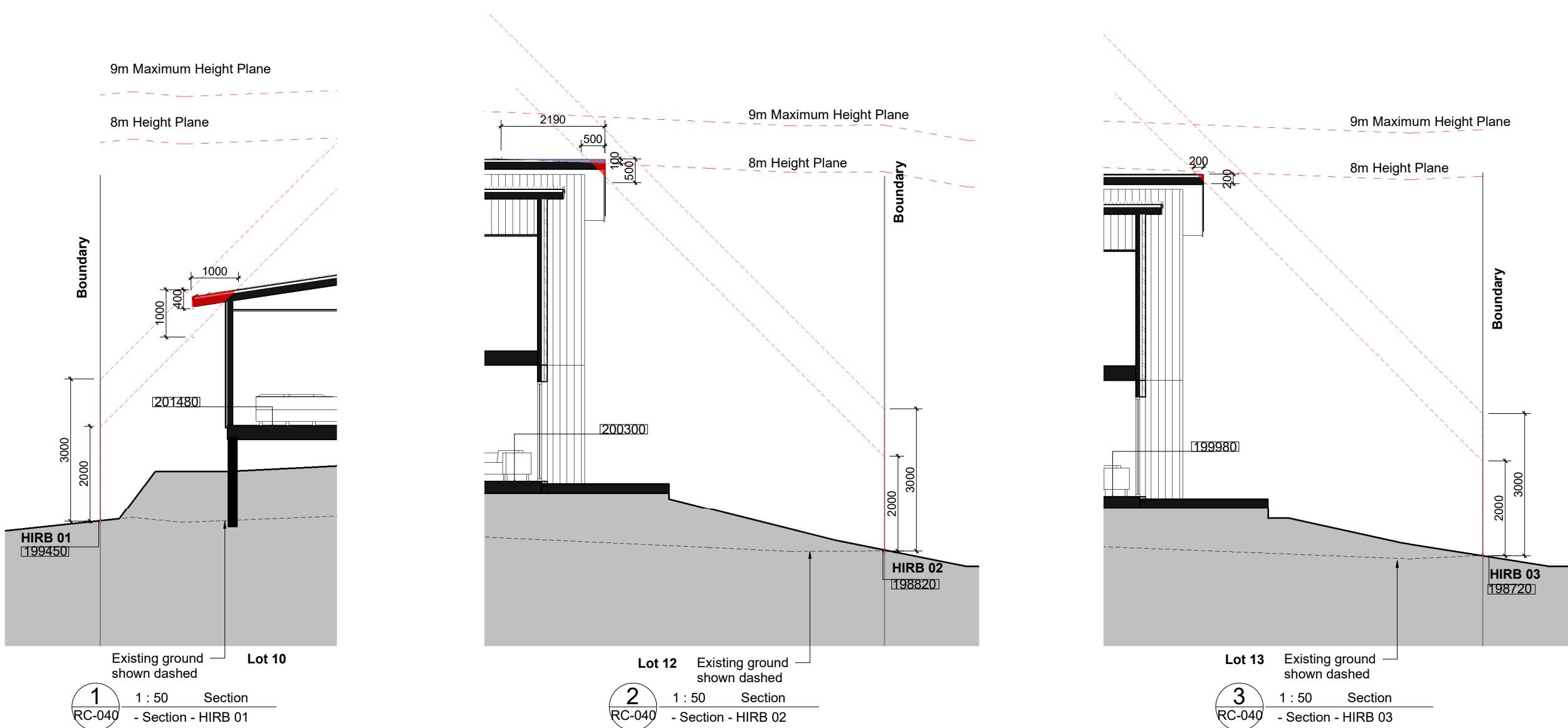
RESOURCE CONSENT

<p>These drawings, and all parts thereof, are copyright. Final design and detail may vary.</p> <ol style="list-style-type: none"> Written dimensions are to be used Do not scale dimensions from drawings Verify all dimensions and levels on site prior to commencing any work All discrepancies are to be referred to the design office for clarification 	<p>Project Name Bisset Road Development for Te Hau Ora O Ngapuhi Limited</p> <p>Drawing Title Sunlight Compliance 3D Visual</p>	<p>Project Address Bisset Road & 10 Rimu Place, Kaikohe, Northland 0405</p>	<p>Drawing Scale @ A1 = Half scale for reduced A3 drawings</p> <p>0</p>	<p>Revision & Date o A Resource Consent 2026-02-10</p>	<p>Level 4, SKHY 38 Khyber Pass Road, Grafton, Auckland 09 302 3689 PO Box 44376 Point Chevalier Auckland 1022 www.astudioarchitects.com</p>	<p>Drawing No: RC-053 Project No: 2517</p> <p>A STUDIO ARCHITECTS</p>
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Sunlight Compliance Reference	
7.6.5.1.5 Sunlight Permitted Activity	(2m + 45°)
7.6.5.3.4 Sunlight Restricted Discretionary Activity	(3m + 45°)

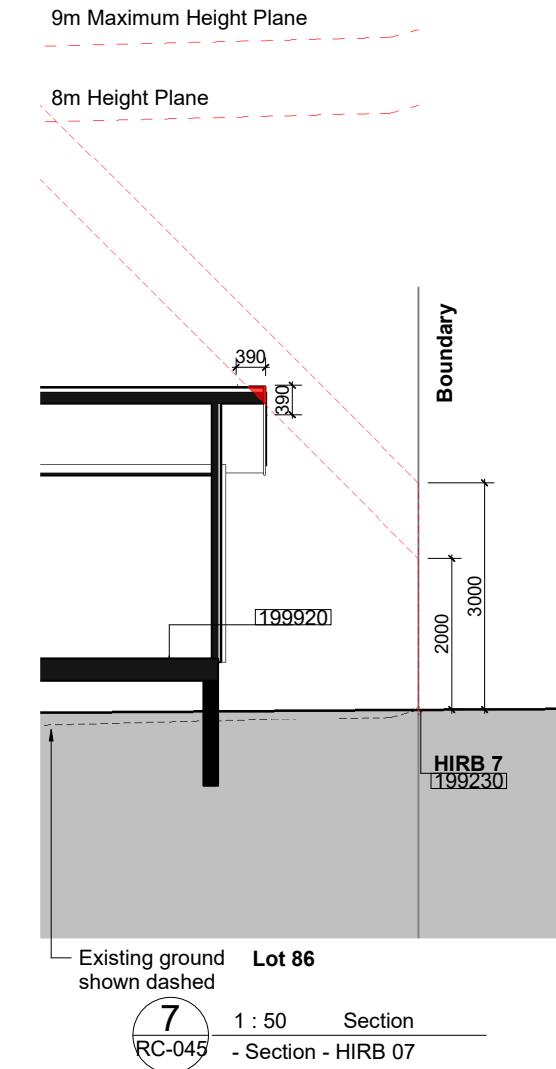
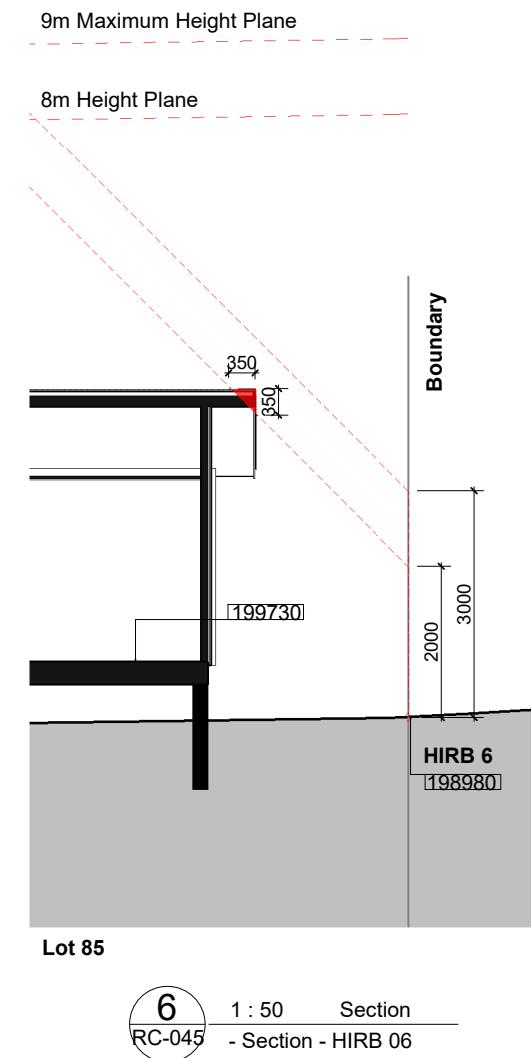
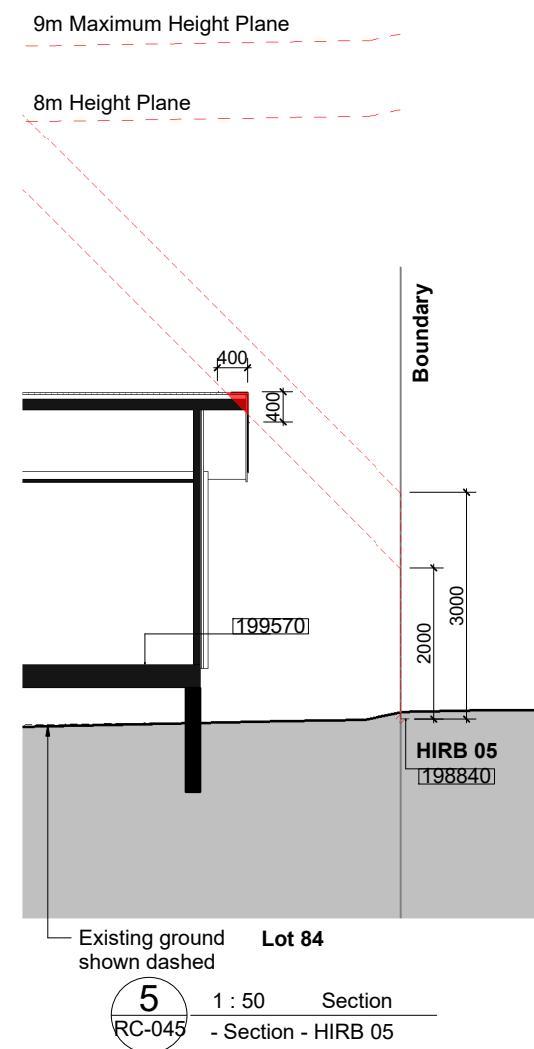
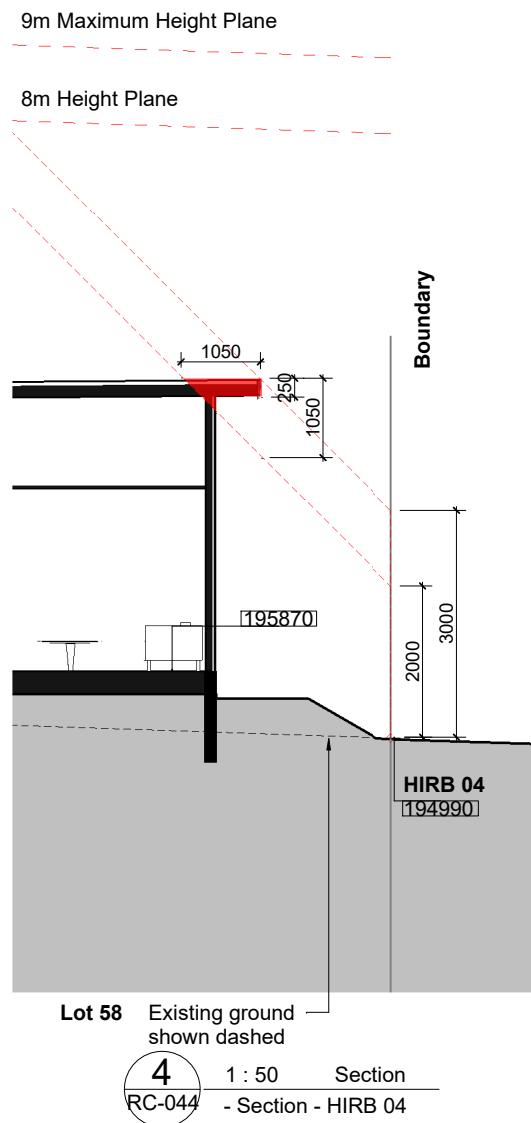
Area of building over the 2m and 45° height in relation to boundary control, however within the 3m and 45° control.

Building Height Permitted Activity
7.6.5.1.4 Building Height Permitted Activity 8m
7.6.5.3.3 Building Height Restricted Discretionary Activity 9m

Area of building over the 8m maximum height plane however within the 9m height plane

RESOURCE CONSENT

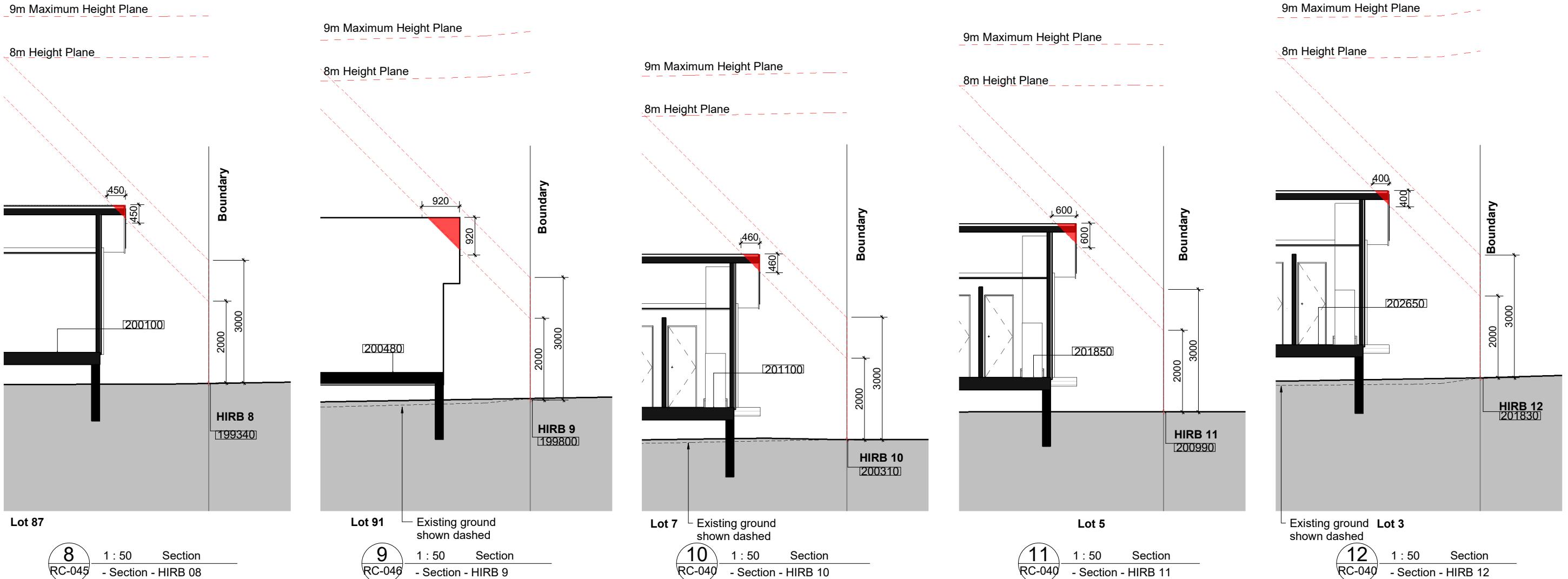
<p>These drawings, and all parts thereof, are copyright. Final design and detail may vary.</p> <ol style="list-style-type: none"> Written dimensions are to be used Do not scale dimensions from drawings Verify all dimensions and levels on site prior to commencing any work All discrepancies are to be referred to the design office for clarification 	<p>Project Name Bisset Road Development for Te Hau Ora O Ngapuhi Limited</p> <p>Drawing Title HIRB Sections</p>	<p>Project Address Bisset Road & 10 Rimu Place, Kaikohe, Northland 0405</p>	<p>Drawing Scale @ A1 = As indicated</p> <p>Half scale for reduced A3 drawings</p> <p>0 1 2 3m</p> <p>Scale: 1:100 @ A3</p>	<p>Revision & Date o A Resource Consent</p> <p>2026-02-10</p>	<p>Level 4, SKHY 38 Khyber Pass Road, Grafton, Auckland 09 302 3689 PO Box 44376 Point Chevalier Auckland 1022 www.astudioarchitects.com</p>	<p>Drawing No: RC-060</p> <p>Revision A</p> <p>Project No: 2517</p> <p>A STUDIO ARCHITECTS</p>
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Sunlight Compliance Reference	
7.6.5.1.5 Sunlight Permitted Activity	(2m + 45°)
7.6.5.3.4 Sunlight Restricted Discretionary Activity	(3m + 45°)
■ Area of building over the 2m and 45° height in relation to boundary control, however within the 3m and 45° control.	

RESOURCE CONSENT

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Sunlight Compliance Reference	
7.6.5.1.5 Sunlight Permitted Activity	(2m + 45°)
7.6.5.3.4 Sunlight Restricted Discretionary Activity	(3m + 45°)

Area of building over the 2m and 45° height in relation to boundary control, however within the 3m and 45° control.

RESOURCE CONSENT

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SCHEME PLAN DRAWING SCHEDULE

SHEET	TITLE	REVISION DATE					REVISION
		21/06/2024	09/09/2024	13/12/2024	08/04/2025	13/02/2026	
001	DRAWING SCHEDULE	0	1	2	3	4	
120	SCHEME PLAN - OVERALL PLAN	0	1	2	3	4	
121	SCHEME PLAN - STAGE PLAN	0	-	-	-	-	
122	SCHEME PLAN - SHEET 1	0	-	-	-	-	
123	SCHEME PLAN - SHEET 2	0	-	-	-	-	
124	SCHEME PLAN - SHEET 3	0	-	-	-	-	
121	SCHEME PLAN - STAGING OVERVIEW PLAN	-	0	1	2	3	
122	SCHEME PLAN - STAGE 1 OVERALL PLAN	-	0	1	2	3	
123	SCHEME PLAN - STAGE 1 ENLARGEMENT 1	-	0	1	2	3	
124	SCHEME PLAN - STAGE 1 ENLARGEMENT 2	-	0	1	2	3	
125	SCHEME PLAN - STAGE 2 PLAN	-	0			1	
126	SCHEME PLAN - STAGE 3 PLAN	-	0			1	

SCHEDULE LEGEND	
ORIGINAL ISSUE	0
NOT REVISED	
REVISED	1
NOT INCLUDED IN SET	-
DELETED FROM SET	†TITLE

BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT TE HAU ORA O NGAPUHI BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504

4	13/02/26	ISSUED FOR S127	JC
3	08/04/25	DOCUMENT COORDINATION	NJ
2	13/12/24	STORMWATER MANAGEMENT DEVICE PRIVATE	NJ
1	09/09/24	ISSUED FOR S92 RESPONSE	VR
0	21/06/24	ISSUED FOR RESOURCE CONSENT	VR
Rev	Date	Amendments	By

Drafter: V. RIVIER Job Title: BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT
 Designer: J. CHEN Client: KĀINGA ORA
 Checker: G. METCALF Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504
 Date: 13/02/2026 Drawing Title: DRAWING SCHEDULE

Drawing: 001 Rev: 4
 Scale: NTS
 Project: 15443
 Issue: CONSENT

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SITE DESCRIPTION:

ADDRESS: BISSET ROAD & 10 RIMU PLACE, KAIKOHE, FAR NORTH DISTRICT

ZONING: RESIDENTIAL

APPELLATION / AREA / TITLE:

1. PART TARAIRE 1A BLOCK & LOTS 1 & 2 DP363959 - 5.9311Ha - RT 260166
2. TARAIRE No 1M BLOCK - 59034m² - NA268/22

INTERESTS:

- A. SUBJECT TO SECTION 59 LAND ACT 1948 (CT1159/25)
- B. SUBJECT TO SECTION 8 COAL MINE AMENDMENT ACT 1950 (CT1159/25)
- C. SUBJECT TO SECTION 241(2) RESOURCE MANAGEMENT ACT 1991 (DP363959)

SECTION 85 BLOCK XV OMAPERE SECTION DISTRICT - 912m² - NA 49C/136

SECTION 86 BLOCK XV OMAPERE SECTION DISTRICT - 1048m² - NA 56D/1037 FLA1 1 1/2 SHARE
SECTION 86 BLOCK XV OMAPERE SECTION DISTRICT - 1048m² - NA 56D/1038 FLAT 2 1/2 SHARE

SECTION 87 BLOCK XV OMAPERE SECTION DISTRICT - 914m² - NA 49C/138

SECTION 88-89 BLOCK XV OMAPERE SECTION DISTRICT - 1751m² - NA59B/900 - FLAT 1 1/3 SHARE
SECTION 88-89 BLOCK XV OMAPERE SECTION DISTRICT - 1751m² - NA59B/901 - FLAT 2 1/3 SHARE
SECTION 88-89 BLOCK XV OMAPERE SECTION DISTRICT - 1751m² - NA59B/902 - FLAT 3 1/3 SHARE

INTERESTS:

- A. SUBJECT TO PART IVA CONSERVATION ACT 1987
- B. SECTION II CROWN MINERALS ACT 1991

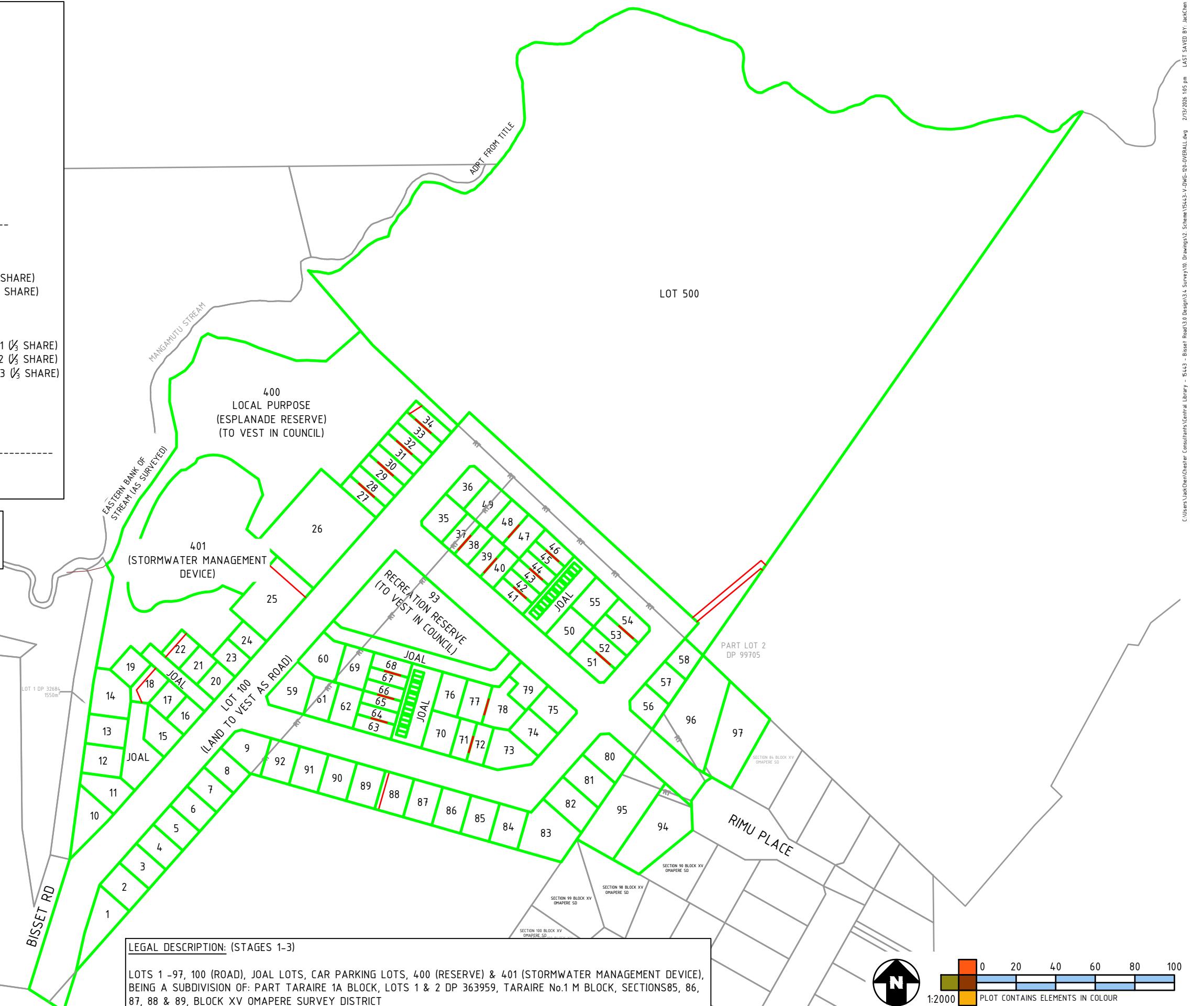
AREAS:

RT AREAS: 12.0970Ha

SCHEME PLAN AREA: 12.4242Ha

NOTE - STORMWATER MANAGEMENT DEVICE (PRIVATE):

1. LOT 401 IS TO BE OWNED BY AN INCORPORATED SOCIETY IN WHICH ALL LOT OWNERS (LOTS 1-92) ARE TO BE A MEMBER OF.



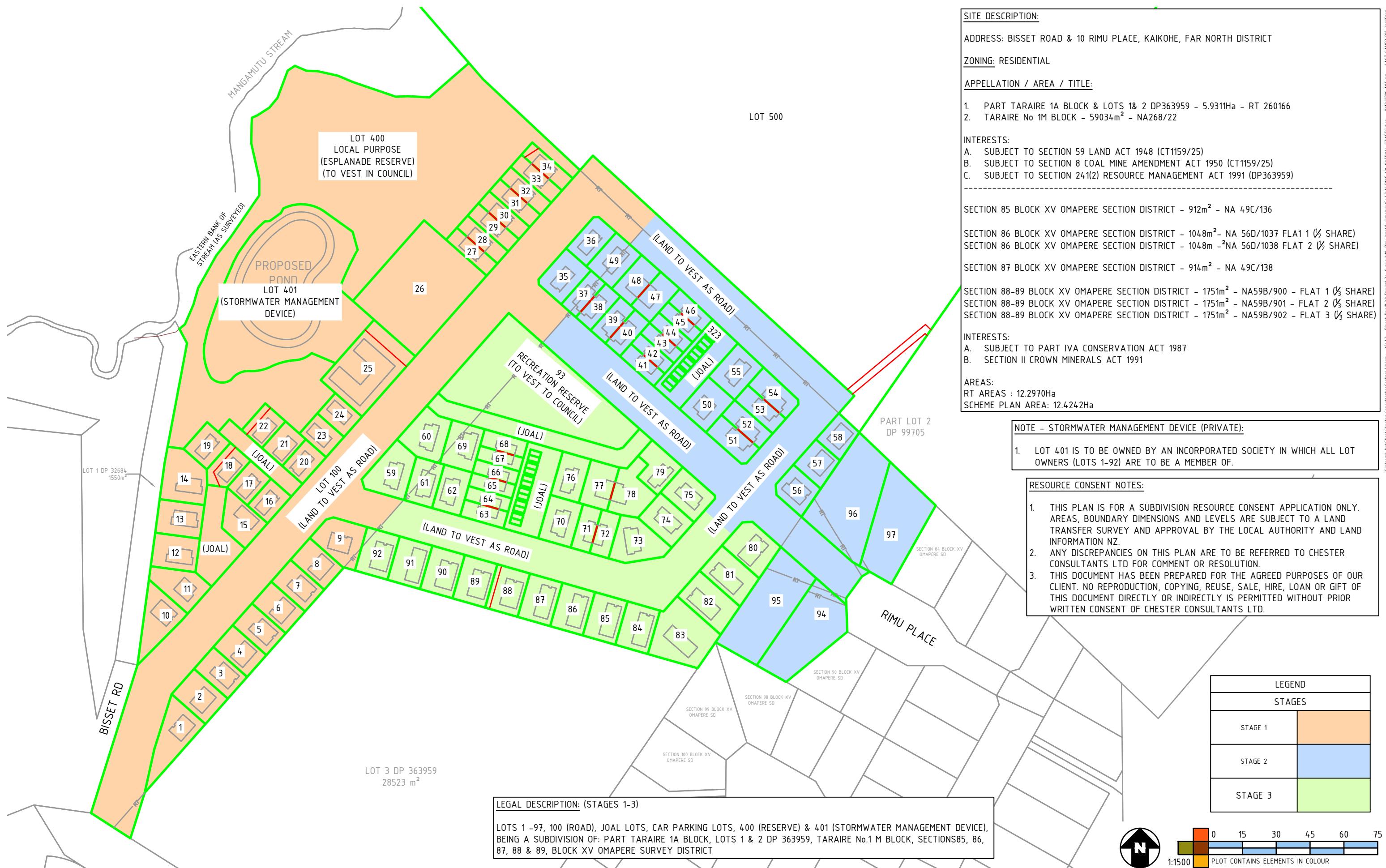
Rev	Date	Amendments	By
4	13/02/26	ISSUED FOR S127	JC
3	08/04/25	DOCUMENT COORDINATION	NJ
2	13/12/24	STORMWATER MANAGEMENT DEVICE PRIVATE	NJ
1	09/09/24	ISSUED FOR S92 RESPONSE	VR
0	21/06/24	ISSUED FOR RESOURCE CONSENT	VR

Drafter: V. RIVIER
Designer: J. CHEN
Checker: G. METCALF
Date: 13/02/2026

Job Title: BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT
Client: KĀINGA ORA
Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504
Drawing Title: SCHEME PLAN - OVERALL PLAN

Drawing: 120 Rev: 4
Scale: 1:2000 @ A3
Project: 15443
Issue: CONSENT

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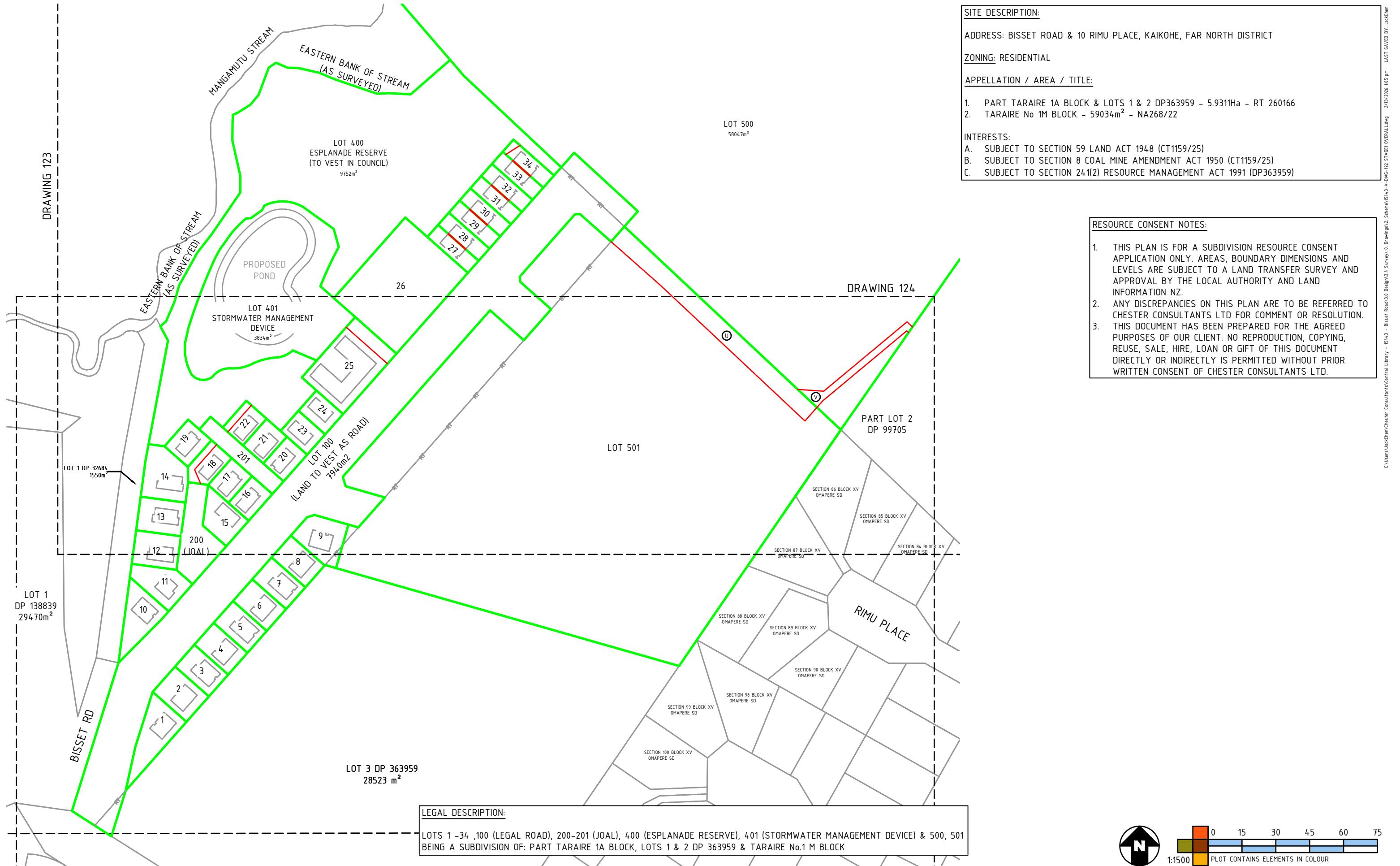


Rev	Date	Amendments	By
3	13/02/26	ISSUED FOR S127	JC
2	08/04/25	DOCUMENT COORDINATION	NJ
1	13/12/24	STORMWATER MANAGEMENT DEVICE PRIVATE	NJ
0	09/09/24	ISSUED FOR S92 RESPONSE	VR

Drafter: V. RIVIER Job Title: BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT
Designer: J. CHEN Client: KĀINGA ORA
Checker: G. METCALF Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504
Date: 13/02/2026 Drawing Title: SCHEME PLAN - STAGING OVERVIEW PLAN

Drawing: 121 Rev: 3
Scale: 1:1500 @ A3
Project: 15443
Issue: CONSENT

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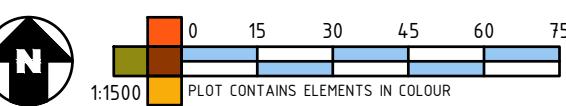


Rev	Date	Amendments	By
3	13/02/26	ISSUED FOR S127	JC
2	08/04/25	DOCUMENT COORDINATION	NJ
1	13/12/24	STORMWATER MANAGEMENT DEVICE PRIVATE	NJ
0	09/09/24	ISSUED FOR S92 RESPONSE	VR

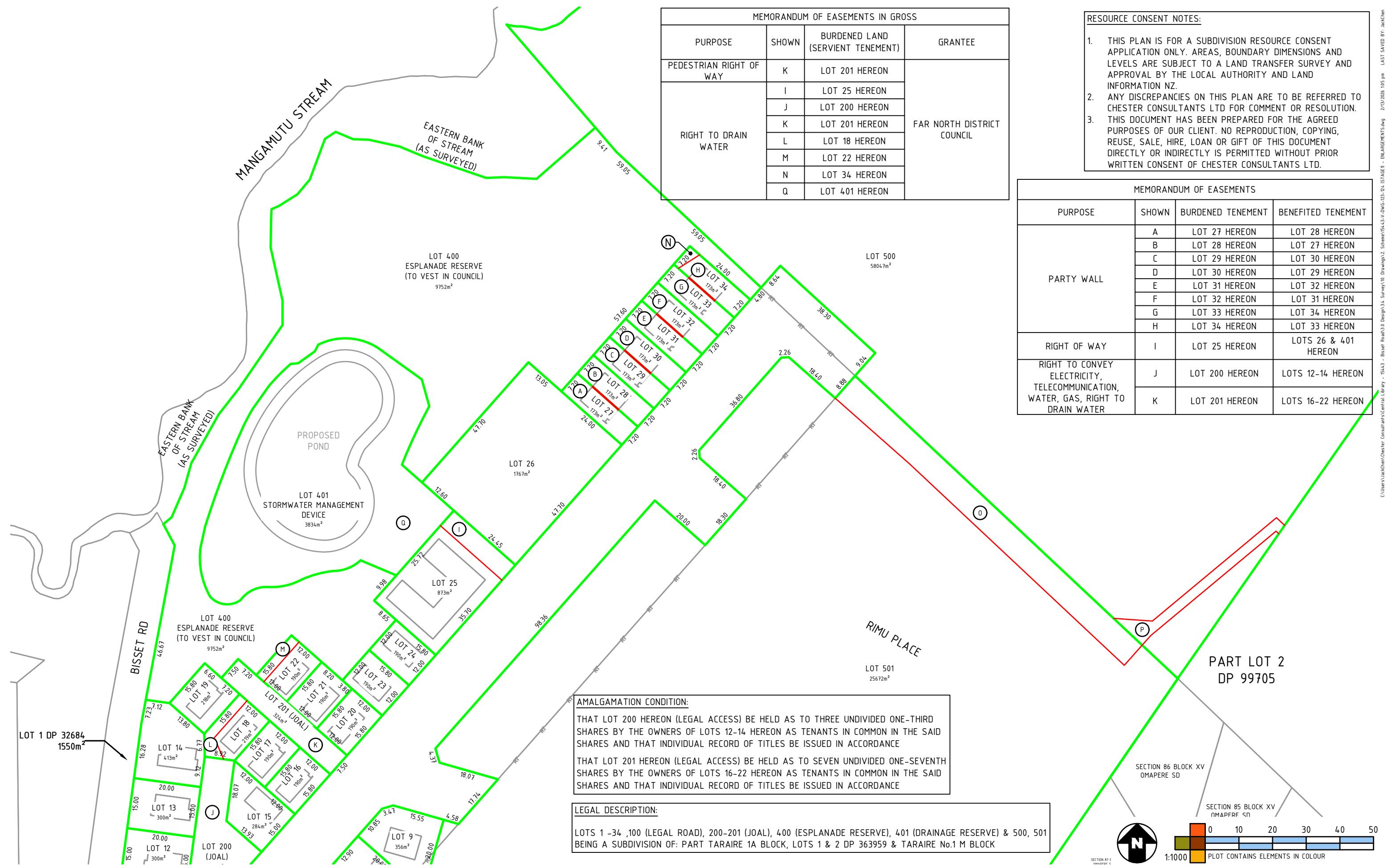
Drafter: V. RIVIER
Designer: J. CHEN
Checker: G. METCALF
Date: 13/02/2026

Job Title: BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT
Client: KĀINGA ORA
Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504
Drawing Title: SCHEME PLAN - STAGE 1 OVERALL PLAN

Drawing: 122 Rev: 3
Scale: 1:1500 @ A3
Project: 15443
Issue: CONSENT



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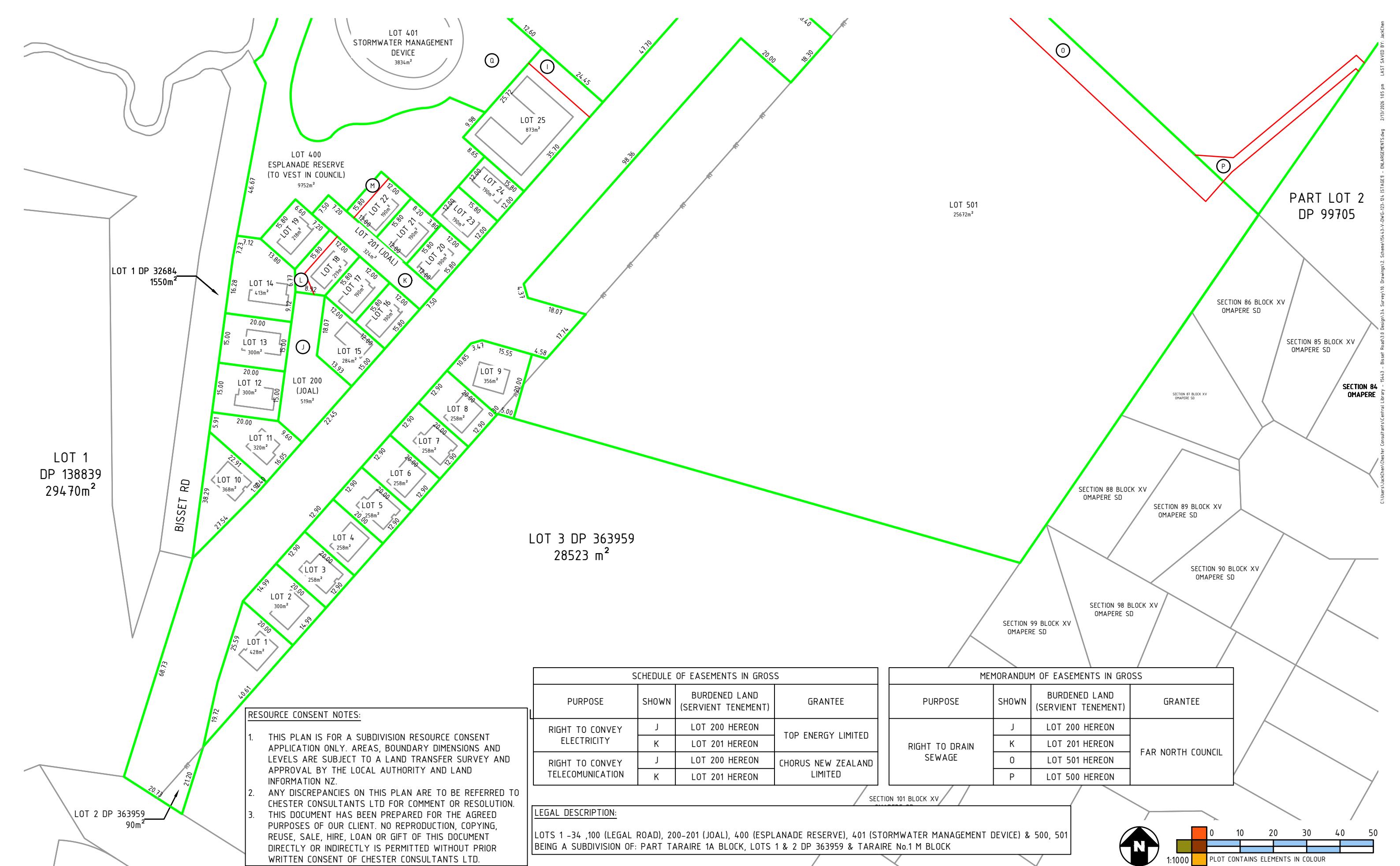


3	13/02/26	ISSUED FOR S127	JC
2	08/04/25	DOCUMENT COORDINATION	NJ
1	13/12/24	STORMWATER MANAGEMENT DEVICE PRIVATE	NJ
0	09/09/24	ISSUED FOR S92 RESPONSE	VR
Rev	Date	Amendments	By

Drafter: V. RIVIER Job Title: BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT
 Designer: J. CHEN Client: KĀINGA ORA
 Checker: G. METCALF Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504
 Date: 13/02/2026 Drawing Title: SCHEME PLAN - STAGE 1 ENLARGEMENT 1

Drawing: 123 Rev: 3
 Scale: 1:1000 @ A3
 Project: 15443
 Issue: CONSENT

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Rev	Date	Amendments	By
3	13/02/26	ISSUED FOR S127	JC
2	08/04/25	DOCUMENT COORDINATION	NJ
1	13/12/24	STORMWATER MANAGEMENT DEVICE PRIVATE	NJ
0	09/09/24	ISSUED FOR S92 RESPONSE	VR

Drafter: V. RIVIER

Designer: I C

Checker: METC

Page 13 of 13

Job Title: BISSET ROAD & 10 RIMU PLACE – RESIDENTIAL DEVELOPMENT

Client: KĀINGA ORA

Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0501

Project Title: SCHEME PLAN - STAGE 4 ENLARGEMENT

Drawing: 124 Rev: 3

Scale: 1:1000 @ A3

Project: 1E / / 3

CONCERN

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AMALGAMATION CONDITION: CARPARKS
 THAT LOT 41 HEREON AND LOTS 300 & 301 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.
 THAT LOT 42 HEREON AND LOTS 302 & 303 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.
 THAT LOT 43 HEREON AND LOTS 304 & 305 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.
 THAT LOT 44 HEREON AND LOTS 306 & 307 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.
 THAT LOT 45 HEREON AND LOTS 308 & 309 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.
 THAT LOT 46 HEREON AND LOTS 310 & 311 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

AMALGAMATION CONDITION:
 THAT LOT 200 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED - ONE SIXTH SHARES BY THE OWNERS OF LOTS 41-46 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

DP...

EXISTING EASEMENT TO BE RELINQUISHED		
PURPOSE	GRANTEE	CREATED BY
RIGHT TO DRAIN SEWAGE	FAR NORTH COUNCIL

LEGAL DESCRIPTION:

LOTS 35-58, 94-97, 100 (LEGAL ROAD), 200 (JOAL), 300-311 (PARKINGS) & LOTS 500, 501 BEING A SUBDIVISION OF:

PART LOT 500 DP... & PART LOT 501 DP...

SECTION 85 BLOCK XV OMAPERE SECTION DISTRICT - 912M² - NA 49C/136

SECTION 86 BLOCK XV OMAPERE SECTION DISTRICT - 1048M² - NA 56D/1037 FLA 1 1/2 SHARE

SECTION 86 BLOCK XV OMAPERE SECTION DISTRICT - 1048M² - NA 56D/1038 FLAT 2 1/2 SHARE

SECTION 87 BLOCK XV OMAPERE SECTION DISTRICT - 914M² - NA 49C/138

SECTION 88-89 BLOCK XV OMAPERE SECTION DISTRICT - 1751M² - NA59B/900 - FLAT 1 1/3 SHARE

SECTION 88-89 BLOCK XV OMAPERE SECTION DISTRICT - 1751M² - NA59B/901 - FLAT 2 1/3 SHARE

SECTION 88-89 BLOCK XV OMAPERE SECTION DISTRICT - 1751M² - NA59B/902 - FLAT 3 1/3 SHARE

INTERESTS:

A. SUBJECT TO PART IVA CONSERVATION ACT 1987

B. SECTION II CROWN MINERALS ACT 1991

AREA RT: 9.1472Ha AREA SCHEME: 9.1472Ha

Drafter: V. RIVIER

Designer: J. CHEN

Checker: G. METCALF

Date: 13/02/2026

Job Title: BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT

Client: KĀINGA ORA

Address: BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504

Drawing Title: SCHEME PLAN - STAGE 2 PLAN

SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOW N	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	R	LOT 200 HEREON	TOP ENERGY LIMITED
RIGHT TO CONVEY TELECOMMUNICATION	R	LOT 200 HEREON	CHORUS NEW ZEALAND LIMITED

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOW N	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN SEWAGE	FAR NORTH DISTRICT COUNCIL	LOT 200 HEREON	
		LOT 300 HEREON	
		LOT 301 HEREON	
		LOT 303 HEREON	
		LOT 305 HEREON	
		LOT 307 HEREON	
		LOT 309 HEREON	
		LOT 200 HEREON	
		LOT 301 HEREON	
		LOT 303 HEREON	

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED TENEMENT	BENEFITED TENEMENT
PARTY WALL	A	LOT 37 HEREON	LOT 38 HEREON
	B	LOT 38 HEREON	LOT 37 HEREON
	C	LOT 39 HEREON	LOT 40 HEREON
	D	LOT 40 HEREON	LOT 39 HEREON
	E	LOT 41 HEREON	LOT 42 HEREON
	F	LOT 42 HEREON	LOT 41 HEREON
	G	LOT 43 HEREON	LOT 44 HEREON
	H	LOT 44 HEREON	LOT 43 HEREON
	I	LOT 45 HEREON	LOT 46 HEREON
	J	LOT 46 HEREON	LOT 45 HEREON
	K	LOT 48 HEREON	LOT 47 HEREON
	L	LOT 47 HEREON	LOT 48 HEREON
	M	LOT 51 HEREON	LOT 52 HEREON
	N	LOT 52 HEREON	LOT 51 HEREON
	O	LOT 53 HEREON	LOT 54 HEREON
	P	LOT 54 HEREON	LOT 53 HEREON
RIGHT TO CONVEY ELECTRICITY, TELECOMMUNICATION, WATER, GAS, RIGHT TO DRAIN WATER	R	LOT 200 HEREON	LOTS 41-46 HEREON

RESOURCE CONSENT NOTES:			
1. THIS PLAN IS FOR A SUBDIVISION RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.			
2. ANY DISCREPANCIES ON THIS PLAN ARE TO BE REFERRED TO CHESTER CONSULTANTS LTD FOR COMMENT OR RESOLUTION.			
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Drawing: 125 Rev: 1 Scale: 1:1000 @ A3 Project: 15443 Issue: CONSENT

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AMALGAMATION CONDITION: CARPARKS

THAT LOT 63 HEREON AND LOTS 300 & 301 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

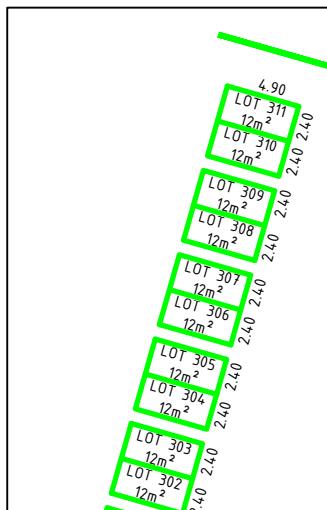
THAT LOT 64 HEREON AND LOTS 302 & 303 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 65 HEREON AND LOTS 304 & 305 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 66 HEREON AND LOTS 306 & 307 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 67 HEREON AND LOTS 308 & 309 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 68 HEREON AND LOTS 310 & 311 HEREON BE HELD AS TENANTS IN COMMON AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.



A-A'
N.T.S.

RESOURCE CONSENT NOTES:

1. THIS PLAN IS FOR A SUBDIVISION RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.
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AMALGAMATION CONDITION:

THAT LOT 200 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED - ONE SIXTH SHARES BY THE OWNERS OF LOTS 63-68 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 201 HEREON (LEGAL ACCESS) BE HELD AS TO TWELVE UNDIVIDED - ONE TWELFTH SHARES BY THE OWNERS OF LOTS 60, 63-69 & 76-79 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

SCHEDULE OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO CONVEY ELECTRICITY	L	LOT 200 HEREON	TOP ENERGY LIMITED
	M	LOT 201 HEREON	
RIGHT TO CONVEY TELECOMMUNICATION	L	LOT 200 HEREON	CHORUS NEW ZEALAND LIMITED
	M	LOT 201 HEREON	

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT TO DRAIN SEWAGE	L	LOT 200 HEREON	FAR NORTH DISTRICT COUNCIL
	M	LOT 201 HEREON	
	N	LOT 300 HEREON	
	O	LOT 301 HEREON	
	P	LOT 303 HEREON	
	Q	LOT 304 HEREON	
	R	LOT 305 HEREON	
	S	LOT 307 HEREON	
	T	LOT 309 HEREON	
	K	LOT 88 HEREON	
	L	LOT 200 HEREON	
	M	LOT 201 HEREON	
	O	LOT 301 HEREON	
RIGHT TO DRAIN WATER	P	LOT 303 HEREON	
	R	LOT 305 HEREON	
	S	LOT 307 HEREON	
	T	LOT 309 HEREON	
	K	LOT 88 HEREON	
	L	LOT 200 HEREON	
	M	LOT 201 HEREON	
	O	LOT 301 HEREON	
	P	LOT 303 HEREON	
	R	LOT 305 HEREON	

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED TENEMENT	BENEFITED TENEMENT
PARTY WALL	A	LOT 63 HEREON	LOT 64 HEREON
	B	LOT 64 HEREON	LOT 63 HEREON
	C	LOT 65 HEREON	LOT 66 HEREON
	D	LOT 66 HEREON	LOT 65 HEREON
	E	LOT 67 HEREON	LOT 68 HEREON
	F	LOT 68 HEREON	LOT 67 HEREON
	G	LOT 71 HEREON	LOT 72 HEREON
	H	LOT 72 HEREON	LOT 71 HEREON
	I	LOT 77 HEREON	LOT 78 HEREON
	J	LOT 78 HEREON	LOT 77 HEREON
	K	LOT 200 HEREON	LOTS 63-68 HEREON
	L	LOT 201 HEREON	LOTS 60, 63-69, 76-79 HEREON
	M	LOT 201 HEREON	LOTS 60, 63-69, 76-79 HEREON

LEGAL DESCRIPTION:

LOTS 59-93, 100 (LEGAL ROAD), 200 & 201(JOAL), 300-311 (PARKINGS) BEING A SUBDIVISION OF:
LOT 500 DP...
AREA RT: 1.5967 Ha AREA SCHEME: 1.5967 Ha

1	13/02/26	ISSUED FOR S127	J.C
0	09/09/24	ISSUED FOR S92 RESPONSE	VR
Rev	Date	Amendments	By

Drafter: V. RIVIER

Job Title:

BISSET ROAD & 10 RIMU PLACE - RESIDENTIAL DEVELOPMENT

Designer: J. CHEN

Client:

KĀINGA ORA

Checker: G. METCALF

Address:

BISSET ROAD & 10 RIMU PLACE, KAIKOHE 0504

Date: 13/02/2026

Drawing Title:

SCHEME PLAN - STAGE 3 PLAN

Drawing: 126 Rev: 1

Scale: 1:1000 @ A3

Project: 15443

Issue: CONSENT

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