

21 December 2025

Resource Consent Department
Far North District Council

Attn: Trish Routley, Eden Nathan

I am pleased to re-submit application on behalf of Esnem Properties Limited for the lapsed subdivision and Land Use Consent for 6 Bisset Road, Kaikohe.: RC2300042

The proposal creates 4 additional Lots, with the property being zoned Residential, sewerer Lots less the 600m2 as a ***restricted discretionary activity***.

Trish Routley has stated no application fee will be required.

Regards,



Shane Tregidga

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

1. Pre-Lodgement Meeting

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

☐ Yes ☐ No

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 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:

Esnem Properties Ltd

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.

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6. Address for correspondence

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

Name/s:

Shane Tregidga

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.

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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:

Esnem Properties Ltd

**Property address/
location:**

242 Pouto Rd, Dargaville, Northland

Postcode 0371

8. Application site details

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

Name/s:

Site address/
location:

 Postcode

Legal description:

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.

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.

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

☒ Subdividing land

☐ Disturbing, removing or sampling soil

☐ Changing the use of a piece of land

☐ 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

14. 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 for 5 working days as per s107G of the RMA to enable consideration for the draft conditions.

15. 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)

Esnem Properties Ltd

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.

15. Billing details continued...

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)

Shane Tregidga

Signature:

(signature of bill payer)

Date 21-Dec-2025

MANDATORY

16. 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.

17. Declaration

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

Name (please write in full)

Shane Tregidga

Signature

Signature mark

Date 21-Dec-2025

A signature is not required if signed electronically

See overleaf for a checklist of your information...

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.

Document Information

Client: **Esнем Properties Ltd**

Title: **6 Bisset Road Development**
Assessment of Environmental Effects for Resource Consent
Combined Subdivision & Land Use Application

Address: 6 Bisset Road, Kaikohe
Northland

Prepared by: Esнем Properties Ltd

Date: **21 Dec 2025**



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1. Site Description

Site Location: 6 Bisset Road, Kaikohe, Northland
Legal Description: Lot 2 DP 16176
Certificate of Title: NA97C/58
Site Area: 2,541m²
Relevant Plans: Far North District Plan
Zone: Residential Zone

The site is located approximately 1 kilometer from Kaikohe town center. It is a large, corner site which contains one existing residence and single garage. The topography of the site slopes slightly towards the South East boundary. Along the South East boundary there is partial flood plain infringement (as commented on in Flood Assessment). Surrounding context is residential.



2. Work Proposal

Background:

The original subdivision was approved to create six new Lots (RC 2300042, stamped 15/9/2020). Due to staging challenges, a variation was submitted and subsequently approved to reduce the subdivision to four Lots, which has since been completed. Certificates 223 and 224c were issued 27/3/2023.

Variation:

This proposal seeks a minor variation to the previously approved resource consent. The variation includes the following:

1. Creation of an Additional Lot (Lot 5):

- The proposal involves creating a new Lot, identified as Lot 5 in the accompanying drawings.

2. Relocatable Housing for Lot 5:

- A 3 Bed 1 Bath relocatable house, consistent in quality and process with those completed in Stage 1, is proposed to be delivered to Lot 5.

3. Medium-Density Development Concept for 4 Timatanga Place (Future Proposal):

- A tentative concept for a medium-density development is proposed, which may include either a duplex or a small block of 2-3 ground-level flats.
- This proposal outlines the general footprint required for such development, including the approximate location for the building and associated parking.

The original resource consent allowed for six standalone dwellings. If a duplex is constructed in the future (on 4 Timatanga PI), the total number of dwellings will remain consistent across the development with the originally approved consent (RC 2300042, stamped 15/9/2020). Should 2-3 flats be developed instead, this would result in one additional dwelling beyond the originally approved plan. This represents a minor increase in the overall number of dwellings in the development and would positively contribute to the local housing stock. These flats are envisioned as housing options tailored for retirees, offering one- or two-bedroom configurations.

As no definitive strategy has been finalised for 4 Timatanga Place, this proposal seeks approval for the building area and medium-density development aspect as part of the current consent. This approach will streamline potential future variations, saving time and resources should this direction be pursued. When the time comes to develop 4 Timatanga Place, all required processes, including obtaining building consent and complying with relevant regulations, will be diligently followed.

The surrounding site is all grass pasture with a range of small to large trees forming parts of the boundary of the site. Approximately 1.8m high existing timber fences to the North and East boundaries is to remain.

The wider vicinity is made up of residential lots, with a grass reserve/park close by and an Early Child Centre across the road.

3. Reasons for Application

3.1 Subdivision

Resource Consent is an instant requirement for any development proposing subdivision in the Far North District.

The resource consent application is required through no less than one non-complying component of the Urban Environment, Residential Activity rules; being that each residential unit for a single household shall have available to it a minimum net site of 600m² for sewered sites. Resource consent is further required to cover no more than four subsequent non-complying components to the Urban Environment, Subdivision Rules; being an accessway change, increase in the certificate of titles, minimum lot sizes and also allotment dimensions.

3.2 Urban Environment - Residential Activity Rules

7.5.6.1.2 Residential Activity a) Residential Intensity:

Each residential unit for a single household shall have available to it a minimum net site area of 600m² for sewered sites. Any activity that does not comply with a condition for a permitted activity is a restricted discretionary activity.

This subdivision proposes one new Lot with an area of 266.75m².

3.3 Urban Environment - Subdivision Rules

13.7.1 Controlled Subdivision Activities

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

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

The proposed subdivision will amend 6 Bisset Road title as well as adding one further title.

c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone

As stated in section 3.1, the subdivision will add one Lot which will be smaller than what is specified as a controlled activity in the relevant zone.

3.4 Urban Environment - Subdivision Rules

13.7.2.2 Allotment dimensions

Residential = 14m x 14m

As the proposed Lot is not perfectly square; the below dimensions are nominal and reflect the

overall shape (length and width) in a general sense only.

Lot 5 nominal dimensions

15.6m x 16m

The Lots contains a greater overall area than 14x14m.

3.5 All permitted and complying activities

Refer to attachment ***AEE Assessment District Plan Table*** for all controlled and permitted activities the subdivision proposes.

4. Assessment of Environmental Effects

As per Schedule 4 - Information required in application for a resource consent, subsection 6 - information required in assessment of environmental effects; the following statements confirm intent and compliance:

The proposed subdivision is not for commercial use, before, during or once complete. The lots will be used solely as residential dwellings. No commercial activity will take place on any of the proposed Lots.

Building consent will be applied for separately to this application; however, there are no hazardous installations outside of NZS 3604. The proposed subdivision comprises of an additional single story residential home (with possible future single level medium-density development). Using timber subfloor and framing, along with standard materials and processes as outlined in NZS 3604. The new homes will comply with the New Zealand Building Code.

The proposed subdivision will not produce or discharge any contaminant or hazardous substance outside regulation construction materials.

There is minimal to no earth works required, all physical waste will be stored in a skip bin and subsequently removed from the site, as per council protocol once construction comes to an end. There are no notable byproducts proposed in this consent.

As per Schedule 4 - Information required in application for a resource consent, subsection 7 - matters that must be addressed by assessment of environmental effects; the following statements confirm intent and compliance:

There are no notable trees or plants on the current section.

There are no known animal or wildlife protections or habitats on the current section.

There is no physical alteration proposed to the landscape; regarding earth works and contour.

There will be no discharge of contaminants into the environment.

The current section is not being used for recreational or community purposes.

There is no known tie of this land to any cultural or significant spiritual or community event.

There are no natural resources or natural resource access ways associated with this site.

The proposed development will not create or encourage any form of noise pollution unrelated to residential activity.

Environmental effects and proposed points of management or mitigation:

The proposed subdivision will have less than minor effect on those in the neighbourhood and the wider community.

As any construction is expected, there will be construction noise, increased traffic and construction hazards on the site during the subdivision and building process. These issues are unavoidable and will be managed / mitigated by the building and relocatable team. All construction works will be in accordance with relevant building / construction code standards and will be undertaken by licensed professionals.

Effect summary – Less than minor

The proposed subdivision will have a less than minor effect on the visual appearance on the current section and property.

The proposal looks to add a 4th dwelling to an existing 3 dwelling development. The typology will be very similar and will have a very minor impact on the overall feel and aesthetic of the street scape.

Effect summary – Less than minor

The subdivision will have no effect on the trees and plants on the current section.

The proposed relocated building (or potential future medium density development) will have no impact on vegetation currently within the sections.
Refer Landscape Plan.

Effect summary – No effect

Vehicle crossing location onto Bisset Road

The existing vehicle crossing will remain as is.
Refer Landscape Plan.

Effect summary – Less than minor

Shape of Lots (minimum dimension of 14m x 14m)

The shapes of Lot 5 has been derived from a number of considerations:

- Central accessway and vehicle circulation
- Existing service line
- Shapes and floor layouts of relocatable houses
- Location of existing home
- Orientation of yards and outdoor areas

- Vehicle maneuverability

Many planning exercises were conducted before arriving at the finalised layout which was given approval (RC 2300042, stamped 15/9/2020).

Effect summary – Less than minor

Size of the Lots

The current zoning parameters for lot sizes indicate no smaller than 600m².

The approval of the initial six-lot scheme was influenced by its positive contribution to the community through the addition of housing stock and the presence of a large open park located directly across the road. The adjacent grass park reduces the necessity for each lot to include expansive grassed areas, thereby lowering maintenance requirements for owners and tenants while still providing access to public open space amenities. The lot sizes remain unchanged from the previously approved resource consent.

Approved RC 2300042, stamped 15/9/2020.

Effect summary - Less than minor

Increased drain on infrastructure

This does not propose the requirement of increasing infrastructure beyond the Initially approved RC.

Approved RC 2300042, stamped 15/9/2020.

Effect summary – Less than minor

Activity Status:

Overall, consent is required as a restricted discretionary activity.

5. Assessment of Part 2 of RMA (relevant sections addressed)

Purposes

(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 well-being 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.

The proposed subdivision does not impede or promote sustainable management of natural physical resources. It is proposed to connect to town supply for utilities; this will support sustainable systems if they are employed by the Far North District council in its supply. Or alternatively not, if they are not managed sustainably.

The section does not have any notable physical or natural features which place any significant value to the owners or community. Therefore, the proposal does not have any effect.

The proposal suggests a stormwater management plan that promotes an ecofriendly treatment of storm water, which will improve on the current site as there is nothing in place to date.

The proposal suggests a combination of relocatable homes and new build. This is a model of recycle over waste and will have a far greater positive impact on the environment than only new builds, not to mention adding historical significance to the section with homes of a different era and story.

The proposal suggests there will be no contaminants or waste products from the development, as to have no effect on the environment. The minimal build-up of waste products or building materials will be taken away from site and disposed of responsibly.

The proposal suggests there will be no commercial activity undertaken on the site currently, during or following the development, avoiding any adverse effects.

Overall, the proposal suggests a subdivision that has little to no effect on the natural environment. Little to no effect on the physical / visual perception of the property. Little to no effect on public safety through an increase of hazard or traffic consideration.

The proposal does suggest a positive impact on the housing stock for Kaikohe and follows proactive community and environmentally friendly systems to achieve it. The proposal suggests a consideration of the Far North District Plan with a goal to support the districts needs and requirements.

6. Notes from FNDC District Plan

The Far North District Council could be considered to be affected by this proposal due to the development falling within the restricted discretionary activity category due to the reasons mentioned in this report. No other parties have been considered affected by this proposal.

Overall, we believe this application satisfies the relevant provisions of S95 of the Resource Management Act and can lawfully be assessed without notification.

7. Conclusion

We believe the proposal is in line with the Far North District Plan, Residential Zone with the overall effects and as a result, the works are considered to be *less than minor*.



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

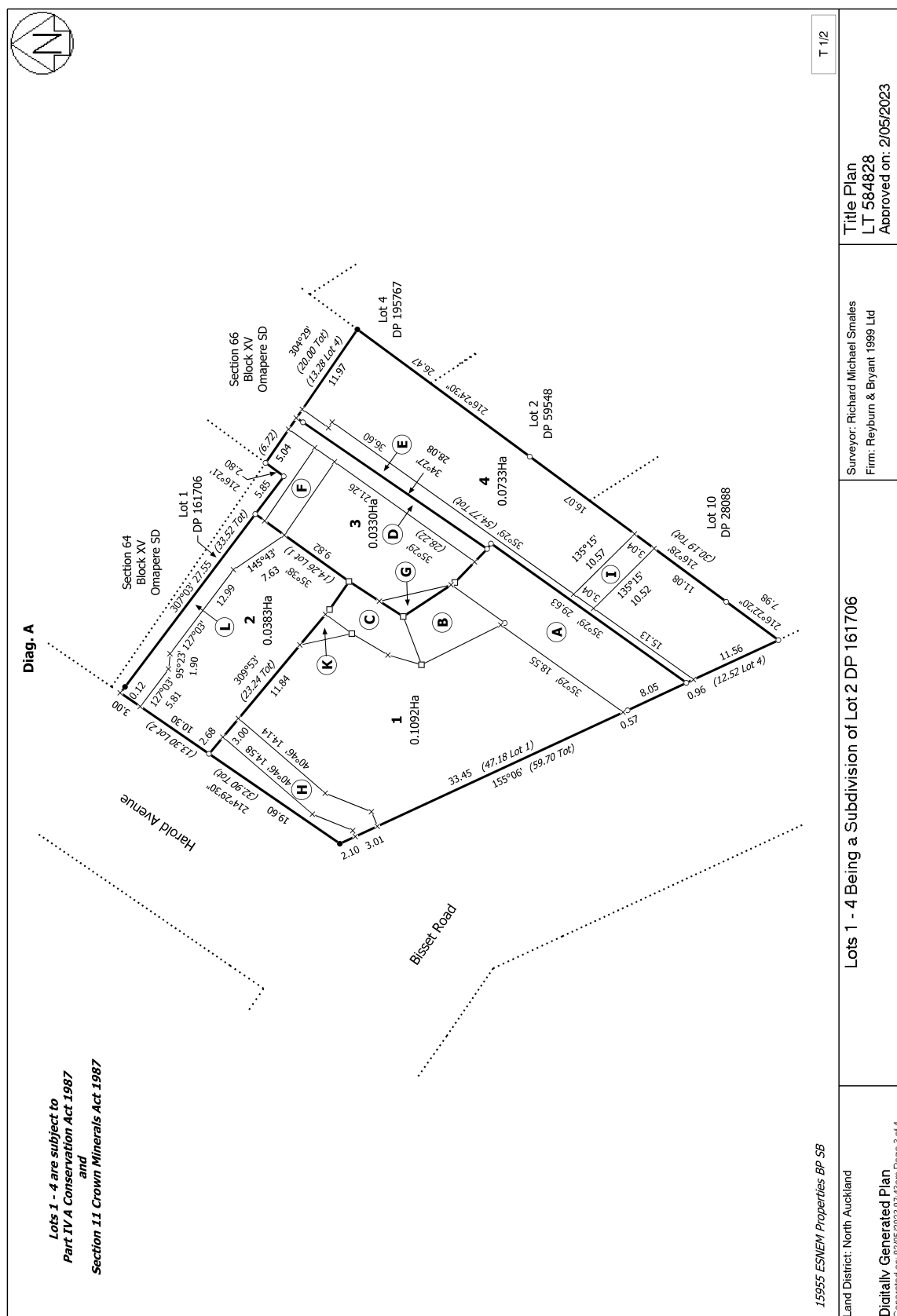
Identifier **1101253**
Land Registration District **North Auckland**
Date Issued 11 April 2023

Prior References
NA97C/58

Estate Fee Simple
Area 1092 square metres more or less
Legal Description Lot 1 Deposited Plan 584828
Registered Owners
Esнем Properties Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
12131842.2 Mortgage to ASB Bank Limited - 3.6.2021 at 4:34 pm
Subject to a right of way, right to convey electricity, telecommunications over part marked A, B and C, right to convey water over part marked A, H and a right to drain sewage over part marked B, C and K all on DP 584828 created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm
Appurtenant hereto is a right to drain water created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm
The easements created by Easement Instrument 12709349.2 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to drain sewage over part marked A on DP 584828 in favour of Far North District Council created by Easement Instrument 12709349.3 - 11.4.2023 at 2:27 pm
The easements created by Easement Instrument 12709349.3 are subject to Section 243 (a) Resource Management Act 1991





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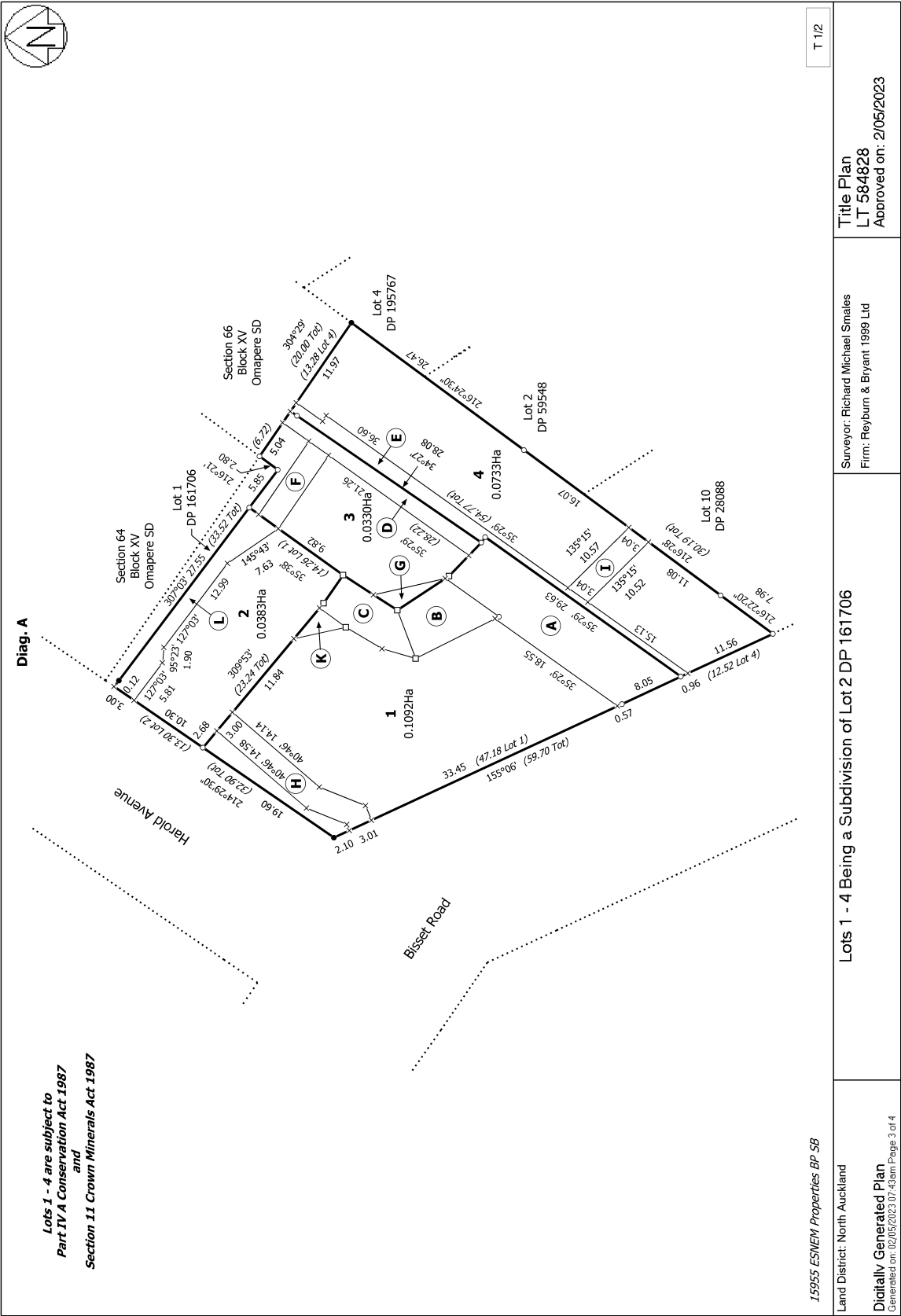

R.W. Muir
Registrar-General
of Land

Identifier **1101256**
Land Registration District **North Auckland**
Date Issued 11 April 2023
Prior References
NA97C/58

Estate Fee Simple
Area 733 square metres more or less
Legal Description Lot 4 Deposited Plan 584828
Registered Owners
Esнем Properties Limited

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
12131842.2 Mortgage to ASB Bank Limited - 3.6.2021 at 4:34 pm
Subject to a right to convey water over part marked E and a right to drain water over parts marked E and I all on DP 584828 created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm
Appurtenant hereto is a right of way, right to convey electricity, telecommunications and water created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm
The easements created by Easement Instrument 12709349.2 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right (in gross) to drain sewage over part marked E on DP 584828 in favour of Far North District Council created by Easement Instrument 12709349.3 - 11.4.2023 at 2:27 pm
The easements created by Easement Instrument 12709349.3 are subject to Section 243 (a) Resource Management Act 1991





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R.W. Muir
Registrar-General
of Land

Identifier **1101254**
Land Registration District **North Auckland**
Date Issued 11 April 2023

Prior References
NA97C/58

Estate Fee Simple
Area 383 square metres more or less
Legal Description Lot 2 Deposited Plan 584828
Registered Owners
Esnem Properties Limited

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

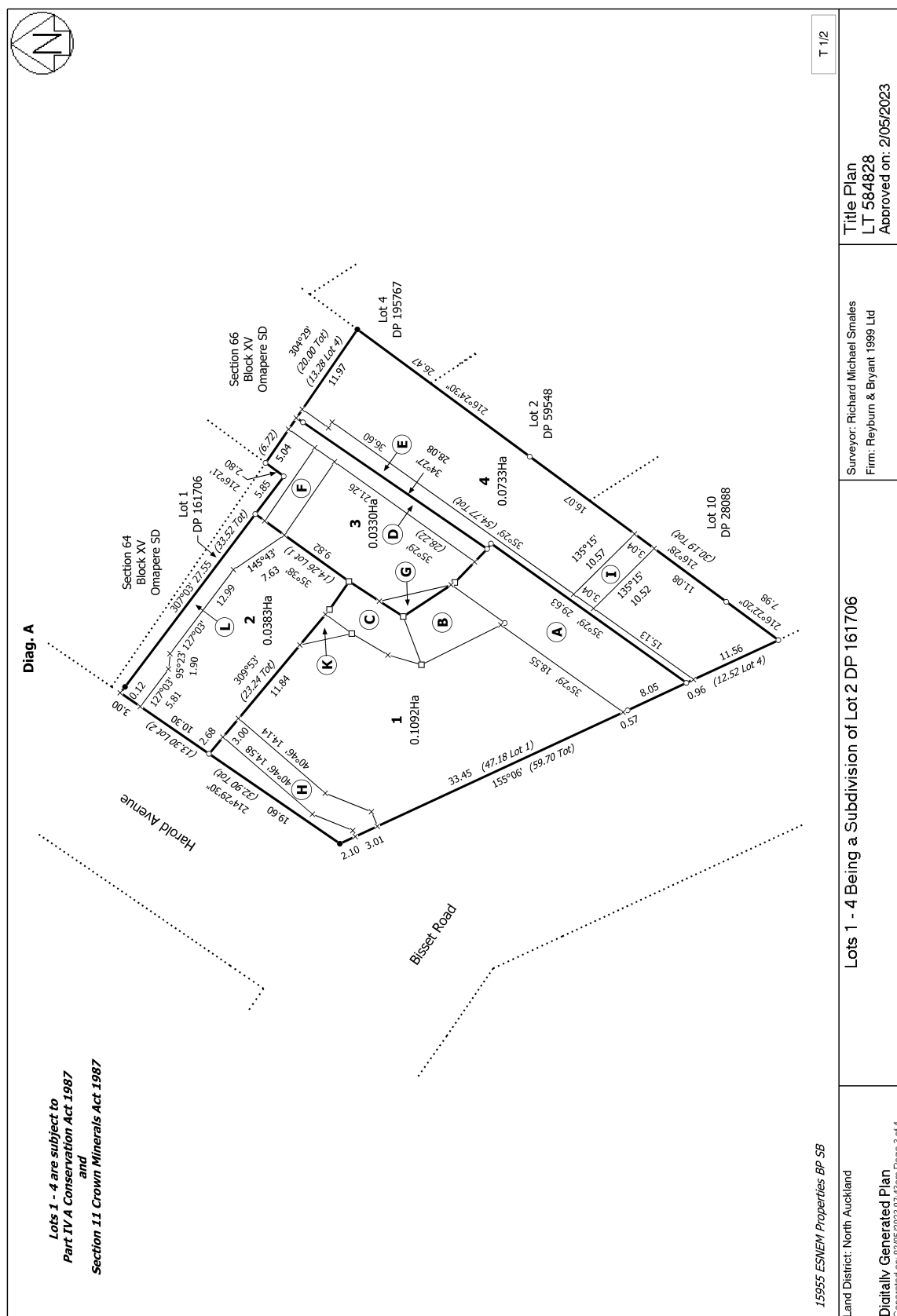
12131842.2 Mortgage to ASB Bank Limited - 3.6.2021 at 4:34 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications, water and a right to drain water and sewage created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm

The easements created by Easement Instrument 12709349.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over part marked L on DP 584828 in favour of Chorus New Zealand Limited created by Easement Instrument 12709349.4 - 11.4.2023 at 2:27 pm

The easements created by Easement Instrument 12709349.4 are subject to Section 243 (a) Resource Management Act 1991





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UNDER LAND TRANSFER ACT 2017
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R.W. Muir
Registrar-General
of Land

Identifier **1101255**
Land Registration District **North Auckland**
Date Issued 11 April 2023

Prior References
NA97C/58

Estate Fee Simple
Area 330 square metres more or less
Legal Description Lot 3 Deposited Plan 584828
Registered Owners
Esнем Properties Limited

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

12131842.2 Mortgage to ASB Bank Limited - 3.6.2021 at 4:34 pm

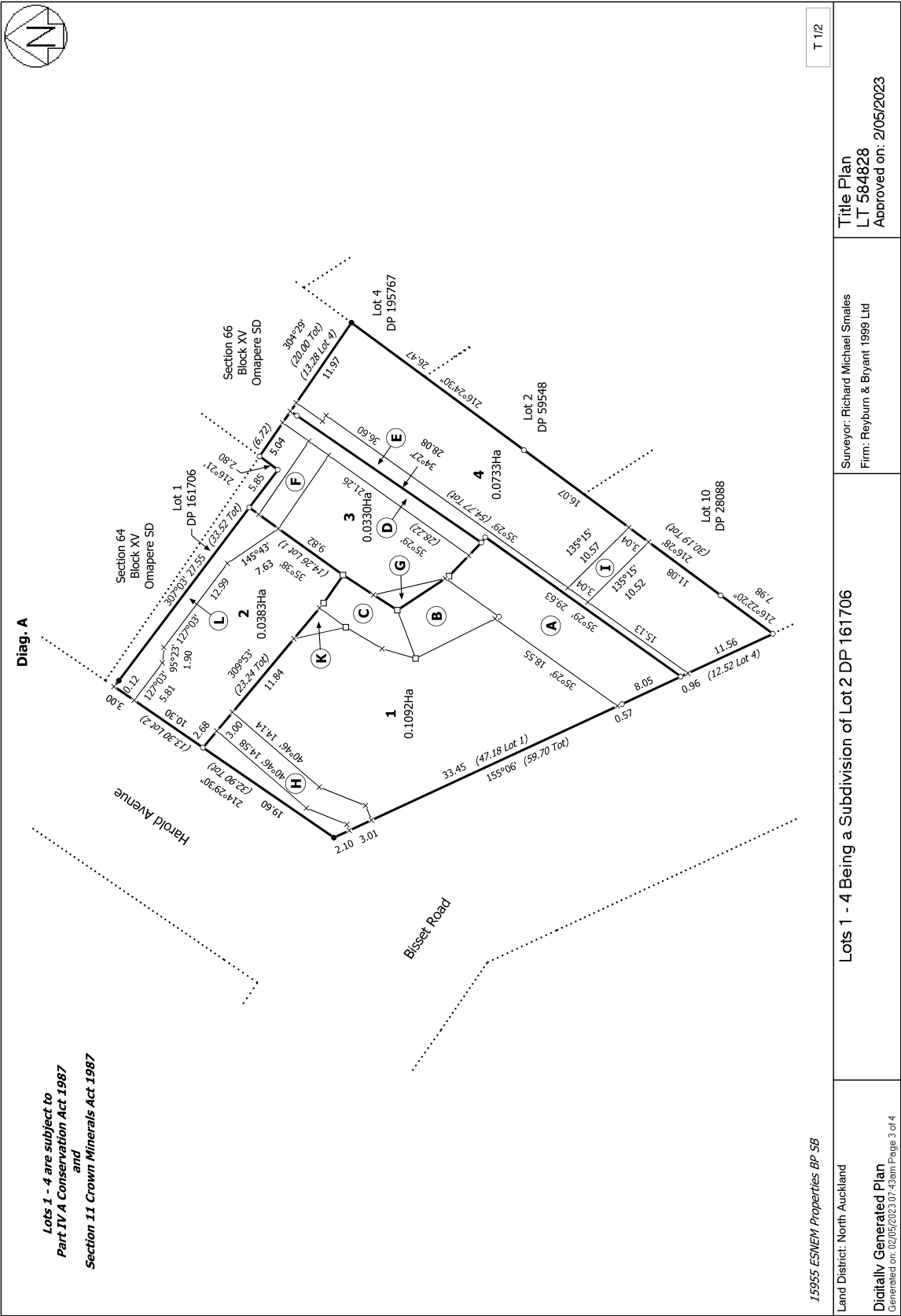
Subject to a right to convey water over part marked D, right to drain water over parts marked F, D and a right to drain sewage over part marked G all on DP 584828 created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm

Appurtenant hereto is a right of way, right to convey electricity, telecommunications, water and a right to drain water created by Easement Instrument 12709349.2 - 11.4.2023 at 2:27 pm

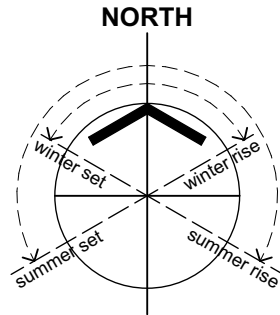
The easements created by Easement Instrument 12709349.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage over part marked D on DP 584828 in favour of Far North District Council created by Easement Instrument 12709349.3 - 11.4.2023 at 2:27 pm

The easements created by Easement Instrument 12709349.3 are subject to Section 243 (a) Resource Management Act 1991



Sheet Index	
Layout ID	Layout Name
RC01	Cover Sheet
RC02	Site: FNUP Compliance Schedule
RC03	Site Bulk & Location
RC04	Landscape Plan & Critical Point Sections
RC05	Proposed Scheme Plan
RC06	Site Services



GENERAL NOTES

- 0.1 Contractor to verify all dimensions and conditions on site before commencing work.
- 0.2 Work only from figured dimensions. In the event of a discrepancy consult the Architect.
- 0.3 The drawings are to be read in conjunction with the Specification.
- 0.4 If in doubt, consult the Architect.

6 Bisset Road, Kaikohe

Combined Land Use & Subdivision Consent Application



P. 021 250 6671
E. esnempropertiesltd@gmail.com

title

Esnem Properties Ltd

Proposed Subdivision

6 Bisset Road
Kaikohe
Northland

sheet title

RC Submission
Cover Sheet

drawn

ST

scale

As marked at A1

sheet no.

RC01

printed Monday, 22 December 2025

RC

issue

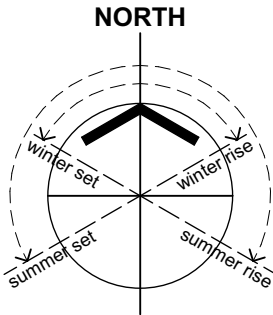
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FAR NORTH UNITARY PLAN COMPLIANCE SCHEDULE
6 BISSET ROAD, KAIKOHE
Gross Site Area: 2,541m²
Net Site Area: 2,242.4m²
Territorial Authority: Far North District Council
Urban Environment: Residential Zone

CLAUSE	CONTROL	PERMITTED	ADDITIONAL INFO	6 Bisset Rd	8 Timatanga PI	6 Timatanga PI	4 Timatanga PI	LOT 5
7.6.5.1.4	Building Height	8m		complies	complies	complies	TBC	complies
7.6.5.1.5	Sunlight	2m + 45deg	neighbour / external	complies	complies	complies	TBC	Restricted Discretionary
7.6.5.1.6	Maximum Impervious Area m2 required to be compliant	60% 1,524.6	Site Area Impervious Area Percentage	796.7 367.6 46.1%	387.2 183.7 47.4%	330.8 173.9 52.5%	TBC (future development)	266.8 123.6 46.3%
7.6.5.1.7	Boundary Setbacks	road 3m		complies	complies	complies	TBC	complies
7.6.5.1.17	Maximum Building Coverage m2 required to be compliant	45% 1,143.5	Site Area Building Coverage Percentage	796.7 92.8 11.6%	387.2 92.7 23.9%	330.8 92.7 28.0%	TBC	266.8 approx. 90 33.7%

This drawing and the design it covers shall remain the property and copyright of the Architects.



GENERAL NOTES

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- Work only from figured dimensions. In the event of a discrepancy consult the Architect.
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DEVELOPMENT CONTROLS:

Legal Description:
Lot 2
DP 161706
CT: NA97C/58
Area: 2,541m²
Local Authority: **FNDC**
FNDC Environment: **Residential Zone**
Max. Building Height: 8.0m max.
Building Coverage: 45% max.
Impermeable Coverage: 60% max.
Boundary Setbacks: 3.0m road Bdy

SITE DESIGN INFORMATION:

Wind Zone = **MEDIUM**
Earthquake Zone = **Zone 1**
Exposure Zone = **Zone B**
Rainfall Intensity = **80 - 90mm/hr**

BULK & LOCATION LEGEND:

- Existing residence to remain.
- Proposed transportable home
- Landscape (permeable)
- Deck/Landing (impermeable)
- Gravel / vehicle manoeuvring (impermeable)
- Indicative coverage of unconfirmed future development

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title
Esnem Properties Ltd

Proposed Subdivision

6 Bisset Road
Kaikohe
Northland

sheet title

RC Submission

Site: FNUP Compliance Schedule

drawn

ST

scale

As marked at A1

sheet no.

issue

RC02

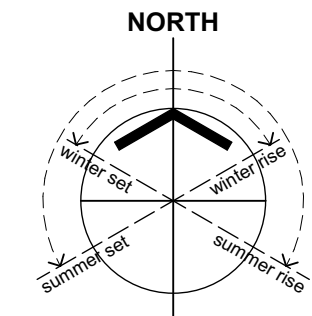
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RC

IC/2400-4-D Developed Design/RC/4.12 RESUBMISSION Dec2025/251222 RC Resubmission.pdf

0 50mm



- GENERAL NOTES**
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 - Deck/Landing (impermeable)
 - Gravel / vehicle manoeuvring (impermeable)
 - Indicative coverage of unconfirmed future development

- SITE PLAN LEGEND:**
- Vehicle carpark
 - Boundary line
 - Setback Line
 - Vehicle Driveway
 - Water Tanks as per engineer design.
 - Indicative Zone - 100yr flood event
 - Indicative Zone - 10yr flood event
 - CP R.L. 198 HRB Reference Point

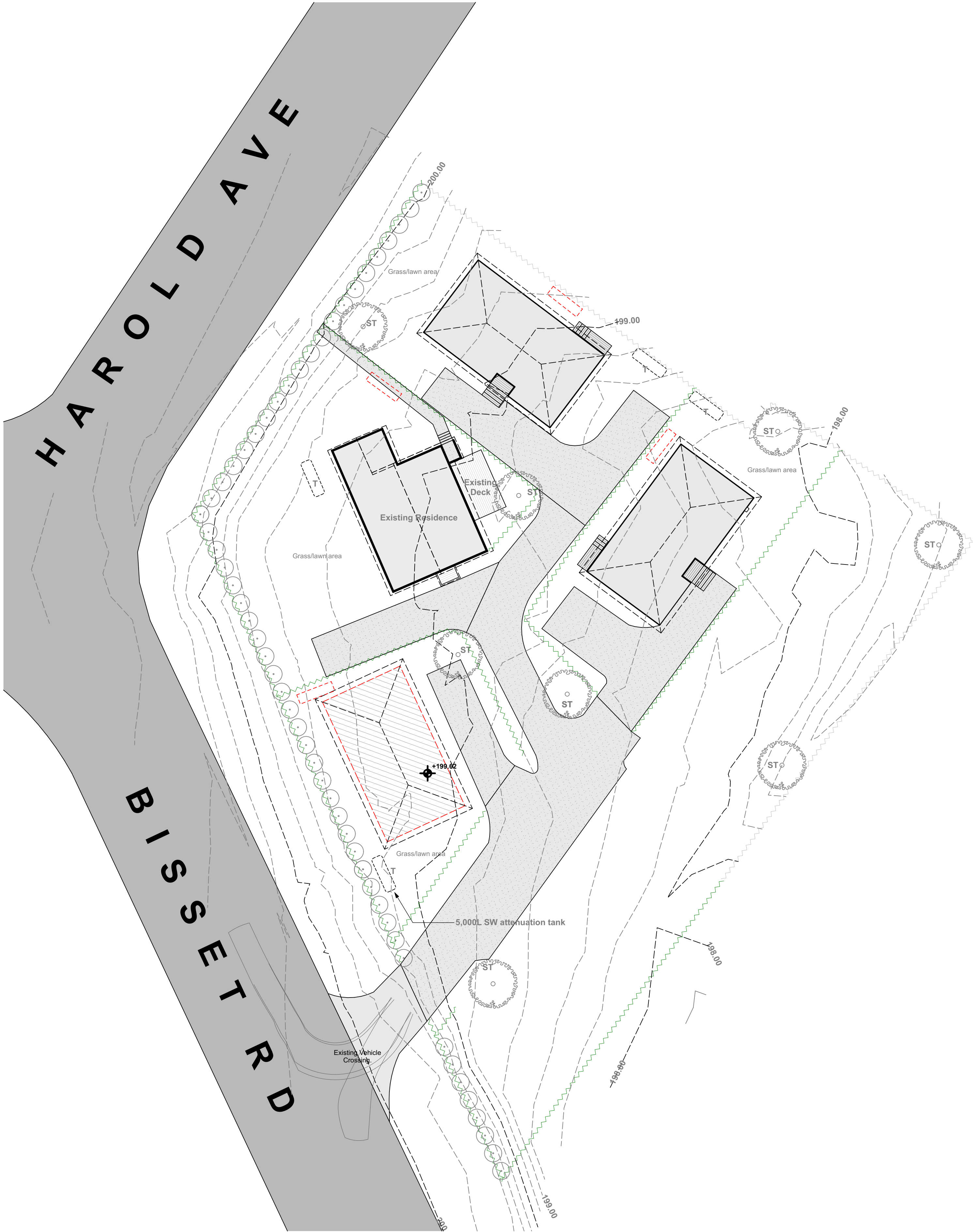
Site: Bulk and Location (context)

1:200

6 BISSET ROAD - AUP COVERAGE CALCULATIONS

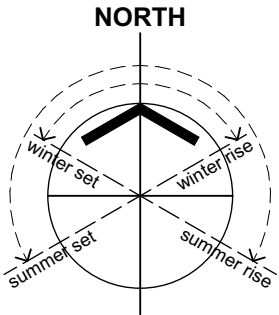
Site Area	2,541m ²	
Building Coverage	approx. 563m ²	AUP Compliance 22.1% (<45% required)
Impervious:	approx. 1,206m ²	47.4% (<60% required)
Landscaped Area:	approx. 1,335m ²	

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issue	-
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RC	



Site: Landscape Plan

1:200

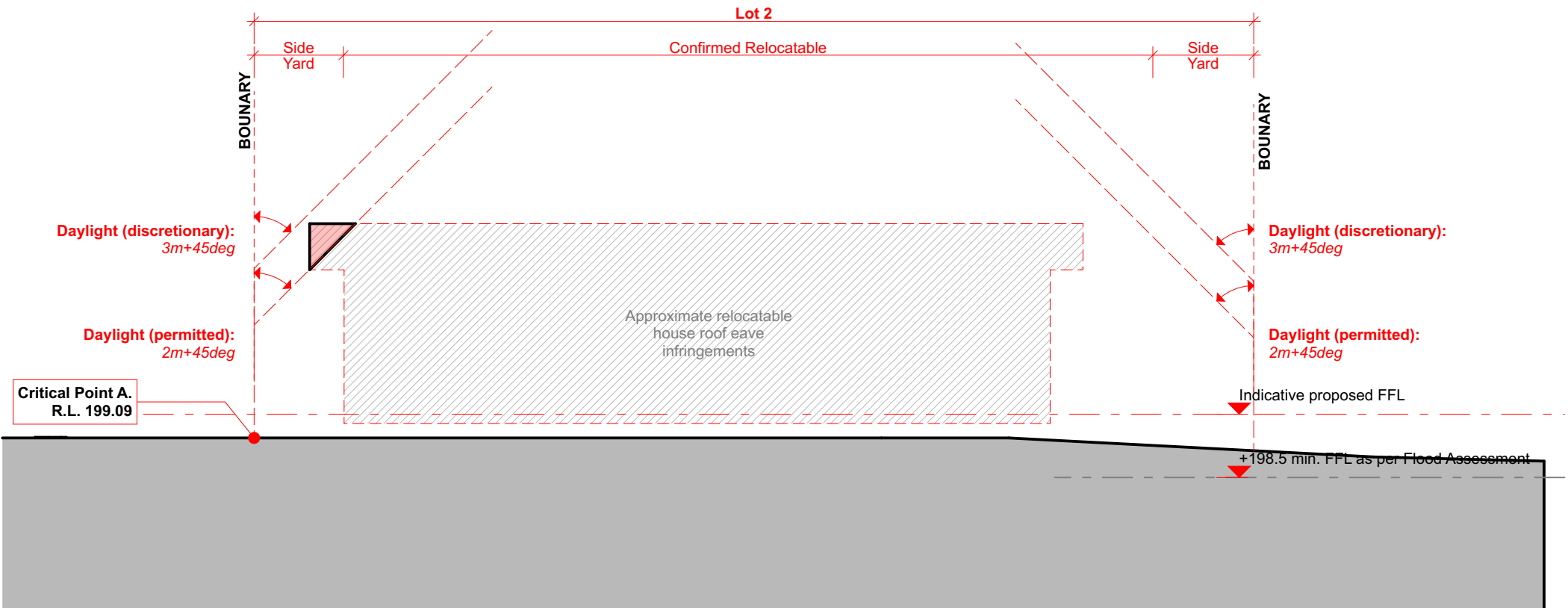


GENERAL NOTES

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LANDSCAPE PLAN LEGEND:

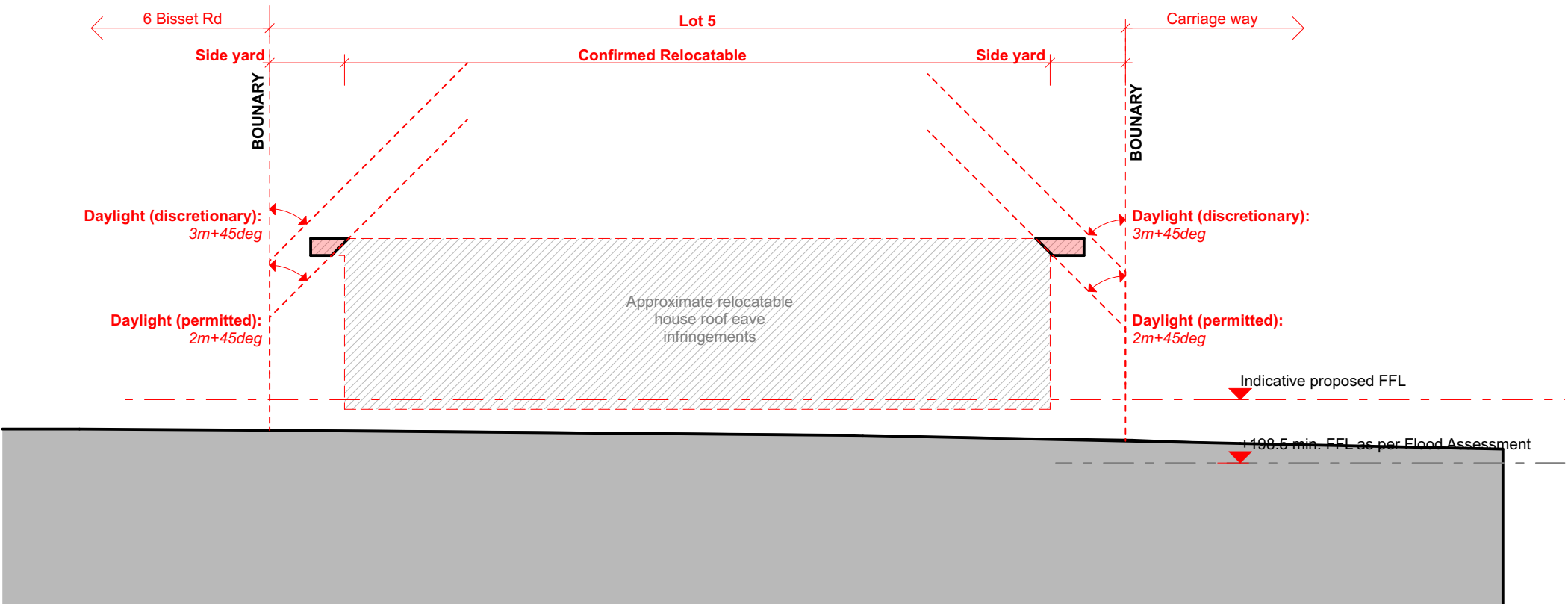
- Vehicle Driveway
- 5000L Water Tanks as Stormwater Assessment.
- Proposed Specimen Tree
- Proposed pittoisporum hedge along road boundaries.
- Existing timber fences to remain.
- Proposed timber fencing
- Indicative washing line zone



A

Critical Point

1:100



B

Critical Point

1:100

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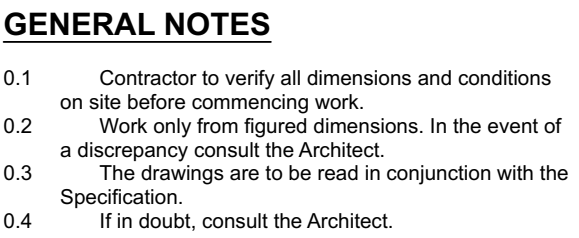
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Esnem Properties Ltd

Proposed Subdivision
6 Bisset Road
Kaikohe
Northland

sheet title
RC Submission
Landscape Plan & Critical Point Sections

drawn
ST
scale
As marked at A1

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RC04
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RC



Land Registration District North Auckland	Plan Number DP 584828
Territorial Authority (the Council) Far North District Council	Council Reference 2300042-RMAVAR/A

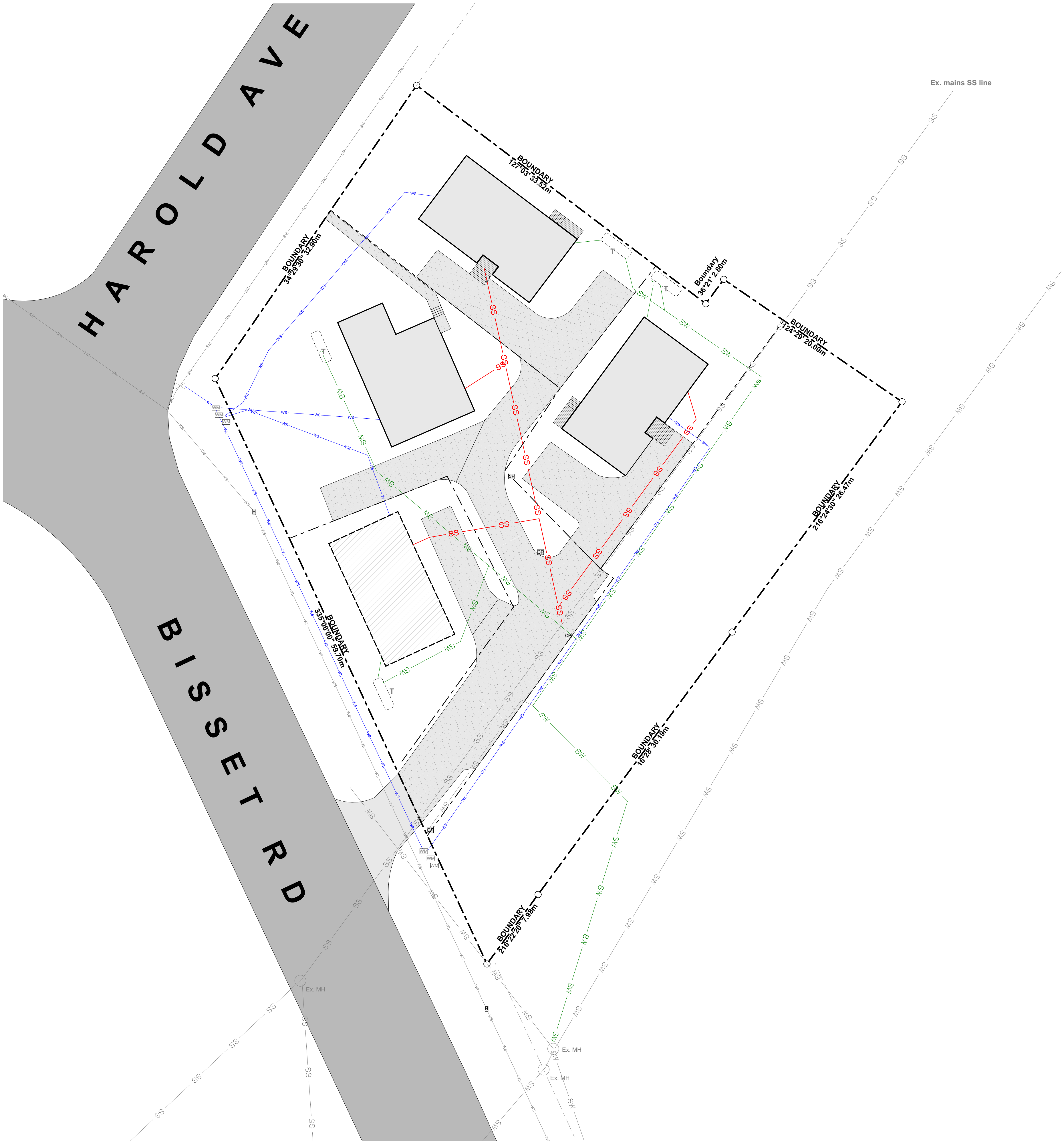
Memorandum of Easements			
Pursuant to s243 Resource Management Act 1991			
Purpose	Shown	Burdened Land (Servient Tenement)	Benefitted Land (Dominant Tenement)
Right of Way and Right to Convey Electricity & Telecommunications	A & B	Lot 1 DP 584828	Lots 2, 3 & 4 DP 584828
	C	Lot 1 DP 584828	Lot 2 DP 584828
Right to Convey Water	A	Lot 1 DP 584828	Lots 3 & 4 DP 584828
	D	Lot 3 DP 584828	Lot 4 DP 584828
	E	Lot 4 DP 584828	Lot 3 DP 584828 & Lot 5
	H	Lot 1 DP 584828	Lot 2 DP 584828
Right to Drain Sewage	K	Lot 1 DP 584828	Lot 2 DP 584828
Right to Drain Sewage	M	Lot 1 DP 584828	Proposed new Lot
Right to Drain Water	N	Proposed new Lot	Lot 1 DP 584828

Memorandum of Easements in Gross Pursuant to s243 Resource Management Act 1991			
Purpose	Shown	Burdened Land (Servient Tenement)	Grantee
Right to Drain Water & Sewage	A, B & C	Lot 1 DP 584828	Far North District Council
	D	Lot 3 DP 584828	
Right to Drain Water	E	Lot 4 DP 584828	
	F	Lot 3 DP 584828	
	I	Lot 4 DP 584828	
Right to Drain Sewage	G	Lot 3 DP 584828	Chorus New Zealand Ltd
Right to Convey Telecommunications	L	Lot 2 DP 584828	
Right to Drain Sewage	M	Lot 1 DP 584828	Far North District Council
Right to Drain Water	N	Proposed new Lot	



A horizontal scale bar with alternating black and white segments. It is labeled '0' at the left end and '50mm' at the right end.

- 5,000L detention tanks
- SS Existing sanitary sewer
- SS New sanitary sewer
- SW Existing stormwater
- SW New stormwater
- WS New water supply
- Existing water meters
- Existing SW cesspits



Site: Services

1:200

GENERAL NOTES

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- 0.3 The drawings are to be read in conjunction with the Specification.
- 0.4 If in doubt, consult the Architect.

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title
Esnem Properties Ltd

Proposed Subdivision
6 Bisset Road
Kaikohe
Northland

sheet title
RC Submission
Site Services

drawn
ST
scale
As marked at A1

sheet no. issue
RC06
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RC