

Application for 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 [Form 9](#)). Prior to, and during, completion of this application form, please refer to [Resource Consent Guidance Notes](#) and [Schedule of Fees and Charges](#) — both available on the Council's web page.

1. Pre-Lodgement discussion

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

☐ Yes ☒ No ☒ N/A

Have you consulted Council's Infrastructure Officer regarding infrastructure capacity to service the development?

☐ Yes ☒ No ☒ N/A

Have you consulted the Roding Officer regarding any road to vest or departure from District Plan / Engineering standards?

☐ Yes ☒ No ☒ N/A

**Contact details of who and how to engage in pre lodgement discussions can be found on the Resource Consent pages of the FNDC website.*

2. Type of consent being applied for

(more than one circle can be ticked):

☐ Land Use

☐ Fast Track (Land Use - Controlled Activity)

☐ Change of Consent Notice (s.221(3))

☐ Certificate of Compliance (s.139)

☐ Extension of time (s.125)

☐ Other (please specify)

☐ Discharge: Total volume = m³

Note; volumes >3m³ requires NRC Consent 3m³

☒ Subdivision

☐ Existing Use Certificate (s.139A)

☐ Consent under National Environmental Standard
(e.g. Assessing and Managing Contaminants in Soil)

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:
The Resource Consents Planning Technicians, planning_technicians@fndc.govt.nz

5. Applicant details

Name/s:

Arthur Ian Tracey and Lynda Mary Tracey

Email:

Phone number:

Postal address:

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

Have you been the subject of abatement notices, enforcement orders, infringement notices and/or convictions under the Resource Management Act 1991?

☐ Yes ☒ No

If yes, please provide details:

6. Address for correspondence

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

Name/s:

Williams & King, Attention: Natalie Watson

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:

As per applicant details.

Property address/
location:

_____ Postcode

8. Application site details

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

Name/s:

Site address/
location:

Corner of Otangaroa and Airstrip Roads

Otangaroa

Kaeo

Postcode 0479

Legal description:

Lot 1 DP 148568, Sec 1 & 2 SO6

Val Number:

00131-11800

Certificate of title:

NA88B/478, NA78D/593, NA579

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.

May be working dog present if owner is on the farm.

Please be aware of stock. Please leave any gates as found.

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.

Proposed boundary adjustment 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.

The proposal has been prepared in accordance with the following version of the FNDC Engineering Standards:

☐ 2009 ☒ 2023

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ Removing or replacing a fuel storage system

13. Natural hazards (National Policy Statement for Natural Hazards 2025)

Is the site subject to known or potential natural hazards (for example, flooding, coastal inundation, erosion, or unstable land), as contemplated by the National Policy Statement for Natural Hazards 2025? ☒ Yes ☐ No

If yes, please identify the relevant natural hazard(s) by ticking the applicable box(es) below:

☒ Flooding

☐ Active Faults

☐ Landslips

☐ Liquefaction

☐ Coastal Erosion

☐ Tsunami

☐ Coastal Inundation

Please ensure all relevant technical reports are submitted with the application.

14. 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

15. Draft conditions:

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

If yes, please be advised that the timeframe will be suspended as per s107G of the RMA to enable consideration for the draft conditions.

16. 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)

Lynda Mary Tracey

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)

Lynda Mary Tracey

Signature:

(signature of bill payer)

Date 22.10.26

MANDATORY

17. 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.

18. Declaration

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

Name (please write in full)

Lynda Mary Tracey

Signature

Date 22.10.26

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

See overleaf for a checklist of your information...

Checklist of your information

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*

Arthur & Lynda Tracey

Proposed Boundary Adjustment Otangaroa Road and Airstrip Road, Otangaroa, Kaeo

Williams & King, Kerikeri¹
21 October 2026

1. Overview

The applicants own various records of title located at Airstrip Road and Otangaroa Road and wish to complete a boundary adjustment by way of subdivision and amalgamation. The proposal reconfigures existing rural sites to create separate records of title for land severed by Airstrip Road and Otangaroa Road and provides legal frontage to Airstrip Road for Allotment NW93 Parish of Kohumaru. The proposal does not increase the number of records of title, does not propose any physical works, creates no additional servicing demand, and no adverse effects on ecological, cultural, hazard, or rural production values.

Property access to each adjusted record of title from Airstrip Road and Otangaroa Road is able to use existing entrances and gateways, although it is intended to defer upgrade or formation of existing or new vehicle crossing points to future dwellings until building consent stage, when the final location can be determined based on the position and layout of the future dwelling. No new easements are required for the boundary adjustment.

The subject land is zoned Rural Production, with a River Flood Hazard overlay in the Far North Proposed District Plan – Appeals Version. A restricted discretionary activity status subdivision consent is required.

The subject land is zoned Rural Production in the Far North District Council Operative District Plan and the proposal requires subdivision consent as a discretionary activity.

This assessment accompanies the Resource Consent application made by the Applicant and is provided in accordance with Schedule 4 of the Resource Management Act 1991. It is intended to provide the necessary information, in sufficient detail, to provide an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

¹ Williams & King - a Division of Survey & Planning Solutions (2010) Ltd
Surveyors, Planners, Resource Managers - Kerikeri and Kaitia
PO Box 937 Kerikeri Phone (09) 407 6030 Email: nat@saps.co.nz

2. Description of Proposal

It is proposed to adjust the boundaries of four records of title, all of which are owned by the Applicants, by way of subdivision and amalgamation. The proposal reconfigures the sites to create separate records of title for land severed by Airstrip Road and Otangaroa Road and provides legal frontage to Airstrip Road for Allotment NW93 Parish of Kohumaru.

No additional records of title will be created. The sites involved in this proposal are listed below.

- Allotment NW93 Parish of Kohumaru (NA31B/400),
- Sections 1 and 2 SO 63571 (NA78D/593),
- Lot 1 DP 148568 (NA88B/478) and
- Pt Allotment NE89 Parish of Kohumaru (NA579/187)

The subdivision will be of Sections 1 and 2 SO 63571 (NA78D/593), Lot 1 DP 148568 (NA88B/478) and Pt Allotment NE89 Parish of Kohumaru (NA579/187) to create Lots 1, 2 and 3, with areas of 17.3760ha, 14.4760ha and 5.9760ha respectively.

Lot 1 will be amalgamated with an adjacent record of title via a proposed amalgamation condition. This will provide the amalgamated title with a building site which is accessible from Airstrip Road, and resolve the lack of property access to record of title NA31B/400, which has access only to a paper road. The proposed amalgamation condition is stated below:

- That Lot 1 hereon be transferred to the owner of North West Portion Allotment 93 Parish of Kohumaru (NA31B/400) and that one Record of Title be issued to include both parcels.

Additionally, the remainder of record of title NA579/187, excluding the portion that is to be incorporated into Lot 3, will continue to be held in the same record of title, via the following proposed amalgamation condition:

- That the Middle Portion Allotment 88 Parish of Kohumaru, North Eastern Portion Allotment 88 Parish of Kohumaru, Parts North Eastern Portion Allotment 89 Parish of Kohumaru and Part South Western Portion Allotment 89 Parish of Kohumaru be held in the same Record of Title.

A summary of the resultant record of title areas is provided in Table 1.

Table 1: Summary of Adjusted Records of Title

Proposed Lot	Adjacent Site Included in Amalgamation Condition	Total Area (Subject to Survey)
1	North West Portion Allotment 93 Parish of Kohumaru (NA31B/400)	41.2524ha
2	-	14.4760ha
3	-	5.9760ha
Balance of NA579/187 (Middle Portion Allotment 88 Parish of Kohumaru, North Eastern Portion Allotment 88 Parish of Kohumaru, Parts North Eastern Portion Allotment 89 Parish of Kohumaru and Part South Western Portion Allotment 89 Parish of Kohumaru).		76.7980ha

Property access to each adjusted record of title is available from Airstrip Road and Otangaroa Road, with each adjusted title having existing farm crossings. As the requirement for and/or location of future buildings is not yet known, it is not proposed to upgrade or form any vehicle crossings as part of this consent, and it is proposed that the vehicle crossings will be formed at building consent stage for a future dwelling, in accordance with the Type 1A / Sheet 21 standard.

The Scheme Plan is attached in **Appendix 1** and presented in **Figure 1**. All areas and dimensions are subject to survey. Proposed amalgamation conditions are shown on the Scheme Plan.

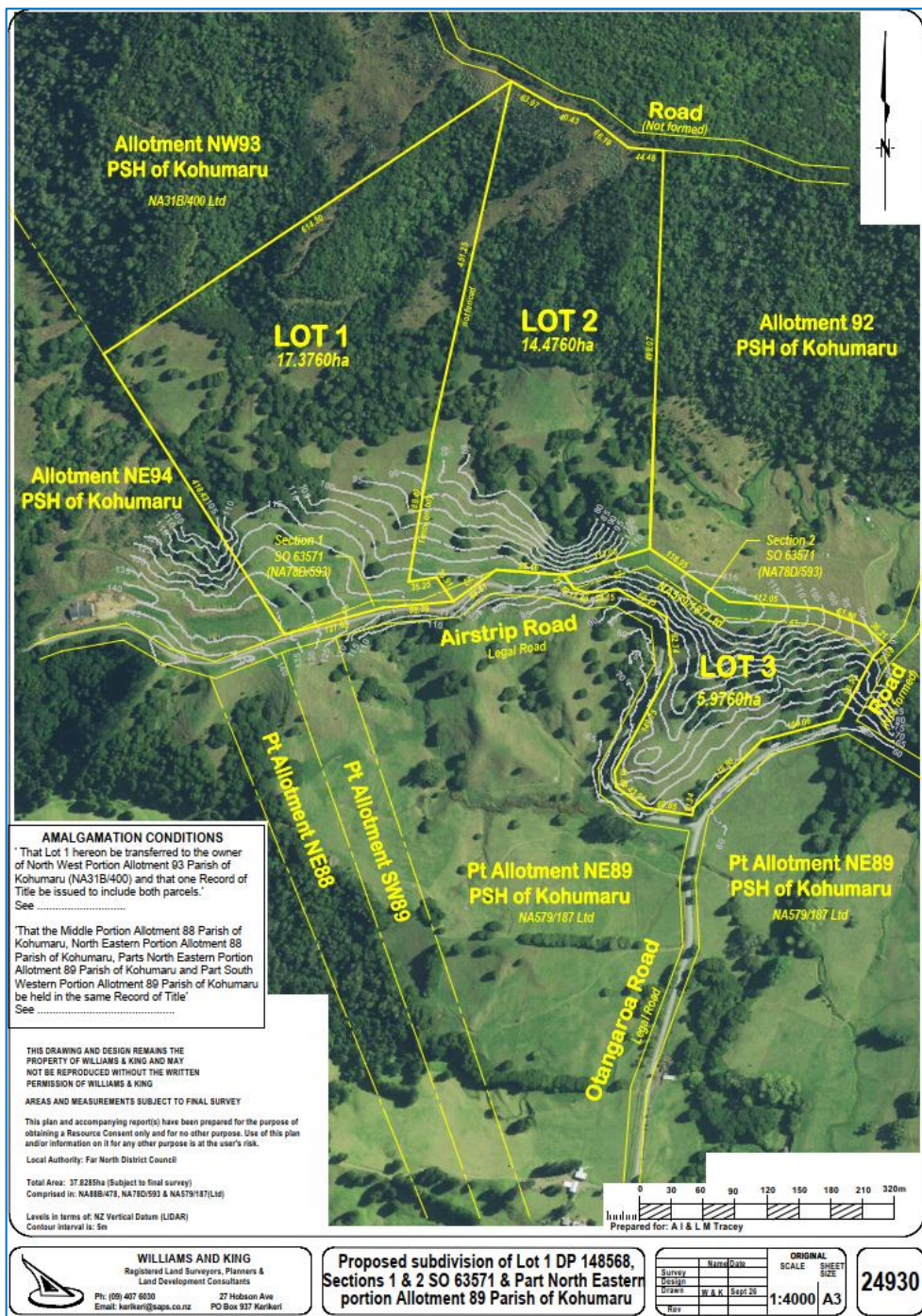


Figure 1: Scheme Plan

3. Application Site Details and Description

3.1 Legal Details

Details of the underlying records of title involved in the proposed boundary adjustment are provided in Table 2, below. Records of title are attached in **Appendix 2**.

Table 2: Legal Details of Subject Records of Title

RECORD OF TITLE	LEGAL DESCRIPTION	TITLE AREA	INTERESTS
PROPERTIES TO BE SUBDIVIDED			
NA88B/478	Lot 1 DP 148568	31.6430ha more or less	-
NA78D/593	Section 1-2 Survey Office Plan 63571	1.0692ha more or less	-
NA579/187	Middle Portion Allotment 88 Parish of Kohumaru, North Eastern Portion Allotment 88 Parish of Kohumaru, Part North Eastern Portion Allotment 89 Parish of Kohumaru and Part South Western Portion Allotment 89 Parish of Kohumaru	81.9160ha more or less	C117886.1 Gazette Notice (NZ Gazette 8.3.1990 No. 34) declaring part herein (1.0420 h) and (2088m ²) to be road and vesting the same in the Far North District.
PROPERTY WITH WHICH LOT 1 WILL BE AMALGAMATED			
NA31B/400 (Limited as to Parcels)	North Western Portion Allotment 93 Parish of Kohumaru	23.8764ha	-

3.2 Location

The subject land is located at the intersection of Airstrip Road and Otangaroa Road in Otangaroa, Kaero.

Refer to the Location and Cadastral Maps in **Figures 2 and 3**.

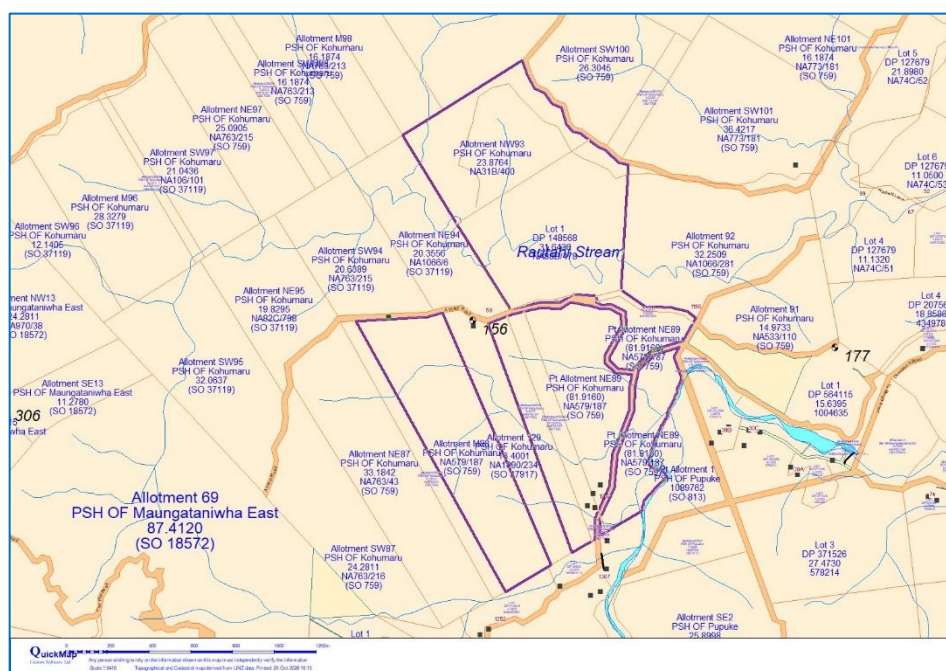


Figure 2: Location Map Highlighting Records of Title NA579/187, NA88B/478, NA78D/593 & NA31B/400 (Source: QuickMap)

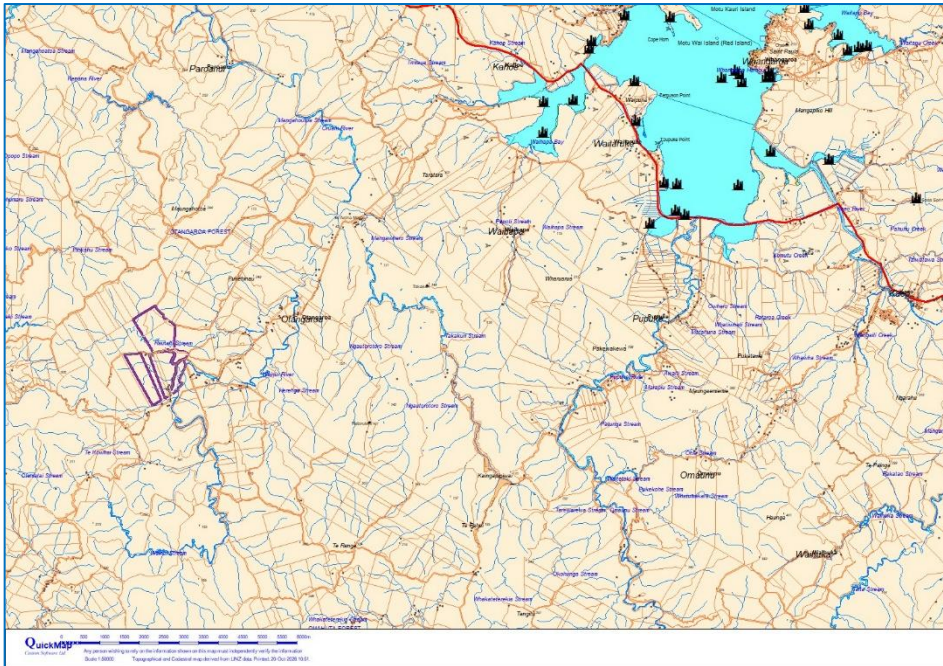


Figure 3: Cadastral Map Highlighting Records of Title NA579/187, NA88B/478, NA78D/593 & NA31B/400 (Source: QuickMap)

3.3 Site Conditions

The subject land is in a combination of fenced pasture and regenerated indigenous shrubland. Part of a disused rural airstrip is located along the southern boundary of Lot 1.

Rautahi Stream flows in an easterly direction through Lots 1 and 2, with various overland flow paths discharging to this waterbody.

Refer to **Photographs 1 – 6** below.



Photograph 1: Looking west along southern portion of Lot 1 from existing farm entrance / gate.



Photograph 2: Possible building area on Lot 1.



Photograph 3: Possible building area on Lot 2 on an elevated area of land above Rautahi Stream.



Photograph 5: Possible building area in southern portion of Lot 3.



Photograph 4: Possible building site at high point near the northern boundary of Lot 3.



Photograph 6: Existing farm entrance / gate off Otangaroa Road to Lot 3.

3.4 Recorded Natural and Cultural Features

3.4.1 Sites of Cultural Significance and Heritage

The Far North Atlas 'Historic Sites' mapping and the Operative or Proposed District Plan do not record any historic sites, buildings or objects, sites of cultural significance to Maori or scheduled registered archaeological sites.

3.4.2 Regional Policy Statement

Lots 1, 2 and 3 do not include any Coastal Environment, Outstanding Natural Landscapes, Outstanding Natural Features, or Natural Character overlays.

The title with which Lot 1 will be amalgamated includes an area of Outstanding Natural Landscape (Maungataniwha Range)

3.4.3 Reserves and Protected Areas

The subject land is recorded as being part of a 'kiwi present' habitat in the Far North Maps "Species Distribution (DoC)" Map.² This mapping is a non-statutory document.

The northern vegetated area of Lots 1 and 2 is part of the Te Karoa ecological unit (O04/144) recorded in the Department of Conservation Protected Natural Area ("PNA") mapping. This mapping is a non-statutory document. Parts of Lots 1 and 2 comprise shrubland, with small secondary forest areas present on the edges. Refer to **Figure 4**.

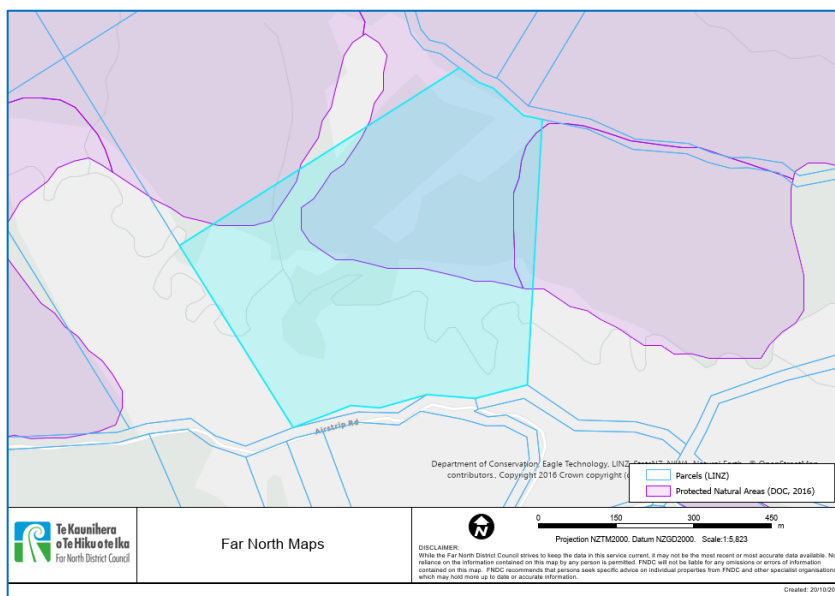


Figure 4: Te Karoa Ecological Unit 004/144. Source Department of Conservation.

3.4.4 Soils and Land Use Capability

The site topography can be described as rolling to hilly, with Waiotira clay and clay loam and Awapuku clay loam soils.

Lots 1 – 3 are within Land Use Capability ("LUC") Class VI land, described generally as being non-arable land. Specifically, the LUC units are VIe2, VIe8, and VIe16, overall comprising strongly rolling to steep slopes forming hilly to steep terrain, where erosion is the dominant limitation.

4. District Plan Assessment

4.1 Proposed Far North District Plan – Appeals Version ("PDP-AV")

4.1.1 Subdivision

The subject land is zoned Rural Production under the PDP-AV. The following overlays apply:

- The margins of Rautahi Stream through Lots 1 and 2 are within River Flood Hazard Overlays (10 and 100 Year ARI Events).

² A map showing the distribution of Northland Brown Kiwi and Northland Mudfish in the Far North District. Kiwi habitat distribution based on call count monitoring in 2019 by Department of Conservation: Craig, E. (2020): *Call count monitoring of Northland brown kiwi 2019*. Department of Conservation, Whangarei, New Zealand.

SUB-R1 Boundary Adjustments

CON-1

1. The boundary adjustment complies with standards:

SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased [Provision Subject to Appeal]

SUB-S2 Requirements for building platforms on each allotment

SUB-S3 Water Supply

SUB-S4 Stormwater management

SUB-S5 Wastewater disposal (N/A)

SUB-S6 Telecommunications and power supply (N/A)

SUB-S7 Easements for any purpose

SUB-S1:

Lot 1 is to be amalgamated with an adjacent site, resulting in a title exceeding 40ha.

Lot 2 is less than 40ha, resulting in a restricted discretionary activity status.

Lot 3 is adjusted from NA78D/593 (1.0692ha more or less); the degree of non-compliance is not increased.

A restricted discretionary activity status is directed, with matters of discretion being restricted to (a) matters of any infringed standard; and (b) any relevant matters of control.

SUB-S2: The required 20m x 20m building envelope, taking into account 10m boundary setbacks and 20m setbacks from boundaries of unsealed roads, is available on each lot.

Water supply and stormwater management can be achieved on site.

No new easements are required.

CON-2

1. The boundary adjustment does not:

- i. Alter the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;*
- ii. Alter the degree of non compliance with zone or district wide standards;*
- iii. Alter the number and location of any access; and*
- iv. increase number of certificates of title.*

The boundary adjustment complies with the above conditions.

CON-3

1. The boundary adjustment complies with Standard: SUB-S8 Esplanades.

Not applicable.

SUB-R11 Subdivision of a site within flood hazard areas

Activity status: Restricted discretionary

Where:

RDIS -1

1. Building platforms are located wholly outside the spatial extent of the 1 in 100 year flood hazard area;
2. Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard beyond the site; and
3. Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level.

The above rules are achieved, with each lot having available building locations and access outside of the mapped flood hazard area.

4.1.2 Summary of Activity Status under the PDP-AV

The proposal has been assessed as a restricted discretionary activity under the PDP-AV.

4.2 Far North Operative District Plan (“ODP”)

The subject land is within the Rural Production Zone.

As Standard SUB-S1 is subject to appeal, the proposal is assessed against the equivalent rule of the ODP as follows.

4.2.1 Subdivision

The ‘Context’ section of the Subdivision chapter states that “boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria”, being those listed in Rule 13.7.1.

Rule 13.7.1 Boundary Adjustments: All Zones Except the Recreational Activities and Conservation Zones

Rule 13.7.1 (Boundary Adjustments: All Zones) sets out the performance standards for boundary adjustments to be carried out as a controlled activity. Compliance is assessed as follows:

(a) there is no change in the number and location of any access to the lots involved

No additional vehicle crossing points are proposed off Airstrip Road or Otangaroa Road at this stage, although alternative vehicle crossings may be formed at building consent stage, subject to a vehicle crossing permit.

(b) there is no increase in the number of certificates of title

No additional records of title will be created.

(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

Lot 1 is to be amalgamated with an adjacent site, resulting in a title exceeding 20ha.

Lot 2 is less than 20ha.

Lot 3 is adjusted from NA78D/593 (1.0692ha more or less); the degree of non-compliance is not increased.

As Lot 2 does not comply with the 20ha controlled activity lot size, this clause is not met.

(d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots

The area of the boundary adjustment is contiguous with the area of the original records of title.

(e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal)

No land use infringements arise from the proposal.

(f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites

Not applicable.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in Rules 13.7.2 to 13.7.10.

Condition (c) is not met, as Lot 2 is less than 20ha.

Rule 13.7.2 Allotment Sizes, Dimensions and Other Standards

13.7.2.1 Minimum Area for Vacant New Lots and New Lots which already accommodate structures

Table 13.7.2.1: Minimum Lot Sizes

Lot 2 exceeds 12ha and achieves a restricted discretionary activity standard for minimum lot size.
Lot 3 exceeds 4ha as a discretionary activity.

13.7.2.2 Allotment Dimensions

Each lot includes a 30m x 30m dimension, excluding Rural Production Zone boundary.

4.2.2 Summary of Activity Status under the Operative District Plan

Overall, the proposal has been assessed as a discretionary activity under the Operative District Plan.

5. Assessment of Environmental Effects

Clauses 6 and 7 of Schedule 4 of the RMA indicate the information requirements and matters that must be addressed in or by an assessment of environmental effects, both of which are subject to the provisions of any policy statement or plan. This assessment takes into account the matters listed under Rule 13.10 of the Operative District Plan and the matters of control listed in Rule SUB-R1 and SUB-R11 of the Proposed District Plan – Appeals Version.

5.1 Property Access

Record of title NA31B/400 will gain frontage to Airstrip Road through the proposed amalgamation with Lot 1; this is necessary as it currently only has legal frontage to a paper road (not formed) along its north eastern boundary. As noted, an existing farm crossing provides access to the land for farming purposes, which has been acceptable as the sites are in common ownership. The proposal will provide a long term resolution to this lack of access, should the ownership interests ever change.

The proposal does not increase the number of records of title, and will not generate any additional traffic. Each adjusted Record of Title retains an existing access point from Airstrip Road or Otangaroa Road, and no new vehicle crossing points are proposed. As final building sites on Lots 1 – 3 are not yet defined, the vehicle crossing point can be formed at building consent stage for any future dwelling. The proposal therefore avoids adverse effects associated with traffic and vehicle access, which are considered to be less than minor.

5.2 Natural and Other Hazards

Northland Regional Council natural hazards mapping records river flood hazard overlays affecting the margins of Rautahi Stream. The mapped flood hazard areas are confined to the lower river margins on Lots 1 and 2 and do not affect the ability of the adjusted records of title to contain suitable areas for built development outside mapped flood hazard areas. The proposal does not rely on any new building sites or access within a mapped river flood hazard area.

Because the proposal does not increase the number of records of title, does not create additional development potential within the mapped hazard areas, and does not involve physical works, it will not increase or generate natural hazard risk.

In relation to fire hazard, the adjusted records of title contain sufficient area for any future residential development to be located with appropriate separation from existing shrubland and forest, including setbacks of more than 20 metres where required. The proposal itself does not introduce any new ignition source, intensify land use, or change the existing vegetation pattern, and no adverse fire hazard effects are anticipated.

There is no known soil contamination affecting any part of the subject land, and no other natural or physical hazard has been identified that would be exacerbated by the proposed boundary adjustment. Overall, the proposal will not create, increase, or transfer natural hazard risk, and the adverse effects of the proposal with respect to natural and other hazards are assessed as negligible.

5.3 Water Supply

The proposal has no adverse effects in terms of water supply, which can be configured in relation to any activity requiring water supply at building consent stage.

5.4 Stormwater Disposal

The overall pattern of stormwater runoff on the land can be described as general surface runoff (sheet flow), following the natural contours and unnamed water courses draining to Rautahi Stream (Lots 2 and 3) or Wainui River (Lot 3). The proposal creates no additional impermeable surfaces, stormwater runoff or discharge, and has no impact on drainage to or from adjoining properties. Future development on the vacant lots is anticipated as easily complying with the permitted activity impermeable surface coverage standard for the Rural Production Zone. As such, nil adverse environmental effects related to stormwater disposal are anticipated as a result of the proposal.

5.5 Sanitary Sewage

The proposal does not result in any adverse effects in terms of the treatment or disposal of wastewater.

5.6 Energy Supply & Telecommunications

There is no requirement for new energy or telecommunications supply as part of this proposal. The proposal does not result in any adverse effects in terms of the supply of power or telecommunication services.

5.7 Easements for any Purpose

The adjusted records of title have individual frontage to Airstrip Road (Lots 1 and 2) and Airstrip Road and Otangaroa Road (Lot 3). No new easements are required for the subdivision.

5.8 Heritage Resources

The property does not contain any recorded archaeological sites, including those that are listed in the Proposed or Operative District Plans. No physical work is required to implement the proposed boundary adjustment, and no adverse effects on archaeological or cultural sites will arise.

5.9 Flora & Fauna

As noted, Lots 1 and 2 partly include the ecological unit 'Te Karoa' (O04/144), which is mapped as Protected Natural Areas recorded by Department of Conservation within a non-statutory document. The land is within a kiwi present habitat.

The proposal does not have any direct or indirect adverse effects on areas of indigenous vegetation or habitats, and no vegetation clearance is required or proposed as part of the boundary adjustment. Through the amalgamation between Lot 1 and Allotment NW93 PSH of Kohumaru (NA31B/400), the proposal provides the adjusted record of title with a building site in the pasture area closer to Airstrip Road, reducing or avoiding the need for indigenous vegetation clearance within Allotment NW93 PSH of Kohumaru. This is considered to be a positive effect of the boundary adjustment in terms of significant natural values.

5.10 Landscape & Visual Values

Lots 1 – 3 do not include any mapped natural character or landscape overlays, and are outside of the coastal environment.

The proposal will not cause any alteration to the existing natural and physical resources or characteristics of the subject land. It does not necessitate any indigenous vegetation clearance or earthworks which have the potential to reduce natural character. It has no adverse effects in terms of natural character and visual and landscape values. As noted above, through the amalgamation between Lot 1 and Allotment NW93 PSH of Kohumaru (NA31B/400), the proposal provides the adjusted record of title with a building site in the pasture area closer to Airstrip Road, reducing or avoiding the need for indigenous vegetation clearance within Allotment NW93 PSH of Kohumaru, which is partly within an Outstanding Landscape. This is considered to be a positive effect of the boundary adjustment in terms of landscape values.

5.11 Access to Reserves and Waterways

No access to reserves or waterways is proposed, or necessary, as part of this boundary adjustment.

5.12 Land Use Compatibility

Lots 1 – 3 include building sites which can be sufficiently set back from the unsealed surfaces of Otangaroa and Airstrip Roads, to minimise the effects of dust nuisance on future residents and their health.

Lots 1 and 2 retain large rural areas, while Lot 3 is an existing parcel of land surrounded by Otangaroa and Airstrip Roads, which will be formed by combining parts of NA78D/593 and NA579/187, resulting in an increase to the smallest existing record of title. No land use incompatibility or reverse sensitivity issues are generated in terms of future residential uses on the lots in relation to remaining primary production on adjacent land.

6. Statutory Assessment

6.1 National Environmental Standards

6.1.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The subject land is not recorded on the Northland Regional Council Selected Land-use Register as a site that has been used for any activity included in the Ministry for the Environment's Hazardous Activities and Industries List ("HAIL").³

The Far North Maps Land cover and land use map confirms the land use on Lots 1 and 2 as being a combination of high producing exotic grassland, indigenous forest and manuka and/or kanuka, and on Lot 3 as predominantly being high producing exotic grassland, in 1996, 2001, 2008 and 2018.

Therefore, using Method 6(2), the subject site is not considered to be a 'piece of land', and the above regulations do not apply to the proposed activity.

³ Northland Regional Council (n.d.): *Selected Land-use Register Map*. Retrieved 15 October 2026 from <https://localmaps.nrc.govt.nz/localmapsviewer/?map=65b660a9454142d88f0c77b258a05f21>

6.1.2 Resource Management (National Environmental Standard for Freshwater) Regulations 2020

The boundary adjustment activity does not involve any earthworks, vegetation removal, or diversion or discharge of stormwater, and is not considered to have any implications in terms of the above Regulations.

6.2 National Policy Statements

6.2.1 National Policy Statement for Highly Productive Land 2022 (Amended December 2025)

The subject sites contain Land Use Capability 6 land, as mapped by the New Zealand Land Resource Inventory. They do not meet the definition of 'highly productive land' in terms of the above National Policy Statement.

6.2.2 National Policy Statement for Natural Hazards 2025

Risk Matrix

When undertaking an assessment of natural hazard risk, the following risk matrix and associated tables must be applied to enable assessment of the consequence level and likelihood level and to determine the level of natural hazard risk applicable.

- The immediate banks of Rautahi Stream through Lots 1 and 2 is subject to river flood hazard. The proposed boundary adjustment does not affect the availability of building sites outside of these flood hazard areas, so although there is a certainty of flooding within the mapped flood hazard areas, the consequence of this is negligible, resulting in a low level of flood risk.
- The land is not shown to be erosion prone land in the NRC Regional Plan mapping.
- The liquefaction vulnerability assessment is shown as 'undetermined' along the margins of Rautahi Stream through Lots 1 and 2 and the southern boundary of Lot 3, and 'unlikely' elsewhere.

Part 2: Objective and policies

2.1 Objective

1. *Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.*

This has been considered using the risk matrix and in response to the policies below.

2.2 Policies

Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.

A low level of natural hazard risk has been assessed.

Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.

Lots 1 - 3 contain numerous building sites outside of the flood hazard areas, and no specific management is considered necessary to mitigate this low level of natural hazard risk.

Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.

Not applicable.

Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.

Not applicable.

Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.

Most recent natural hazard mapping has been referred to.

Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.

Building sites and access that are not affected by river flood hazard taking into account 100 Year climate change extent are available.

6.3 Regional Policy Statement for Northland (“RPS”)

The RPS provides broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed.

RPS Mapping does not record any Coastal Environment, Outstanding Natural Landscapes, Outstanding Natural Features or High or Outstanding Natural Character areas on Lots 1 – 3.

4.4.1 Policy – Maintaining and protecting significant ecological areas and habitats

Adverse effects on ecological areas and habitats are avoided by the proposal.

5.1.1 Policy – Planned and coordinated development

The proposal does not create any additional records of title, does not require any new infrastructure, and has no implications in terms of this policy. No change of land use on the adjusted records of title will result from the proposal, the site does not contain highly versatile soils and adverse effects on soils are avoided. The proposal is considered to be compatible with the above policy.

7.1.2 Policy – New subdivision and land use within 10-year and 100- year flood hazard areas & 7.1.3 New subdivision, use and development within areas potentially affected by coastal hazards (including high risk coastal hazard areas)

The proposed boundary adjustment does not create any additional titles or building sites within any flood prone area, and does not necessitate any access through river or coastal flood hazard areas. It is considered to be compatible with the above policy.

6.4 District Plan Objectives and Policies

6.4.1 Far North Proposed District Plan – Appeals Version

As a restricted discretionary activity under the PDP-AV, the proposal aligns with the relevant subdivision and Rural Production objectives and policies of the PDP-AV.

6.4.2 Far North Operative District Plan

The boundary adjustment activity has been assessed as a discretionary activity under the ODP, and the relevant objectives and policies of the Rural Environment, Rural Production Zone and Subdivision Sections of the District Plan are commented on below.

Rural Environment

8.3 Objectives

8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.

8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.

8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.

8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment. 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.

8.4 Policies

8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).

8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.

8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

Rural Production Zone

8.6.3 Objectives

8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.

8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.

8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.

8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.

8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.

8.6.4 Policies

8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.

8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.

The proposal rearranges existing titles to resolve records of title that are currently separated by legal road reserve, and results in a more efficient layout of sites. The proposal would create less than minor adverse effects on the rural environment. It is considered to be consistent with the character of the area and effects are considered to be less than minor. It is considered to have negligible effects on the amenity value of the area, and building sites are available outside of areas of indigenous vegetation to avoid adverse effects on natural values. The subject land does not contain

highly productive land or highly versatile soils adverse effects related to land use incompatibility and reverse sensitivity can be avoided. The proposal is then considered to be consistent with the objectives and policies of the Operative District Plan.

Subdivision

13.3 Objectives

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

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

13.4 Policies

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;*
- (b) ecological values;*
- (c) landscape values;*
- (d) amenity values;*
- (e) cultural values;*
- (f) heritage values; and*
- (g) existing land uses.*

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:

- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;*
- (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;*
- (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;*
- (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer Chapter 2 and in particular Section 2.5 and Council's "Tangata Whenua Values and Perspectives" (2004);*
- (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;*
- (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.*
- (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.*

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

The overarching intent of the relevant objectives and policies is to ensure that subdivision occurs in a way that supports the purpose of the Rural Production Zone. They seek to ensure that subdivision does not result in adverse effects on natural and physical resources, infrastructure, access,

neighbouring land uses, or the long-term productive use of land. They also require subdivision to be appropriately designed, serviced, and integrated with existing land use patterns.

The activity is a boundary adjustment and amalgamation that does not create additional records of title, while maintaining large or increased rural landholdings that are consistent with rural production activities and the purpose of the zone. No new access or infrastructure is required, and no natural, cultural, or heritage values are affected. Access arrangements remain unchanged, with future residential development requiring design and implementation of onsite servicing. Accordingly, the activity aligns with the intent of the relevant Objectives and Policies of the Subdivision chapter.

6.4.3 Weighting of Far North Operative and Proposed District Plan

In terms of this proposed activity, it is considered that the outcomes sought under the Operative and Proposed District Plan frameworks are similar, in that boundary adjustments are enabled where there is no change in access locations, zone and district wide standards are not infringed, and minimum lot sizes are achieved. As the outcomes sought are the same under the ODP and PDP-AV frameworks, no weighting is necessary.

6.5 Regional Plans

6.5.1 Regional Plan for Northland – March 2026

The boundary adjustment activity does not require consent under the Regional Plan for Northland.

6.6 Part 2 of the Resource Management Act 1991

An assessment of the proposal in relation to Part 2 of the Act is given below.

PART 2 PURPOSE AND PRINCIPLES

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while-*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

6 Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*
- (g) *the protection of protected customary rights;*
- (h) *the management of significant risks from natural hazards.*

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development and protection of natural and physical resources, shall have particular regard to-

- (b) *The efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *Maintenance and enhancement of the quality of the environment;*

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The proposed boundary adjustment is considered to represent sustainable management of natural and physical resources. The proposal will continue to support primary production of soils at a suitable scale, does not create any additional records of title, and does not have any impact on the existing areas of indigenous vegetation, including by avoiding fragmentation of the existing Protected Natural Areas.

The proposal does not adversely affect the natural character of the existing indigenous vegetation on the site, or the natural character of Rautahi Stream, and does not generate the need for esplanade areas for public access to this water body. There will be no increase in natural hazard risk arising from the proposal. Relevant matters of national importance have been recognised.

Relevant matters listed under Section 7 have been given regard to, as amenity and ecological values can be maintained. The proposal will not detract from the quality of the environment.

No implications in terms of the Treaty of Waitangi have been identified.

The proposal is deemed to be consistent with the purpose and principles of the RMA.

7. Notification Assessment

7.1 Public Notification Assessment

Step 1: Public notification is not required in terms of the criteria listed in 95A(3).

Step 2: Public notification is not precluded.

Step 3: There are no relevant rules that require public notification, and the adverse effects that the activity will have on the environment will not be more than minor. As such, it is considered that public notification is not required.

Step 4: No special circumstances are considered to exist that warrant the application being publicly notified in terms of 95A(9).

7.2 Limited Notification Assessment

Step 1: The proposal will not result in any adverse effects on the marine and coastal area, and there are no affected protected customary rights groups in terms of Section 95B(2)(a). The proposal is not an accommodated activity in terms of Section 95B(2)(b). The land is not the subject of a statutory acknowledgement in terms of Section 95B(3)(a).

Step 2: Limited notification is not precluded.

Step 3: The proposal is a rearrangement of records of title, which does not necessitate any physical works, including earthworks, vegetation clearance, or new stormwater discharges or diversions, and for these reasons, the proposal will not have any impact on adjacent properties, and it is anticipated that the proposal will not result in any discernible changes to the natural or physical environment.

It is considered that there are no parties affected by the proposal.

Step 4: No special circumstances are considered to exist that warrant notification of the application to any other persons in terms of Section 95B(10).

7.3 Notification Assessment Summary

As outlined above, we are of the opinion that the proposal satisfies the statutory requirements for non-notification, and we respectfully request that it be processed on that basis.

8. Conclusion

The proposed boundary adjustment allows reconfiguration of existing rural titles to better align landholding arrangements, with no increase in title numbers, no change to access, no physical works, no additional servicing demand, and is not expected to result in adverse effects on ecological, cultural, hazard, or rural production values.

In terms of sections 104 and 104B of the Resource Management Act 1991, we consider that:

- It is considered that the actual and potential adverse effects of the proposed boundary adjustment activity will be less than minor. Conditions can be imposed with regards to survey plan approval and the required amalgamation conditions, as well as formation or upgrade of a vehicle crossing at building consent stage.
- The proposed activity is compatible with the applicable objectives and policies of the Operative District Plan.

We also note that:

- The proposal satisfies the statutory requirements to proceed as non-notified.

For these reasons it is requested this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed



Natalie Watson,
Resource Planner

Date: 21 October 2026

WILLIAMS & KING
Kerikeri

9. Appendices

Appendix 1:	Scheme Plan
Appendix 2:	Records of Title

**Allotment NW93
PSH of Kohumaru**

NA31B/400 Ltd

LOT 1
17.3760ha

LOT 2
14.4760ha

**Allotment 92
PSH of Kohumaru**

**Allotment NE94
PSH of Kohumaru**

Section 1
SO 63571
(NA78D/593)

Section 2
SO 63571
(NA78D/593)

Airstrip Road
Legal Road

LOT 3
5.9760ha

Road
(Not formed)

Pt Allotment NE88

Pt Allotment SW889

**Pt Allotment NE89
PSH of Kohumaru**

NA579/187 Ltd

**Pt Allotment NE89
PSH of Kohumaru**

NA579/187 Ltd

Otataroa Road
Legal Road

AMALGAMATION CONDITIONS

'That Lot 1 hereon be transferred to the owner of North West Portion Allotment 93 Parish of Kohumaru (NA31B/400) and that one Record of Title be issued to include both parcels.'
See

'That the Middle Portion Allotment 88 Parish of Kohumaru, North Eastern Portion Allotment 88 Parish of Kohumaru, Parts North Eastern Portion Allotment 89 Parish of Kohumaru and Part South Western Portion Allotment 89 Parish of Kohumaru be held in the same Record of Title'
See

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

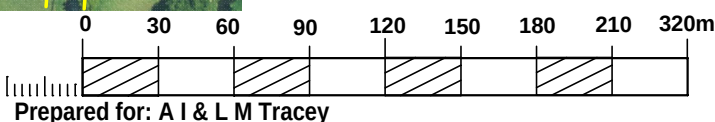
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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

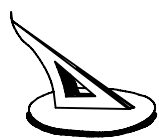
Local Authority: Far North District Council

Total Area: 37.8285ha (Subject to final survey)
Comprised in: NA88B/478, NA78D/593 & NA579/187(Ltd)

Levels in terms of: NZ Vertical Datum (LIDAR)
Contour interval is: 5m



Prepared for: A I & L M Tracey



WILLIAMS AND KING
Registered Land Surveyors, Planners &
Land Development Consultants
Ph: (09) 407 6030 27 Hobson Ave
Email: kerikeri@saps.co.nz PO Box 937 Kerikeri

**Proposed subdivision of Lot 1 DP 148568,
Sections 1 & 2 SO 63571 & Part North Eastern
portion Allotment 89 Parish of Kohumaru**

Survey		Name		Date		ORIGINAL SCALE	SHEET SIZE
Design	Drawn	W & K	Sept	26			
Rev						1:4000	A3

24930



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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA579/187** **Part-Cancelled**

Land Registration District **North Auckland**

Date Issued 21 February 1935

Prior References

DI 1H.324 DI 1H.325 DI 1H.588

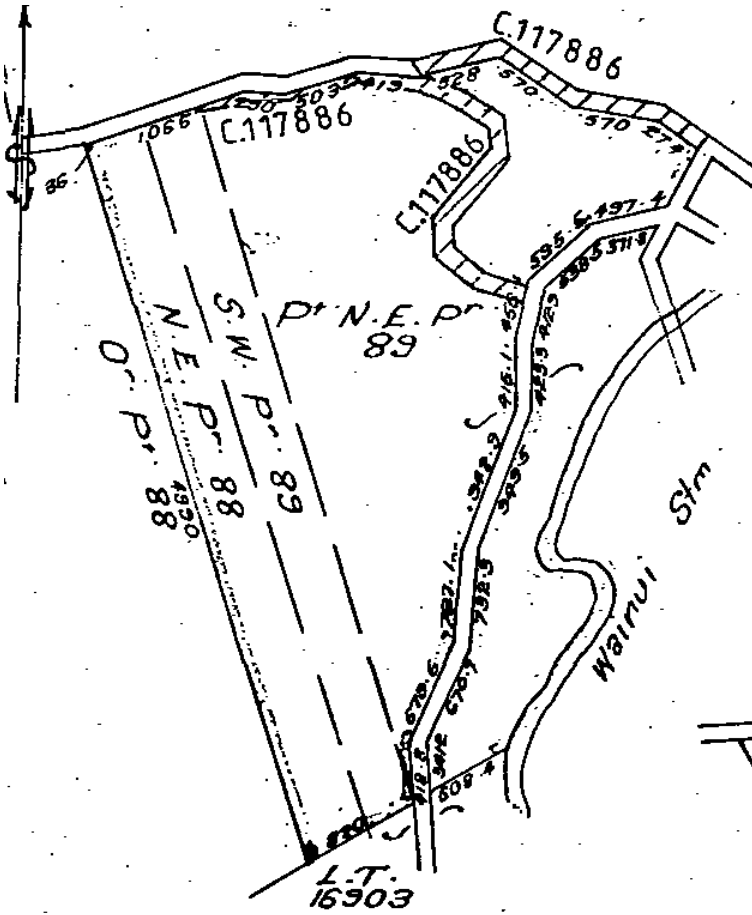
Estate Fee Simple
Area 81.9160 hectares more or less
Legal Description Middle Portion Allotment 88 Parish of
Kohumaru, North Eastern Portion
Allotment 88 Parish of Kohumaru, Part
North Eastern Portion Allotment 89 Parish
of Kohumaru and Part South Western
Portion Allotment 89 Parish of Kohumaru

Registered Owners

Arthur Ian Tracey, Lynda Mary Tracey and Johnston O'Shea Trustee Limited

Interests

C117886.1 Gazette Notice (NZ Gazette 8.3.1990 No. 34) declaring part herein (1.0420 h) and (2088 m²) to be road and vesting the same in The Far North District - 19.3.1990 at 10.45 am
8705840.3 Mortgage to ASB Bank Limited - 28.2.2011 at 3:23 pm

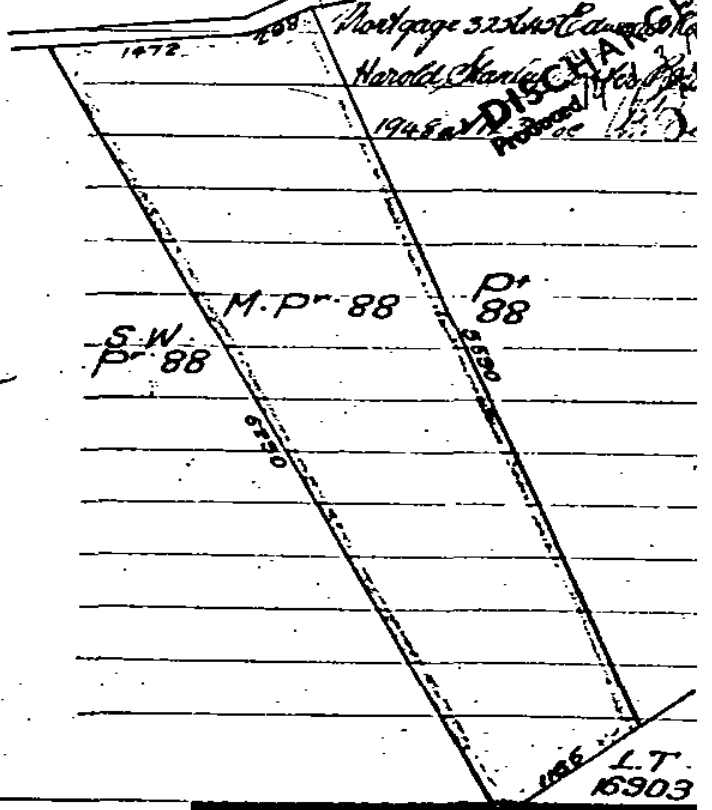


Race
Assistant District

Mortgage No. 230520 Harold
DISCHARGE
Produced 22/6/1948
17/6/1948
H. D. D. D.

This certificate of title has ceased to
title. Entered 17/4/1935

Transfer 138958 Harold Stanley Parker & Edw.
of Tangarua, former Indiv. 22nd July 1948
DISCHARGE
Produced 17/6/1948



TRIC AREA IS 81.8982 ha
 81.8982 ha

Total Area: $202.1 : 27$
7847.44

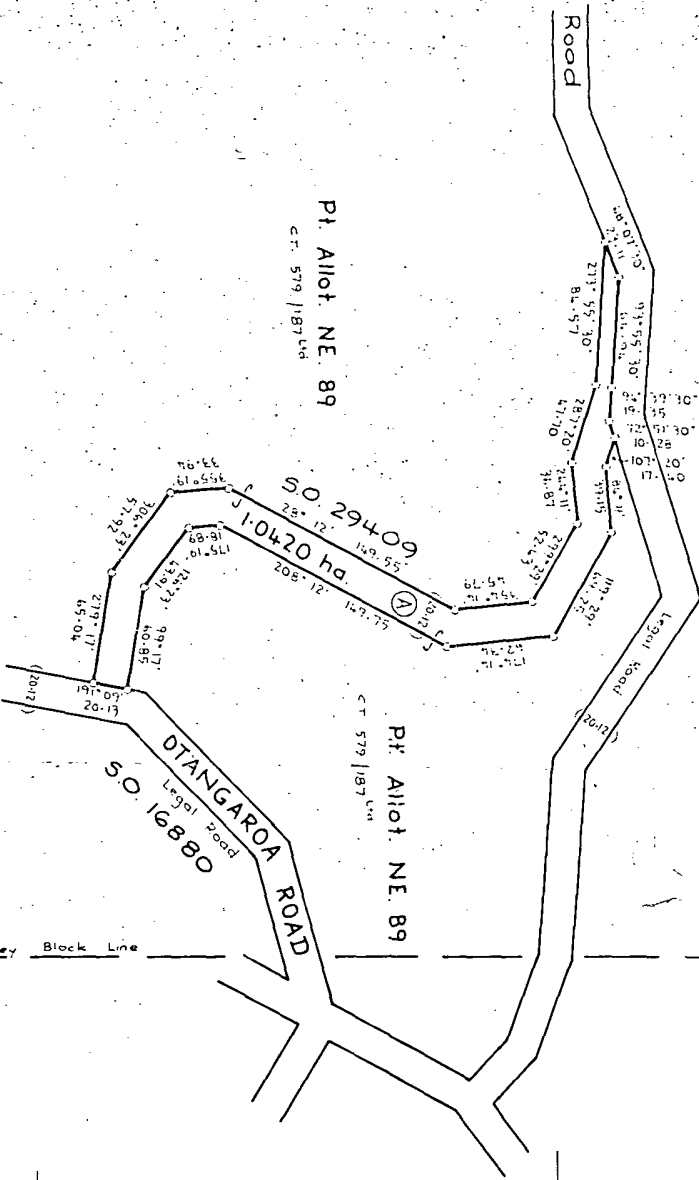
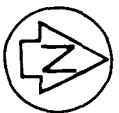
81.9160 ha
12508 C.117886
80.6652 ha

C117886.1 GN

SE 93
SO 759

92
SO 779

VII
VIII



COMPILED PLAN

PLAN OF LAND REQUIRED FOR ROAD

LAND DISTRICT NORTH AUCKLAND
SURVEY B.K. & DIST. VII MAUNGATANIWA
HMS 261 SHI 0000 RECORD MAP No 014

TERRITORIAL AUTHORITY WHANGAROA COUNTY
Surveyed by D. B. VON STURMER
Scale 1:2000 Date SEPT. 1988

Approvals

SCHEDULE OF AREA			
Land Shown	Description	Road	Area
(A)	Pt. Allot. NE. 89 Kohunaru Parish	CT 579/187 Ltd 1.0420 ha	

licensing and coordinate datum
- old Cadastrol -

Total Area 1.0420 ha.
Comprised in

I, David Barrington von Sturmer of Kaipara
Registered Surveyor and holder of an annual practicing certificate
do hereby certify that this plan has been made
from surveys executed by me or under my directions, that both
plan and survey are correct and have been made in accordance
with the Survey Regulations 1972 or any regulations made in
pursuance thereof.

Dated at Kaipara this 4th day of September
1988 Signature *David Barrington von Sturmer*

Field Book D. B. VON STURMER
Reference Plans SO 29409
Examined by *Karl Baker* Correct *at Kaipara*

Approved as to Survey *25/10/88*
Asst. Chief Surveyor

Deposited this day of 19
District Land Registrar
File 5/3233 Received 11.10.88 SO 63128

Extract from *N.Z. Gazette*, 8 March 1990, No. 34, p. 746

Declaring Land to be Road and Road Stopped in Whangaroa, Far North District

Pursuant to Part VIII of the Public Works Act 1981, and to a delegation from the Minister of Lands, the District Manager, Department of Survey and Land Information, Auckland declares:

- (i) Pursuant to section 114, the land described in the First Schedule to be road which shall vest in The Far North District, and
- (ii) Pursuant to section 116 the portions of road described in the Second Schedule to be stopped.

First Schedule

North Auckland Land District

Area ha	Being
1.0420	Part Allotment NE 89, Kohumaru Parish; marked "A" on S.O. Plan 63128.
0.2088	Part Allotment NE 89, Kohumaru Parish; marked "A" on S.O. Plan 63571.

Shown on the plans marked as above mentioned and lodged in the office of the Chief Surveyor at Auckland.

Second Schedule

North Auckland Land District

Area m ²	Adjoining or passing through
2112	Allotment SE 93, Kohumaru Parish; marked "B" on plan.

Situated in Block VII, Maungataniwha Survey District.

8580	Part Allotment NE 89, Allotment SE 93 and Allotment 92, Kohumaru Parish; marked "C" on plan.
------	--

Situated in Blocks VII and VIII, Maungataniwha Survey District.

Shown marked as above mentioned on S.O. Plan 63571, lodged in the office of the Chief Surveyor at Auckland.

Dated at Auckland this 1st day of March 1990.

D. D. MILLAR, District Manager.

(Ak. D.O. 50/15/14/0/63128)

In2648

101

C.131439.1 Pursuant to Section 117 (5) Public
work Act 1981 part of the within land has been
allocated a new description

<u>Area</u>	<u>New Description</u>	<u>Previously Marked</u>	<u>Plan</u>
2112 m2	Section 1 SO 63571	B	So 63571
8580 m2	Section 2 SO 63571	C	SO 53571
- 26.4.1990 at 2.45 o'clock			

E. Sullivan

A.L.R.

C.170349.1 Gazette Notice (NZ Gazette
31.5.1990 No.87 p.1956) declaring Sections
1 and 2 Plan 63571 to be vested in Edward
Francis Drake of Otangaroa farmer and
Valerie Ann Drake his wife as tenants in
common in equal shares - 1.8.1990 at 11.43
o'clock

[Signature]
/ A.L.R.

10.45 19.MAR 90 C 117886
ARTICULARS ENTERED
LAND REGISTRY AUCKLAND
1066/2183
597/250
597/187





**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 **NA88B/478**
Land Registration District **North Auckland**
Date Issued 16 December 1991

Prior References
NA597/254

Estate Fee Simple
Area 31.6430 hectares more or less
Legal Description Lot 1 Deposited Plan 148568
Registered Owners
Arthur Ian Tracey, Lynda Mary Tracey and Johnston O'Shea Trustee Limited

Interests
8705840.3 Mortgage to ASB Bank Limited - 28.2.2011 at 3:23 pm

[illegible]



**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 **NA78D/593**
Land Registration District **North Auckland**
Date Issued 01 August 1990

Prior References
GN C170349.1

Estate Fee Simple
Area 1.0692 hectares more or less
Legal Description Section 1-2 Survey Office Plan 63571
Registered Owners
Arthur Ian Tracey, Lynda Mary Tracey and Johnston O'Shea Trustee Limited

Interests
8705840.3 Mortgage to ASB Bank Limited - 28.2.2011 at 3:23 pm

Approved Roads Shown are
Legend:

Land Required for Road	
Shown	Description Area
(A)	Plt Allot NE. 89 Kohimaru Parish 597/187 2088m ²

Road to be Stopped

Area	
Shown	Adjoining
(B)	Allot. SE. 93 Kohimaru Parish 2112m ²
(C)	Plt Allot NE. 89, Allot SE. 93 Kohimaru Parish & Allotment 92 Kohimaru Parish (Land on DP 21166) 8580m ²

Road shown (B) and (C)
Public by Crown Grant.

New Appellations Issued

Description	Area	Shown	Assistant Chief Surveyor
Section 1 SO 53571	2112m ²	B	M. J. J. J.
Section 2 SO 63571	8580m ²	C	M. J. J. J.

Total Area 1.2780 ha

Comprised in

I, Donald Barrington, a person of legal age, being a Registered Surveyor and holder of an annual practicing certificate, do hereby certify that the above is a true and correct copy of the Survey Act 1989, and that the same has been made in accordance with the Survey Regulations 1992 as any regulations made in substitution thereof.

Dated at Auckland this 14th day of June 1989. Signature: *[Signature]* of Surveyor

Field Book Reference Plans

Examined: *[Signature]* Correct

Approved as to Survey: 27/7/89 *[Signature]* Chief Surveyor

Deposited this 19 day of 1989

District Land Registrar

File 5/3231
Registered
Number: S063571

Scale 1:2000 Date April 1989

LAND DISTRICT North Auckland
SURVEY BLK. 8 DIST. VII Youngs Point
RECORD MAP No 004/B-4
REMS 261 SH

LAND REQUIRED FOR ROAD AND ROAD TO BE STOPPED

Scale 1:2000 Date April 1989

W. A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

895 000 mN

193800 mE.

194100 mE.

NE 94.
SO 37119
895 300 mN

SE. 93.
SO. 759.
CT 597/254
E.F. & V.A. DRAKE

DP 21166
FOSTERS (OTANGAROA) LTD
CT 1066/281

Sec 1 2112m²
Sec 2 8580m²

Plt. NE. 89
SO. 759
CT. 597/187
E.F. & V.A. DRAKE

ROAD

ROAD

Survey Block Bdy

OTANGAROA

VII

VIII

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

CENTIMETRES

DATE 30.4.90

W. A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



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

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




R.W. Muir
Registrar-General
of Land

Identifier **NA31B/400**
Land Registration District **North Auckland**
Date Issued 19 May 1975

Prior References
NA752/174

Estate Fee Simple
Area 23.8764 hectares more or less
Legal Description North Western Portion Allotment 93 Parish
of Kohumaru

Registered Owners
Arthur Ian Tracey, Lynda Mary Tracey and Johnston O'Shea Trustee Limited

Interests
8705840.3 Mortgage to ASB Bank Limited - 28.2.2011 at 3:23 pm

