

applied innovation

**FNDC MAIL**

01 NOV 2023

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OUR REF 230300L1

1 November 2023

Far North District Council  
5 Memorial Avenue (Head Office)  
**KAIKOHE 0405**

**BY COURIER**

Dear Sir/Madam

**22 TAIPA POINT ROAD, TAIPA : APPLICATION FOR UNIT TITLE SUBDIVISION RESOURCE CONSENT**

Please find enclosed an Application for Unit Title Subdivision Resource Consent for the abovementioned property.

If you have any queries, please do not hesitate to contact Philip Barrett on 022 135 8477 or our office on 07 858 4564.

Yours sincerely



**PHILIP BARRETT**  
**PLANNING TEAM MANAGER**  
Email: [PhilipB@cheal.co.nz](mailto:PhilipB@cheal.co.nz)

Enclosures:

1. Application for Unit Title Subdivision Resource Consent

**Taipa Limited**

22 Taipa Point Road, Taipa.

Application for Unit Title Subdivision Resource Consent.

230300

1 November 2023





01 NOV 2023

Private Bag 752, Memorial Ave  
Kaikohe 0440, New Zealand  
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Phone: (09) 401 5200  
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Email: esk.us@fndc.govt.nz  
Website: www.fndc.govt.nz

Office Use Only  
Application Number:

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):

- Land Use, Fast Track Land Use\*, Subdivision (checked), Discharge, Extension of time (s.125), Change of conditions (s.127), Change of Consent Notice (s.221(3)), Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil), Other (please specify)

\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

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

Yes/No (No circled)

4. Applicant Details:

Name/s:

TAIPA LTD

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address: (or alternative method of service under section 352 of the Act)



Post Code: 3204

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s:

Philip Barrett, Cheal Consultants.

Electronic Address for Service (E-mail):

philipb@cheal.co.nz

Phone Numbers:

Work: 022 1358477

Home:

Postal Address: (or alternative method of service under section 352 of the Act)

PO Box 41 Waikato Box Lobby HAMILTON 3240

Post Code:

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

**6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)**

Name/s: Taiqa Limited

Property Address/  
Location: 22 Taiqa Point Road, TAIPA

**7. Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/  
Location: 22 Taiqa Point Road, TAIPA

Legal Description: Unit GA9 A435\*37 Unit GAH A436 DP 179995 Val Number: \_\_\_\_\_

Certificate of Title: 1107682

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

Site Visit Requirements:

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

Yes  No

Is there a dog on the property?

Yes  No

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

Please report to Resort reception

**8. Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Boundary adjustment to update an existing Unit Title Plan.

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or 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) or extension being sought, with reasons for requesting them.

**9. Would you like to request Public Notification**

Yes  No



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

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

11. 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 (further information in regard to this NES is available on the Council's planning web pages):

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? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).       yes  no  don't know

- Subdividing land       Changing the use of a piece of land
- Disturbing, removing or sampling soil       Removing or replacing a fuel storage system

12. 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.

Please attach your AEE to this application.

13. Billing Details:

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

Name/s: (please write all names in full)

Taipa Limited C/O Levin Da Costa

Email:

Postal Address:

Post Code: 3204

Phone Numbers:

Work:

Home:

Fax:

**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 20<sup>th</sup> 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 print)

Signature: \_\_\_\_\_ (signature of bill payer – mandatory)      Date: 26/10/2023

## 14. Important Information:

### Note to applicant

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

You 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

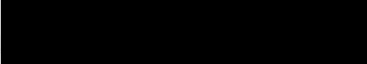
Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track 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](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

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

Name:  (please print)

Signature:  (signature)

Date:

20/10/23

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

### Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- 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.*

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**

## Taipa Limited

22 Taipa Point Road, Taipa

Application for Resource Consent under Section 88 of Resource Management Act 1991 for Unit Title Subdivision

**Prepared by:**

[REDACTED]

---

Philip Barrett  
Planning Manager Hamilton

**Reviewed by Surveyor:**

f

[REDACTED]

---

DV McCracken  
Senior surveyor / Principal

**Reviewed and Approved  
for Release by:**

---

Name  
Position

**Date:** 1 November 2023  
**Reference:** 230300  
**Status:** Final

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### Appendices -

1. Record of Title
2. Establishing Consents RC 1970405 and RC-2050612- RMASUB
3. Complete Unit Development Plans



## APPLICATION DETAILS

<b>Consent Authority:</b>	Far North District Council
<b>The Applicant:</b>	Taipa Limited
<b>Address for Service:</b>	Cheal Consultants Limited, PO Box 41, Waikato Mail Centre, Hamilton 3240
<b>Address for Invoice:</b>	Taipa Ltd, PO Box 9080, Waikato Mail Centre, HAMILTON 3204I
<b>Site Details:</b>	
<i>Street Address</i>	22 Taipa Point Road, Taipa
<i>Legal Description</i>	Unit GAG and AU 35 and 37 DP179995 and Unit GAH and AU 36 DP 179995 all on Lot 1 DP 172800 and Lot 2 DP 345829
<i>Record of Title</i>	1107682
<i>Area</i>	1.0710m <sup>2</sup>
<i>Zoning</i>	Residential

### Activity for which Consent is sought:

This Boundary Adjustment Application seeks the update of an existing Unit Title Plan and allow a minor re-develop of the site so that existing principle and accessory units are combined into two differing combinations / Unit Titles. The proposal is considered a **Controlled Activity** under the Operative and Proposed District Plans.

## 1. INTRODUCTION

Resource Consent is sought to redevelop some of the Units such that PU GAG and AU's 35 and 37 are combined into one Principal Unit and PU GAH and AU 36 are combined into a second Principal Unit.

The Unit Title Subdivision first establishing the current Cadastral Boundaries was approved by Council on 6 December 1996 via Consent RC 1970405. Lot 2 DP 345829 and part of the tennis court was added to the development via boundary relocation pursuant to Consent RC-2050612-RMASUB dated 21 June 2005. Both of these Consents are contained in Appendix 2.

No written approval has been provided since no persons are considered affected.

In accordance with Section 88 of the Resource Management Act 1991 (RMA) the following Report provides a site description, description of the proposal, consideration of the relevant Rules and Standards, and controlled activity Assessment of Environmental Effects.

Appended to this Report are the Plans showing the proposed redevelopment.

## 2. SITE DESCRIPTION

The site is located at 22 Taipa Point Road, Taipa. It is zoned Residential in both the Operative (ODP) and the Proposed District Plan (PDP). The site is subject the following planning overlays: Coastal Erosion Zone 2 and 3 100 year plus Rapid Sea Level Rise Scenario; Coastal Flood Zone 2 and 3 100 year plus Rapid Sea Level Rise Scenario and River Flood Hazard Zone (100 year) as shown in Images 2 - 4 inclusive.



Image 1: Site Location (Source: Council Online Maps)



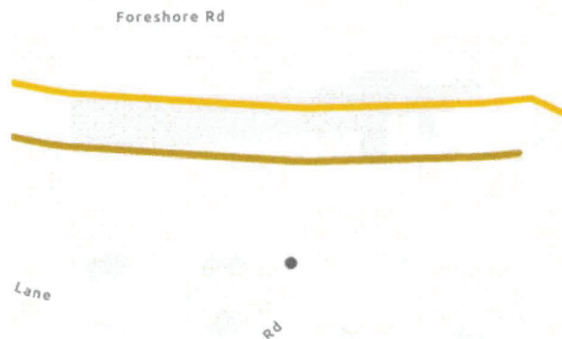


Image 2: Coastal Erosion Zone 2 and 3 100 year plus Rapid Sea Level Rise Scenario



Image3: Coastal Flood Zone 2 and 3 100 year plus Rapid Sea Level Rise Scenario



Image 4: River Flood Hazard 100-year

The site contains an existing Residential Resort Development providing 34 Residential Units and 34 associated AU; Common Property and AU 36 and 37 that contain the surrounding grassed and treed areas, swimming pool and tennis courts. A carpark is contained in AU 35, the main buildings within Unit GAG and Unit GAH that comprise the Restaurant and Bar, Conference and Function Centre and Office.



Image 5: Taipa Resort (Source GRIP Maps)

### Surrounding Environment

The immediate surrounding area is the ocean to the north, residential development east and west. Further east is the Taipa River and river mouth and adjoining Reserve. Beyond the immediate residential area and inland is rural land, used for intensive horticulture.

## 3. DESCRIPTION OF PROPOSAL

### 3.1. Subdivision Details

Resource Consent is sought to redevelop some of the Units such that PU GAG and AU's 35 and 37 are combined into one Principal Unit and PU GAH and AU 36 are also combined into a second Principal Unit generally as indicated in Image 6 below. The result will be two Principal Units PU 38 and PU 39. A full set of Plans are contained in Appendix 3.

Taipa Limited owns 23 units within the development in fee simple that includes Unit GAG and AU 35 and 37 and Unit GAH and AU 36. Taipa Management Limited leases all the remaining Residential Units and associated AU at the Resort.

#### 3.1.1. Council Certification Requests

Following issuance of the Subdivision Consent for this proposal two sets of Plans will be presented to Council for Certification as follows:

- Substituted Proposed Unit Development Plan (SPUD)
  - The Substituted Proposed Unit Development Plan will require Certification pursuant to sections 223 and 224f Resource Management Act 1991 and Section 32(2)(a) Unit Titles Act 2010.
- Complete unit Plan
  - The Complete Unit Plan will require Certification pursuant to sections 224c Resource Management Act 1991 and Sections 25(5) and 32(2)(a) Unit Titles Act 2010.

### 3.2. Three Waters

We have received and reviewed all property files held by Council. None of these files contain any As-Built Plans, Three Water Data Connections or Building Consent Plans. Notwithstanding the entire Resort is serviced and operating since its construction in the 1980's and thus is presumed on the balance of probability to have been issued the appropriate Building Consents that lawfully established the Resort. The proposal does not require any changes to existing servicing, that will remain in situ.

### 3.3. Power and Telephone

The Unit Title Redevelopment has no effect on the existing connections to any of the buildings which remain in the same principal format.

### 3.4. Access and Vehicle Crossings

The main carpark area formerly AU 35 now contained in one Principal Unit remains secured for other leasing Principal Unit holder via the Resort Management company as it is presently. This proposal requires no change to any existing access. In practice there is no limitation of carpark use by any persons.

### 3.5. Earthworks

No earthworks are required or necessary to give effect to the proposal.

## 4. STATUTORY CONSIDERATIONS

### 4.1. Resource Management Act 1991

Section 88 of the RMA allows any person to make a Resource Consent Application, provided it is in the prescribed form and includes, in accordance with Schedule 4, an Assessment of Environmental Effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Schedule 4 of the RMA lists those matters that should and must be included in an Assessment of Environmental Effects, as well as those matters that should be considered. These matters are referenced throughout the body of this Report confirming that the Application meets all the requirements of Section 88.

In accordance with Section 104(1) and when considering an Application for a Resource Consent and any submissions received, the Consent Authority must, subject to Part 2 of the RMA, have regard to:

- a) Any actual and potential effects on the environment of allowing the activity; and



- (ab) Any measure proposed or agreed to by the Applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and
- b) Any relevant provisions of:
- i) A National Environmental Standard
  - ii) Other Regulations
  - iii) A National Policy Statement
  - iv) A New Zealand Coastal Policy Statement
  - v) A Regional Policy Statement or Proposed Regional Policy Statement
  - vi) A Plan or Proposed Plan; and
- c) Any other matter the Consent Authority considers relevant and reasonably necessary to determine the Application.

The proposal is considered a Controlled Activity pursuant to compliance with the Operative District Plan Rule 13.7.1 Boundary Adjustments and Proposed District Plan Rule SUB R-1.

Section 104A of the RMA applies to Controlled Activities and prescribes that after considering an Application for Resource Consent, a Consent Authority must grant the Resource Consent unless it has insufficient information to determine whether or not the activity is a controlled activity; and may impose conditions on the Consent under section 108 only for those matters over which control is reserved in National Environmental Standards or other Regulations; or over which it has reserved its control in its Plan or Proposed Plan.

In terms of addressing the requirements of the RMA, an Assessment of Environmental Effects is provided in Section 7 of this Report. The District Plan Objectives and Policies are not discussed as the proposal is a Controlled Activity which must be granted Consent. As such, it is considered granting Consent to a Controlled Activity achieves the Objectives and Policies of the District Plan. For the same reason, an Assessment of the Proposal against Part 2 of the RMA is not required.

## 4.2. National Policy Statements

There are currently eight National Policy Statements being:

- National Policy Statement on Electricity Transmission
- National Policy Statement for Renewable Electricity Generation
- New Zealand Coastal Policy Statement
- National Policy Statement for Freshwater Management 2020
- National Policy Statement on Urban Development
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat

None of the National Policy Statements above directly apply to this proposal.

### 4.3. National Environmental Standards

There are currently the following National Environmental Standards:

- National Environmental Standards for Air Quality
- National Environmental Standards for Sources of Human Drinking Water
- National Environmental Standards for Telecommunication Facilities
- National Environmental Standards Electricity Transmission Activities
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health
- National Environmental Standards for Plantation Forestry
- National Environmental Standards for Freshwater
- National Environmental Standard for Marine Aquaculture
- National Environmental Standard for Storing Tyres Outdoors
- National Environmental Standards for Greenhouse Gases from Industrial Process Heat

Only the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect the Human Health (NESCS) is considered relevant to this proposal. The NESCS controls the following activities:

1. Removing or replacing all or part of a fuel storage system.
2. Sampling the soil.
3. Disturbing the soil.
4. Subdividing the land.
5. Changing the Land Use.

The proposal is triggered due to the Subdivision Proposal.

The Ministry for the Environment Contaminated Land Management Guidelines state:

*The focus of the NESCS is to protect human health. The NES does not apply to assessing or managing the actual or potential adverse effects of contaminants on other receptors including:*

- *The on-site and off-site ecology*
- *The on-site and off-site effects on surface water*
- *The effect of contaminants discharged to water – including sources of human drinking water*
- *Amenity values*

This NESCS addresses the assessment and management of the actual and potential adverse effects of contaminants in soil on human health from particular activities. This proposal seeks to subdivide the subject site. Subdivision is an activity under the NESCS, when it takes place on a piece of land described under Regulation 5(7) which reads:

(7) *The piece of land is a piece of land that is described by 1 of the following:*

- (a) *An activity or industry described in the HAIL is being undertaken on it*
- (b) *An activity or industry described in the HAIL has been undertaken on it*
- (c) *It is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.*

The subject site is contained within the Residential Zone that is already fully developed and where the proposal essentially is a Boundary Adjustment between existing Unit Title areas that results in an Application to amend a Unit Title Plan. In determining whether the subject site is a 'piece of land' under the NESCS, we have undertaken a search of the total property file in accordance with Section 6(2) of the NESCS. Council files contain no record of any HAIL activity. The land is and has been utilised as a Coastal Resort since its establishment in 1997.

Given the above, it is considered that the site or any specific area is not considered a 'piece of land' under the NESCS and therefore the NESCS does not apply and further Assessment or Consent under the NESCS is not required. Furthermore, it is considered highly unlikely that there will be a risk to human health as a result of the proposed amended Unit Title Plan.

#### 4.4. Iwi Management Plans

Te Puni Kokiri directory of Iwi maps and Maori organisations places Taipa within Te Tia Tokeru and the rohe of Ngāti Kahu/Ngāpuhi ki Whaingaroa, for which we understand there is no Iwi Management Plan or Planning Document held by the Northland Regional Council.

We have reviewed Te Runanga -A-Iwi O Ngāti Kahu Agreement in principle with the Crown that contains cultural redress properties none of which apply to the subject site.

Given the proposed activity sought and the lack of any discernible adverse environmental effects associated with this Application, it is concluded the proposal raises no obvious matters that may be of significance to Ngāti Kahu/Ngāpuhi ki Whaingaroa and under RMA Sections 6, 7 and 8.

#### 4.5. Section 106 Assessment

The site is subject to the following Planning overlays, Coastal Erosion Zone 2 and 3 100 year plus Rapid Sea Level Rise Scenario; the Coastal Flood Zone 2 and 3 100 year plus Rapid Sea Level Rise Scenario; and the River Flood Hazard Zone (100 year).

The effect of these overlays on this proposal is considered less than minor for the obvious reasons that:

- (i) The site is already fully developed and no physical changes are proposed; and
- (ii) A Cadastral Boundary Change as proposed cannot have any adverse effects in the context of (i) above.

We have reviewed the Controlled Activity matters listed in the District Plan Section and 13.7.3.2(a) (i) – (xi) inclusive and 13.10.2(a) to (h) Natural and other Hazards and find that the Unit Title (Boundary Adjustment Subdivision) Plan Amendment will have no discernible effect on these matters.

Therefore, it can be considered unlikely to be subject to a significant risk from natural hazards as per section 106(1)(a) of the RMA.



Where there is a potential significant risk from natural hazards, section 106 requires a combined Assessment of:

- a) The likelihood of natural hazard occurring (whether individually or in combination); and
- b) The material damage to land in respect of which the Consent is sought, other land or structures that would result from natural hazards; and
- c) Any likely subsequent use of the land in respect of which the Consent is sought that would accelerate, worsen or result in material damage of the kind referred to in paragraph (b).

Paragraph (b) includes erosion, falling debris, subsidence, slippage or inundation from any source.

In terms of section 106(1)(b), physical and legal access is retained. As such, there is no reason for the Council to refuse the proposal on any of the grounds expressed in section 106 of the RMA.

## 5. DISTRICT PLAN REQUIREMENTS

### 5.1. Operative District Plan

Subdivision Chapter 13 Context state that: *All subdivision requires Resource Consent except for:*

- (a) *Lots for utility services under the Public Works Act;*
- (b) *Those other situations set out in Section 11 of the Act. The exemptions in s11 anticipate (among other things) the creation of separate Titles for Natural and Historic Conservation purposes.*

Neither of the above exception apply.

The District Plan confirms that the definition of the subdivision of land is set out in s218 of the Act, and this definition is included in a Glossary of Definitions from the Act. RMA s218(1)(a)(v) & (2)(c) confirms that Unit Title is a form of Subdivision and where a unit area is an 'Allotment'.

Section 13.7 provides for Controlled Subdivision Activities where it complies with the following Standards and the Standards set out in Rules under 13.7.1, 13.7.2 and 13.7.3.

13.7.1 Boundary Adjustments: All zones except the recreational.

*Boundary adjustments to Lots may be carried out as a Controlled (subdivision) Activity provided that:*

- (a) *There is no change in the number and location of any access to the Lots involved; and*
- (b) *There is no increase in the number of Certificates of Title; and*

- (c) *The area of each adjusted Lot complies with the allowable minimum Lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a Restricted Discretionary Activity in the General Coastal Zone (refer Table 13.7.2.1); except that where an existing Lot size is already non-complying the degree of non-compliance shall not be increased as a result of the Boundary Adjustment; and*
- (d) *The area affected by the Boundary Adjustment is within or contiguous with the area of the original Lots; and*
- (e) *All boundary adjusted sites must be capable of complying with all relevant land use rules (e.g.) Building Setbacks, Effluent Disposal); and*
- (f) *All existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.*

*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.*

#### **Comment**

- (a) The proposal does not result in any changes to any existing access.
- (b) The proposal does not result in the increase in Records of Title.
- (c) The area of PU 38 is 3377m<sup>2</sup> and PU 39 416m<sup>2</sup>. Both Allotments are sewered. PU 39 would, if not for the stated exception, fall to a Discretionary Activity status. The exception allows for existing degree of non-compliance that is not be increased as a result of the boundary adjustment. The Unit Title area of PU 39 will not increase since it is the same area as Unit GAH and AU 36 held in Estate Stratum in Freehold Legal Description Unit GAH Deposited Plan 179995 and Accessory Unit 36 Deposited Plan 179995 (RT 1107682).
- (d) Proposed PU 38 and PU 39 areas are wholly contiguous with the former GAG and AU 35 and 37 and GAH and AU 36. The boundary adjustment does not change the former boundary between Unit GAG and Unit GAH and where AU 35, 37 and 37 boundaries are subsumed into PU 38 and PU 39.
- (e) There is no change to the Land Use status from that already lawfully established. The proposal results in the loss of PU/AU Boundaries and so if there was any technical non-compliance historically approved via Consent, then it no longer exists.
- (f) There is no change to the existing drainage (three waters) on site.

#### **13.7.2 Allotment sizes, dimensions and other standards**

*Every Allotment to be created by a Subdivision shall comply either with the conditions of a Resource Consent or with the minimum Standards specified as follows in Table 13.7.2.1, and shall comply with all other relevant Zone Rules, except as provided for in Rules 13.7.2.4, 13.7.2.5, 13.7.2.6 and 13.7.2.7 below. None of the exceptions apply to this Application.*

- *Controlled - The minimum Lot sizes are 3,000m<sup>2</sup> (unsewered) and 600m<sup>2</sup> (sewered).*
- *Discretionary - The minimum Lot sizes are 2,000m<sup>2</sup> (unsewered) and 300m<sup>2</sup> (sewered).*



**Comment**

We have stated in in regard to Rule 13.7.1(c) that the proposal is compliant given the Rule Exception.

**TABLE 13.7.2.1: Minimum Lot Sizes****(v) Residential Zone****13.7.2.2 Allotment Dimensions**

*Any Allotment created in terms of these Rules must be able to accommodate a square building envelope of the minimum dimensions specified below; which does not encroach into the permitted Activity Boundary Setbacks for the relevant zones:*

- Residential Zone - minimum dimension 14m x 14m

*Any Allotment created in terms of these Rules shall comprise one contiguous parcel of land, except that in the case of land subdivided under the Unit Titles Act 2010, the Principal Unit and any Accessory Units shall be deemed to be a contiguous area if they are contained within the same site.*

**Comment**

Both PU 38 and PU 39 area of a size and dimension to contain 14m x 14m.

**5.1.1. Conclusion**

Given the Assessment above, we have concluded this Application is a Controlled Activity.

**5.2. Proposed District Plan**

The Council website confirms the Proposed District Plan to be at further submission stage and decisions releases in 2025.

RMA Section 86F sets out when Rules in Proposed Plans must be treated as operative.

A Rule in a Proposed Plan must be treated as operative (and any previous Rule as inoperative) if the time for making Submissions or lodging Appeals on the Rule has expired and, in relation to the Rule:

- (a) No Submissions in Opposition have been made or Appeals have been lodged; or
- (b) All Submissions in Opposition and Appeals have been determined; or
- (c) All Submission in Opposition have been withdrawn and all Appeals withdrawn or dismissed.

As such, given the infancy of the Plan change process the relative weight that can be applied to the Proposed Rules and Provisions which do not have immediate legal effect, is limited and is not a significant factor in determining this Application.

**SUB-R1** Boundary Adjustments provides for Boundary Adjustment as a Controlled Activity where there is compliance with:

**CON-1: The Boundary Adjustment complies with Standards:**

*SUB-1 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;*

*SUB-S2 Requirements for Building Platforms for each Allotment;*

*SUB-S3 Water Supply;*

*SUB-S4 Stormwater Management;*

*SUB-S5 Wastewater Disposal;*

*SUB-S6 Telecommunications and Power Supply; and*

*SUB-S7 Easements for any purpose;*

**CON-2: The Boundary Adjustment does not alter:**

*The ability of existing activities to continue to be permitted under the Rules and Standards in this District Plan;*

*The degree of non compliance with zone or district wide Standards;*

*The number and location of any access; and*

*The number of Certificates of Title.*

**CON-3 1. The Boundary Adjustment complies with Standard:**

*SUB -S8 Esplanades. Not Applicable.*

We have reviewed the Proposed Rules that are largely unchanged and consider that compliance is possible with SUB-R1 or the same reans as provided for in section 5.1 above and that the proposal remains a **Controlled Activity**.

## 6. CONSULTATION

In accordance with the RMA, an Application for Resource Consent should:

1. Identify the persons affected by the proposal;
2. Comment on the consultation undertaken; and
3. Identify any response to the views of any person consulted.

To avoid doubt, while the Applicant is not obliged to undertake consultation, nor is there any grounds for expecting the Applicant to consult with any person, the Applicant is obliged to report on who may be affected by the proposal.

The proposal as explained herein, does not give rise to any adverse environmental effects on any adjoining land or persons. The Unit Title Boundary Adjustment is wholly contained in the former PU's and AU's and within the same ownership. Hence no persons are considered to be consulted.

## 7. ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 7.1. General Assessment

The Application is for a Controlled Activity where the Operative District Plan restricts discretion to the following matters contained in *13.7.3 controlled (subdivision) activities: Other matters to be taken into account.*

*13.7.3.1 Property Access (see chapter 15 transportation)*

*13.7.3.2 Natural and other Hazards*

*13.7.3.3 Water Supply*

*Chapter 13 - Subdivision*

*13.7.3.4 Stormwater Disposal*

*13.7.3.5 Sanitary Sewage Disposal*

*13.7.3.6 Energy Supply*

*13.7.3.7 Telecommunications*

*13.7.3.8 Easements for any purpose*

*13.7.3.9 Preservation of Heritage Resources, Vegetation, Fauna and Landscape, and land set aside for Conservation purposes*

*13.7.3.10 Access to Reserves and Waterways*

*13.7.3.11 Land Use Compatibility*

*13.7.3.12 Proximity to airports*

Matters contained in 13.7.3.8, 13.7.3.9, 13.7.3.12 are not considered relevant to this proposal.

With regard to the other matters, we have already assessed their relevance in section 3 and 4.4 herein as to have no discernible adverse effect on the local or wider environment. This is because the proposal is a minor change to PU/AU boundaries. Cadastral boundaries per se do not have any environmental effects. It is the subsequent land use effects that are created by subdivision that may result in environmental effects. In this case the effects of land use are already well established in the local environment. The loss of PU /AU internal boundaries only has the effect of containing existing effects within the two new PU Title areas that also remain in the same ownership. No other changes to buildings, three water infrastructure, access, power or telecommunications are proposed. The Hazard Planning Overlays are only of consequence if there was a change, however, the boundary adjustment creates no discernible effect of change on these known and potential hazards.

In terms of the relevant expected Environmental Outcomes (District Pan 13.2) the subdivision pattern is consistent with existing Land Uses.



## 8. NOTIFICATION ASSESSMENT

### 8.1. 95A Public Notification of Consent Applications

<b>STEP 1</b>	<b>95A(3) Mandatory public notification in certain circumstances.</b>	
	a) The Applicant has requested the Application be publicly notified?	<b>NO</b>
	b) Public Notification has been determined to be required under section 95C?	<b>NO</b>
	c) The Application is an Application to exchange Recreation Reserve Land under section 15AA of the Reserves Act 1977?	<b>NO</b>
<b>Process</b>	<b>If the answer is no, go to STEP 2</b>	Please specify

<b>STEP 2</b>	<b>95A(5) Public notification precluded in certain circumstances.</b>	
	The Application is for an activity that is subject to a Rule or National Environmental Standard that precludes notification?	<b>NO</b>
	a) The Application is a Controlled Activity?	<b>YES</b>
	b) The Application is a Boundary Activity?	<b>NO</b>
<b>Process</b>	<b>95A(4)(a) if the answer is yes, go to STEP 4 (STEP 3 does not apply) <u>OR</u> 95A(4)(b) if the answer is no, go to STEP 3</b>	If YES, go to STEP 4

<b>STEP 3</b>	<b>95A(8) If not precluded by Step 2, Public notification required in certain circumstances.</b>	
	a) The Application is for a Resource Consent for one or more activities and any of those activities is subject to a Rule or National Environmental Standard that requires Public Notification.	<b>NO</b>
	b) The Consent Authority decides in accordance with section 95D that the activity will have or is likely to have adverse effects on the environment that are more than minor.	<b>NO</b>
<b>Process</b>	<b>95A(7)(a) if the answer is yes, Publicly Notify <u>OR</u> 95A(7)(b) if the answer is no, go to STEP 4</b>	If NO, go to STEP 4

<b>STEP 4</b>	<b>95A(9) Public Notification in special circumstances.</b>	
	Do special circumstances exist in relation to the Application that warrant Public Notification? Special circumstances are those that are: <ul style="list-style-type: none"> <li>• Exceptional, abnormal or unusual, but something less than extraordinary or unique;</li> <li>• Outside of the common run of Applications of this nature; or</li> <li>• Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.</li> </ul>	<b>NO</b>
<b>Process</b>	<b>If the answer is no, Public Notification is not required.</b>	If NO, Public Notify not req'd

## 8.2. 95B Limited Notification of Consent Applications

<b>STEP 1</b>	<b>95B(2) &amp; (3) Certain affected groups and affected persons must be notified.</b>	
	a) Are there any affected Protected Customary Rights Groups?	<b>NO</b>
	b) Are there any affected Customary Marine Title Groups?	
	a) Is the proposed activity on or adjacent to or may affect land that is subject to a Statutory Acknowledgement (Schedule 11)?	<b>NO</b>
	b) Is the person to whom a Statutory Acknowledgement made, an Affected Person under section 95E?	<b>NO</b>
<b>Process</b>	<b>There are no affected Groups or Persons under section 95B(2) and (3).</b>	<b>NO</b>

<b>STEP 2</b>	<b>95B(6) Limited notification precluded in certain circumstances</b>	
	a) The Application is for a Resource Consent for one or more activities and each activity is subject to a Rule or National Environmental Standard that precludes limited notification?	<b>NO</b>
	b) The Application is for a controlled activity (but no other activities) that requires a Resource Consent under a District Plan (other than a subdivision of land)	<b>NO</b>
<b>Process</b>	<b>If the answer is yes, go to Step 4 (step 3 does not apply) ; and if the answer is no, go to STEP 3</b>	<b>If NO, go to STEP 3</b>

<b>STEP 3</b>	<b>95B(7), (8) &amp; (9) Certain other Affected Persons must be notified.</b>	
	7) There is an Affected Person under section 95E for a Boundary Activity?	<b>NO</b>
	8) There is an Affected Person under section 95E?	<b>NO</b>
<b>Process</b>	<b>Notify each Affected Person identified under subsections 7) and 8) of the Application.</b>	<b>There are no Affected Persons</b>

<b>STEP 4</b>	<b>95B(10) Further notification in special circumstances.</b>	
	Do special circumstances exist in relation to the Application that warrant notification of the Application to any other persons not already determined to be eligible for Limited Notification (excluding persons assessed under section 95E as not being Affected Persons)?	<b>NO</b>
<b>Process</b>	<b>If the answer is yes, notify those persons; and if the answer is no, do not notify anyone else.</b>	



## 9. CONCLUSION

This Boundary Adjustment Application seeks the update of an existing Unit Title Plan and allows a minor re-develop of the site so that existing Principle and Accessory Units are combined into two differing combinations.

Overall, it is considered that the proposed subdivision is a suitable use of a physical resource where adverse effects are considered to be less than minor and as such is not contrary to the relevant objectives and policies of the District Plan due to compliance with the Controlled Activity Assessment matters.

There is no relevant Iwi Management Plan. There are no discernible Affected Parties.

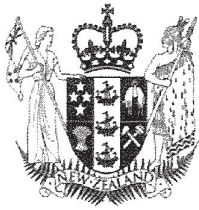
We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991 and that the Applicant has a legal obligation to comply with any Conditions imposed should the Application be approved.

Once the RM number is issued the lodgement fee of \$2,900 (Inc GST) for a Non-Notified Subdivision Consent (1-4 lots) will be paid by the Applicant and it is understood that a final account will be sent to the Applicant when the processing of the Application is complete.

**CHEAL CONSULTANTS LIMITED**  
1 November 2023

# Appendix 1

Record of Title



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 1107682  
**Land Registration District** North Auckland  
**Date Issued** 09 December 2022

**Prior References**

NA111A/60	NA111A/62	NA111A/64
NA111A/65	NA111A/68	NA111A/69
NA111A/71	NA111A/75	NA111A/78
NA111A/79	NA111A/81	NA111A/82
NA111A/83	NA111A/84	NA111A/85
NA111A/86	NA111A/88	NA111A/89
NA111A/90	NA111A/91	NA111A/92
NA111A/93	NA111A/94	

**Supplementary Record Sheet**

NA111A/130

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**Estate** Stratum in Freehold  
**Legal Description** Unit GA Deposited Plan 179995 and  
Accessory Unit 1 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GC Deposited Plan 179995 and  
Accessory Unit 3 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GE Deposited Plan 179995 and  
Accessory Unit 5 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GF Deposited Plan 179995 and  
Accessory Unit 6 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GI Deposited Plan 179995 and  
Accessory Unit 9 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GJ Deposited Plan 179995 and  
Accessory Unit 10 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GL Deposited Plan 179995 and  
Accessory Unit 12 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GP Deposited Plan 179995 and  
Accessory Unit 16 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GS Deposited Plan 179995 and  
Accessory Unit 19 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GT Deposited Plan 179995 and  
Accessory Unit 20 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GV Deposited Plan 179995 and  
Accessory Unit 22 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GW Deposited Plan 179995 and  
Accessory Unit 23 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GX Deposited Plan 179995 and  
Accessory Unit 24 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GY Deposited Plan 179995 and  
Accessory Unit 25 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GZ Deposited Plan 179995 and  
Accessory Unit 26 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GAA Deposited Plan 179995 and  
Accessory Unit 27 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GAC Deposited Plan 179995 and  
Accessory Unit 29 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GAD Deposited Plan 179995 and  
Accessory Unit 30 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GAE Deposited Plan 179995 and  
Accessory Unit 31 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GAF Deposited Plan 179995 and  
Accessory Unit 34 Deposited Plan 179995  
**Registered Owners**  
Taipa Limited

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**Estate** Stratum in Freehold  
**Legal Description** Unit GAG Deposited Plan 179995 and  
 Accessory Unit 35 Deposited Plan 179995  
 and Accessory Unit 37 Deposited Plan  
 179995

**Registered Owners**

Taipa Limited

**Estate** Stratum in Freehold  
**Legal Description** Unit GAH Deposited Plan 179995 and  
 Accessory Unit 36 Deposited Plan 179995

**Registered Owners**

Taipa Limited

**Estate** Stratum in Freehold  
**Legal Description** Unit GAI Deposited Plan 179995 and Unit  
 GAJ Deposited Plan 179995 and Accessory  
 Unit 32 Deposited Plan 179995 and  
 Accessory Unit 33 Deposited Plan 179995

**Registered Owners**

Taipa Limited

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

9525347.1 Lease of Unit GJ and Accessory Unit 10 DP 179995 Term 10 years commencing on 1.10.2013 (right of renewal) CIR 1107683 issued - 21.10.2013 at 4:16 pm

9597809.1 Lease of Unit GL and Accessory Unit 12 DP 179995 Term 10 years commencing from 1.10.2013 (with renewal clause) CT 1107683 issued - 13.12.2013 at 2:18 pm

9603926.1 Lease of Unit GAD and Accessory Unit 30 DP 179995 Term 10 years commencing 1 October 2013 (right of renewal) CT 1107683 issued - 17.12.2013 at 9:35 am

9603936.1 Lease of Unit GI and Accessory Unit 9 DP 179995 Term 10 years from 1.10.2013 (renewal clause) CT 1107683 issued - 17.12.2013 at 9:35 am

10045716.1 Lease of Unit GY and Accessory Unit 25 DP 179995 Term 10 years commencing 01.10.2013 (right of renewal) CT 1107683 issued - 18.5.2015 at 5:21 pm

10045720.1 Lease of Unit GC and Accessory Unit 3 DP 179995 Term 10 years from 1.10.2013 (with renewal clause) CT 1107683 issued - 18.5.2015 at 5:21 pm

10045721.1 Lease of Unit GAC and Accessory Unit 29 DP 179995 Term 10 years from 1 October 2013 (renewal clause) CT 1107683 issued - 18.5.2015 at 5:22 pm

10045723.1 Lease of Unit GE and Accessory Unit 5 DP 179995 Term 10 years commencing 1 October 2013 (Right of Renewal) CIR 1107683 issued - 18.5.2015 at 5:23 pm

10045725.1 Lease of Unit GZ and Accessory Unit 26 DP 179995 Term 10 years commencing 1 October 2013 (right of renewal) CT 1107683 issued - 18.5.2015 at 5:23 pm

10045730.1 Lease of Unit GW and Accessory Unit 23 DP 179995 Term 10 years commencing 1 October 2013 (renewal clause) CT 1107683 issued - 18.5.2015 at 5:24 pm

10056319.1 Lease of Units GA, GS, GT, GV, GAA, GAE, GAF, GAG, GAH, GAI and GAJ and Accessory Units 1, 19 and 20, 22, 27, 31, 32, 33, 34, 35, 36 and 37 DP 179995 Term 10 years commencing 1.10.2013 (right of renewal) CIR 1107683 issued - 27.5.2015 at 9:38 am

10062913.1 Lease of Unit GX and Accessory Unit 24 DP 179995 Term 10 years commencing 1.10.2013 (right of renewal) CIR 1107683 issued - 3.6.2015 at 2:18 pm

10070471.1 Lease of Unit GF and Accessory Unit 6 DP 179995 Term 10 years commencing from 1 October 2013 (Renewal Clause) CIR 1107683 issued - 8.6.2015 at 9:38 am

11941693.3 Mortgage to Bank of New Zealand (affects Units GI, GX, GY, GZ, GAZ, GAE, GAF, GAG and GAH and Accessory Units 9, 24, 25, 26, 29, 31, 34, 35, 36 and 37 DP 179995) - 8.12.2020 at 5:19 pm

Fencing Covenant in Transfer 12347028.1 (affects Units GF, GJ, GL, GS, GT, GAA, GAD, GAI and GAJ and Accessory Unit 6, 10, 12, 19, 20, 27, 30, 32 and 33 DP 179995) - 28.1.2022 at 3:10 pm

12626329.1 Mortgage to Bank of New Zealand (affects Units GA, GC, GE, GP and GV and Accessory Units 1, 3, 5, 16 and 22 DP 179995) - 9.12.2022 at 9:28 am

## **Appendix 2**

Establishing Consents RC  
1970405 and RC-2050612-  
RMA SUB



# FAR NORTH DISTRICT COUNCIL

## FAR NORTH OPERATIVE DISTRICT PLAN [MANGONUI SECTION]

IN THE MATTER OF The Resource  
Management Act 1991

AND

IN THE MATTER OF  
an application for  
Resource Consent under the aforesaid  
Act by

**Taipa Resort Development**

FILE NUMBER RC 1970405

### APPLICATION

Application for **SUBDIVISION CONSENT** to give effect to the unit development of the hotel / resort complex at Taipa.

The property in respect of which the application is made is situated at Taipa Point Road, Taipa, and is legally described as Lot 1 DP 172800, Blk IV Mangonui SD.

### DECISION

That pursuant to Section 105 (1)(a) of the Resource Management Act 1991, Council grants its consent to the subdivision of Lot 1 DP 172800, Blk IV Mangonui SD as shown on plans numbered 7919 and 7920 drawn by McKinlay & Co and dated July 1996.

This consent is subject to the following conditions imposed pursuant to Sections 108 and 220 of the Act:

- (1) That before a certificate is issued pursuant to section 224 of the Act, the applicant shall:



- (a) Satisfy the Council that Section 16 of the Unit Titles Act 1972 will not be breached by the proposal.
- (b) Provide written documentation (for example: an authenticated copy of the rules of the body corporate or a management contract) to satisfy the Council that each unit will continue to operate within the scope of resource consent 1970113 and the existing use rights, as part of the motel / resort complex on the property; and that this cannot change without the prior approval of Council.
- (c) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the title for the Supplementary Record Sheet relating to the land. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
  - (i) That each unit [GA to GZ] and [GAA to <sup>GAF</sup>GAP] and [<sup>GAH</sup>GAI to ~~GAF~~] be operated within the parameters of the existing use right, as a motel / resort unit, except as may be authorised by further resource consent.
- (d) The applicant shall demonstrate to Council's satisfaction that the existing building(s) subject to this application conform with the provisions of the Building Act after subdivision; including fire resistant construction.

*amended  
by survey  
plan*

**In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:**

- (A) Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the proposal.
- (B) There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the District Plan.
- (C) The imposed conditions will ensure compliance with the relevant District Plan rules, and will adequately mitigate the expected environmental effects to a minor impact level.



- (D) Council has considered the provisions of the Proposed Far North District Plan in coming to this decision. Comparison with the existing provisions of the Transitional Plan and considering the appropriate weighting of the two plans indicates that the provisions of the Proposed District Plan do not apply to the existing activity and that covered by the resource consent granted on 29 October 1996.

**STATUTORY INFORMATION**

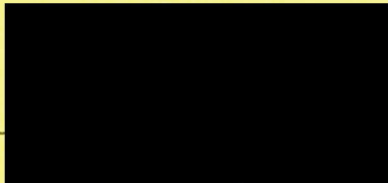
The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters, and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued.

- (1) Council views this subdivision as an existing use, in terms of land use activity and with respect to reserves contribution.

***CONSENT GRANTED UNDER DELEGATED AUTHORITY:***



MANAGER ENVIRONMENTAL SERVICES



RESOURCE PLANNER

6 December 96 DATE





**CERTIFICATE OF LOCAL AUTHORITY  
UNDER SECTION 224 (c)(ii)  
RESOURCE MANAGEMENT ACT, 1991**

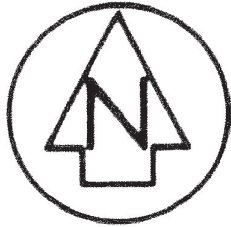
VALUATION NO:	40 - 760
FILE NUMBER:	RC 1970405
APPLICANT:	RAPTORIAL HOLDINGS LTD

**IN THE MATTER OF LAND TRANSFER PLAN  
NO: 179995 [A and B]**

And pursuant to Section 224 (c)(ii) of the Resource Management Act 1991, I hereby certify that some of the conditions imposed by the **FAR NORTH DISTRICT COUNCIL** in granting consent to the plan of subdivision referenced above have been complied with to the satisfaction of the Council; and that an authenticated copy of a Consent Notice has been issued in relation to those conditions that have not been complied with because Section 221 of the Act applies.

DATED at Kawakawa this 15<sup>th</sup> day of AUGUST, 1997.

ENV  GER



Approvals

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REGISTERED PROPRIETORS

PURSUANT TO SECTION 5(1)(g) OF THE UNIT TITLES ACT 1972, I, \_\_\_\_\_, THE PRINCIPAL OFFICER OF THE FAR NORTH DISTRICT COUNCIL HEREBY CERTIFY THAT EVERY BUILDING SHOWN ON UNIT PLAN NO. \_\_\_\_\_ HAS BEEN ERECTED AND ALL OTHER DEVELOPMENT WORK HAS BEEN CARRIED OUT TO THE EXTENT NECESSARY TO ENABLE ALL THE BOUNDARIES OF EVERY UNIT AND THE COMMON PROPERTY SHOWN ON THE PLAN TO BE PHYSICALLY MEASURED. I FURTHER CERTIFY THAT THE SAID PLAN IS CONSISTENT WITH PROPOSED UNIT DEVELOPMENT PLAN NO. \_\_\_\_\_

-----  
AUTHORISED OFFICER  
(UNDER DELEGATED AUTHORITY)

PURSUANT TO SECTION 224(f) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT THE FAR NORTH DISTRICT COUNCIL IS SATISFIED ON REASONABLE GROUNDS THAT EVERY BUILDING OR PART OF A BUILDING SHOWN ON THIS PLAN, COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 46(4) OF THE BUILDING ACT 1991.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996

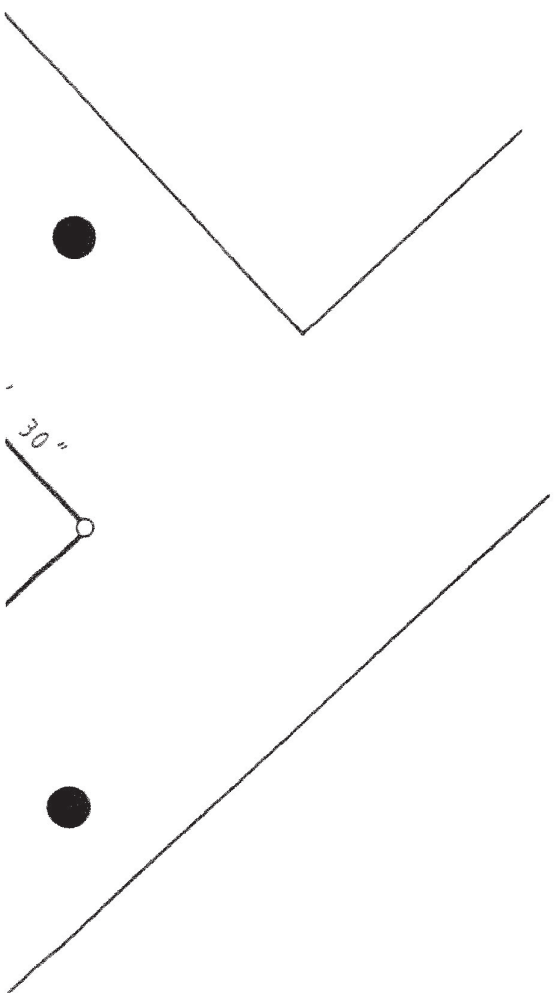
-----  
AUTHORISED OFFICER  
(UNDER DELEGATED AUTHORITY)

Total Area .....

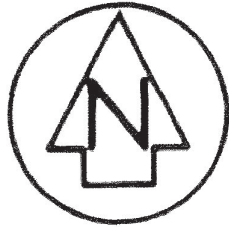
Comprised in .....

I, COLIN PETER FORBES MCKINLAY.....  
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys executed and have been made in accordance with the Survey

ADDRESS OF THE BODY CORPORATE







Approvals

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996.

SUBDIVISION CONSENT GRANTED 03/12/96

THE COMMON SEAL OF THE FAR NORTH DISTRICT COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

\_\_\_\_\_  
AUTHORISED OFFICER  
(UNDER DELEGATED AUTHORITY)

PURSUANT TO SECTION 5(3)(c) OF THE UNIT TITLES AMENDMENT ACT 1979 I \_\_\_\_\_ PRINCIPAL OFFICER OF THE FAR NORTH DISTRICT COUNCIL HEREBY CERTIFY THAT THE DEVELOPMENT AS SHOWN ON THE PROPOSED UNIT DEVELOPMENT PLAN NO. \_\_\_\_\_ COMPLIES IN ALL RESPECTS SO FAR AS SUCH COMPLIANCE CAN BE ASCERTAINED FROM THE PLAN WITH THE RELEVANT REQUIREMENTS OF THE FAR NORTH DISTRICT COUNCIL BY LAWS AND OF THE RESOURCE MANAGEMENT ACT 1991.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996.

\_\_\_\_\_  
AUTHORISED OFFICER  
(UNDER DELEGATED AUTHORITY)

Total Area .....

Comprised in .....

I, COLIN PETER FORBES MCKINLAY  
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) 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



# FAR NORTH DISTRICT COUNCIL

## KAITAIA SERVICE CENTRE

P O Box 262

KAITAIA

Val' No. 40-760

File No. RC 1970405

LT No. 179995 [A.B.]

Client:

Raptorial Holdings

### SUBDIVISION COMPLIANCE

I confirm that ~~all~~ of/some of the conditions imposed by Council at the time of Scheme Plan/Resource Consent Approval have been met, and approval to issue a Certificate under Section ~~306~~ of the Local Government Act 1974 [Section 224 of the Resource Management Act 1991] is given.

RESOURCE PLANNER

DRAINAGE:

ROADING:

ENGINEERING:

Date: 5 Sept 97



FAR NORTH DISTRICT COUNCIL


**CERTIFICATE OF LOCAL AUTHORITY  
UNDER SECTION 224 (c)(ii)  
RESOURCE MANAGEMENT ACT, 1991**

VALUATION NO:	40 - 760
FILE NUMBER:	RC 1970405
APPLICANT:	RAPTORIAL HOLDINGS LTD

**IN THE MATTER OF LAND TRANSFER PLAN  
NO: 179995 [A and B]**

And pursuant to Section 224 (c)(ii) of the Resource Management Act 1991, I hereby certify that some of the conditions imposed by the **FAR NORTH DISTRICT COUNCIL** in granting consent to the plan of subdivision referenced above have been complied with to the satisfaction of the Council; and that an authenticated copy of a Consent Notice has been issued in relation to those conditions that have not been complied with because Section 221 of the Act applies.

DATED at Kawakawa this 15<sup>th</sup> day of AUGUST, 1997.

  
\_\_\_\_\_  
ENVIROMENTAL SERVICES MANAGER

# FAR NORTH DISTRICT COUNCIL

## KAITAIA SERVICE CENTRE

P O Box 262

KAITAIA

Val' No. 40-760

File No. RC 1970405

LT No. 179995 [A-B]

Client:

Raptorial Holdings

### SUBDIVISION COMPLIANCE

I confirm that ~~all~~ of/some of the conditions imposed by Council at the time of Scheme Plan/Resource Consent Approval have been met, and approval to issue a Certificate under Section 306 of the Local Government Act 1974, [Section 224 of the Resource Management Act 1991] is given.

RESOURCE PLANNER



Date: 5 Sept 97

9/9/97

DRAINAGE:

N/A

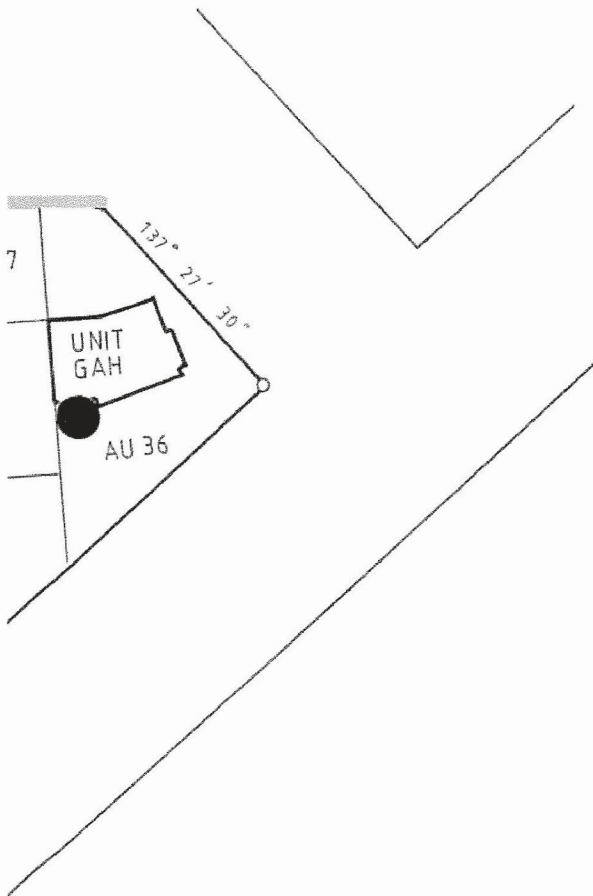
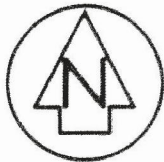
ROADING:

N/A

ENGINEERING:

N/A





ADDRESS OF THE BODY CORPORATE  
 HALLIWELLS  
 REGENT STREET  
 HAWERA

Approvals

REGISTERED PROPRIETORS

PURSUANT TO SECTION 5(1)(g) OF THE UNIT TITLES ACT 1972, I BARRY IVON BOWEN, THE PRINCIPAL OFFICER OF THE FAR NORTH DISTRICT COUNCIL HEREBY CERTIFY THAT EVERY BUILDING SHOWN ON UNIT PLAN NO 7720 HAS BEEN ERECTED AND ALL OTHER DEVELOPMENT WORK HAS BEEN CARRIED OUT TO THE EXTENT NECESSARY TO ENABLE ALL THE BOUNDARIES OF EVERY UNIT AND THE COMMON PROPERTY SHOWN ON THE PLAN TO BE PHYSICALLY MEASURED. I FURTHER CERTIFY THAT THE SAID PLAN IS CONSISTENT WITH PROPOSED UNIT DEVELOPMENT PLAN NO 7717

[Redacted]  
 AUTHORISED OFFICER  
 (UNDER DELEGATED AUTHORITY)

PURSUANT TO SECTION 224(f) OF THE RESOURCE MANAGEMENT ACT 1991 I HEREBY CERTIFY THAT THE FAR NORTH DISTRICT COUNCIL IS SATISFIED ON REASONABLE GROUNDS THAT EVERY BUILDING OR PART OF A BUILDING SHOWN ON THIS PLAN, COMPLIES WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 46(4) OF THE BUILDING ACT 1991.

DATED THIS 9th DAY OF DECEMBER 1996

[Redacted]  
 AUTHORISED OFFICER  
 (UNDER DELEGATED AUTHORITY)

Total Area .....

Comprised in .....

I, COLIN PETER FORBES MCKINLAY  
 Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) 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 substitution thereof.  
 Dated at NEW ZEALAND this 6th day of AUGUST 1996 Signature [Redacted]

Field Book ..... p..... Traverse Book ..... p.....  
 Reference Plans .....  
 Examined ..... Correct .....

Approved as to Survey

..... / ..... / ..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

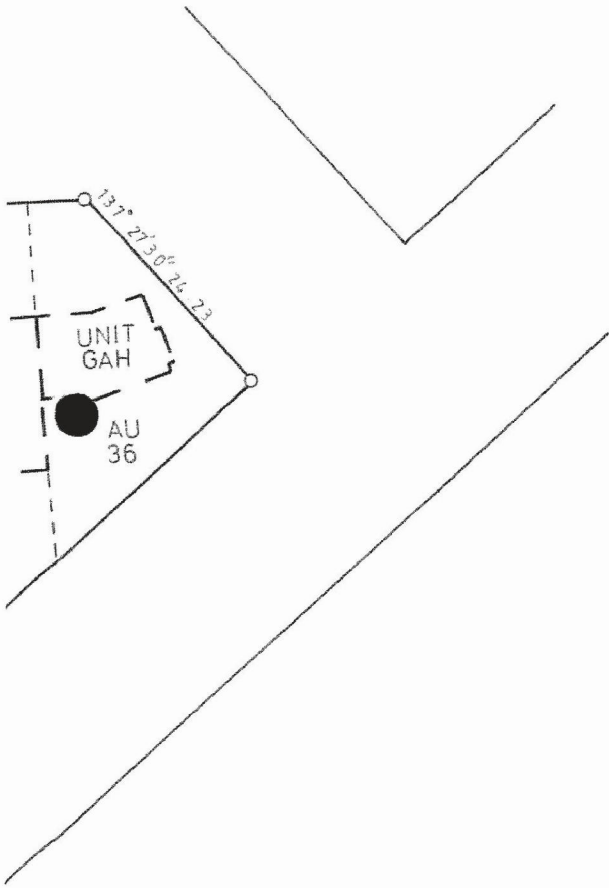
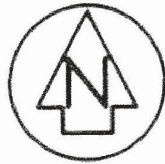
District Land Registrar

File  
Received  
Instructions

TERRITORIAL AUTHORITY Far North District...

Surveyed by MCKINLAY AND CO 7920

Scale 1:500 Date July 1996



I THOMAS STEPHEN BAKER OF WHANGAREI REGISTERED VALUER HEREBY CERTIFY THAT I HAVE ASSESSED THE UNIT ENTITLEMENTS SHOWN HEREON IN ACCORDANCE WITH THE UNIT TITLES ACT 1972.

-----

ADDRESS OF BODY CORPORATE  
 HALLIWELLS  
 REGENT STREET  
 HAWERA

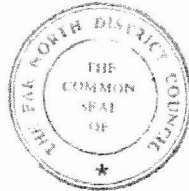
Approvals

REGISTERED PROPRIETORS

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 10<sup>th</sup> DAY OF DECEMBER 1996.

SUBDIVISION CONSENT GRANTED 03/12/96

THE COMMON SEAL OF THE FAR NORTH DISTRICT COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF



AUTHORISED OFFICER (UNDER DELEGATED AUTHORITY)

PURSUANT TO SECTION 5(3)(c) OF THE UNIT TITLES AMENDMENT ACT 1979 I BARRY IVAN BOWEN PRINCIPAL OFFICER OF THE FAR NORTH DISTRICT COUNCIL HEREBY CERTIFY THAT THE DEVELOPMENT AS SHOWN ON THE PROPOSED UNIT DEVELOPMENT PLAN NO. 7919 COMPLIES IN ALL RESPECTS SO FAR AS SUCH COMPLIANCE CAN BE ASCERTAINED FROM THE PLAN WITH THE RELEVANT REQUIREMENTS OF THE FAR NORTH DISTRICT COUNCIL BY LAWS AND OF THE RESOURCE MANAGEMENT ACT 1991.

DATED THIS 9<sup>th</sup> DAY OF DECEMBER 1996.

AUTHORISED OFFICER (UNDER DELEGATED AUTHORITY)

Total Area .....

Comprised in .....

I, COUN. PETER FORBES MCKINLAY  
 Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) 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 substitution thereof.  
 Dated at NEW PLYMOUTH this 6<sup>th</sup> day of AUGUST 1996 Signature

Field Book ..... p..... Traverse Book ..... p.....  
 Reference Plans .....  
 Examined ..... Correct .....

Approved as to Survey

..... / ..... / ..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

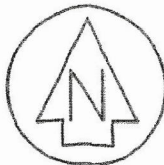
District Land Registrar

File  
Received  
Instructions

TERRITORIAL AUTHORITY Far North District

Surveyed by MCKINLAY AND CO 7919

Scale 1:500 Date July 1996



AMALGAMATION CONDITION  
 THAT UNITS GAI & GAJ HEREON BE HELD IN  
 ONE CERTIFICATE OF TITLE  
 (A )

SHEET 1 OF 2 SHEETS

AN

LOCAL AUTHORITY: Far North District

Surveyed by: Thomson Survey Ltd



Scale: 1: 500

Date: SEPT 2003

Approvals

Pursuant to section 5(1)(g) of the Unit Titles Act 1972,  
 I, Principal Officer for The Far North  
 District Council, hereby certify that every building  
 shown on DP 179995C has been erected and all other  
 development work has been carried out to the extent  
 necessary to enable all the boundaries of every unit and the  
 common property to be physically measured.  
 I further certify that this plan is consistent with proposed  
 unit development plan number DP 17999A

Dated this 25 day of NOV 2003

Principal Administrative officer:

Address of Body Corporate:

HALLIWELLS, REGENT STREET, HAWERA

Height Datum: DOSLI 1946  
 Datum Origin: MSL  
 Origin Mark: BM D89 SO 59603 (RL 3.02)  
 Source of data: SO 59603  
 Benchmark: SEWER MANHOLE A LID LEVEL 3.12

Class of Survey: Class I

Total Area 1.0473 Ha

Comprised in C.T 106A/220 (All).

I, Byron Paul Carson, being a person entitled to practise  
 as a licensed cadastral surveyor, certify that:-  
 (a) The Surveys to which this dataset relates are accurate, and  
 were undertaken by me or under my direction in accordance  
 with the Cadastral Survey Act 2002 and the Surveyor General's  
 Rules for Cadastral Survey 2002/2;  
 (b) This dataset is accurate, and has been created in  
 accordance with that Act and those Rules.

(Signature).....

(Date).....20.....

Field Book ..... p ..... Traverse Book ..... p .....  
 Reference Plans .....  
 Examined ..... Correct

Approved as to Survey by Land  
 Information NZ on .....20.....

Deposited by Land Information NZ on  
 .....20.....

File REF: 6553UNIT  
 Received .....  
 Instructions .....

DP 179995 C







# FAR NORTH DISTRICT COUNCIL

## FAR NORTH OPERATIVE DISTRICT PLAN [MANGONUI SECTION] AND THE FAR NORTH PROPOSED DISTRICT PLAN

### IN THE MATTER OF

The Resource Management Act 1991

AND

### IN THE MATTER OF

an application for Resource Consent  
under the aforesaid Act by

TAIPA BAY DEVELOPMENTS LTD

FILE NUMBER RC-2050612-RMASUB

### DECISION

That pursuant to Sections 104B and 220 of the Resource Management Act 1991, the Council grants its consent to Taipa Bay Developments Ltd to subdivide a property at 22 Taipa Point Road, being more particularly described as Lot 23 DP 334672, Blk IV Mangonui SD, contained in CT 141951 (North Auckland Registry) to undertake a boundary adjustment by transferring part of the residential lot (existing tennis court) to the adjoining resort title, subject to the following conditions:

- (1) ✓ The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson Survey, referenced 6971, dated Nov 2004, and attached to this consent with the Council's "Approved Plan" stamp affixed to it (dated 14 June 2005).  
*DM 27/9*
- (2) ✓ That, prior to approval under Section 223 of the Act, the title plan shall show:  
*DM 27/9*
- (a) The endorsement of the following conditional amalgamation, pursuant to Section 220(1)(b)(i) of the Resource Management Act 1991; that Lot 2 on the approved plan be transferred to the owner of Lot 1 DP 172800 [CT NA106A/220] and that one certificate of title be issued to include both parcels.  
[DLR ref: tba] 466245
- (3) ✓ That before a certification is given under to Section 223 of the Act, the applicant shall:  
*DM 27/9*
- (a) Provide the results (in writing) of consultation with the potentially-affected service providers Top Energy, Telecom, Far North Cable TV and Doubtless Bay Water Supply, which is to indicate that these suppliers are satisfied that the proposed subdivision will not compromise their operations. Any easement protection of services that may be required by the service providers are to be indicated appropriately on the title plan.



- (b) Provide the Council with a copy of the land covenant [labelled (C) on DP 334672] which applies to the area of Lot 2. Should anything comprised in this covenant compromise the proposed use of Lot 2 when transferred, the covenant will need to be amended or cancelled, as the case may be.

**In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:**

- (A) Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.
- (B) There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans as they may apply to the specific circumstances of this proposal.
- (C) The imposed conditions will ensure that the grant of consent will be in conformance with the relevant provisions of the applicable District Plans; and those conditions will adequately avoid, or mitigate to a minor impact level, the expected adverse effects on the environment.

**STATUTORY INFORMATION / ADVICE NOTES**

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory and/or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- (1) Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. In accordance with this policy, the activity to which this consent relates is not subject to Development Contributions.
- (2) It is the policy of the Council's Building Division to require all buildings within the Plan's Coastal Hazard Areas, when the provisions of Section 72 of the Building Act 2004 are relevant (being consideration that the building work will not accelerate, worsen or result in a natural hazard; that the land is subject to a natural hazard; and that it is reasonable to waive or modify the building code in respect of that hazard) to be notified in terms of Section 73 of that Act to the Registrar-General of Land, for recording as an entry on the Certificate of Title to the building site. A resource consent is also required in respect of building on the coastal hazard area land.
- (3) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993.




- (4) There are a number of site and building amenity, and property management conditions imposed privately on this property by way of land covenants. These are not administered or enforced by the Council, but the consent holder is advised to check these covenants as to their compliance.
  
- (5) It is noted that (although Council policy does not require it on subdivision for private access) the access within this subdivision does not seem to have been named yet. The Council will facilitate the process by doing the property numbering if a name is submitted, and there is considerable community benefit (especially for emergency services) to be gained.



DECISION PREPARED BY: G F Phillips, SENIOR PLANNER

**CONSENT GRANTED UNDER DELEGATED AUTHORITY:**

\_\_\_\_\_  
 RESOURCE CONSENTS MANAGER

21st June 2005 DATE  
RC-2050612-RMASUB



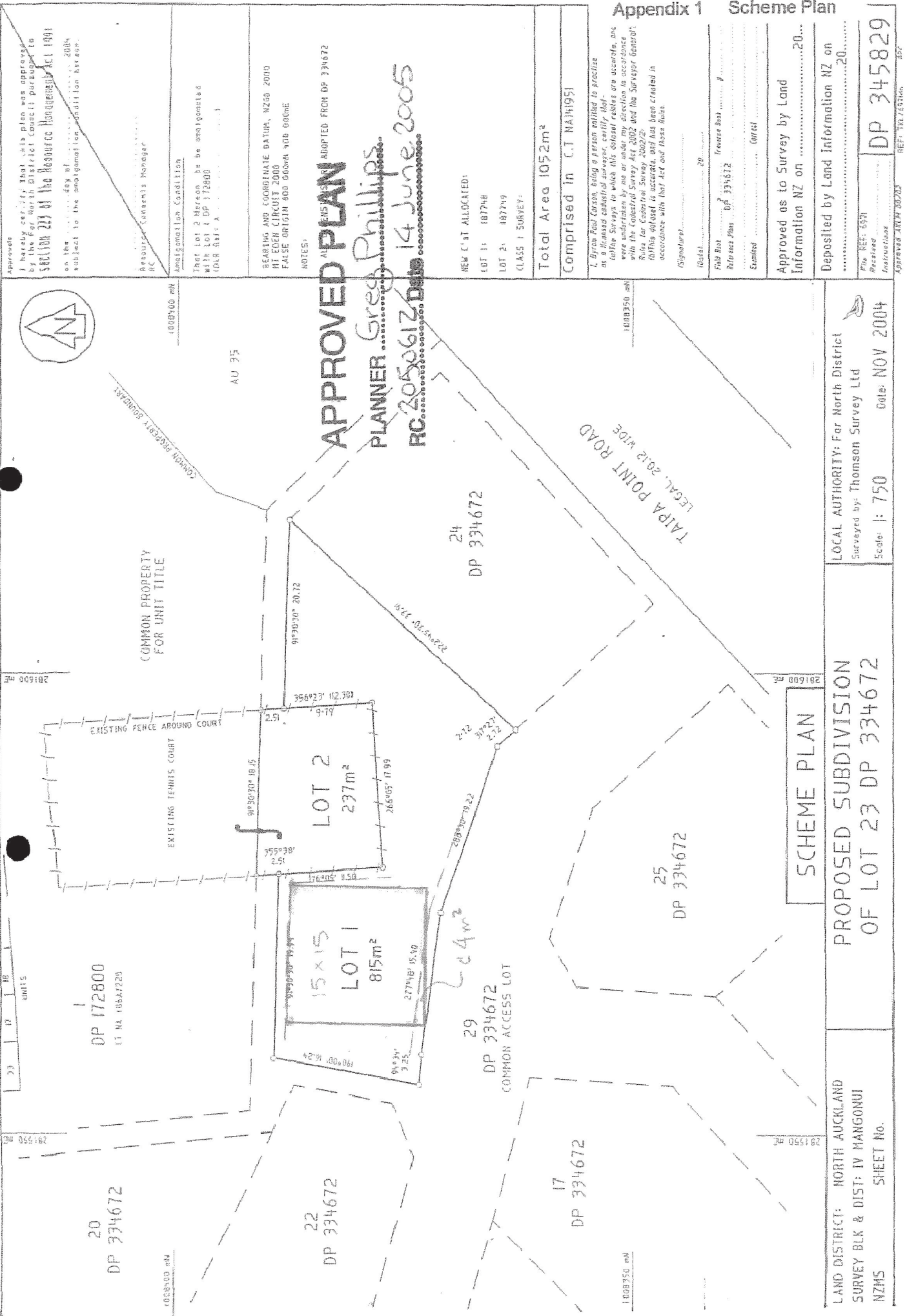
<p>Approval I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the day of 2004 subject to the amalgamation condition herein.</p> <p>Resource Consent Manager RC</p> <p>Amalgamation Condition That Lot 2 hereon, be be amalgamated with Lot 1 DP 172800 (CLR Ref: A.....)</p> <p>BEARING AND COORDINATE DATUM, NZGD 2000 PI EPOCH CIRCUIT 2000 PAUSE ORIGIN 800 ABOVE YD0 ORIGIN</p> <p>NOTES: 1. This Plan was adopted from DP 334672</p>	<p>NEW C'AT ALLOCATED: LOT 1: 1077NB LOT 2: 1077NS CLASS 1 SURVEY</p> <p>Total Area 1052m<sup>2</sup> Comprised in CT NAH1951</p> <p>I, Brian Paul Curtis, being a person entitled to practice as a licensed cadastral surveyor, certify that the Surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002.2. This document is accurate, and has been created in accordance with that Act and those Rules.</p> <p>Signature: _____ Date: 14 June 2005</p> <p>Field Book Reference No. DP 334672 Examined (initials) Approved as to Survey by Land Information NZ on 20... Deposited by Land Information NZ on 20... File Ref: 431 Measured Instructions DP 345829 Approved 22/11/2005 REF: T11749714p BPC</p>
---	---



LOCAL AUTHORITY: Far North District  
Surveyed by: Thomson Survey Ltd  
Scale: 1: 750  
Date: NOV 2004

LAND DISTRICT: NORTH AUCKLAND  
SURVEY BLK & DIST: IV HANGONUI  
NZMS SHEET No.

DP 334672



**APPROVED PLAN**  
 ALL EASEMENTS ADOPTED FROM DP 334672  
 PLANNER **Greg Phillips**  
 RC 2052061Z Date 14 June 2005

Approve  
 I hereby certify that this plan was approved by the For North District Council pursuant to Section 223 of the Resource Management Act 1991 on the day of ..... 2004 subject to the amalgamation condition hereon.

Resource Consent Manager  
 RC  
 Amalgamation Condition  
 That Lot 2 hereon be be amalgamated with Lot 1 DP 172800 (OUR Ref: A.....)

BEARING AND COORDINATE DATA, NZGD 2000  
 RT EDEN CIRCUIT 2000  
 FALSE ORIGIN 900 000m 400 000m

NOTES:  
 1. Byron Paul Carson, being a person entitled to practice as a licensed cadastral surveyor, certifies that the surveys to which this defined relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Code of Conduct in accordance with the Surveyor General's Act 2002 and those Acts.

NEW E\*AT ALLOCATED:  
 LOT 1: 1817948  
 LOT 2: 1877899  
 CLASS 1 SURVEY:  
 Total Area 1052m²  
 Comprised in C.T NAH951

1. Byron Paul Carson, being a person entitled to practice as a licensed cadastral surveyor, certifies that the surveys to which this defined relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Code of Conduct in accordance with the Surveyor General's Act 2002 and those Acts.

(Signature)  
 Dates: ..... 20.....  
 Field Book  
 Reference Plus DP 334672  
 Reverse Book ..... P.....  
 Estimated (Date)

Approved as to Survey by Land Information NZ on .....20....  
 Deposited by Land Information NZ on .....20....

File Ref: 6571  
 Received Instructions  
 Approved JRM/00203  
 REF: TM 76/046

LAND DISTRICT: NORTH AUCKLAND  
 SURVEY BLK & DIST: IV MANGONUI  
 NZMS  
 SHEET No.

LOCAL AUTHORITY: For North District  
 Surveyed by: Thomson Survey Ltd  
 Scale: 1:750  
 Date: NOV 2004

SCHEME PLAN  
 PROPOSED SUBDIVISION  
 OF LOT 23 DP 334672

DP 345829



**FAR NORTH DISTRICT COUNCIL  
ENVIRONMENTAL SERVICES**

GEMS CER #:  
2105

Date Rec'D: 16/8/05 Valuation #: 83-756-22  
 LT/DP No: 345829 File No. RC: 2050612  
 Client: Taipai Bay Developments

**COMPLIANCE CERTIFICATES**

I confirm that the above applicant has met the conditions imposed by Council on \_\_\_\_\_  
 (date), and approve the release of a Certificate, under Section 306 of the Local Government Act 1974 /  
 Section 224 of the Resource Management Act 1991.

		Rct No.	Date
CERTIFICATE FEE PAID: (code): <u>223/224</u>	\$ <u>280</u>	<u>5394</u>	<u>23.8.05</u>
OTHER CONTRIBUTIONS PAID: (code): _____	\$ _____	<b>ENVIRONMENTAL</b>	
BOND PAID: (code): _____	\$ _____	<b>- 3 NOV 2005</b>	
ADDITIONAL COSTS: - (code): <u>inv 20589 o/s</u>	\$ <u>151.20</u>	<b>RECEIVED</b>	
(description): _____		<u>53306</u>	<u>11/9/05</u>
PAID	\$ _____		

The attached 224 a, b, c, (i), (ii), (iii), 221, 241, 243, 321.  
 (Please circle correct certificate/s required).

Other certificate/s required: \_\_\_\_\_ can now be released.

State lot & DP numbers of each lot with a new connection to the Council's **WATER** scheme.....

State lot & DP numbers of each lot with a new connection to the Council's **SEWERAGE** scheme.....

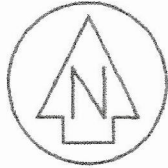
State lot & DP numbers of each lot with an existing connection to the Council's **SEWERAGE** scheme.....

State lot & DP numbers of each lot with an existing connection to the Council's **WATER** scheme.....

Send copy of this form to **Property Database Officer** with Copy of Decision and s 223 Certificate

RESOURCE PLANNER: \_\_\_\_\_ Date: 3/11/05

ENGINEER: \_\_\_\_\_ Date: \_\_\_\_\_



Approvals

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 subject to the amalgamation condition hereon

on the 9th day of November 2005 and for the purposes of Section 224(c) Resource Management Act 1991, that all of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate has been issued.

1008400 mN

Resource Consents Manager  
RC 2050612

Amalgamation Condition

That Lot 2 Hereon be transferred to the owner of Lot 1 DP 172800 (CT 106A/220) & that one certificate of title be issued to include both parcels

(DLR Ref: 466245)

BEARING AND COORDINATE DATUM, NZGD 2000  
MT EDEN CIRCUIT 2000  
FALSE ORIGIN 800 000mN 400 000mE

NOTES:

ALL DIMENSIONS ARE ADOPTED FROM DP 334672

NEW C'sT ALLOCATED:

LOT 1: 187748

LOT 2: 187749

CLASS 1 SURVEY

Total Area 1052m<sup>2</sup>

Comprised in C.T NAI41951

I, Denis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that:  
(a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2;  
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

(Signature).....

(Date).....20.....

Field Book ..... p ..... Traverse Book ..... p .....  
Reference Plans DP 334672 .....  
Examined ..... Correct .....

Approved as to Survey by Land Information NZ on .....20.....

Deposited by Land Information NZ on .....20.....

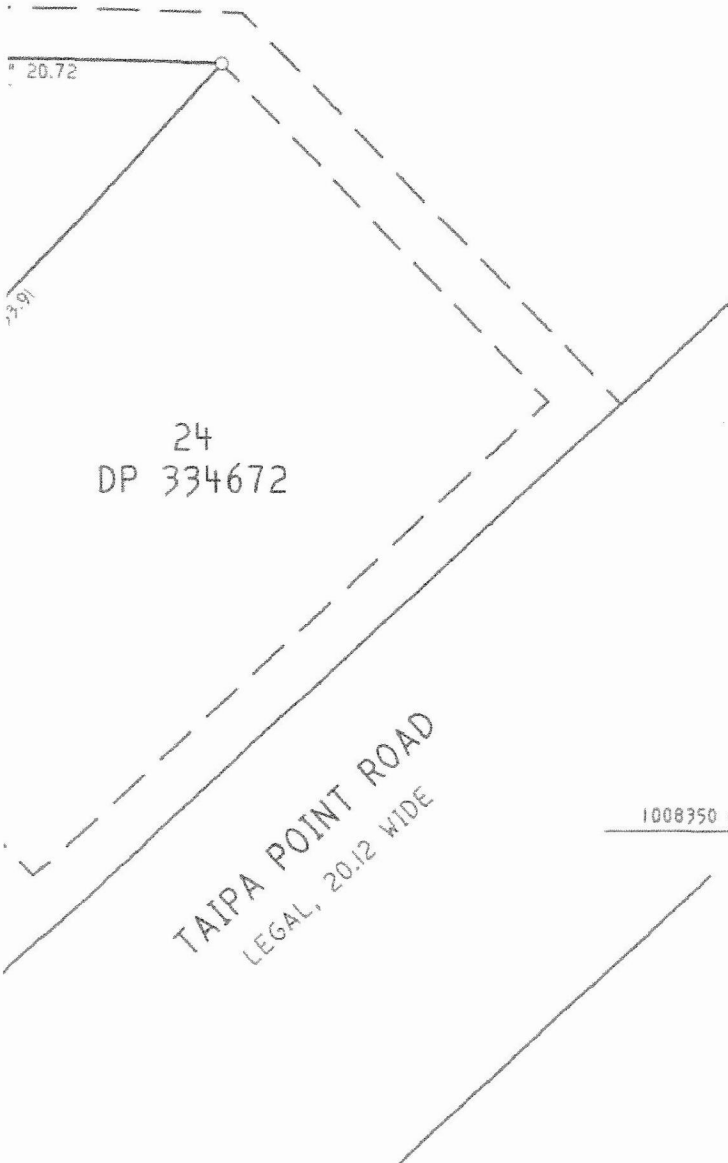
File REF: 6971  
Received .....  
Instructions .....

DP 345829

Approved ARLM 00/02

REF: TKL/6971dp

BPC



N

LOCAL AUTHORITY: Far North District  
Surveyed by: Thomson Survey Ltd  
Scale: 1: 250 Date: JULY 2005



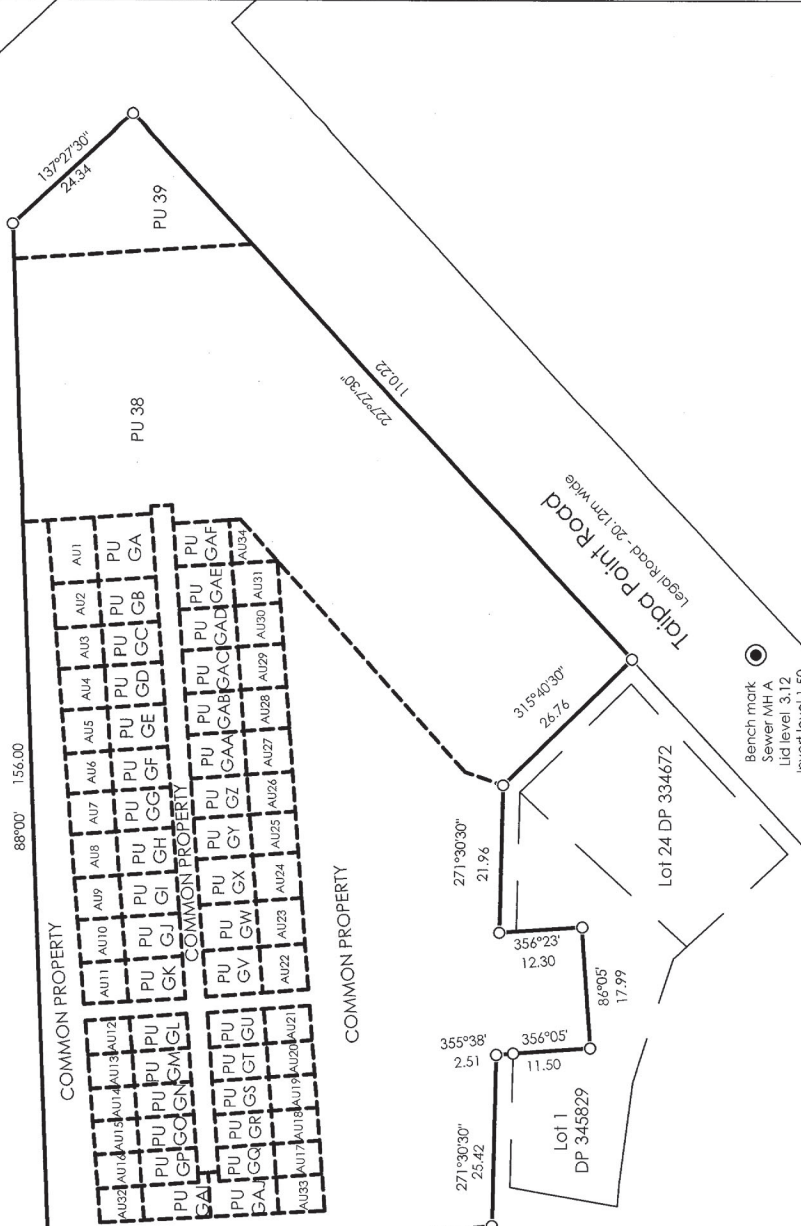
## **Appendix 3**

Complete Unit  
Development Plans





**Foreshore Road**  
Legal Road - 20.12m wide & over







See Diag. A  
Sheet 2

Foreshore Road

Legal Road - 20.12m wide & over

88°00' 156.00'

7.00

COMMON PROPERTY

7.00

AU12

PU  
GL

AU13

PU  
GM

AU14

PU  
GN

AU15

PU  
GO

AU16

PU  
GP

AU17

PU  
GR

AU18

PU  
GS

AU19

PU  
GT

AU20

PU  
GU

AU21

PU  
GV

AU22

PU  
GW

AU23

PU  
GX

AU24

PU  
GY

AU25

PU  
GZ

AU26

PU  
GAA

AU27

PU  
GAB

AU28

PU  
GAC

AU29

PU  
GAD

AU30

PU  
GAE

AU31

PU  
GAF

AU32

PU  
GAI

AU33

PU  
GAJ

AU34

PU  
GAK

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