

Application for resource consent or fast-track resource consent

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA)) (If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Schedule 4). Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges — [both available on the Council's web page](#).

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement? ☐ Yes ☒ No

2. Type of Consent being applied for

(more than one circle can be ticked):

- | | |
|---|---|
| <input type="radio"/> Land Use | <input type="radio"/> Discharge |
| <input type="radio"/> Fast Track Land Use* | <input type="radio"/> Change of Consent Notice (s.221(3)) |
| <input checked="" type="radio"/> Subdivision | <input type="radio"/> Extension of time (s.125) |
| <input type="radio"/> Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil) | |
| <input type="radio"/> Other (please specify) _____ | |

* The fast track is for simple land use consents and is restricted to consents with a controlled activity status.

3. Would you like to opt out of the Fast Track Process?

☒ Yes ☐ No

4. Consultation

Have you consulted with iwi/Hapū? ☐ Yes ☒ No

If yes, which groups have you consulted with?

Who else have you consulted with?

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

5. Applicant Details

Name/s:

Jeremy Garton

Email:

Phone number:

Postal address:

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

6. Address for Correspondence

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

Name/s:

Tohu Consulting C/- Nina Pivac

Email:

Phone number:

Postal address:

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

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

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

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

Name/s:

Jeremy Garton

**Property Address/
Location:**

521A Okahu Road Kaitaia

Postcode

8. Application Site Details

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

Name/s:

Jeremy & Sarah Garton; Diane Covich & Brent Perry; Betty Motion & Douglas Draffin

**Site Address/
Location:**

521 and 521A Okahu Road Kaitaia

449 Kaitaia-Awaroa Road, Kaitaia

Postcode

Legal Description:

Lot 1 DP 60375, Lot 2 DP 514475,
Lot 1 DP 36880

Val Number:

Certificate of title:

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

Site visit requirements:

Is there a locked gate or security system restricting access by Council staff?

☒ Yes ☐ No

Is there a dog on the property? ☒ Yes ☐ No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. This is important to avoid a wasted trip and having to re-arrange a second visit.

Please contact applicant to arrange site visit.

9. Description of the Proposal:

Please enter a brief description of the proposal here. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Controlled boundary adjustment between three titles in the Rural Production Zone.

If this is an application for a Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s), with reasons for requesting them.

10. Would you like to request Public Notification?

☐ Yes ☒ No

11. Other Consent required/being applied for under different legislation

(more than one circle can be ticked):

- ☐ **Building Consent**
- ☐ **Regional Council Consent (ref # if known)**
- ☐ **National Environmental Standard consent**
- ☐ **Other (please specify)**

12. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following:

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) ☐ **Yes** ☒ **No** ☐ **Don't know**

Is the proposed activity an activity covered by the NES? Please tick if any of the following apply to your proposal, as the NESCS may apply as a result. ☐ **Yes** ☒ **No** ☐ **Don't know**

- | | |
|--|--|
| <input checked="" type="radio"/> Subdividing land | <input type="radio"/> Disturbing, removing or sampling soil |
| <input type="radio"/> Changing the use of a piece of land | <input type="radio"/> Removing or replacing a fuel storage system |

13. Assessment of Environmental Effects:

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

Your AEE is attached to this application ☐ **Yes**

13. Draft Conditions:

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

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

14. Billing Details:

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

Name/s: (please write in full)

As per applicant details

Email:

Phone number:

Work

Home

Postal address:

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

Postcode

Fees Information

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

Declaration concerning Payment of Fees

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

Name: (please write in full)

Jeremy Garton

Signature:

(signature of bill payer)

Date 1 May 2025

MANDATORY

15. Important Information:

Note to applicant

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

You may apply for 2 or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

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

15. Important information continued...

Declaration

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

Name: (please write in full)

Nina Pivac

Signature:

[Redacted Signature]

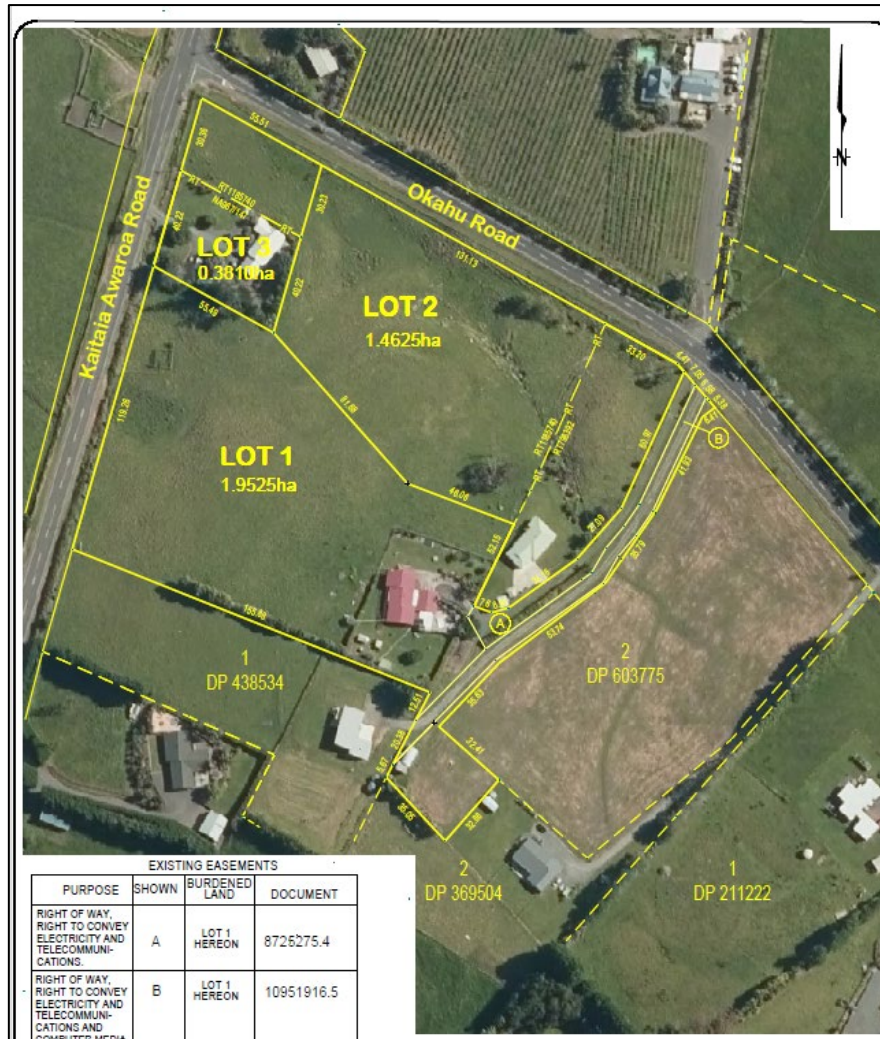
Date 1 May 2025

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

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



CONTROLLED BOUNDARY ADJUSTMENT APPLICATION

521A OKAHU ROAD, KAITAIA

LOT 2 DP 514475, LOT 1 DP 603775 & LOT 1 DP 36880

ASSESSMENT OF ENVIRONMENTAL EFFECTS

PREPARED FOR:

JEREMY GARTON

1 May 2025

REV A



Table of Contents

1.0	THE APPLICANT AND PROPERTY DETAILS	2
2.0	PROPOSAL.....	3
3.0	SITE CONTEXT	3
4.0	DISTRICT PLAN RULES ASSESSMENT.....	5
5.0	ASSESSMENT OF ENVIRONMENTAL EFFECTS	7
6.0	STATUTORY CONSIDERATIONS.....	8
7.0	NOTIFICATION	9
8.0	OVERALL CONCLUSION	10

Appendices:

Appendix A – Scheme Plan

Appendix B – Certificates of Title

Appendix C – Previous Council Approvals (BP63516)

Type text here

1.0 THE APPLICANT AND PROPERTY DETAILS

To:	Far North District Council
Site address:	521a Okahu Road, Kaitaia
Applicant's name:	Jeremy Garton
Address for service:	Tohu Consulting Limited Attn: Nina Pivac 50-64 Commerce Street Kaitaia 0410
Legal description:	Lot 1 DP 603775 (3.1930ha) Lot 2 DP 514475 (3860m ²) Lot 1 DP 36880 (2175m ²)
Site owner:	Lot 1 DP 603775 – Jeremy & Sarah Garton Lot 2 DP 514475 – Diane Covich & Brent Perry Lot 1 DP 36880 – Betty Motion & Douglas Draffin
Operative District Plan:	Far North District Plan
Operative zoning:	Rural Production Zone
Overlays/resource areas:	Nil
Proposed District Plan:	Rural Production Zone
Proposed overlays/resource areas:	Treaty Settlement Area of Interest
Brief description of proposal:	To undertake a controlled boundary adjustment between three titles in the Rural Production Zone, resulting in the following allotment areas: Lot 1 – 1.9525ha Lot 2 – 1.4625ha Lot 3 – 3810m ² All lots contain an existing dwelling each, as per previous Council approvals.
Summary of reasons for consent:	Overall, resource consent is required as a Controlled Activity .

We attach an assessment of environmental effects that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

2.0 PROPOSAL

The applicant, Jeremy Garton, proposes to undertake a controlled boundary adjustment between three titles in the Rural Production Zone. The proposal will result in the following allotment areas:

- Lot 1 – 1.9525ha
- Lot 2 – 1.4625ha
- Lot 3 – 3810m²

No new easements are required.

Overall, the proposal is a Controlled Activity under the Operative District Plan.

The following Assessment of Environmental Effects (AEE) has been prepared in accordance with the requirements of Section 88 of and Schedule 4 of the Resource Management Act 1991 (the Act) and is intended to provide the information necessary for a full understanding of the activity for which consent is sought and any actual or potential effects the proposal may have on the environment.

3.0 SITE CONTEXT

The subject site contains three titles which are located at 521 and 521A Okahu Road, and 449 Kaitaia-Awaroa Road, Kaitaia, legally described as follows:

- Lot 1 DP 603775 – Jeremy & Sarah Garton (3.1930ha)
- Lot 2 DP 514475 – Diane Covich & Brent Perry (3860m²)
- Lot 1 DP 36880 – Betty Motion & Douglas Draffin (2175m²)

A copy of the relevant Certificates of Title (CT) are attached as **Appendix B**.



The subject site is zoned Rural Production under both the ODP and PDP.

Each lot contains an existing dwelling and associated on-site services, as per previous Council approvals.

Proposed Lot 1 is currently accessed via ROW A, proposed Lot 2 is accessed via a separate vehicle crossing off Okahu Road, and proposed Lot 3 is accessed via a vehicle crossing off Kaitaia-Awaroa Road. All vehicle crossings have been formed to a reasonable standard and the use of the each site will remain unchanged. To this end, it is anticipated that no further upgrades will be required.

The site does not contain any areas of significant indigenous vegetation or fauna.

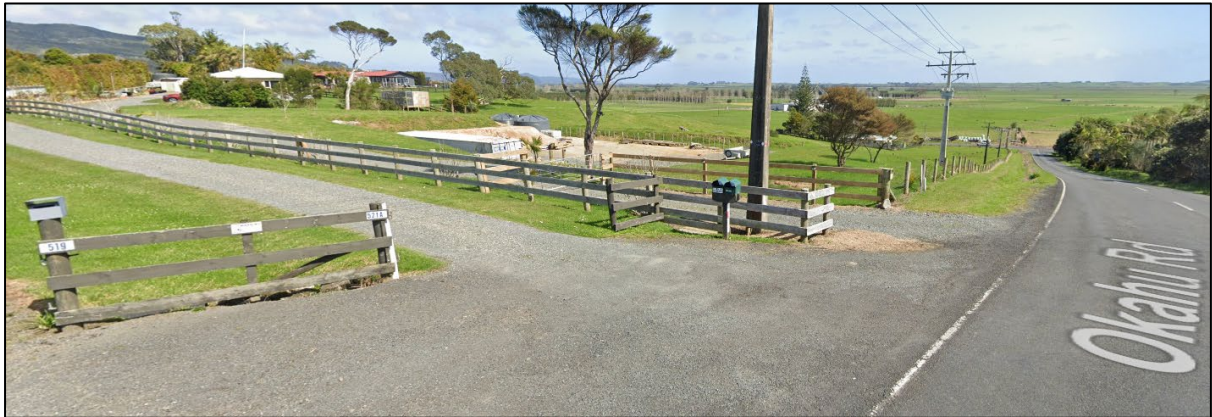


Figure 2: View of the subject site from Okahu Road (Google Streetview)



Figure 3: View of the subject site from Kaitaia-Awaroa Road (Google Streetview)

4.0 DISTRICT PLAN RULES ASSESSMENT

SUBDIVISION:

Rural Production Zone	Relevant Standards	Compliance
Rule 13.7.1 Boundary adjustments: all zones except the recreational activities and conservation zones	<p>Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:</p> <p>(a) there is no change in the number and location of any access to the lots involved; and</p> <p>(b) there is no increase in the number of certificates of title; and</p> <p>(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</p> <p>(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and</p> <p>(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and</p> <p>(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.</p>	<p>(a) Current access arrangements will remain unchanged.</p> <p>(b) No new lots will be created.</p> <p>(c) The existing lot sizes are already non-compliant, and the degree of non-compliance will not be increased as a result of the boundary adjustment.</p> <p>(d) The site consists of three contiguous titles.</p> <p>(e) As per the district plan assessment below, each lot is able to comply with all relevant land use rules.</p> <p>(f) As per previous Council approvals, all existing onsite services are wholly contained within the new boundaries.</p> <p>Controlled Activity</p>

LANDUSE:

An assessment of all relevant landuse provisions has been undertaken where they relate to the existing dwellings within each lot:

Rural Production Zone	Relevant Standards	Compliance
8.6.5.1.1 Residential intensity	One unit per 12ha	Each lot will contain one dwelling Permitted
8.6.5.1.2 Sunlight	2m + 45 degree recession plane	All existing built development will remain compliant with the HIRB rules.

Rural Production Zone	Relevant Standards	Compliance
		Permitted
8.6.5.1.3 Stormwater management	Maximum impermeable surface area of 15%	<p>The land area within proposed Lots 2 and 3 will be increasing and will therefore remain compliant with the permitted impermeable surface threshold.</p> <p>In regard to proposed Lot 1 which has a land area of 1.9525ha, up to 2928.75m² of impermeable surfaces is permitted. Existing impermeable surfaces fall well below this threshold.</p> <p>Permitted</p>
8.6.5.1.4 Setback from boundaries	<p>10m from all boundaries;</p> <p>For sites less than 5000m², accessory buildings shall be setback at least 3m from all boundaries other than road boundaries.</p>	<p>All existing built development will remain compliant with the minimum setback requirements.</p> <p>Permitted</p>
8.6.5.1.5 Transportation	<p>Two onsite parking spaces and adequate manoeuvring area to be provided per unit.</p> <p>Each lot has a separate vehicle crossing which are formed to an adequate standard.</p>	<p>Each lot will have ample parking and manoeuvring area.</p> <p>Permitted</p>
8.6.5.1.8 Building height	Maximum 12m	<p>All existing buildings are less than 12m in height.</p> <p>Permitted</p>
8.6.5.1.10 Building coverage	Maximum 12.5%	<p>The land area within proposed Lots 2 and 3 will be increasing and will therefore remain compliant with the permitted building coverage threshold.</p> <p>In regard to proposed Lot 1 which has a land area of 1.9525ha, up to 2440m² of impermeable surfaces is permitted. Existing building coverage in each lot falls well below this threshold.</p> <p>Permitted</p>

Overall, the proposal requires resource consent as a **Controlled Activity** under the Far North District Plan.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Table 2 – Rule 13.7.3 Controlled (subdivision) activities: other matters to be taken into account

Criteria	Comment
13.7.3.1 Property Access	Each lot is accessed via separate vehicle crossings which are formed to a good standard. It is considered that no upgrades are required in this instance.
13.7.3.2 Natural and Other Hazards	As per NRC Maps, the site has not been mapped as susceptible to any natural hazards.
13.7.3.3 Water Supply	Each lot has a dwelling where water supply is achieved by way of roofwater collection.
13.7.3.4 Stormwater Disposal	Each lot has existing onsite stormwater disposal arrangements which are operating adequately. Impermeable surfaces will remain within the permitted thresholds. Therefore, additional attenuation is not considered necessary in this instance.
13.7.3.5 Sanitary Sewage Disposal	Each lot has existing onsite wastewater disposal arrangements which are operating adequately. All infrastructure will remain within the relevant proposed boundaries.
13.7.3.6 Energy Supply	Each lot has existing connections i.e. no new connections are necessary.
13.7.3.7 Telecommunications	Each lot has existing connections i.e. no new connections are necessary.
13.7.3.8 Easements for any purpose	As per the scheme plan, no new easements are required.
13.7.3.9 Preservation of heritage resources, vegetation, fauna and landscape and land set aside for conservation purposes.	Not applicable. The site does not contain any such features.
13.7.3.10 Access to reserves and waterways	Public access to reserves and waterways will not be affected by the proposal.
13.7.3.11 Land use compatibility	<p>Each lot contains existing residential development as per Council approvals, with no reverse sensitivity effects known to arise.</p> <p>Surrounding properties are similarly zoned Rural Production, and are largely characterised by rural lifestyle development.</p> <p>Proposed Lots 2 and 3 are increasing in land area, enabling rural lifestyle activities to continue. Proposed Lot 1 will maintain a land area of 1.9525ha enabling ample opportunity for rural lifestyle activities to continue.</p>

<i>Criteria</i>	<i>Comment</i>
	Due to the existing pattern of development in the area, it is not considered that there are any adverse cumulative effects. The proposal will not result in degradation of the rural character of the surrounding environment.
13.7.3.12 Proximity to airports	Not applicable

6.0 STATUTORY CONSIDERATIONS

NES CONTAMINATED SOILS (NESCS)

All applications that involve subdivision, or an activity that changes the use of a piece of land, or earthworks are subject to the provisions of the NESCS. The regulation sets out the requirements for considering the potential for soil contamination, based on the HAIL (Hazardous Activities and Industries List) and the risk that this may pose to human health as a result of the proposed land use.

Based on a search of Council records and historic aerial images, there is no evidence to suggest that a HAIL activity has been undertaken on the subject site. Therefore, no further assessment is required under the NES Contaminated Soils.

NES FRESHWATER (NESFW)

A review of aerial images, including NRC's wetland maps, reveal no evidence to suggest that there are any wet areas that may be subject to the NES Freshwater provisions. Therefore, no further assessment is required under the NES Freshwater.

NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND (NPSHPL)

As per Far North Maps, the site does not contain highly versatile soils.

NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY (NPS-IB)

As discussed earlier in the report, the subject site does not contain any significant areas of indigenous vegetation or habitats of indigenous fauna. The NPS-IB is therefore not relevant to this application.

NEW ZEALAND COASTAL POLICY STATEMENT

The New Zealand Coastal Policy Statement is not relevant to this application.

OPERATIVE FAR NORTH DISTRICT PLAN

Relevant ODP objectives and policies are those contained within the subdivision, transportation, Rural Production Zone chapters. As a controlled activity, the proposed activity is considered to be consistent with all relevant objectives and policies of the Far North District Plan.

PROPOSED FAR NORTH DISTRICT PLAN

As of Monday 4 September 2023, the further submission period on the PDP has closed. However, Council are yet to make a decision on submissions made and publicly notify this decision. Therefore, the application shall only 'have regard to' the relevant objectives and policies in the PDP.

Relevant objectives and policies in the PDP are contained within the Subdivision and General Residential Zone Chapters. Based on the AEE, it is considered that the proposal is largely consistent with the anticipated outcome of the relevant objectives and policies, particularly the following:

- SUB-01
- SUB-P1
- SUB-P3
- SUB-P8
- SUB-P11
- RPZ-01 to RPZ-06
- RPZ-P1 to RPZ-P8

7.0 NOTIFICATION

S95A of the RMA determines circumstances when public or limited notification of an application may be appropriate. Section 95A sets out a series of steps for determining public notification. These include:

- *Step 1* – Mandatory public notification in certain circumstances. In respect of this application, the applicant is not seeking public notification, nor is it subject to a mandatory notification requirement.
- *Step 2* – Public notification precluded in certain circumstances. The proposal is a controlled activity. Public notification is therefore precluded.

Section 95b sets out a series of steps for determining limited notification. These include:

- *Step 1* – certain affected groups and affected persons must be notified. These include affected customary rights groups or marine title groups (of which there are none relating to this application). Affected groups and persons may also include owners of adjacent land subject to statutory acknowledgement if that person is affected in accordance with s95E. There are no groups or affected persons that must be notified with this application.
- *Step 2* – limited notification precluded in certain circumstances. These include any rule or national environmental standard that precludes limited notification, or the activity is solely for a controlled activity or a prescribed activity. The proposed boundary adjustment is a controlled activity. Limited notification is therefore precluded.

In respect of this application, an assessment of effects on the environment has concluded that in all potential effects it can be concluded that adverse effects are less than minor.

Section 95C relates to the public notification after a request for further information which does not apply to this application.

Section 95D provides the basis for determining notification under Section 95A(8)(b) if adverse effects are likely to be more than minor. This assessment concludes that potential adverse effects arising from this proposal would not be more than minor.

8.0 OVERALL CONCLUSION

This application seeks resource consent to undertake a controlled subdivision in the Rural Production Zone.

Based on the assessment of effects above, it is concluded that any potential adverse effects on the existing environment would be no more than minor and can be managed in terms of appropriate conditions of consent.

It is therefore concluded that the proposal satisfies all matters the consent authority is required to assess, and that the application for resource consent can be granted on a non-notified basis.

Prior to the issue of any decision for this consent, it is requested that all draft conditions are forwarded to the agent for review and comment.

AUTHOR



Nina Pivac

Director | BAppSC | PGDipPlan | Assoc. NZPI

Date: 1 May 2025

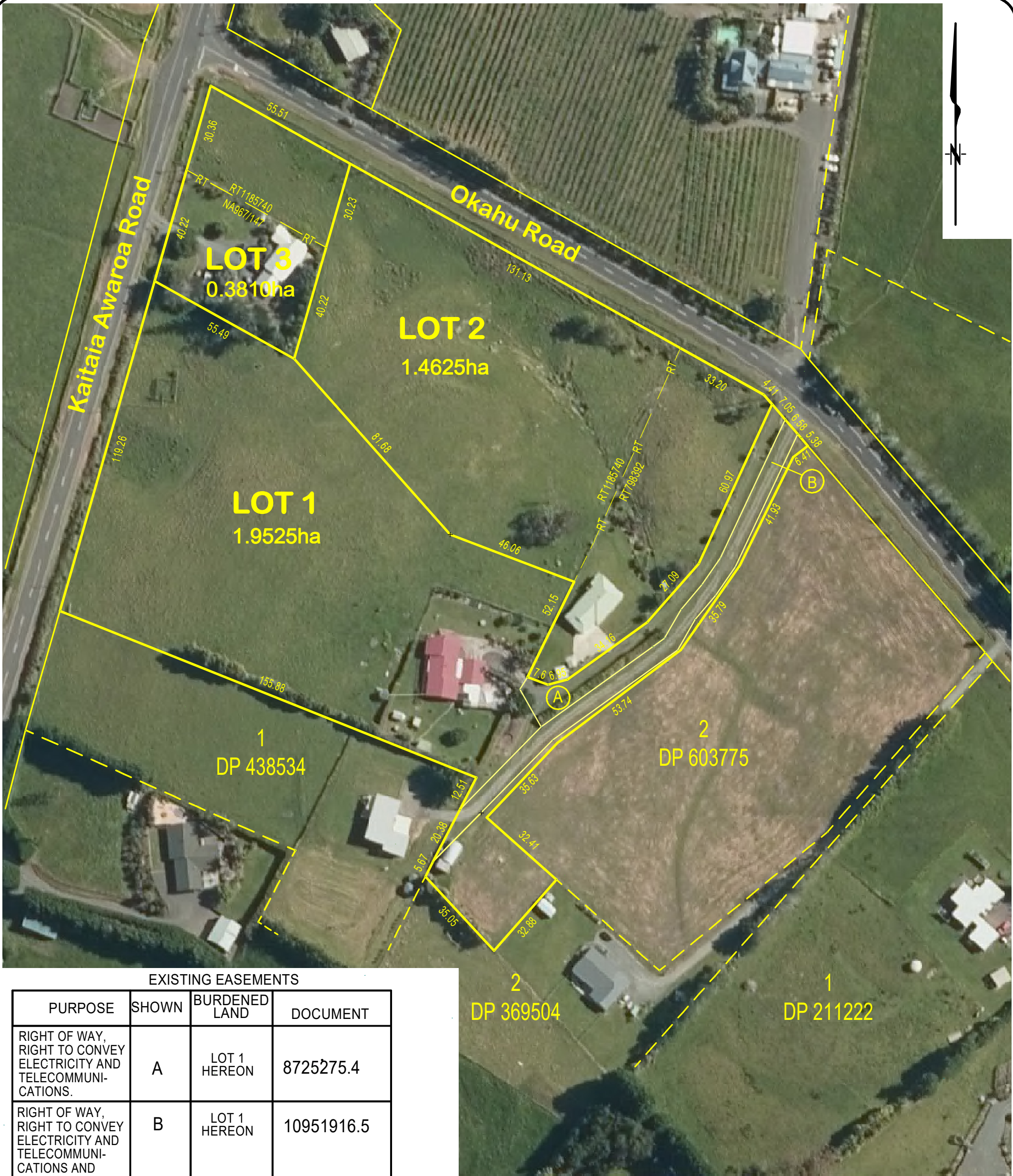
Appendices:

Appendix A – Scheme Plan

Appendix B – Certificate of Title

Appendix C – Previous Council Approvals

Appendix A – Scheme Plan



EXISTING EASEMENTS

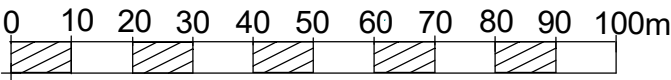
PURPOSE	SHOWN	BURDENED LAND	DOCUMENT
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY AND TELECOMMUNICATIONS.	A	LOT 1 HEREON	8725275.4
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY AND TELECOMMUNICATIONS AND COMPUTER MEDIA	B	LOT 1 HEREON	10951916.5

Proposed Subdivision of
Lot 2 DP 514475, Lot 1
DP 603775 & Lot 1 DP 36880
By Way of Boundary Adjustment

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

THIS DRAWING AND DESIGN REMAINS THE PROPERTY
OF WILLIAMS & KING AND MAY NOT BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

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



Prepared for: J M and S R Garton



WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants

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

27 Hobson Ave
PO Box 937 Kerikeri

Local Authority: Far North District Council

Total Area: 3.7965ha
Comprised in: RT798392, RT1185740
& NA967/147

Survey	Name	Date
Design	W & K	APR 2025
Drawn		
Rev		

ORIGINAL
SCALE
SHEET
SIZE

1:1250 A3

24584

Appendix B – Certificates of Title



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

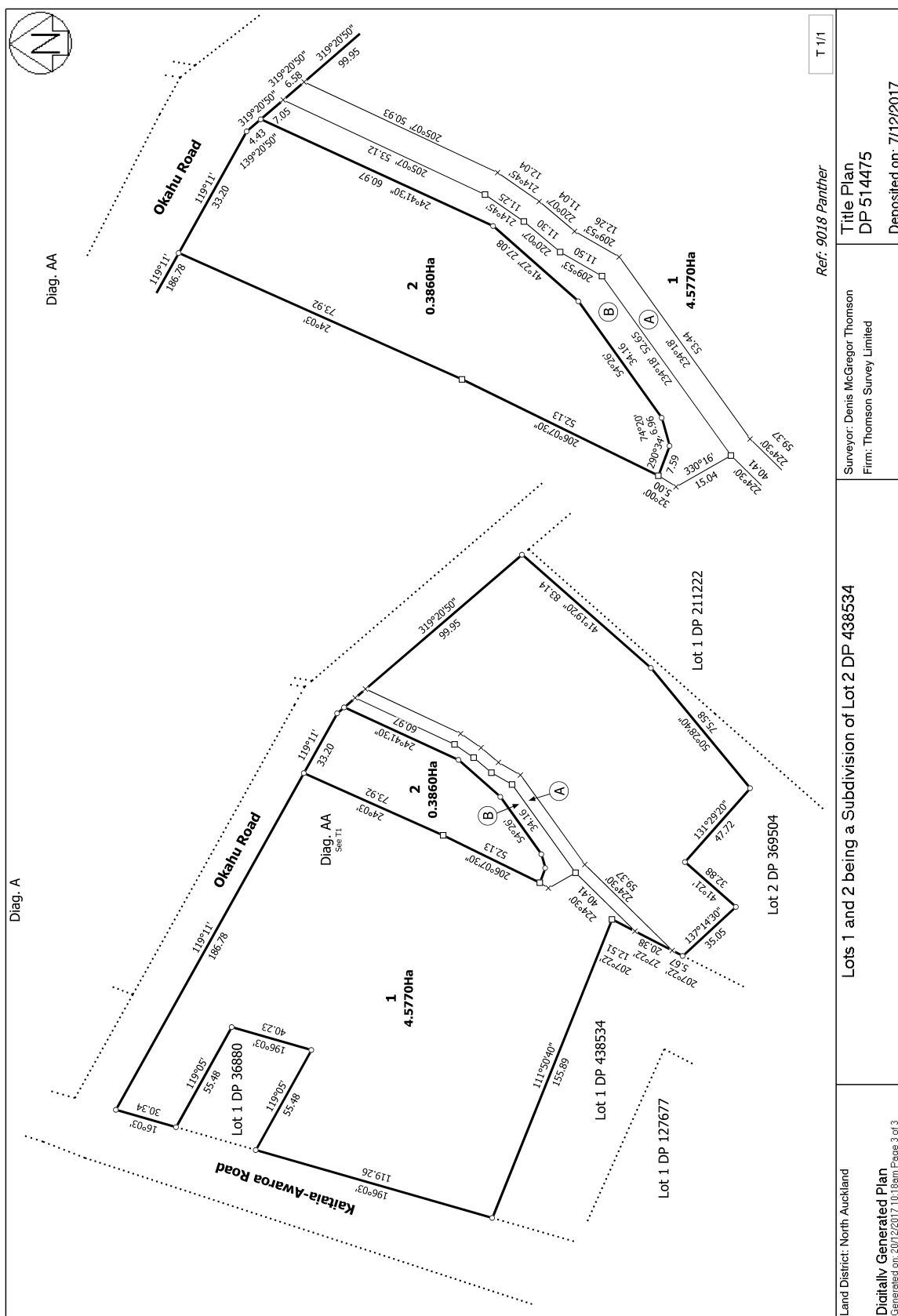
Identifier **798392**
Land Registration District **North Auckland**
Date Issued 07 December 2017

Prior References
541662

Estate Fee Simple
Area 3860 square metres more or less
Legal Description Lot 2 Deposited Plan 514475
Registered Owners
Brent Ernest Perry and Diane Rita Covich

Interests

Appurtenant hereto are water supply rights created by Transfer 490915.6 - 20.3.1979 at 11:59 am
Appurtenant hereto is a water supply right specified in Easement Certificate C390404.3 - 1.7.1992 at 10.02 am
Appurtenant hereto is a water supply right specified in Easement Certificate D533809.4 - 18.8.2000 at 3.24 pm
Appurtenant hereto is a right of way, right to convey electricity, telecommunications and computer media created by Easement Instrument 10951916.5 - 7.12.2017 at 11:25 am
The easements created by Easement Instrument 10951916.5 are subject to Section 243 (a) Resource Management Act 1991
12800809.2 Mortgage to ANZ Bank New Zealand Limited - 15.9.2023 at 2:41 pm





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

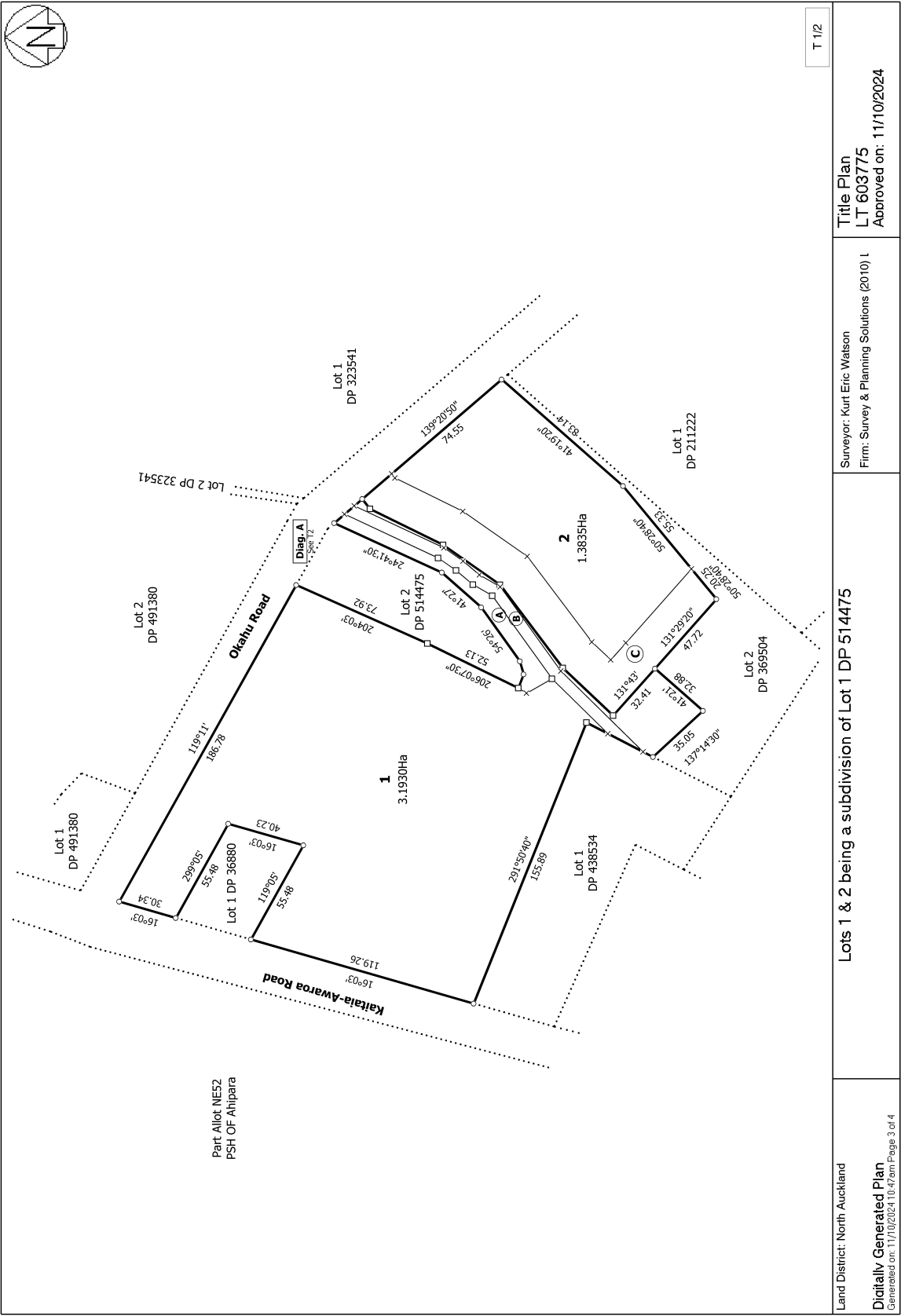
Identifier **1185740**
Land Registration District **North Auckland**
Date Issued 08 November 2024

Prior References
798391

Estate Fee Simple
Area 3.1930 hectares more or less
Legal Description Lot 1 Deposited Plan 603775
Registered Owners
Jeremy Mark Garton and Sarah Ruth Garton

Interests

K32803 Building Line Restriction - 8.2.1949 at 12:00 pm
K35045 Building Line Restriction - 24.2.1950 at 10:00 am
Appurtenant hereto are water supply rights created by Transfer 490915.6 - 20.3.1979 at 11:59 am
Appurtenant hereto is a water supply right specified in Easement Certificate C390404.3 - 1.7.1992 at 10.02 am
Appurtenant hereto is a water supply right specified in Easement Certificate D533809.4 - 18.8.2000 at 3.24 pm
Subject to a right of way, right to convey electricity and telecommunications over part marked B on DP 603775 created by Easement Instrument 8725275.4 - 28.3.2011 at 2:35 pm
The easements created by Easement Instrument 8725275.4 are subject to Section 243 (a) Resource Management Act 1991
10879735.2 Variation of the conditions of the easement created by Easement Instrument 8725275.4 - 5.10.2017 at 2:49 pm
Subject to a right of way, right to convey electricity, telecommunications and computer media over part marked A on DP 603775 created by Easement Instrument 10951916.5 - 7.12.2017 at 11:25 am
The easements created by Easement Instrument 10951916.5 are subject to Section 243 (a) Resource Management Act 1991
11597384.3 Mortgage to (now) Kiwibank Limited - 25.11.2019 at 11:11 am





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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



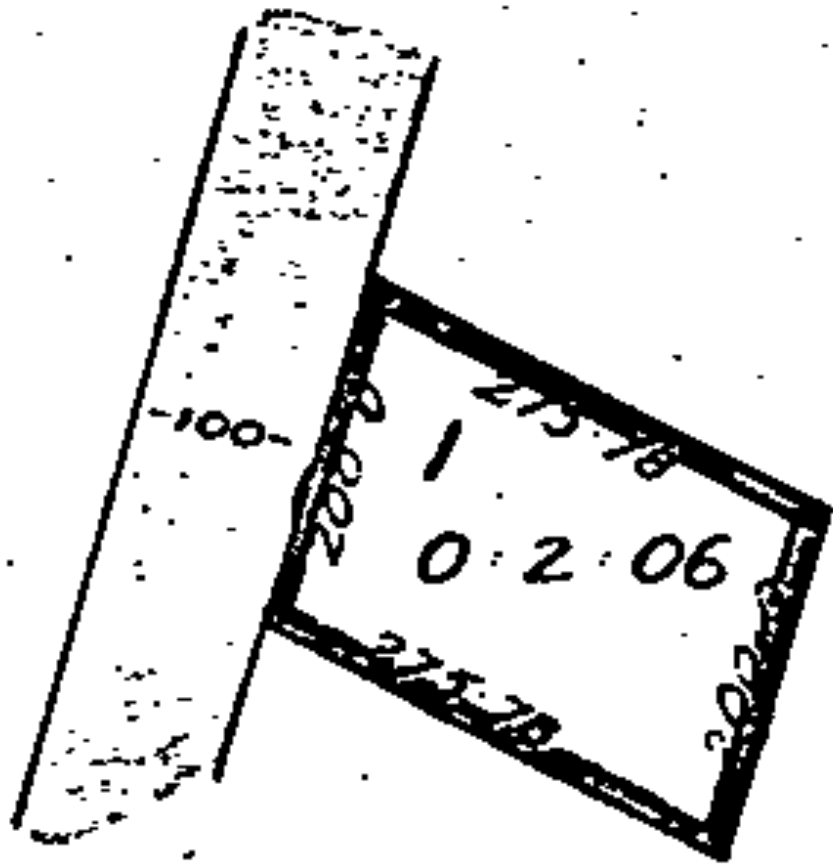

R.W. Muir
Registrar-General
of Land

Identifier **NA967/147**
Land Registration District **North Auckland**
Date Issued 30 June 1950

Prior References
NA645/89

Estate Fee Simple
Area 2175 square metres more or less
Legal Description Lot 1 Deposited Plan 36880
Registered Owners
Betty Motion and Douglas James Draffin

Interests
K32803 Building Line Restriction
K35045 Building Line Restriction



Appendix C – Previous Council Approvals (BP63516)

BUILDING 140-00
B.R.A. LEVY 39-00
P. & D. FEE 22-00

TOTAL FEES \$201-00

RECEIPT NOS.

7637
7636
7638

DATE 7/3/79

PERMIT NO. 063156

DATE ISSUED 9/3/79

APPLICATION FOR BUILDING PERMIT



To the Building Inspector:

I, the undersigned, do hereby apply for a permit to build in accordance with the undermentioned particulars in the KAITIA Riding.

1. NATURE OF BUILDING: Dwelling & Garage
2. OWNERS NAME (In full): M. LYMA WEBBER
ADDRESS: Box 234 KAITIA - OKAHU Rd.
3. VALUATION ROLL NO.: 7/292
4. LEGAL DESCRIPTION OF PROPERTY: Lot 1 D.P. 77294 SECTION _____ BLOCK _____
Survey District _____ Rd or Street _____
5. NEAREST TOWNSHIP: KAITIA
6. BRIEF SPECIFICATIONS
(a) Length 20000 (b) Width 10289"
(c) Height of Walls 2400
(d) Materials to be used:
Floor Concrete
Wall Framing Timber
Outer Sheathing Subsidiary & Highline
Inner Lining Sub Board
Roofing Corrugated Iron
Roof Style Gable
Ceiling Sub Board Floor Area 178 m²
7. ESTIMATED VALUE OF COMPLETED BUILDING, INCLUDING MATERIALS & LABOUR WHETHER PAID FOR OR NOT.
BUILDING: 37400
PLUMBING & DRAINAGE: 1400
TOTAL VALUE: \$ 38800
NAME & ADDRESS OF BUILDER:
Self.

BASIC INFORMATION RELATIVE TO THE ISSUE OF BUILDING PERMITS IN THE MANGONUI COUNTY:-

All construction will be to N.Z.S.S. 1900 and amendments. Metric dimensions only, insulated to N.Z.S. 4218P.

Any building with a floor area greater than 7 square metres, requires a permit.

Dwelling permits, require prior approval by the Health Inspector, regarding availability of sewerage connection, or approval of septic soakage on each individual site. This requirement is for all residential sections of less than one hectare.

Permits will not be issued for garage/shed only, on residential sections that do not have an existing dwelling, unless a bond of \$3,000 is deposited with Council that a dwelling will be built on the section within two years of the issue of the Building Permit for the garage.

Permits will not be issued for "Shell only" dwellings, unless all partitioning, insulation - electrical wiring and full household plumbing and drainage is installed at the time of erection and before even temporary occupation.

All construction must be to 50/metre second wind loading and all glazing shall be to 1100 D.W.P.

Plans for structures requiring specific design; such as walls retaining 1.2m or greater. Pole houses, - water tanks of greater than 5000 gal. capacity, Free standing blockwalls etc. must be accompanied by a copy of the engineering calculations. Water tanks of less than 5000 gal. designed as part of a terrace or deck, require permits.

DETAILS OF INFORMATION REQUIRED WITH APPLICATION

- A. Building application form completed - accompanied by:-
- B. Two copies of plans and specifications, of the proposed building, with details of construction, size and type of materials etc. Such plans to include a site plan showing dimensions from boundaries, plus detail of the water supply and sewerage layout, with appropriate dimensions. Provide also for the siting of a garage with suitable access, that does not restrict the septic effluent field.
- C. Where sanitary plumbing and drainage is to be fitted as well, a plumbing and drainage application form is to be completed and forwarded along with the appropriate fee as shown on that application form and must list name of Registered Tradesmen or Firm.
- D. Permit fee according to scale as shown below. Building Research Levy calculated at \$1-00 per \$1,000 for building proposals and including the value of plumbing and drainage work. This is payable for work totalling \$3,000 or more.
- E. Insulation must be inspected before lining and cladding of Skillion Roofs.

The location standards adopted by Council for the time being, require that all buildings be set back as follows:-

STANDARDS FOR RESIDENTIAL ZONE:

1. Front Sections
Dwellings and Other Buildings -

Front Yard

4.57m

Rear Yard

.62m

Side Yard

1.52m - Eaves may encroach 600mm

2. Rear (R.O.W.) Sections
Dwellings and Other Buildings -

Every part of such buildings to be a minimum 3 metres from any boundary of the site.

PROVIDED THAT no part of any building shall exceed a height of more than 1.83m plus the shortest horizontal distance between that part of the house and the nearest site boundary. Height shall be measured from mean ground level of external walls.

EXAMPLE: Where wall of house 1.52m from boundary, $1.52m + 1.83m = 3.35m$
Therefore wall or ridgeboard may be 3.35m high.

EXAMPLE: Block basement plus upper storey - say ceiling height of 5.2m - 5.2m less 1.83m = 3.37m therefore minimum side clearance 3.37m each side (greater if ridge height is involved.)

STANDARDS FOR RURAL ZONE:

Dwellings and Garages

Front Yard

7.62m

Rear Yard

7.62m

Side Yard

7.62m

Other Buildings (Haybarns etc.)

15.24m

15.24m

9.14m

BUILDING PERMITS:- CHARGES

Estimated value of work excluding any amount upon which drainage and plumbing fees are payable:-

Estimated value of Work

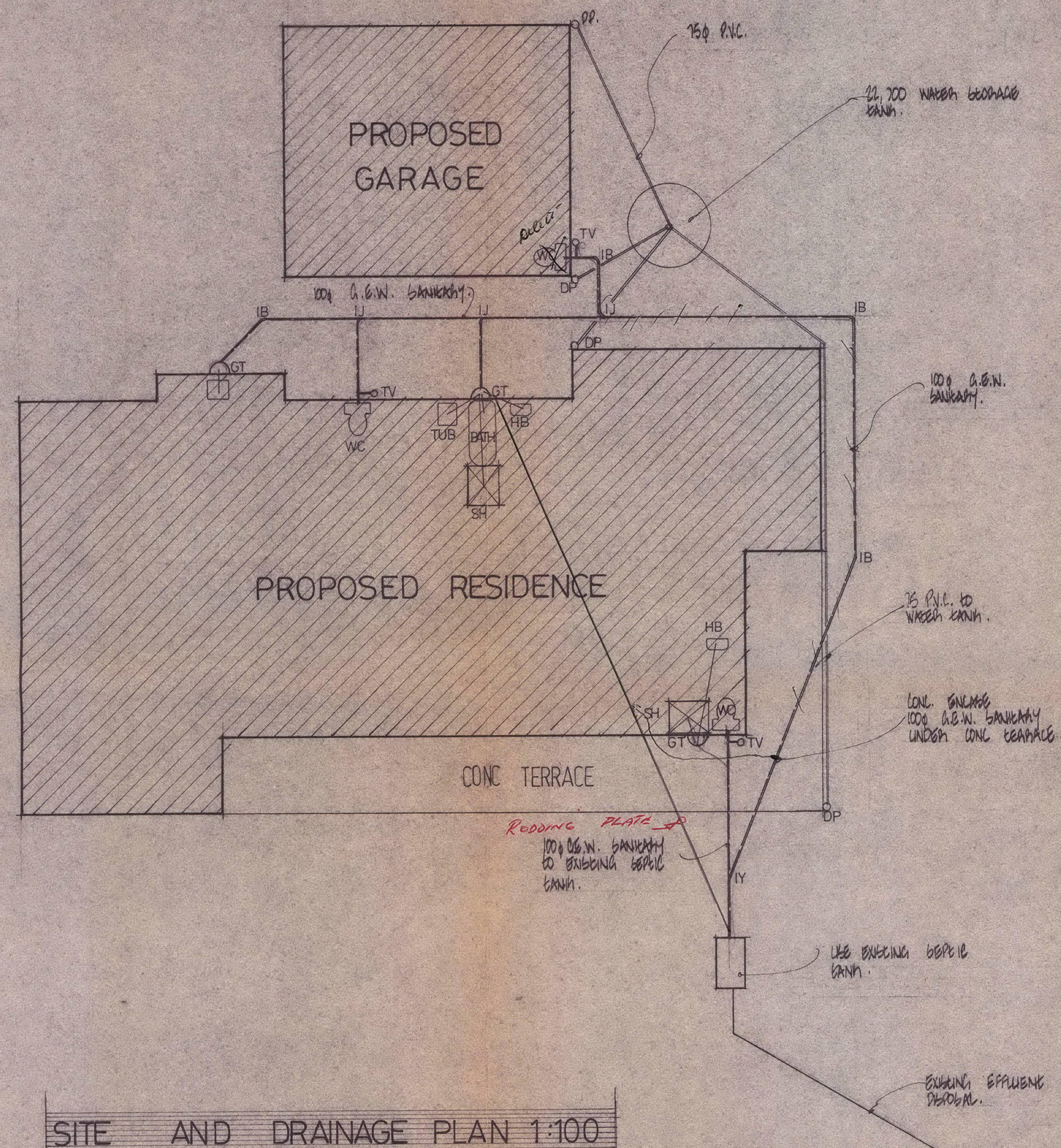
Fees

Not exceeding \$600	:	\$ 3-00
Over \$600 and not exceeding \$800	:	\$ 4-00
" \$800 " " " \$1000	:	\$ 5-00
" \$1000 " " " \$1200	:	\$ 6-00
" \$1200 " " " \$1400	:	\$ 7-00
" \$1400 " " " \$1600	:	\$ 8-00
" \$1600 " " " \$1800	:	\$ 10-00
" \$1800 " " " \$2000	:	\$ 12-00
" \$2000 " " " \$2500	:	\$ 15-00
" \$2500 " " " \$3000	:	\$ 18-00
" \$3000 " " " \$3500	:	\$ 21-00
" \$3500 " " " \$4000	:	\$ 24-00
" \$4000 " " " \$5000	:	\$ 30-00
" \$5000 " " " \$6000	:	\$ 36-00
" \$6000 " " " \$7000	:	\$ 39-00
" \$7000 " " " \$8000	:	\$ 42-00
" \$8000 " " " \$9000	:	\$ 45-00
" \$9000 " " " \$10000	:	\$ 48-00
" \$10000 " " " \$12000	:	\$ 54-00
" \$12000 " " " \$14000	:	\$ 60-00
" \$14000 " " " \$16000	:	\$ 66-00
" \$16000 " " " \$18000	:	\$ 72-00
" \$18000 " " " \$20000	:	\$ 78-00
" \$20000 " " " \$25000	:	\$ 90-00
" \$25000 " " " \$30000	:	\$ 105-00
" \$30000 " " " \$35000	:	\$ 125-00
" \$35000 " " " \$40000	:	\$ 140-00
" \$40000 " " " \$50000	:	\$ 160-00
" \$50000 " " " \$60000	:	\$ 180-00
" \$60000 " " " \$70000	:	\$ 200-00
" \$70000 " " " \$80000	:	\$ 210-00
" \$80000 " " " \$90000	:	\$ 220-00
" \$90000 " " " \$100000	:	\$ 230-00
" \$100000 " " " \$120000	:	\$ 240-00
" \$120000 " " " \$140000	:	\$ 250-00
" \$140000 " " " \$160000	:	\$ 260-00
" \$160000 " " " \$180000	:	\$ 270-00
" \$180000 " " " \$200000	:	\$ 280-00
" \$200000 " " " \$240000	:	\$ 290-00
" \$240000 " " " \$280000	:	\$ 300-00

For every \$40,000 or part thereof in excess of \$280,000:

an additional fee of : \$ 10-00

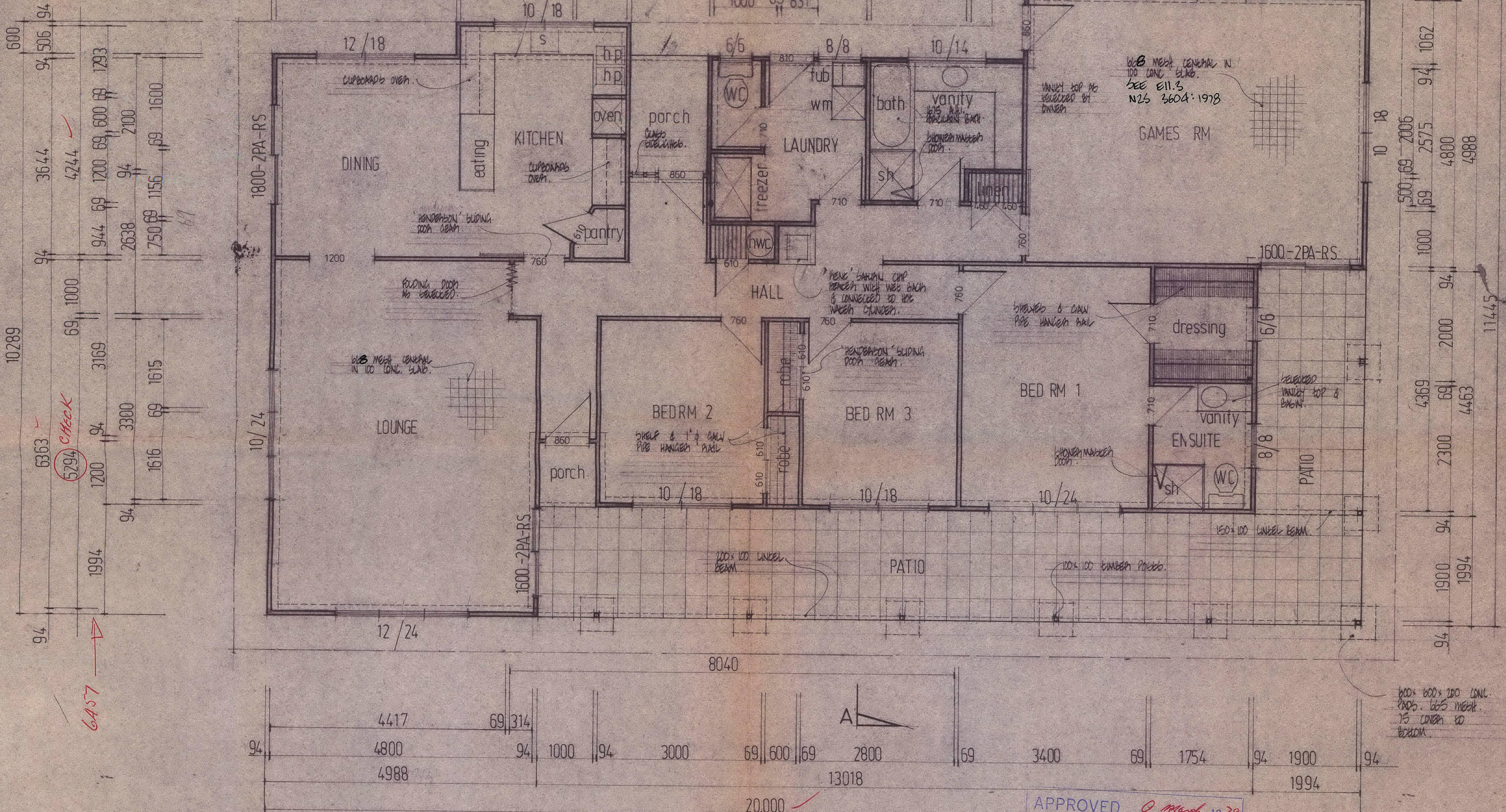
In any dispute the Engineer will determine the value of the work.



APPROVED *g. M. Bush* 1979
BUILDING *J. A. McDonald*
P. & D. _____
MANGONUI COUNTY COUNCIL

DP
CT
LOT
SITE AREA
BUILDING AREA = 178m²
GARAGE AREA = 45m²

10289
6363
5294 CHECK
6457



FLOOR PLAN 1:100 50

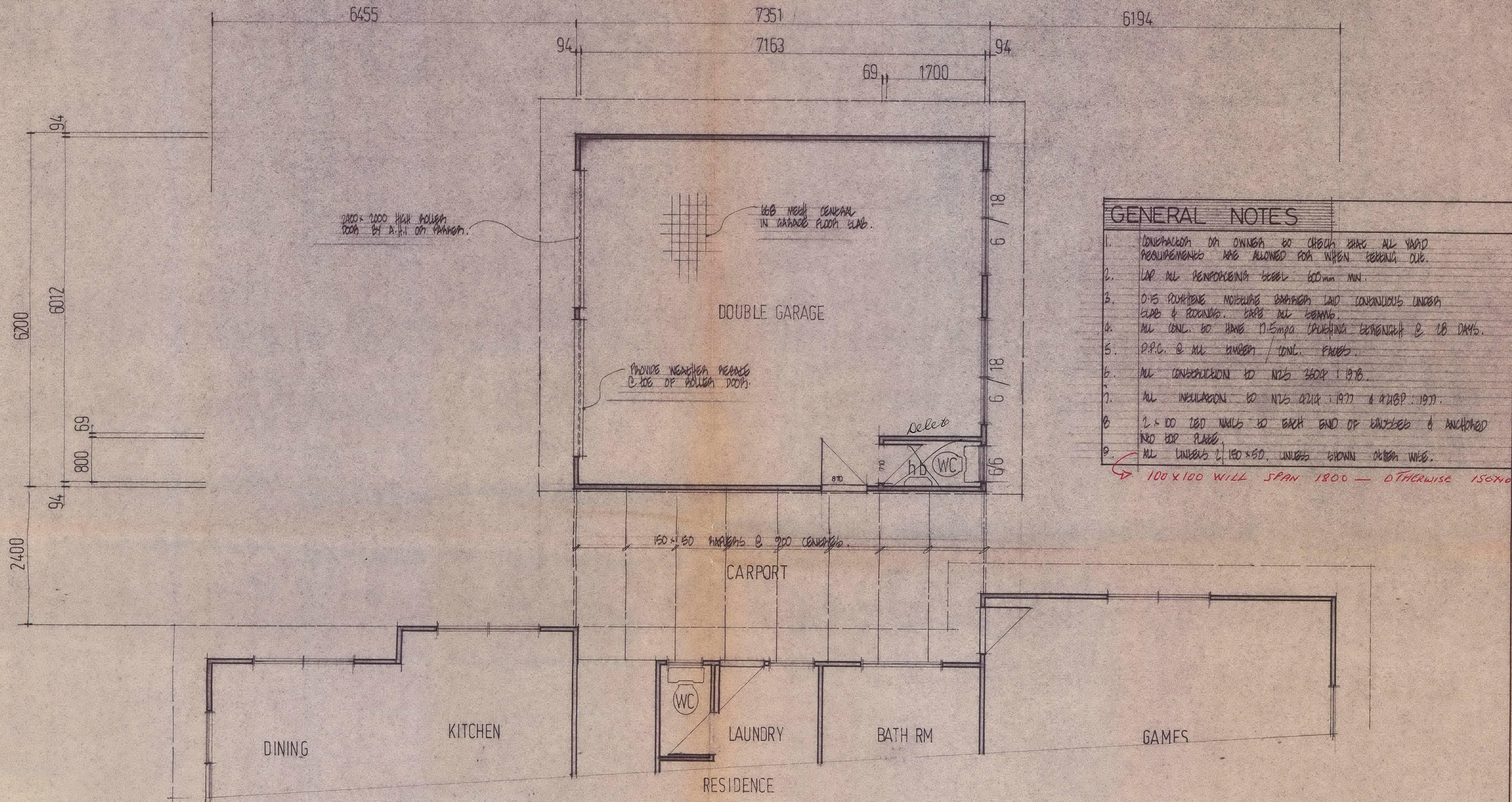
SKETCH
FLOOR PLAN 1:100

PROPOSED RESIDENCE - FOR - MR & MRS A. WEBBER
~AT~ OKAHU RD, PUKEPOTO.

APPROVED 9 March 1979
BUILDING
P. & D.
MANGONUI COUNTY COUNCIL

D. M. BEARD
ARCHITECTURAL DRAUGHTSMAN

Allied Farmers Bldg.
36 Commerce St.
P.O. Box 259
KAITIAIA
Telephone 11375

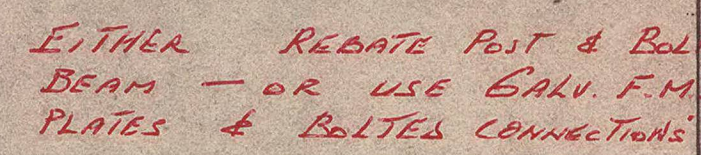


- GENERAL NOTES**
1. CONTRACTOR ON DUTY TO CHECK THAT ALL YARD REQUIREMENTS ARE ALLOWED FOR WHEN SETTING OUT.
 2. LAP ALL REINFORCING STEEL 600mm MIN.
 3. 0.15 PERCENT REINFORCEMENT BARS Laid CONTINUOUS UNDER SLAB & FOOTINGS. LAP ALL BARS.
 4. ALL CON. TO HAVE 17.5mpa STRENGTH @ 28 DAYS.
 5. P.P.C. @ ALL EXTERIOR / CONL. FINES.
 6. ALL CONSTRUCTION TO NZS 3604:1978.
 7. ALL INSULATION TO NZS 4214:1977 & 4215P:1977.
 8. 2 x 100 T20 NAILS TO EACH END OF BRACKETS & ANCHORED INTO CON. SLAB.
 9. ALL LUMBER 2.150 x 50, UNLESS SHOWN OTHERWISE.
- 100 x 100 WILL SPAN 1800 - OTHERWISE 150 x 100

FLOOR PLAN GARAGE / CARPORT 1:50

APPROVED *J. Ma* 1979
 BUILDING *J. R. McDonald*
 P. & D.
 MANGONUI COUNTY COUNCIL

FLOOR PLAN 1:50	PROPOSED RESIDENCE, GARAGE / CARPORT ~ FOR ~ MR & MRS A. WEBBER ~ AT ~ OKAHU RD, PUKEPOTO.	D. M. BEARD A.M.N.Z.I.D. ARCHITECTURAL DRAUGHTSMAN	Allied Farmers Bldg. 36 Commerce St. P.O. Box 253 KAITIA Telephone 11378	3/974
-----------------	---	---	--	-------



ALL INSULATION TO NZS 4214 : 1977 & 4218P : 1977

APPROVED
BUILDING
P. & D.
9/15/19
J. McDonald
MANGONUI COUNTY CO.

