Te Kaunihera o Te Hiku o te Ika
Far North District Council

Office Use Only
Application Number:

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

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

1. Pre-Lodgement Meeting

Have you met with a council Resource Consent representative to discuss this application prior to lodgement?
○ **Yes** ✔ **No**

If yes, who have you spoken with? _____

2. Type of Consent being applied for

◉ **Change of conditions (s.127)**

3. Consultation:

Have you consulted with Iwi/Hapū? ○ **Yes** ◉ **No**

If yes, which groups have you consulted with?

Who else have you consulted with?

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

4. Applicant Details:

Name/s: Traverse Ltd

Email:

Phone number:

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

ode 0994

Office Use Only
Application Number:

5. Address for Correspondence

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

Name/s: Reyburn and Bryant

Email:

Phone number:

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

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

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

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

Name/s: Same as applicant

Property Address/ Location:

Postcode

7. Application Site Details

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

Name/s: Traverse Limited

Site Address/ Location:

Postcode

Legal Description: Lot 101 DP 629569 **Val Number:**

Certificate of title: RT 1291596

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

Site visit requirements:

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

Is there a dog on the property? ◯ **Yes** ✔ **No**

7. Application Site Details (continued)

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

8. Detailed description of the proposal:

This application relates to the following resource consent: 2220850-RMACOM

Specific conditions to which this application relates:

Describe the proposed changes:

To vary the subdivision conditions of 2260508-RMACOM to enable the subdivision associated with each duplex to be completed independently.

9. Would you like to request Public Notification?

◯ **Yes** ✔ **No**

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

◯ **Building Consent** Enter BC ref # here (if known)
◯ **Regional Council Consent (ref # if known)** Ref # here (if known)
◯ **National Environmental Standard consent** Consent here (if known)
◯ **Other (please specify)** Specify 'other' here

11. Assessment of Environmental Effects:

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

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

12. Draft Conditions:

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

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

13. Billing Details:

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

Name/s: (please write in full) Traverse Limited

Email:

Phone number:

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

0994

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

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

Name: (please write in full) Kent Fearon

Signature: (signature of bill payer)

Date 05-Nov-2026

MANDATORY

14. Important Information:

Note to applicant
You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.
You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

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

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

Name: (please write in full) Thomas Keogh

Signature:

Date 10 Nov-2026

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

Checklist (please tick if information is provided)

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

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

10 November 2026

Far North District Council

Private Bag 752

Kaikohe, 0440

ref.18814.tk

APPLICATION PURSUANT TO SECTION 127 OF THE RESOURCE MANAGEMENT ACT, 1991 (RMA) FOR TRAVERSE LTD – 2260508-RMACOM – 373 AND 377 KERIKERI ROAD, KERIKERI

Summary

1. This is an application to vary the conditions of 2260508-RMACOM (the consent) pursuant to Section 127 of the RMA.

Consent history

Original subdivision consent (2220850-RMACOM)

2. In November 2022, Far North District Council (FNDC) approved a 55-lot subdivision over 4 stages at 373 and 377 Kerikeri Road, Kerikeri. The consent is referenced as 2220850-RMACOM (copy **enclosed**). Stages 1–3 have been completed, resulting in DP 596768 and DP 629569. The applicant is currently implementing Stage 4.

Variation of original subdivision consent (2220850-RMAVAR/A)

3. In September 2025, FNDC approved a variation to 2220850-RMACOM, referenced as 2220850-RMAVAR/A (copy **enclosed**). The variation approved changes to the access arrangements for Lots 4 and 5 DP 596768.

Subsequent combined subdivision and land use consent (2260508-RMACOM)

4. In June 2026, FNDC approved combined land use and subdivision consent 2260508-RMACOM. The land use component authorises the construction of eight residential units, comprising two units on each of Lots 42–45 being created under Stage 4 of 2220850-RMACOM. The subdivision component subsequently provides for each duplex to be subdivided, creating a separate title for each residential unit.

The proposal

5. The proposal is to vary the subdivision conditions of 2260508-RMACOM to enable the subdivision associated with each duplex to be completed independently. This will be achieved by dividing the approved subdivision into four stages, with each stage corresponding to one of Lots 42–45 and the duplex approved on that lot. An updated scheme plan (Rev C) and proposed amended conditions are **enclosed**.

6. No changes are proposed to the land use component of the consent. The approved number, location and design of the residential units remain unchanged, as does the ultimate subdivision outcome. The variation simply provides greater flexibility as to the timing and implementation of each approved duplex development and its associated subdivision.

7. As a consequence of the proposed staging, some stages rely on access located partly within an adjoining stage. In particular, Stages 1 and 2 share an access arrangement, as do Stages 3 and 4. The necessary legal access arrangements are shown on the updated scheme plan. Physical formation of the accesses is addressed through condition 4 of the land use consent, which requires the relevant driveways and manoeuvring areas to be formed prior to occupation. To ensure appropriate access is also available when each subdivision stage is completed, additional wording is proposed within the relevant section 224(c) conditions requiring confirmation that the access necessary to serve that stage has been formed.

Legislative context

8. Section 127 of the RMA enables a consent holder to apply to change or cancel a condition of consent. Under section 127(3), sections 88 to 121 apply, with the necessary modifications, as though the application were an application for resource consent for a discretionary activity and references to the consent and activity were references to the change to the conditions and the effects of that change.

Effects on the environment

9. The effects of the proposed variation are limited to those arising from allowing the approved subdivision to be implemented in four separate stages. The number and configuration of the approved residential units, the ultimate subdivision layout and the overall development outcome remain unchanged.

10. No additional allotments or residential units are proposed. Each stage simply enables one of the four approved duplex developments to be completed and subsequently subdivided independently of the remaining duplex sites.

11. The proposed staging will not alter the residential character, density or amenity effects previously assessed. The buildings authorised by the land use consent remain unchanged and will continue to be subject to the existing land use conditions. The original decision concluded that the resulting development would maintain acceptable residential amenity and that the overall density remained appropriate within the Residential Zone.

12. Servicing requirements also remain unchanged. The existing consent requires the approved development to be connected to reticulated water, wastewater and stormwater infrastructure, with separate connections provided for the individual residential lots prior to section 224(c) certification. The proposed staging does not increase demand on these services or alter the servicing outcome previously assessed.

13. The updated scheme plan establishes the legal access arrangements necessary to enable each stage to proceed independently. Additional section 224(c) requirements are proposed to ensure that the physical access necessary to serve each stage has been formed before certification is issued. The variation will therefore not result in any additional traffic generation or materially different access effects from those associated with the approved development.

14. Overall, the proposed variation changes the sequencing and implementation of the approved subdivision rather than the resulting form or intensity of development. The environmental effects of the variation will therefore be no greater than those associated with the consented development.

Notification

15. In determining who may be adversely affected by a proposed change or cancellation of consent conditions, section 127(4) requires particular consideration to be given to any person who made a submission on the original application and who may be affected by the proposed change.

16. The original application was processed on a non-notified basis and therefore no submissions were received. The decision records that the adverse effects of the approved development were less than minor and that there were no affected persons.

17. The proposed variation does not change the number, location or design of the approved residential units, the ultimate number of allotments, or the overall development outcome. The change is limited to enabling each of the four approved duplex subdivisions to be implemented independently. No additional or materially different adverse effects on any person will result.

18. Accordingly, no persons are considered adversely affected by the proposed variation and the application can proceed on a non-notified basis.

Consistency with the relevant objective and policies of the Far North District Plans

19. In granting 2260508-RMACOM, Council concluded that the approved development was consistent with the relevant objectives and policies relating to residential development and subdivision. In particular, Council considered that the proposal represented an appropriate use of residentially zoned and serviced land, that the resulting allotments were suitable for their intended residential use, and that appropriate access and servicing could be provided.

20. The proposed variation does not alter any of those outcomes. The number and design of the approved residential units, number of allotments, ultimate subdivision layout and servicing requirements remain unchanged. Providing for the subdivision to be completed in separate stages therefore does not alter the conclusions reached under the relevant objectives and policies, and the proposal remains consistent with those provisions.

Conclusion

21. The proposal seeks to vary the subdivision conditions of 2260508-RMACOM to enable the subdivision associated with each of the four approved duplex developments to be completed independently. The variation does not change the approved residential development, subdivision yield or ultimate development outcome.
22. The proposed staging will not result in adverse effects beyond those associated with the approved development, no persons are considered adversely affected, and the proposal remains consistent with the relevant planning framework. It is therefore considered appropriate for the variation to be granted on a non-notified basis.

Please contact me if you have any queries.

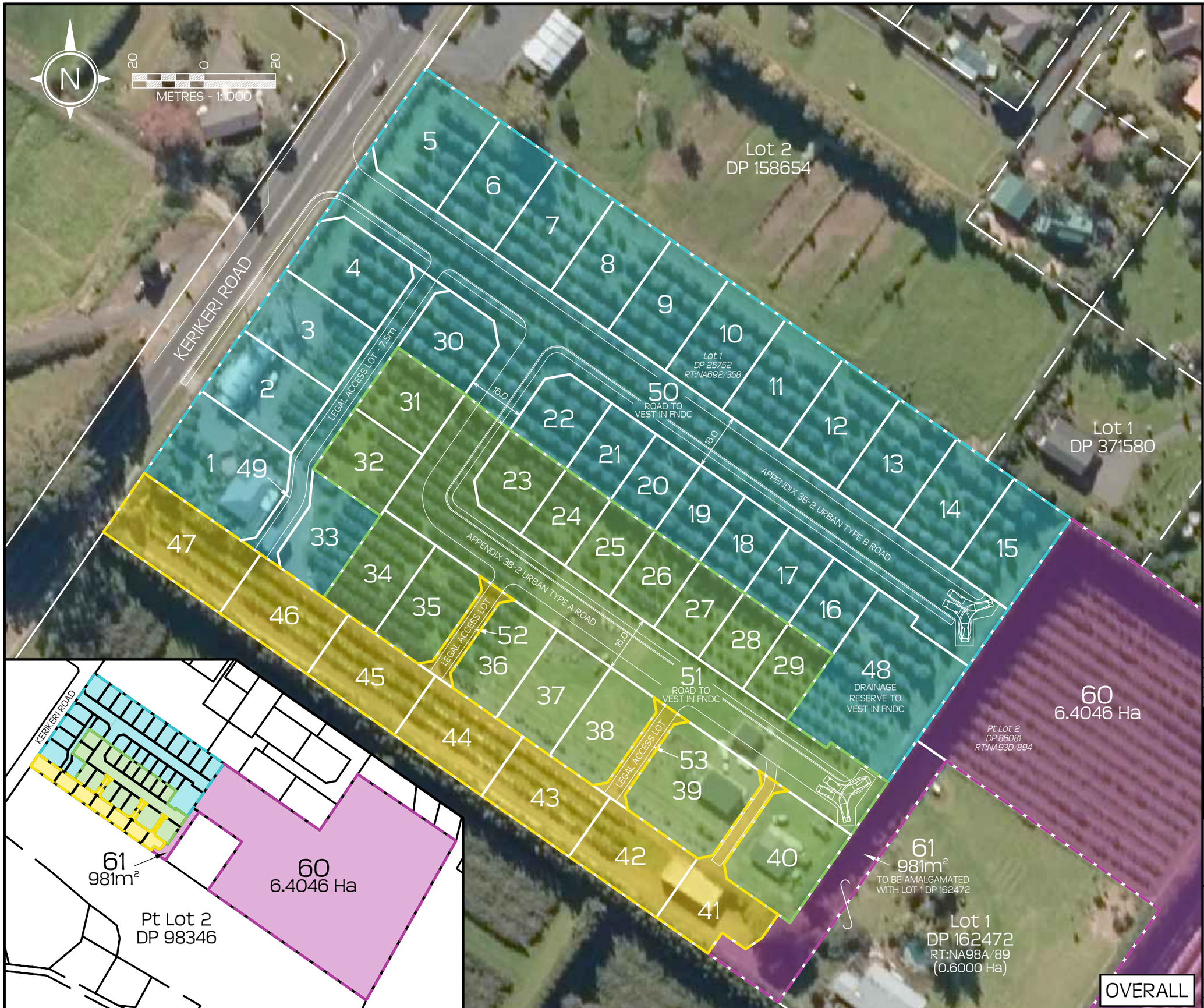
Yours faithfully



Thomas Keogh

Associate

Enclosed: 2220850-RMACOM, 2220850-RMAVAR/A, subdivision scheme plan Rev C, proposed consent conditions



CAUTION:

1. THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.
2. AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
3. THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.
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9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

STAGE 1

STAGE 2

STAGE 3

STAGE 4

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha

COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	1/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

PROPOSED CANCELLATION OF NON-CONDITIONAL EASEMENT

THE WATER RIGHT OVER LOT 1 DP 25725 & APPURTENANT TO PT LOT 2 DP 86081 (FORMERLY LOT 2 DP 25725) & CREATED BY T.570871;

IS TO BE REVOKED

— — — — EXISTING EASEMENT TO BE CANCELED

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (BENEFITTED)
RIGHT OF WAY	A	LOT 62 HEREON	LOTS 60, 61 HEREON & LOT 1 DP 162472
	B	LOT 61 HEREON	LOT 60 HEREON

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha
COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	2/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



EXISTING EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 100 HEREON	LOT 61 STAGE 1 & LOT 1 DP 162472

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PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 1; OVER LOT 62 STAGE 1; IS TO BE CANCELLED AS IT RELATES TO LOT 60 STAGE 1 &
THE RIGHT OF WAY, MARKED B ON STAGE 1, OVER LOT 61 STAGE 1 & APPURTENANT TO LOT 60 STAGE 1 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 60 STAGE 1 WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 50).

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

THAT LOT 49 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 1, 2, 3 & 33 HEREON (ONE SHARE EACH) AND LOT 100 HEREON (TWO SHARES) AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

TOTAL AREA: 3.4661 Ha
COMPRISED IN: RT NA692/358, NA93D/894

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	3/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 101 HEREON	LOT 61 HEREON & LOT 1 DP 162472

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 100 STAGE 2.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOT LOT 101 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

TOTAL AREA: 1.5435 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

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www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	4/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



TOTAL AREA: 0.4811 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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8. 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243 (e) OF THE RMA 1991,
THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 3, OVER LOT 101 STAGE 3 & APPURTENANT TO LOT 61 STAGE 1 & LOT 1 DP 162472 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 61 STAGE 1 & LOT 1 DP 162472 IS SERVED FROM ROW & WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 51).

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 101 STAGE 3.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 46 & 47 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 52 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 44 & 45 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 53 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 42 & 43 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

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373 & 377 KERIKERI ROAD, KERIKERI

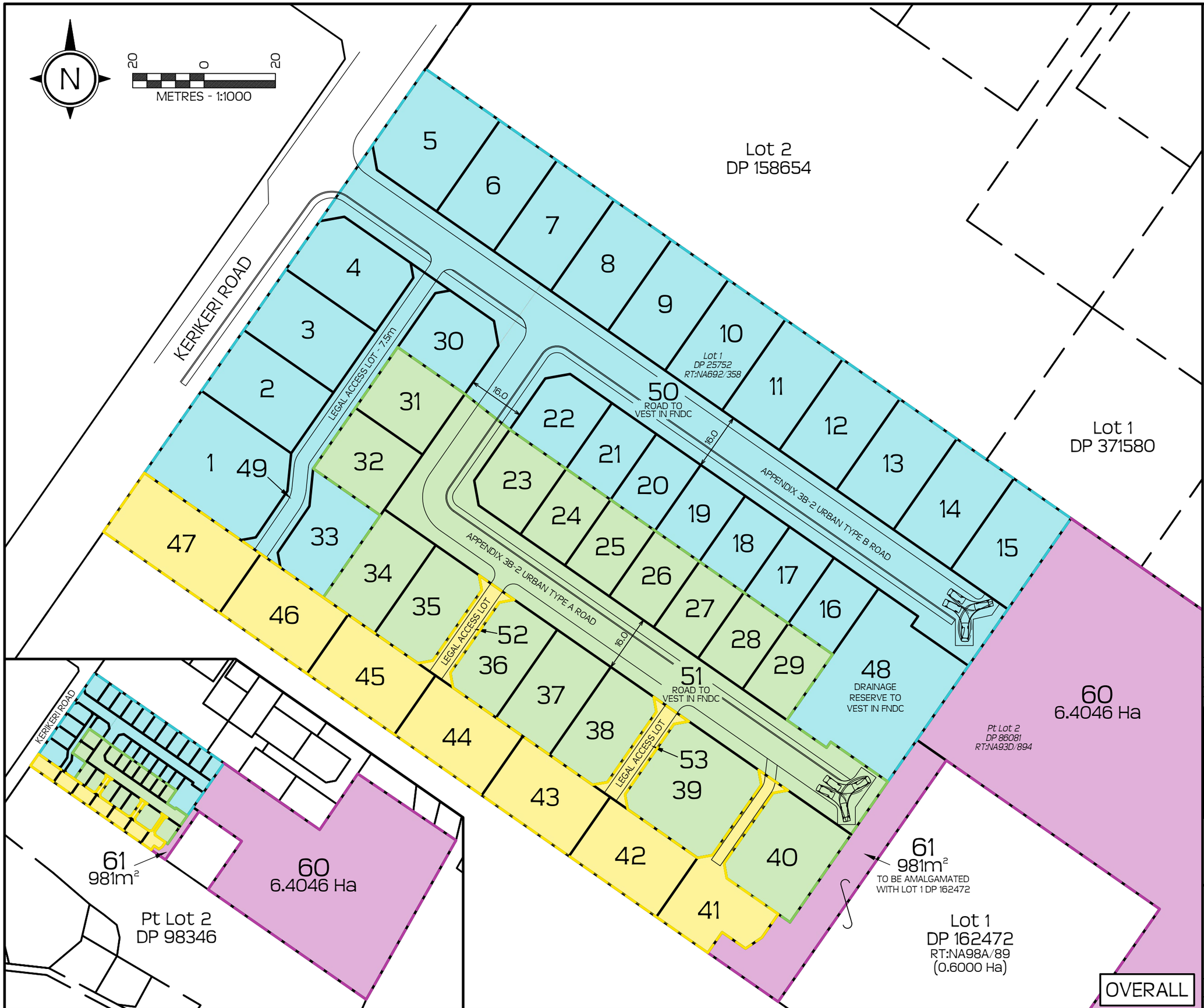
TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	5/5	Rev. F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



CAUTION:

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PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

STAGE 1

STAGE 2

STAGE 3

STAGE 4

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha

COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

CLIENT

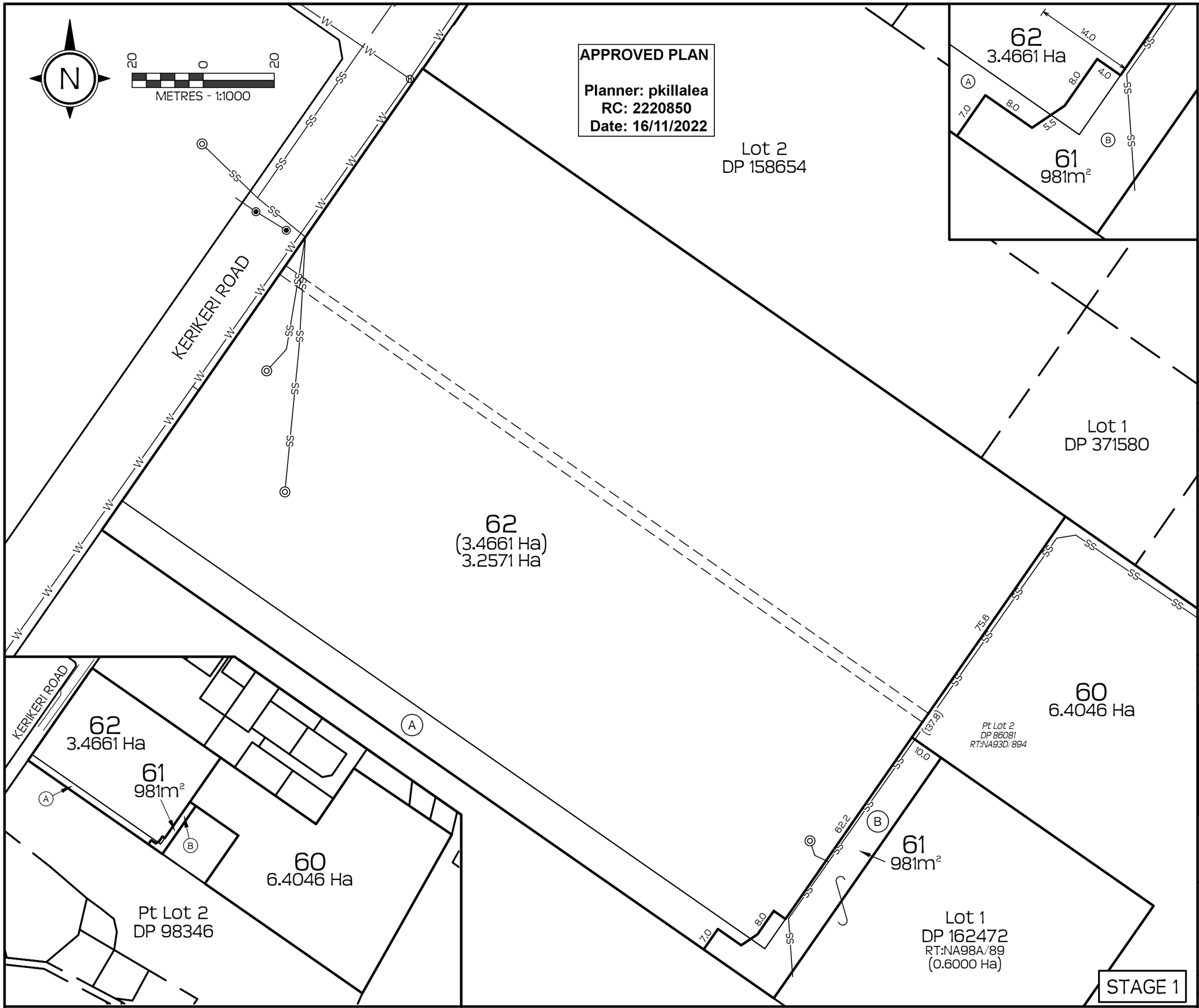
TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	1/5	Rev. F

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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9. 2020 1m LiDAR CONTOUR INFORMATION COURTESY OF THE NRC.
10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(i) OF THE RMA 1991

THAT LOT 61 HEREON BE TRANSFERRED TO THE OWNER OF LOT 1 DP 162472 (RT:NA98A/89) AND THAT ONE RECORD OF TITLE BE ISSUED TO INCLUDE BOTH PARCELS

PROPOSED CANCELLATION OF NON-CONDITIONAL EASEMENT

THE WATER RIGHT OVER LOT 1 DP 25725 & APPURTENANT TO PT LOT 2 DP 86081 (FORMERLY LOT 2 DP 25725) & CREATED BY T.570871;

IS TO BE REVOKED

— — — — EXISTING EASEMENT TO BE CANCELED

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (BENEFITTED)
RIGHT OF WAY	(A)	LOT 62 HEREON	LOTS 60, 61 HEREON & LOT 1 DP 162472
	(B)	LOT 61 HEREON	LOT 60 HEREON

SUBD AREA: 9.9688 Ha
AMALG AREA: 0.6000 Ha
TOTAL AREA: 10.5688 Ha
COMPRISED IN: RT NA692/358, NA93D/894 & NA98A/89 (ao)

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

reyburn & bryant
Ph: 09 438 3563
PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

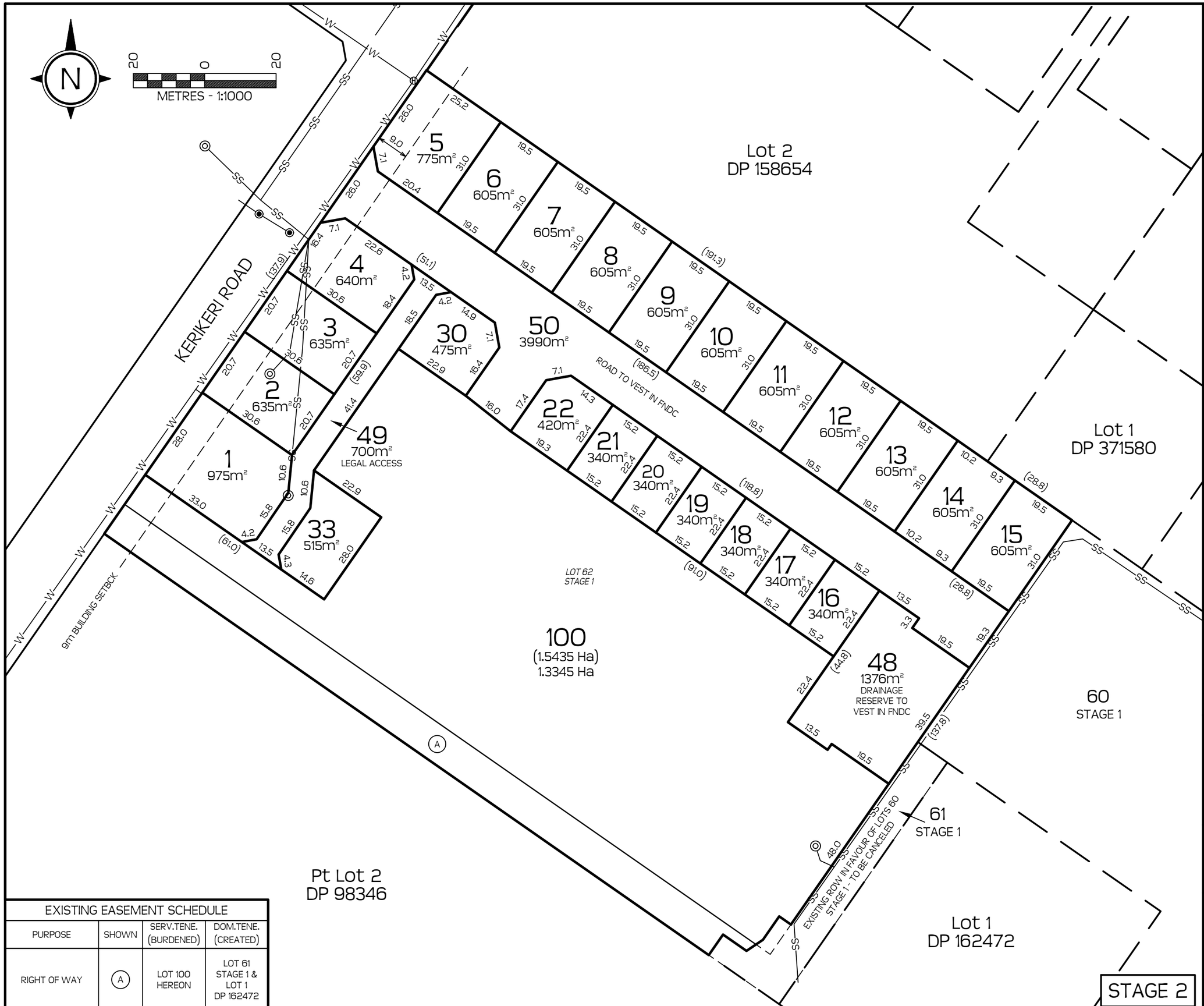
TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3
NO.	S16655	SHEET	2/5
		Rev.	F

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



EXISTING EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 100 HEREON	LOT 61 STAGE 1 & LOT 1 DP 162472

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10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243(e) OF THE RMA 1991, THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 1; OVER LOT 62 STAGE 1; IS TO BE CANCELLED AS IT RELATES TO LOT 60 STAGE 1 &
THE RIGHT OF WAY, MARKED B ON STAGE 1, OVER LOT 61 STAGE 1 & APPURTENANT TO LOT 60 STAGE 1 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 60 STAGE 1 WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 50).

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

THAT LOT 49 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 1, 2, 3 & 33 HEREON (ONE SHARE EACH) AND LOT 100 HEREON (TWO SHARES) AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

TOTAL AREA: 3.4661 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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REV	DATE	DESCRIPTION
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

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PO Box 191, Whangarei 0140
7 Selwyn Ave, Whangarei
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT LTD
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	3/5	Rev. F

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

N

20 0 20
METRES - 1:1000

KERIKERI ROAD

Lot 2
DP 158654

Lot 1
DP 371580

Pt Lot 2
DP 98346

Lot 1
DP 162472

30 STAGE 2
50 STAGE 2
31 475m²
22 STAGE 2
21 STAGE 2
20 STAGE 2
19 STAGE 2
18 STAGE 2
17 STAGE 2
16 STAGE 2
49 STAGE 2
32 475m²
23 420m²
24 340m²
25 340m²
26 340m²
27 340m²
28 340m²
29 340m²
33 STAGE 2
34 525m²
35 525m²
36 520m²
37 550m²
38 520m²
39 875m²
40 730m²
101 (4811m²) 2721m²
51 2969m²
ROAD TO VEST IN FNDC
LOT 101 STAGE 3
48 STAGE 2
60 STAGE 1
61 STAGE 1
9m BUILDING SETBACK
A

STAGE 3

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10. BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

EXISTING EASEMENT SCHEDULE

PURPOSE	SHOWN	SERV.TENE. (BURDENED)	DOM.TENE. (CREATED)
RIGHT OF WAY	(A)	LOT 101 HEREON	LOT 61 HEREON & LOT 1 DP 162472

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 100 STAGE 2.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOT LOT 101 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

TOTAL AREA: 1.5435 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

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CLIENT

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373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	4/5	Rev. F

APPROVED PLAN

Planner: pkillalea
RC: 2220850
Date: 16/11/2022

N

20 0 20
METRES - 1:1000

KERIKERI ROAD

Lot 2
DP 158654

Lot 1
DP 371580

Pt Lot 2
DP 98346

Lot 1
DP 162472

49
STAGE 2

47
800m²

46
600m²

45
600m²

44
600m²

43
600m²

42
600m²

41
620m²

52
195m²

53
196m²

33
STAGE 2

34
STAGE 3

35
STAGE 3

36
STAGE 3

37
STAGE 3

38
STAGE 3

39
STAGE 3

40
STAGE 3

51
STAGE 4

60
STAGE 1

61
STAGE 1

LOT 102
STAGE 4

9m BUILDING SETBACK

39.7 20.1 29.8 23.8 20.2 17.6 7.0 8.0 5.5 (211.7)

STAGE 4

TOTAL AREA: 0.4811 Ha
COMPRISED IN: RT NA692/358, NA93D/894

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REV	DATE	DESCRIPTION
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E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC

REF. DATA:

Date Plotted: 20/04/2022 File Path: P:\16000 - 16999\16655 - Traverse Ltd (Kerikeri Road)\Drawings\Scheme Plan\S16655 - Traverse - F.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

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PROPOSED CANCELLATION OF CONDITIONAL EASEMENTS

PURSUANT TO SECTION 243 (e) OF THE RMA 1991, THE CONDITIONS AS TO THE CREATION OF:

THE RIGHT OF WAY MARKED 'A' ON STAGE 3, OVER LOT 101 STAGE 3 & APPURTENANT TO LOT 61 STAGE 1 & LOT 1 DP 162472 & CREATED ON STAGE 1; IS TO BE REVOKED

REASON: LOT 61 STAGE 1 & LOT 1 DP 162472 IS SERVED FROM ROW & WILL NOW GAIN ACCESS FROM ROAD TO VEST (LOT 51).

PROPOSED CANCELLATION OF AMALGAMATION CONDITION

PURSUANT TO SECTION 240 (4) OF THE RMA 1991

THE FAR NORTH DISTRICT COUNCIL RESOLVES TO CANCEL THE AMALGAMATION CONDITION IN RELATION TO THE TWO UNDIVIDED ONE-SIXTH SHARES OF LOT 49 STAGE 2 (LEGAL ACCESS) HELD BY THE OWNER OF LOT 101 STAGE 3.

REASON: THESE SHARES ARE TO BE REDISTRIBUTED AT THIS STAGE

PROPOSED AMALGAMATION CONDITION

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991

REDISTRIBUTION OF SHARES: THAT LOT 49 STAGE 2 (LEGAL ACCESS) BE HELD AS TO TWO (EXISTING) UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 46 & 47 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 52 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 44 & 45 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
&
THAT LOT 53 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 42 & 43 HEREON (ONE SHARE EACH) AS TENANTS IN COMMON IN THE SAID SHARES,
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373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOT 1 DP 25752 & PT LOT 2 DP 86081

DATE	APRIL 2022	SCALE	1:1000 @A3	
NO.	S16655	SHEET	5/5	Rev. F

Far North District Council

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION

Resource Consent Number: 2220850-RMACOM

Pursuant to Sections 104 and 104B of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Traverse Limited

The activities to which this decision relates are listed below:

Subdivision to create 47 residential lots, drainage reserve and roads to vest, an allotment to be amalgamated with an adjoining title, and a balance lot. The development includes earthworks and construction of infrastructure over 4 stages.

Consent is sought under the National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health Regulations 2011 ('NESCS') as a restricted discretionary activity.

Consent is sought to cancel water supply and right-of-way easements under Section 243(e) in Stages 1, 2, and 4 of the subdivision; and,

Consent is sought under Section 241(3) to cancel amalgamation conditions in Stages 3 and 4 of the subdivision.

Subject Site Details

Address:	373 and 377 Kerikeri Road, Kerikeri
Legal Description:	Lot 1 DP 25752, Pt Lot 2 DP 86081 and Lot 1 DP 162472

Pursuant to Sections 108 and 220 of the Act, this subdivision consent is issued subject to the following conditions:

Subdivision Consent Stages 1 – 4

Stage 1 – Lots 60, 61, and 62

1 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 2 of 5 Revision F referenced as Stage 1 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show easements (both private and in gross where required) over the existing sewer lines serving Lot 62 and Lot 1 DP 162472.

c) Show the following amalgamation condition on the survey plan:
'That Lot 61 hereon be transferred to the owner of Lot 1 DP 162472 (RT:NA98A/89) and that one record of title be issued to include both parcels' (LINZ ref TBC)

d) Provide suitable evidence to show that easement B located over Lot 61 contains a formed and metalled 3.0 wide carriageway with suitable stormwater drainage for its length. Where the easement requires formation, confirmation that works are completed will be required by way of written certification from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards).

No conditions are required to be met prior to issuing of the Section 224 certificate.

Cancellation of Non-Conditional easement under Section 243(e)
Council resolves that, pursuant to Section 243(e) of the Resource Management Act, that the water right over Lot 1 DP 25725 & appurtenant to Pt Lot 2 DP 86081 (formerly Lot 2 DP 25725) & created by t.570871, is cancelled.

Stage 2 – Lots 1 – 22, 30, and 33 (residential lots), Lot 48 as reserve to vest, Lot 49 as common access lot, Lot 50 as road to vest, and Lot 100 as balance lot

2 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 3 of 5 Revision F referenced as Stage 2 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show any easements required to protect existing service connections to the existing buildings on proposed Lots 1 and 2. Where those existing connections are to be removed and new connections installed as part of the civil works under this consent, no easements will be required.

c) Show the following amalgamation condition on the survey plan:
'That Lot 49 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 1, 2, 3 & 33 hereon (one share each) and Lot 100 hereon (two shares) as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

d) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards), in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

i. The road to vest formed and sealed to comply with the Council standard for a Type B Urban Street with a 6.5m carriageway and (legal access) Lot 49. Plans must include (but is not limited to), road

pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

iii. The intersection of Lot 50 as road to vest and Kerikeri Road to be formed and upgraded in accordance with Integrated Transport Assessment prepared by Hawthorn Geddes Limited dated 22 August 2022, and more specifically the details identified on the drawing entitled 'Proposed Turning Treatments' Figure No. 3 Rev. R2.

iv. Lot 49 as private common access lot is to be formed and sealed to comply with the Council standard with a minimum 5m kerbed carriageway for its length, inclusive of a complying crossing onto Lot 50.

v. Location of services within the carriageway (telecommunication, power)

vi. Connection details to the public wastewater reticulation network to serve Lots 1-15, Lots 16- 22, Lot 30 and 33. The reticulation shall be by gravity and pump station combination to the public gravity main on Mill Lane via Hall Road inclusive of any upgrades required, as offered by the applicant, in accordance with the requirements of the Far North District Councils Three Waters Asset Manager.

Note: Refer to Advice Notes 3 and 4 below.

vii. Connection details of onsite potable water supply system to serve Lots 1-22, Lot 30 and 33 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No.6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

viii. Details of stormwater connections and mitigation in accordance with the Stormwater Management Report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 1-22, Lot 30 and 33, inclusive of design details addressing landscaping and finished contours for Lot 48 to vest.

Note: Refer to consent notice condition 3. l. v.

e) Submit a Construction Management Plan for approval by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.

ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

f) Submit a pre-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, that identifies potential safety problems for all road users affected by the proposed development works associated with the intersection onto Kerikeri Road, including the needs of pedestrians, cyclists and elderly/disabled users and to ensure that measures to eliminate or reduce the problems are fully considered. Recommendations from the audit report shall be addressed and incorporated into the design as considered appropriate by the Councils Development Engineer or designate for approval.

g) Provide for Council approval a preferred road name and two alternatives for the road to vest and Lot 49. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

3. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 2(d) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign/s for the road to vest and Lot 49 as per Condition 2. g) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontages of Lot 1 - 5, inclusive of the 1.5 metre high acoustic fence.

j) Submit a post-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, to the satisfaction of the Councils Development Engineer or designate for approval to address the finding and recommendations of the Audit required under Condition 2 f) above.

k) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

    i. Lots 1 – 22, 30 and 33 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

    ii. Lots 2 – 5 shall not form nor utilise any vehicle crossing access onto Kerikeri Road.

iii. Lots 1 – 5 – The earth bund, fence and landscaping implemented under Condition 3. i) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lots 1 – 5. A copy of the Plan shall be attached to this consent notice.

iv. Lots 1 – 22, 30 and 33 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

v. Lots 1 – 22, 30 and 33 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Conditional easement under Section 243(e)
Council resolves that, pursuant to Section 243(e) of the Resource Management Act, the right of way marked 'A' on Stage 1 over Lot 62 Stage 1 is to be cancelled as it relates to Lot 60 Stage 1; and the right of way marked 'B' on Stage 1 over Lot 61 Stage 1 and appurtenant to Lot 60 Stage 1 and created on Stage 1 is cancelled.

Stage 3 – Lots 23 – 29, 31, 32, and 34-40 (residential lots), Lot 51 as road to vest, and Lot 101 as balance lot

4 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 4 of 5 Revision F referenced as Stage 3 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation condition on the survey plan:
'Redistribution of shares: That Lot 49 Stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lot 101 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by

Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

i. The road to vest formed and sealed to comply with the Council standard for a Type A Urban street with a 6.0m carriageway. Plans must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

iii. Location of services within the carriageway (telecommunication, power)

iv. Connection details to the public wastewater reticulation network to serve Lots 23-29,31,32,34-40 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset Management department.

v. Connection details of onsite potable water supply system to serve Lots 23-29,31,32,34-40 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

vi. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 23-29,31,32,34-40

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

5. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 4(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

e) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 4.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

   i. Lots 23-29, 31, 32, 34 – 40, and 101 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a Council road, a vehicle crossing permit approval is required from the Council.

   ii. Lots 23 – 29, 31, 32, 34 – 40, and 101 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

   iii. Lot 101 – Any future owner of Lot 101 is to be made aware that the location of any building and services is restricted to a 10 metre wide area within the lot. The subdivision consent inclusive of this lot has been granted on the basis that the subdivider accepts that any future development on Lot 101 may be restricted due to the configuration of the lot and that resource consent may be required to site any building and/or services.

   iv. Lots 23 – 29, 31, 32, 34 – 40, and 101 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Amalgamation Condition under Section 241(3)
Council resolves that, pursuant to Section 241(3) of the Resource Management Act, the amalgamation condition in relation to the two undivided one-sixth shares of Lot 49 Stage 2 (legal access) held by the owner of Lot 100 Stage 2 is cancelled.

Stage 4 – Lots 41 - 47 (residential lots) and Lot 52 and 53 as common access lot

6 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 5 of 5 Revision F referenced as Stage 4 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation conditions on the survey plan:
'Redistribution of shares: That Lot 49 stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lots 46 & 47 hereon (one share each) as tenants in common in the said shares.'

'That Lot 52 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 44 & 45 hereon (one share each) as tenants in common in the said shares.'

'That Lot 53 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 42 & 43 hereon (one share each) as tenants in common in the said shares, and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. Location of services within carriageway (telecommunication, power)

   ii. Connection details to the public wastewater reticulation network to serve Lots 41-47 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset management department.

   iii. Connection details of onsite potable water supply system to serve Lots 41-47 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

   iv. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 41-47

   v. Design details of formation of legal access Lots 52 and 53 to a sealed 3 metre carriageway width with a formed crossing onto the road to vest, and design details of the crossing to service Lot 41

   vi. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

7. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 6(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards

and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 6.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontage of Lot 47, inclusive of the 1.5 metre high acoustic fence and closure of the existing vehicle crossing servicing easement A (to be cancelled).

j) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

   i. Lots 41 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

   ii. Lot 47 shall not form nor utilise any informal vehicle crossing access onto Kerikeri Road.

   iii. Lot 47 – The earth bund, fence and landscaping implemented under Condition 7g) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lot 47. A copy of the Plan shall be attached to this consent notice.

   iv. Lots 41 – 47 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

   v. Lots 41 – 47 – The owners and occupiers of the lots are to be made aware that adjacent land is currently and may continue to be used for horticultural activities inclusive of noise and spraying activities.

vi. Lots 41 – 47 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Landuse Consent – Earthworks

1. Earthworks at the site are to be carried out in accordance with the document "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region", June 2016, Guideline Document 2016/005, Incorporating Amendment 1, Auckland Council Guideline Document 2016/005 and generally in accordance with the Reyburn and Bryant Earthworks Design drawings, EW16655, Sheets 1 – 3, Revision C dated 2 June 2022.

2. All consented earthworks to be undertaken on the site are to be supervised by a Chartered Professional Engineer to be engaged by the Consent Holder. The Council is to be advised in writing of the appointment of the engineer and notified when work is to commence, and when work is completed.

3. Prior to commencing any earthworks, the consent holder shall provide to Council:
   - Details of a successful contractor.
   - Details of the planned date and duration of the contract.

4. Prior to commencing any earthworks, an Earthworks Management Plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:

   a) The timing of earthworks, including hours of work, key project and site management personnel.
   b) The transportation of earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
   c) Control of dust and noise on-site and any necessary avoidance or remedial measures.
   d) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
   e) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
   f) Erosion and sediment control measures to be in place for the duration of works.
   g) Any traffic management required associated with heavy construction vehicles and/or staff access to and from the site.

   Note: The Earthworks Management Plan may be lodged as part of or in conjunction with the Erosion and Sediment Control Plan required under Condition 5 of the consent issued by the Northland Regional Council.

5. An earthworks completion report shall be provided to Council upon completion of the earthworks. It shall be prepared by a chartered professional engineer in accordance with Schedule 2A of NZ4404:2010.

Landuse Consent - National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health Regulations 2011

1. Prior to commencement of any site works including earthworks (including earthworks) on land identified as requiring remediation, the consent holder shall ensure that all works as specified in Section 8.3 of the Remedial Action Plan and the Site Management Plan as prepared by Hawthorn Geddes Limited forming part of the report entitled 'Combined Site Investigation Report for 373 and 377 Kerikeri Road, Kerikeri' dated 21 December 2021 are undertaken and completed. On completion of the works specified in the Remedial Action Plan, the consent holder shall provide a Site Validation Report to the Council, prepared by a suitably qualified and experienced practitioner, that confirms that the Remedial Action Plan and Site Management Plan have been implemented, and confirms that the level of soil contamination meets the relevant SCS (Residential / 10% produce).

   Note: A copy of the Site Validation Report will be retained by the Council and may form part of any future Land Information Memorandum issued by the Council for any lots created by this development.

Advice Notes:

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
   a) The consent is given effect to; or
   b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

2. This consent has been prepared on the basis that the earthworks approved under the land use consent may proceed before receipt and approval of engineering plans for civil works required under the subdivision consent. The consent holder is solely responsible for ensuring that any and all earthworks undertaken are suitable to accommodate the proposed civil engineering works as approved by the Council.

3. The condition providing for connection of the proposed development to the Council's reticulated sewerage scheme has been offered by the applicant on the basis that the works may require upgrading of existing public reticulation over land not under the control of the Council or the consent holder. Council's Three Waters Asset Manager may assist to secure rights to lay the new rising main along the route of the existing rising main serving the subject property to provide the most direct and beneficial route to the existing Hall Road network. If rights to utilise this route cannot be secured, then the rising main will need to connect to Hall Road via Kerikeri Road with any necessary upgrades to existing rising mains and pumpstations completed. Should this occur, a formal variation

to the conditions of consent regarding connection to sewer via Kerikeri Road may be required.

4. Should the consent holder choose to, they may enter into negotiations with the Council regarding any possible contributions to be made as part of upgrading sewer reticulation to service the surrounding area, noting that the Council is not obliged to agree to any contributions

5. Councils Parks Department have specifically considered the need for additional recreational reserve land in conjunction with this development. Further development of the land subject to this consent may require consideration of suitable land to be vested as a reserve.

6. The consent holder shall abide by the consents issued by the Northland Regional Council for earthworks and stormwater diversion and discharge when designing and undertaking all works under this subdivision and land use consent.

7. Approval of the amalgamation conditions by Land Information New Zealand is pending at the time of issuing of this decision. The approval and associated reference number will be provided on receipt from LINZ.

Reasons for the Decision

1. The Council has determined (by way of an earlier report and resolution) that the application does not require public or limited notification.

2. For the purposes of Section 104(1)(a), the adverse effects of the subdivision are considered to be less than minor, subject to the various technical reports and recommendations for conditions contained therein, and therefore are considered to be acceptable in the receiving environment. Notably, the proposal provides for a residential scale of subdivision and resulting development on land that is within the Residential Zone. To that extent, residential development of the site is anticipated and provided for by the Operative District Plan and, to the extent it is relevant, the proposed District Plan.

3. The application includes requests for consent under Sections 241(3) and 243€ of the RMA. These matters are administrative only and are largely a result of the staging of the development.

4. In terms of conditions required under Section 108 and 220, the development requires reticulation to provide water, sewer and stormwater services to each lot and the construction of an internal roading network. Specific works are required to be undertaken on the intersection of the road to vest and Kerikeri Road.

5. Connection of the development to the existing sewer network will require conditions reflecting the need to upgrade existing infrastructure through private property outside the control of the consent holder. The applicant has offered, and the Council has accepted, a condition on an *Augier* basis reflecting the

potential risk associated with the upgrade of existing infrastructure on other private land. In addition, a condition has been offered by the applicant and included in the consent to address future development on proposed Lot 101, noting that it has a restricted building area given its narrow width.

6. As recorded in the Notification Assessment report, there are no rules in the Residential Zone that recognise potential for land use conflict issues to arise where the site adjoins a Rural Living Zone currently used for horticultural activities. However, it is a matter that can be addressed by way of 'Matters to be Taken into Account' under 13.7.3.11. A consent notice condition registered against Lots 41 – 47 advising of existing horticultural activities taking place on adjacent land is therefore considered appropriate.

7. With regard specifically to the consent sought under the NESCS, a suitable condition can be imposed that requires adherence to the findings of the technical reports provided, including provision of a Site Validation Report to confirm completion of all remedial works.

8. Section 104(1)(ab) requires consideration of any environmental offset or compensation proposed. This is not relevant to the application.

9. Section 104(1)(c) requires consideration of a hierarchy of planning documents from national to district level. The following assessment addresses the relevant provisions.

10. Section 104(1)(b)(i) requires consideration of any national environmental standard. The application includes specific consent sought under the NESCS as a restricted discretionary activity. The Detailed Site Investigation report provided in Appendix 3 specifically addresses the NESCS provisions and identifies that consent is required as a restricted discretionary activity consent due to identification of a piece of land on the site that exceeds the relevant SCS for arsenic. The report includes a Remedial Action Plan providing for the removal of approximately $7m^3$ of contaminated soils to be disposed of via landfill. On completion of the works a Site Validation Report will be required to confirm the success of remediation. Subject to imposition of conditions requiring the Remedial Action Plan and Site Validation Plan to be implemented and completed as part of the earthworks associated with the development, the proposal is assessed as consistent with the NESCS.

11. It is recorded that the National Policy Statement on Highly Productive Land ('NPS-HPL') has been released prior to lodgement of this application and therefore requires consideration. The soils identified on the site are identified as Land Use Capability Class 2s1 which is defined as highly versatile soils under the Regional Policy Statement for Northland ('RPS') and is understood to equate to 'LUC 2' land under the NPS-HPL.

12. As the NPS-HPL directs changes to the regional policy statement to address highly productive land, the following assessment relates solely to the NPS-HPL provisions as they effectively will replace any current RPS objectives and policies. Section 3.5(7) of the NPS-HPL is relevant and states as follows:

'Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:
(a) is:

(i) zoned general rural or rural production; and
(ii) LUC 1, 2, or 3 land;

(b) is not:
(i) identified for future urban development; or
(ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.'

13. As the subject site is not zoned general rural or rural production, and is currently zoned residential, the application does not require consideration against the NPS-HPL.

14. There are no other regulations of national policy statements that are directly relevant to the proposal.

15. Having reviewed the Regional Policy Statement and Proposed Regional Plan for Northland, there are no provisions identified that require specific consideration as they relate to the application. This is largely on the basis that the proposal involves residential development on residential zoned land, and the granting of consent by the Northland Regional Council to earthworks and stormwater discharges directly address the relevant Policy Statement and Plan provisions.

16. Section 104(1)(b)(vi) requires regard to be had to the contents of any plan or proposed plan. At the time of preparing this decision, both the Operative and proposed Far North District Plan are relevant and require consideration.

17. Section 6 of the application provides an assessment of the objectives and policies contained in the Residential Zone, Soils and Minerals, Subdivision, and Transportation. That assessment concludes that *'The assessment provided above confirms that the proposed subdivision is consistent with the policy direction of the FNDP.'*

18. Based on the information provided with the application, inclusive of conditions offered and recommended by Council and the existing granted consent from Northland Regional Council, the conclusion is accepted and adopted for the purpose of this report.

19. The proposed Far North District Plan was released on the 27th July 2022 and is relevant to the proposal. The extent of rules that have immediate legal effect was assessed under the Notification report and the proposal is deemed a permitted activity. The weighting to be given to the objectives and policies of the proposed Plan at this time is considered to be minimal given the proposed Plan has yet to progress beyond the submission period as required under the First Schedule of the RMA.

20. Section 104(1)(c) requires consideration of Other Matters. There are no other matters that require consideration as part of the application.

21. As per current case law, an assessment of relevant matters under Section 104 is subject to Part 2. A council must have regard to the provisions of Part 2 when it is appropriate to do so. In this case, the application and the matters requiring assessment are not considered to require a detailed assessment of Part 2 matters.

22. Taking into account the permitted baseline applicable to the development on the site and the general consistency of the application with the District Plan provisions, it is considered that the activity is consistent with the sustainable management purpose of the RMA. Consent can therefore be granted subject to one condition, being a general accordance condition.

23. For completeness, it is recorded that suitable resolutions addressing the requests to cancel easements and amalgamation conditions can form part of the staged subdivision consent.

Approval
This resource consent has been prepared by A Hartstone, Consultant Planner, and is granted under delegated authority (pursuant to Section 34A of the Resource Management Act 1991) from the Far North District Council by:



Pat Killalea, Principal Planner

Date: 16th November 2022

Right of Objection
If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Te Kaunihera o Te Hiku o te Ika
Far North District Council

DECISION ON SECTION 127 APPLICATION
UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104B, 127 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** resource consent to add condition 6 of resource consent 2220850-RMACOM to:

Applicant:	Traverse Limited
Council Reference:	2220850-RMAVAR/A
Property Address:	1 Te Uru Lane, Kerikeri 0230 4 Te Uru Lane, Kerikeri 0230
Legal Description:	Lot 5 DP 596768 Lot 4 DP 596768
Description of Application:	Addition of Condition 6, 7, and 8 to allow vehicle crossings to be established on Lots 4 and 5 DP 596768 within 30m of the intersection of Te Uru Lane in Residential Zone as a Discretionary Activity.

The following changes to the conditions of resource consent 2220850-RMACOM are made:

~~Strikethrough~~ indicates deletions and underline indicates additions and changes)

For clarity a complete set of conditions, as amended, are provided in Schedule 1 to this decision.

Add Condition 6

Prior to construction of a dwelling on Lot 4, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plan Council reference 2220850-RMAVAR/A and attached to this decision.

Add Condition 7

To enable reverse manoeuvring off the site, any fencing of the boundary adjoining Hua Rakau Way between the garage and Te Uru Lane must be less than 1.2m in height.

Add Condition 8

Prior to construction of a dwelling on Lot 5, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plans Titled 'Site Plan', dated 26 June 2025 and prepared by G.J.Gardner.

Advise note 8

Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.
A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.
A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

Advice Notes

Lapsing of Consent

1. *The granting of this section 127 application does not alter the lapse date of the original consent. The consent holder is recommended to check that the original consent does not lapse before it is given effect to.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The proposed change is within the scope of the original resource consent and therefore can be considered under section 127.

3. In regard to sections 104(1)(a) and 127(3) of the Act the actual and potential effects of the proposed change will be acceptable as:

    a. There will be no reverse sensitivity effects as the variation is consistent with the current use of the existing activities in the wider environment.

b. It is considered that any adverse effects in relation to additional traffic and access on the local roading network and internal roading infrastructure will be mitigated and will be less than minor.

c. Lot 4 does not have sufficient depth to accommodate on-site manoeuvring, and as such vehicles will be required to reverse from the lot onto Te Uru Lane, however, Te Uru Lane is a newly constructed local road with low traffic volumes with traffic calming devices.

d. An assessment has been made with regards to s127(4) of the Act. Any adverse effects on persons who made a submission on the original application and may be affected by the change of the condition(s) will be less than minor.

4. In regard to sections 104(1)(ab) and 127(3) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to sections 104(1)(b) and 127(3) of the Act the following statutory documents are considered to be relevant to the application:
   a. Operative Far North District Plan 2009,
   b. Proposed Far North District Plan 2022

Operative Far North District Plan

There have been no changes to the objectives and policies of the relevant Chapters of the Operative Far North District Plan (ODP) since the approval of the underlying subdivision consent RC 2220850-RMACOM.

The objectives and policies of the Transport Chapter focus on minimising adverse traffic effects to promote a safe and efficient transport network for vehicles, cyclists, and pedestrians. The traffic generated by the proposal can be accommodated by the proposed access formations. Any adverse traffic effects associated with the proposed changes will be less than minor with the proposed mitigation. Establishing vehicle crossings within 30m of the intersection of Te Uru Lane and Kerikeri Road will not compromise the safety of the transport network for vehicles, pedestrians, and cyclists.

As such, the activity remains consistent with the ODP and the conclusions reached in the decision for 2220850-RMACOM with regards to objectives and policies remain relevant.

Proposed Far North District Plan

The objectives and policies from the PFNDP are of no relevance to this application as Section 127(3)(b) of the RMA specifies that “references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.”

Council’s consideration of this application under sections 88 to 121 of the RMA is therefore restricted to the proposed changes to the consent conditions. There is no requirement to assess the consented activity in the context of the objectives and policies of the PFNDP.

Furthermore, it is acknowledged the PDP was notified in July 2022 and hearings are underway. There is substantial scope for provisions to evolve through the submission

and appeal process. Therefore, at this stage of the PDP process, limited weighting has been placed on these PDP provisions relative to the Operative Plan. The Operative Plan remains the primary planning instrument for determining this application.

6. In regard to sections 104(1)(c) and 127 of the Act there are no other matters relevant and reasonably necessary to determine the application.

7. Based on the assessment above the proposed change will be consistent with Part 2 of the Act.

   The proposed change will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the proposed change. The proposal remains an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

8. Overall, for the reasons above it is appropriate for the changes of the conditions of consent to be granted.

Approval

This resource consent has been prepared by Swetha Maharaj, Senior Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Nick Williamson Date: 25th September 2025

Title: Team Leader

Schedule 1

Complete set of Consent Conditions for 2220850-RMAVAR/A as Amended by 2220850-RMACOM

Pursuant to Sections 108 and 220 of the Act, this subdivision consent is issued subject to the following conditions:

Subdivision Consent Stages 1 – 4

Stage 1 – Lots 60, 61, and 62

1 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 2 of 5 Revision F referenced as Stage 1 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show easements (both private and in gross where required) over the existing sewer lines serving Lot 62 and Lot 1 DP 162472.

c) Show the following amalgamation condition on the survey plan:
'That Lot 61 hereon be transferred to the owner of Lot 1 DP 162472 (RT:NA98A/89) and that one record of title be issued to include both parcels' (LINZ ref TBC)

d) Provide suitable evidence to show that easement B located over Lot 61 contains a formed and metalled 3.0 wide carriageway with suitable stormwater drainage for its length. Where the easement requires formation, confirmation that works are completed will be required by way of written certification from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards).

No conditions are required to be met prior to issuing of the Section 224 certificate.

Cancellation of Non-Conditional easement under Section 243(e)

Council resolves that, pursuant to Section 243(e) of the Resource Management Act, that the water right over Lot 1 DP 25725 & appurtenant to Pt Lot 2 DP 86081 (formerly Lot 2 DP 25725) & created by t.570871, is cancelled.

Stage 2 – Lots 1 – 22, 30, and 33 (residential lots), Lot 48 as reserve to vest, Lot 49 as common access lot, Lot 50 as road to vest, and Lot 100 as balance lot

2 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 3 of 5 Revision F referenced as Stage 2 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) The survey plan shall show any easements required to protect existing service connections to the existing buildings on proposed Lots 1 and 2. Where those existing connections are to be removed and new connections installed as part of the civil works under this consent, no easements will be required.

c) Show the following amalgamation condition on the survey plan:

'That Lot 49 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 1, 2, 3 & 33 hereon (one share each) and Lot 100 hereon (two shares) as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

d) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards), in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. The road to vest formed and sealed to comply with the Council standard for a Type B Urban Street with a 6.5m carriageway and (legal access) Lot 49. Plans must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

   ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

   iii. The intersection of Lot 50 as road to vest and Kerikeri Road to be formed and upgraded in accordance with Integrated Transport Assessment prepared by Hawthorn Geddes Limited dated 22 August 2022, and more specifically the details identified on the drawing entitled 'Proposed Turning Treatments' Figure No. 3 Rev. R2.

   iv. Lot 49 as private common access lot is to be formed and sealed to comply with the Council standard with a minimum 5m kerbed carriageway for its length, inclusive of a complying crossing onto Lot 50.

   v. Location of services within the carriageway (telecommunication, power)

   vi. Connection details to the public wastewater reticulation network to serve Lots 1-15, Lots 16- 22, Lot 30 and 33. The reticulation shall be by gravity and pump station combination to the public gravity main on Mill Lane via Hall Road inclusive of any upgrades required, as offered by the applicant, in accordance with the requirements of the Far North District Councils Three Waters Asset Manager.

      Note: Refer to Advice Notes 3 and 4 below.

   vii. Connection details of onsite potable water supply system to serve Lots 1-22, Lot 30 and 33 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No.6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

viii. Details of stormwater connections and mitigation in accordance with the Stormwater Management Report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 1-22, Lot 30 and 33, inclusive of design details addressing landscaping and finished contours for Lot 48 to vest.

Note: Refer to consent notice condition 3. l. v.

e) Submit a Construction Management Plan for approval by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

f) Submit a pre-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, that identifies potential safety problems for all road users affected by the proposed development works associated with the intersection onto Kerikeri Road, including the needs of pedestrians, cyclists and elderly/disabled users and to ensure that measures to eliminate or reduce the problems are fully considered. Recommendations from the audit report shall be addressed and incorporated into the design as considered appropriate by the Councils Development Engineer or designate for approval.

g) Provide for Council approval a preferred road name and two alternatives for the road to vest and Lot 49. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

3. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 2(d) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS4 of the work from a chartered professional engineer or a

suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 2(d) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign/s for the road to vest and Lot 49 as per Condition 2. g) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontages of Lot 1 - 5, inclusive of the 1.5 metre high acoustic fence.

j) Submit a post-construction Road Safety Audit to be undertaken in general accordance with the 'Waka Kotahi Road Safety Audit Procedures for Projects – Guidelines' document, to the satisfaction of the Councils Development Engineer or designate for approval to address the finding and recommendations of the Audit required under Condition 2 f) above.

k) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the

specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

i. Lots 1 – 22, 30 and 33 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

ii. Lots 2 – 5 shall not form nor utilise any vehicle crossing access onto Kerikeri Road.

iii. Lots 1 – 5 – The earth bund, fence and landscaping implemented under Condition 3. i) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lots 1 – 5. A copy of the Plan shall be attached to this consent notice.

iv. Lots 1 – 22, 30 and 33 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

v. Lots 1 – 22, 30 and 33 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Conditional easement under Section 243(e)
Council resolves that, pursuant to Section 243(e) of the Resource Management Act, the right of way marked 'A' on Stage 1 over Lot 62 Stage 1 is to be cancelled as it relates to Lot 60 Stage 1; and the right of way marked 'B' on Stage 1 over Lot 61 Stage 1 and appurtenant to Lot 60 Stage 1 and created on Stage 1 is cancelled.

Stage 3 – Lots 23 – 29, 31, 32, and 34-40 (residential lots), Lot 51 as road to vest, and Lot 101 as balance lot

4 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 4 of 5 Revision F referenced as Stage 3 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation condition on the survey plan:
'Redistribution of shares: That Lot 49 Stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lot 101 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. The road to vest formed and sealed to comply with the Council standard for a Type A Urban street with a 6.0m carriageway. Plans must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage and a suitably designed turning head.

   ii. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

   iii. Location of services within the carriageway (telecommunication, power)

   iv. Connection details to the public wastewater reticulation network to serve Lots 23-29,31,32,34-40 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset Management department.

   v. Connection details of onsite potable water supply system to serve Lots 23-29,31,32,34-40 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water Concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

   vi. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 23-29,31,32,34-40

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

   i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
   ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
   iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
   iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
   v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.

vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

5. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 4(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 4(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM format for the newly constructed section of road for inputting into the roading database.

e) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 4.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

i. Lots 23-29, 31, 32, 34 – 40, and 101 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a Council road, a vehicle crossing permit approval is required from the Council.

ii. Lots 23 – 29, 31, 32, 34 – 40, and 101 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

iii. Lot 101 – Any future owner of Lot 101 is to be made aware that the location of any building and services is restricted to a 10 metre wide area within the lot. The subdivision consent inclusive of this lot has been granted on the basis that the subdivider accepts that any future development on Lot 101 may be restricted due to the configuration of the lot and that resource consent may be required to site any building and/or services.

iv. Lots 23 – 29, 31, 32, 34 – 40, and 101 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Cancellation of Amalgamation Condition under Section 241(3)
Council resolves that, pursuant to Section 241(3) of the Resource Management Act, the amalgamation condition in relation to the two undivided one-sixth shares of Lot 49 Stage 2 (legal access) held by the owner of Lot 100 Stage 2 is cancelled.

Stage 4 – Lots 41 - 47 (residential lots) and Lot 52 and 53 as common access lot

6 That prior to certification under Section 223 of the Act:

a) The subdivision survey plan shall be in general accordance with the approved plan of subdivision Sheet 5 of 5 Revision F referenced as Stage 4 S16655 dated April 2022 prepared by Reyburn and Bryant Limited, attached to this consent with the Council's "Approved Stamp" affixed to it.

b) Show the following amalgamation conditions on the survey plan:
'Redistribution of shares: That Lot 49 stage 2 (legal access) be held as to two (existing) undivided one-sixth shares by the owners of Lots 46 & 47 hereon (one share each) as tenants in common in the said shares.'

'That Lot 52 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 44 & 45 hereon (one share each) as tenants in common in the said shares.'

'That Lot 53 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 42 & 43 hereon (one share each) as tenants in common in the said shares, and that individual records of title be issued in accordance therewith.' (LINZ ref 1823275)

c) Submit to Councils Development Engineer or designate for approval, reports, plans, specifications & details of all works required to construct services and infrastructure prior to commencing construction of civil works. Such works shall be designed by a suitably qualified Chartered Professional Engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards) in accordance with the Council's current Engineering Standards, NZS4404:2004, referencing the Engineering Reports produced by Hawthorn Geddes, Project reference 12546. In particular, the plans and details shall show:

   i. Location of services within carriageway (telecommunication, power)

   ii. Connection details to the public wastewater reticulation network to serve Lots 41-47 in accordance with the requirements of the FNDC engineering standards and any recommendations from the Infrastructure & Asset management department.

   iii. Connection details of onsite potable water supply system to serve Lots 41-47 in accordance with the Three Waters Assessment prepared by Hawthorn Geddes Limited dated 24 August 2022, and more specifically the details identified on the drawing entitled 'Potable Water concept Plan' Figure No. 6 Rev R2. The water supply must provide for water for firefighting in accordance with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

   iv. Details of stormwater connections and mitigation in accordance with the Stormwater Management report by Hawthorn Geddes Ref:12546 Rev 2 Dated 13th April 2022 to serve Lots 41-47

   v. Design details of formation of legal access Lots 52 and 53 to a sealed 3 metre carriageway width with a formed crossing onto the road to vest, and design details of the crossing to service Lot 41

   vi. A streetlighting design for the new road to vest, internal accessways, and parking areas in accordance with the Northland Transportation Alliance Streetlight Design Manual.

d) Submit a Construction Management Plan to be approved by the Council. The plan shall contain information on, and site management procedures, for the following:

i. The timing of construction, including hours of work, key project and site management personnel (including Construction Engineer), and planned dated and duration of contract.
ii. The transportation of construction material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
iii. Control of dust and noise on-site and any necessary avoidance or remedial measures.
iv. Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
v. Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
vi. Erosion and sediment control measures to be in place for the duration of the works.
vii. A Traffic Management Plan where required.

All construction on the site is to be undertaken in accordance with the approved construction management plan.

e) Provide for Council approval a preferred road name and two alternatives for the road to vest. The applicant is advised that in accordance with Community Board policy, road names should reflect the history of the area.

7. That prior to issuing of a Section 224 certificate under the Act:

a) The Consent Holder shall ensure that the approved works specified in condition 6(c) above are constructed in accordance with the Councils Engineering Standards and Guidelines 2004 and the approved plans to the satisfaction of final inspection by the Development Engineer or designate.

b) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS4 of the work from a chartered professional engineer or a suitably qualified professional (i.e. Surveyor as provided for under Appendix E of the Engineering Standards)) that all work has been completed in accordance with the approved plans.

Note: All vested infrastructure/assets will require PS1 and PS4 from Chartered Professional Engineer. A suitably qualified professional can provide certificates for private assets if approved by Councils Engineer.

c) Upon completion of the works specified in condition 6(c) above, provide certification by way of PS3 from the road construction and drainage contractor that the vested road and three waters infrastructure is constructed in accordance with Councils Engineering Standards and Guidelines 2004 and approved plans.

d) Provide evidence that a maintenance agreement has been entered into with the contractor who is to maintain the work which is to vest in Council for a minimum period of 12 months. The minimum value of the bond, or retention money held in lieu of a bond, shall be 10% of the construction cost.

e) The Consent Holder shall provide to Council's development engineer or designate for approval, as-built plans for vested road, foot paths, storm water drainage, lighting, signage and marking complying with schedule 1D of NZS 4404:2004 and section 1.5.2.5 of Councils Engineering standards and guidelines and in RAAM

format for the newly constructed section of road for inputting into the roading database.

f) Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments.

g) Provide confirmation from Councils maintenance contractor that the purchase and installation of the council approved road name sign for the road to vest as approved under Condition 6.e) above is accepted and will be installed on the vesting of road to council. (i.e. paid invoice is sufficient).

h) Provide confirmation from a Licensed Cadastral Surveyor that the vested road and private common access lot and all reticulated assets are entirely within the appropriate easements and boundaries.

i) Provide evidence by way of a written statement from a suitably qualified and experienced person to confirm that the earth bund and landscape planting as shown on the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 has been implemented and completed across the frontage of Lot 47, inclusive of the 1.5 metre high acoustic fence and closure of the existing vehicle crossing servicing easement A (to be cancelled).

j) Pursuant to Section 221 of the Resource Management Act 1991, a consent notice must be prepared and be registered on the Computer Freehold Register of the specified lots at the consent holder's expense, containing the following conditions which are to be complied with on a continuing basis by the subdividing owner and subsequent owners:

i. Lots 41 - Prior to construction of a dwelling, the owner shall construct a vehicle crossing in accordance with Far North District Councils engineering standards. Where a crossing is proposed onto a council road, a vehicle crossing permit approval is required from the council.

ii. Lot 47 shall not form nor utilise any informal vehicle crossing access onto Kerikeri Road.

iii. Lot 47 – The earth bund, fence and landscaping implemented under Condition 7g) above in accordance with the plan prepared by Simon Cocker Landscape Architecture Limited entitled 'Landscape Mitigation Plan' dated 3rd June 2022 shall be maintained in perpetuity by the owners of Lot 47. A copy of the Plan shall be attached to this consent notice.

iv. Lots 41 – 47 – Any development shall comply with the restrictions and recommendations identified in the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited dated 28 February 2022.

v. Lots 41 – 47 – The owners and occupiers of the lots are to be made aware that adjacent land is currently and may continue to be used for horticultural activities inclusive of noise and spraying activities.

vi. Lots 41 – 47 - At the time of lodgement of a building consent for a dwelling on the lots, the owner shall provide a design prepared by a suitably qualified

professional for an on-site stormwater soakage pit capable of providing suitable soakage for rainfall events up to and included a 5 year Annual Return Interval. Overflows from the soakage pits are to be discharged via the reticulated stormwater network. Once approved, the soakage pit is to be constructed and maintained in accordance with the approved design.

Land use Consent – Earthworks

1. Earthworks at the site are to be carried out in accordance with the document "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region", June 2016, Guideline Document 2016/005, Incorporating Amendment 1, Auckland Council Guideline Document 2016/005 and generally in accordance with the Reyburn and Bryant Earthworks Design drawings, EW16655, Sheets 1 – 3, Revision C dated 2 June 2022.

2. All consented earthworks to be undertaken on the site are to be supervised by a Chartered Professional Engineer to be engaged by the Consent Holder. The Council is to be advised in writing of the appointment of the engineer and notified when work is to commence, and when work is completed.

3. Prior to commencing any earthworks, the consent holder shall provide to Council:
   - Details of a successful contractor.
   - Details of the planned date and duration of the contract.

4. Prior to commencing any earthworks, an Earthworks Management Plan shall be submitted to and approved by the Council. The plan shall contain information on, and site management procedures, for the following:

   a) The timing of earthworks, including hours of work, key project and site management personnel.
   b) The transportation of earthworks material from and to the site and associated controls on vehicles through sign-posted site entrance/exits and the loading and unloading of materials.
   c) Control of dust and noise on-site and any necessary avoidance or remedial measures.
   d) Prevention of earth and other material being deposited on surrounding roads from vehicles and remedial actions should it occur.
   e) Publicity measures and safety measures, including signage, to inform adjacent landowners and occupiers, pedestrians and other users or Road if required.
   f) Erosion and sediment control measures to be in place for the duration of works.
   g) Any traffic management required associated with heavy construction vehicles and/or staff access to and from the site.

   Note: The Earthworks Management Plan may be lodged as part of or in conjunction with the Erosion and Sediment Control Plan required under Condition 5 of the consent issued by the Northland Regional Council.

5. An earthworks completion report shall be provided to Council upon completion of the earthworks. It shall be prepared by a chartered professional engineer in accordance with Schedule 2A of NZ4404:2010.

6. Prior to construction of a dwelling on Lot 4, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plan Council reference 2220850-RMAVAR/A and attached to this decision.

7. To enable reverse manoeuvring off the site, any fencing of the boundary adjoining Hua Rakau Way between the garage and Te Uru Lane must be less than 1.2m in height.

8. Prior to construction of a dwelling on Lot 5, and after obtaining vehicle crossing permit, the owner must construct a vehicle crossing in the location shown on the stamped plans Titled 'Site Plan', dated 26 June 2025 and prepared by G.J.Gardner.

Land use Consent - National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health Regulations 2011

1. Prior to commencement of any site works including earthworks (including earthworks) on land identified as requiring remediation, the consent holder shall ensure that all works as specified in Section 8.3 of the Remedial Action Plan and the Site Management Plan as prepared by Hawthorn Geddes Limited forming part of the report entitled 'Combined Site Investigation Report for 373 and 377 Kerikeri Road, Kerikeri' dated 21 December 2021 are undertaken and completed. On completion of the works specified in the Remedial Action Plan, the consent holder shall provide a Site Validation Report to the Council, prepared by a suitably qualified and experienced practitioner, that confirms that the Remedial Action Plan and Site Management Plan have been implemented, and confirms that the level of soil contamination meets the relevant SCS (Residential / 10% produce).

   Note: A copy of the Site Validation Report will be retained by the Council and may form part of any future Land Information Memorandum issued by the Council for any lots created by this development.

Advice Notes:

1. *Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *The consent is given effect to; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.*

2. *This consent has been prepared on the basis that the earthworks approved under the land use consent may proceed before receipt and approval of engineering plans for civil works required under the subdivision consent. The consent holder is solely responsible for ensuring that any and all earthworks undertaken are suitable to accommodate the proposed civil engineering works as approved by the Council.*

3. *The condition providing for connection of the proposed development to the Council's reticulated sewerage scheme has been offered by the applicant on the basis that the works may require upgrading of existing public reticulation over land not under the control of the Council or the consent holder. Council's Three Waters Asset Manager may assist to secure rights to lay the new rising main along the route of the existing rising main serving the subject property to provide the most direct and beneficial route*

to the existing Hall Road network. If rights to utilise this route cannot be secured, then the rising main will need to connect to Hall Road via Kerikeri Road with any necessary upgrades to existing rising mains and pumpstations completed. Should this occur, a formal variation to the conditions of consent regarding connection to sewer via Kerikeri Road may be required.

4. *Should the consent holder choose to, they may enter into negotiations with the Council regarding any possible contributions to be made as part of upgrading sewer reticulation to service the surrounding area, noting that the Council is not obliged to agree to any contributions*

5. *Councils Parks Department have specifically considered the need for additional recreational reserve land in conjunction with this development. Further development of the land subject to this consent may require consideration of suitable land to be vested as a reserve.*

6. *The consent holder shall abide by the consents issued by the Northland Regional Council for earthworks and stormwater diversion and discharge when designing and undertaking all works under this subdivision and land use consent.*

7. *Approval of the amalgamation conditions by Land Information New Zealand is pending at the time of issuing of this decision. The approval and associated reference number will be provided on receipt from LINZ.*

8. *Any work activity, excavation and non- excavation carried out in the road reserve, must lodge formal notice if intention to carry out Works, in the form of a Corridor Access Request, submitted to the Corridor Manager for Approval.*
   A Corridor Access Request (CAR) is an application for a permit to carry out works within the road reserve, this is defined in the National Code of Practice for Utilities access to the transport Corridors and has been adopted by Council.
   A Traffic Management Plan (TMP) must be uploaded with the CAR submission, describing the proposed works, design, setup, and removal of any activity being carried out within the road Reserve. A Work Access Permit (WAP) and reasonable conditions will be issued once TMP is Approved. Enquiries as to its use may be directed to Council's Road Corridor Manager, corridor.access@fndc.govt.nz.

DATUM
STMH2.3
LID LEVEL 88.3

01

TE URU LANE

N

APPROVED PLAN

Planner: SMaharaj
RC: 2220850-RMAVAR/A
Date: 25/09/2025

KERIKERI ROAD

EASEMENT F

04

02

03

300 2,900 11,300 5,900
300 2,900 300 90 8,930 90 1,500 90 300
3,917
3,000
2,000
PROPOSED PATIO
3.0M SETBACK
800 x 2,100
2,400 x 2,100
800 x 2,100
HEATPUMP
E-ONE GRINDER PUMP
W.O.
30 DEGREES
KITCHEN
HOB
S.
SK.
S.
ALFRESCO
FULL RAKED CEILING
3,600 x 2,100
LIVING
DINING
(SCISSOR TRUSSES)
3,600 x 700
PROPOSED CONCRETE DRIVEWAY
30 DEGREES
FR.
BARN DOOR
1,600
10 DEGREES
10 DEGREES
DECK
2,400 x 2,100
LOUNGE
F.F.L. 89.665
ENTRY
1,800 x 2,100
DECK
3,400
1.2M SETBACK
9,300
9.0M SETBACK
4,800
2,400 x 2,100
MASTER BEDROOM
30 DEGREES
LAUNDRY
GARAGE
2,000 x 1,300
ATTIC STAIR
ATTIC STORAGE TRUSSES
3,600 x 500
ENSUITE
W.I.R.
30 DEGREES
BED 3
BATH ROOM
WC
BED 2
(INSULATED GARAGE)
1,600 x 500
9,000
1,200
HEATPUMP
2,000 x 1,300
1,600 x 1,100
800 x 1,100
2,000 x 1,300
900 x 2,100
90 1,810 90 1,100 90 1,940 90 1,000 90 1,100 90 1,810 90
300 90 2,600 90 1,720 90 3,000 90 1,940 90 1,000 90 3,000 90 5,820 90 300
20,400
3,500
3,700
1.2M SETBACK

14,000
5,000 90 4,820 90
3,000 90 3,000 90 3,800 90
180 90 3,430 90 1,000 90
5,640 90 3,600 90
3,240 90
2,300 90
180 90

90 4,820 90 5,000
90 3,000 90 3,000
90 710 90 2,780 90 5,820 90 6,000
90 2,150 90

DATUM
STMH2.3
LID LEVEL 88.3

01

TE URU LANE

N

APPROVED PLAN

Planner: SMaharaj
RC: 2220850-RMAVAR/A
Date: 25/09/2025

04

KERIKERI ROAD

EASEMENT F

02

03

E-ONE GRINDER PUMP

PROPOSED CONCRETE DRIVEWAY

3.0M SETBACK

1.2M SETBACK

9.0M SETBACK

ALFRESCO
FULL RAKED CEILING

LIVING

DINING

KITCHEN

(SCISSOR TRUSSES)

HEATPUMP

BARN DOOR

DECK

LOUNGE
F.F.L. 89.665

ENTRY

MASTER BEDROOM

ENSUITE

W.I.R.

BED 3

BATH ROOM

WC

BED 2

LAUNDRY

GARAGE

ATTIC STAIR

ATTIC STORAGE TRUSSES

(INSULATED GARAGE)

W.O.

HOB

SK.

FR.

PROPOSED PATIO

30 DEGREES

10 DEGREES

300 2,900 11,300 5,900
300 2,900 300 90 8,930 90 1,500 90 300

3,917 2,000 3,000

800 x 2,100 2,400 x 2,100 800 x 2,100

3,600 x 2,100 3,600 x 700

1,600 2,400 x 2,100 1,800 x 2,100 DECK 3,400

4,800 2,400 x 2,100 9,300

2,000 x 1,300 1,600 x 500 3,600 x 500

9,000

1,200

HEATPUMP 2,000 x 1,300 1,600 x 1,100 800 x 1,100 2,000 x 1,300 900 x 2,100

90 1,810 90 1,100 90 1,940 90 1,000 90 1,100 90 1,810 90

300 90 2,600 90 1,720 90 3,000 90 1,940 90 1,000 90 3,000 90 5,820 90 300

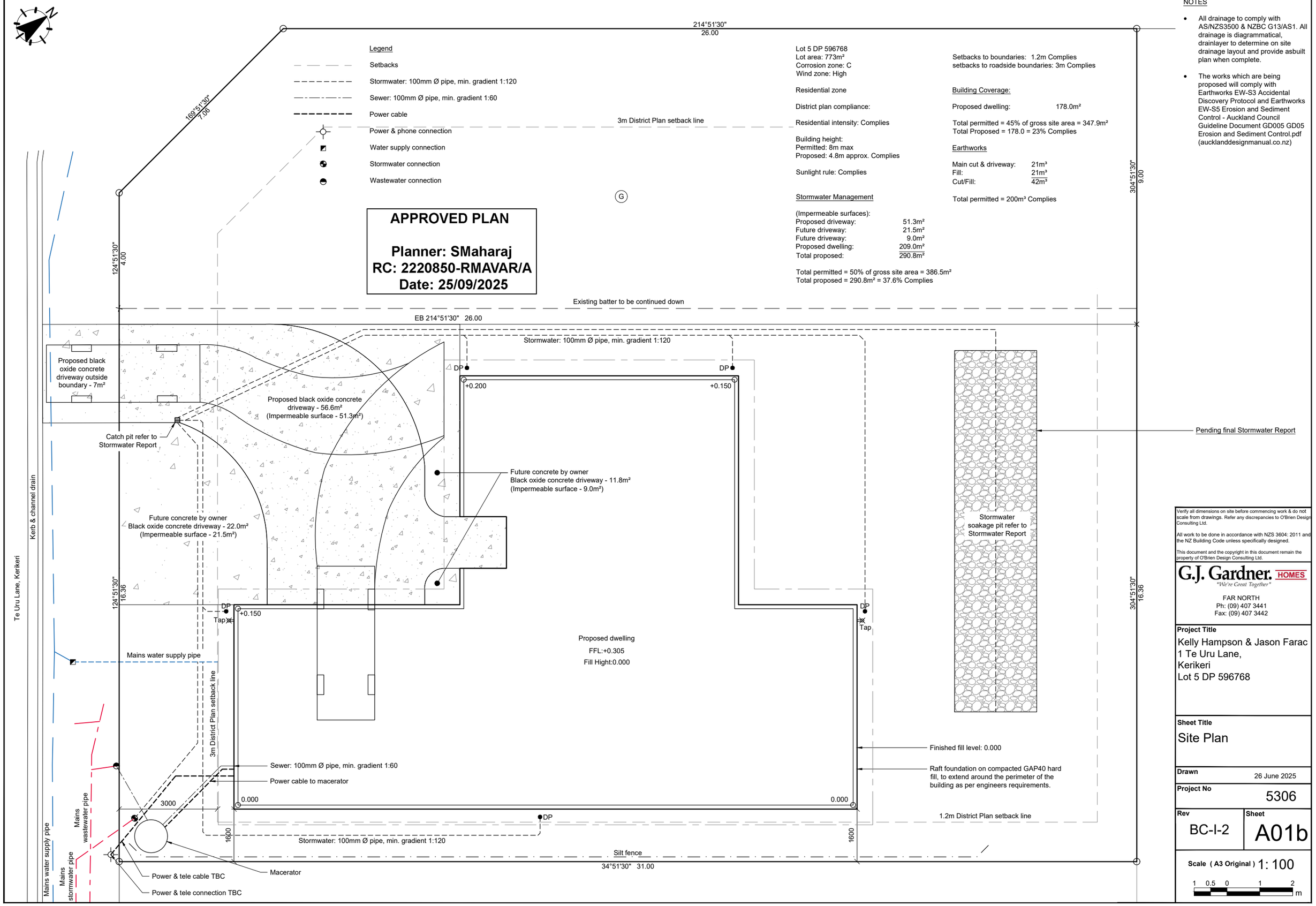
20,400

3,500 3,700

14,000 5,000 4,820 5,000

90 3,000 3,000 3,800 180 90 3,430 90 1,000 90 600 90 5,640 90 2,300 3,240 180

90 3,000 3,000 90 710 90 2,780 90 5,820 90 2,150 6,000 90



Legend

- Setbacks
- Stormwater: 100mm Ø pipe, min. gradient 1:120
- Sewer: 100mm Ø pipe, min. gradient 1:60
- Power cable
- Power & phone connection
- Water supply connection
- Stormwater connection
- Wastewater connection

APPROVED PLAN

Planner: SMaharaj
RC: 2220850-RMAVAR/A
Date: 25/09/2025

Lot 5 DP 596768
Lot area: 773m²
Corrosion zone: C
Wind zone: High

Residential zone

District plan compliance:

Residential intensity: Complies

Building height:
Permitted: 8m max
Proposed: 4.8m approx. Complies

Sunlight rule: Complies

Stormwater Management

(Impermeable surfaces):

Proposed driveway:	51.3m²
Future driveway:	21.5m²
Future driveway:	9.0m²
Proposed dwelling:	209.0m²
Total proposed:	290.8m²

Total permitted = 50% of gross site area = 386.5m²
Total proposed = 290.8m² = 37.6% Complies

Setbacks to boundaries: 1.2m Complies
setbacks to roadside boundaries: 3m Complies

Building Coverage:

Proposed dwelling: 178.0m²

Total permitted = 45% of gross site area = 347.9m²
Total Proposed = 178.0 = 23% Complies

Earthworks

Main cut & driveway:	21m³
Fill:	21m³
Cut/Fill:	42m³

Total permitted = 200m³ Complies

NOTES

- All drainage to comply with AS/NZS3500 & NZBC G13/AS1. All drainage is diagrammatical, drainlayer to determine on site drainage layout and provide asbuilt plan when complete.
- The works which are being proposed will comply with Earthworks EW-S3 Accidental Discovery Protocol and Earthworks EW-S5 Erosion and Sediment Control - Auckland Council Guideline Document GD005 GD05 Erosion and Sediment Control.pdf (aucklanddesignmanual.co.nz)

Verify all dimensions on site before commencing work & do not scale from drawings. Refer any discrepancies to O'Brien Design Consulting Ltd.

All work to be done in accordance with NZS 3604: 2011 and the NZ Building Code unless specifically designed.

This document and the copyright in this document remain the property of O'Brien Design Consulting Ltd.

G.J. Gardner. HOMES
"We're Great Together"
FAR NORTH
Ph: (09) 407 3441
Fax: (09) 407 3442

Project Title
Kelly Hampson & Jason Farac
1 Te Uru Lane,
Kerikeri
Lot 5 DP 596768

Sheet Title
Site Plan

Drawn 26 June 2025

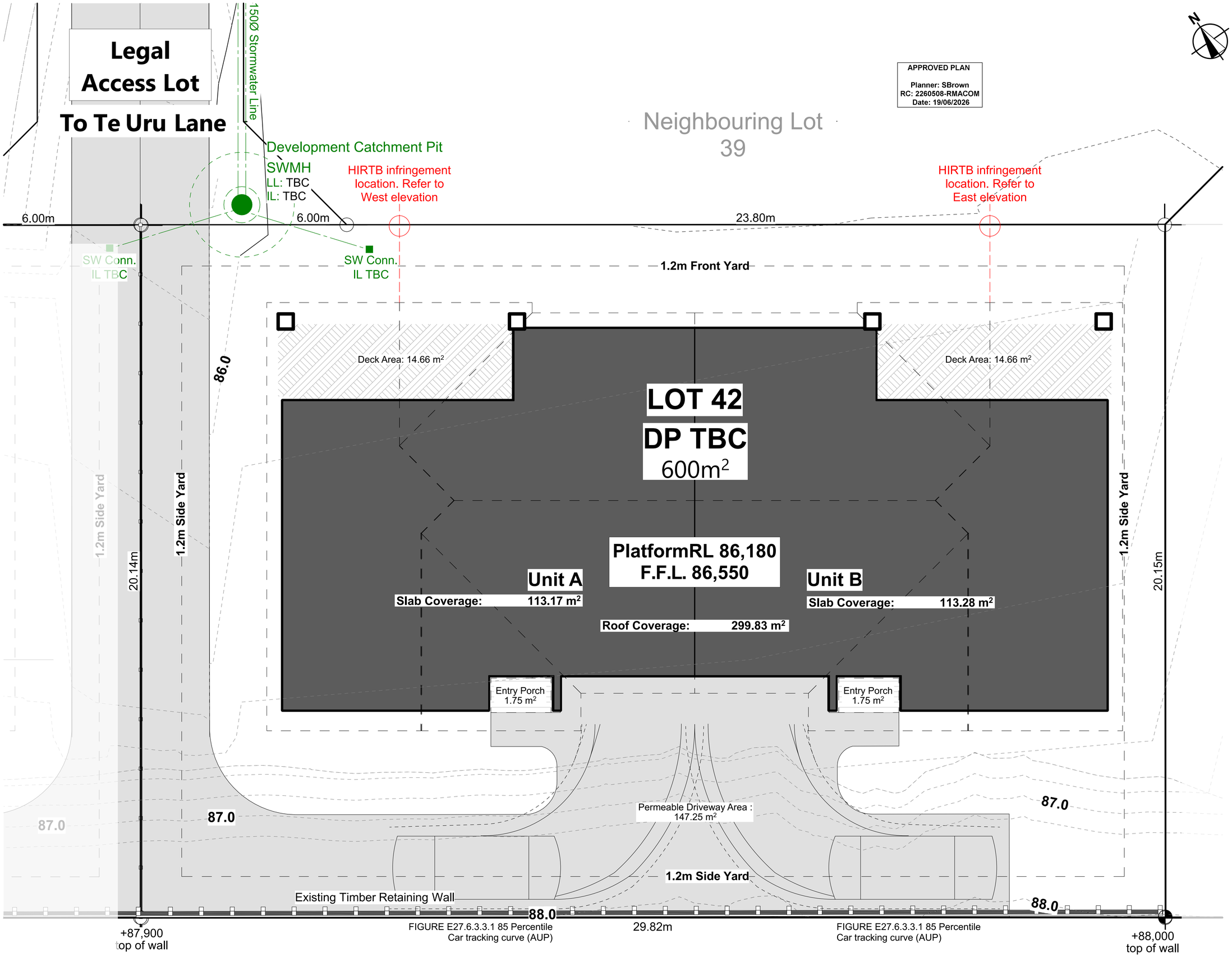
Project No 5306

Rev BC-I-2

Sheet A01b

Scale (A3 Original) 1: 100

1 0.5 0 1 2 m



LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: --
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 42

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

Proposed Dwelling:	226.44m²
Proposed Decks:	29.32m²
Proposed Entry Porches:	3.50m²
TOTAL COVERAGE:	**259.26m²**
	43.2%

COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces

Proposed Roof Area:	299.83m²
Concrete Drive/ Path:	0m²
TOTAL AREA:	**299.83m²**
	49.97%

COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:
300m²
50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

ltd
Architectural Design Studio
T 09 424 0088
E info@ltdarch.co.nz
W www.ltdarch.co.nz
A 1B Polarity Rise, Silverdale 0944 AUCKLAND

Client: Traverse Development

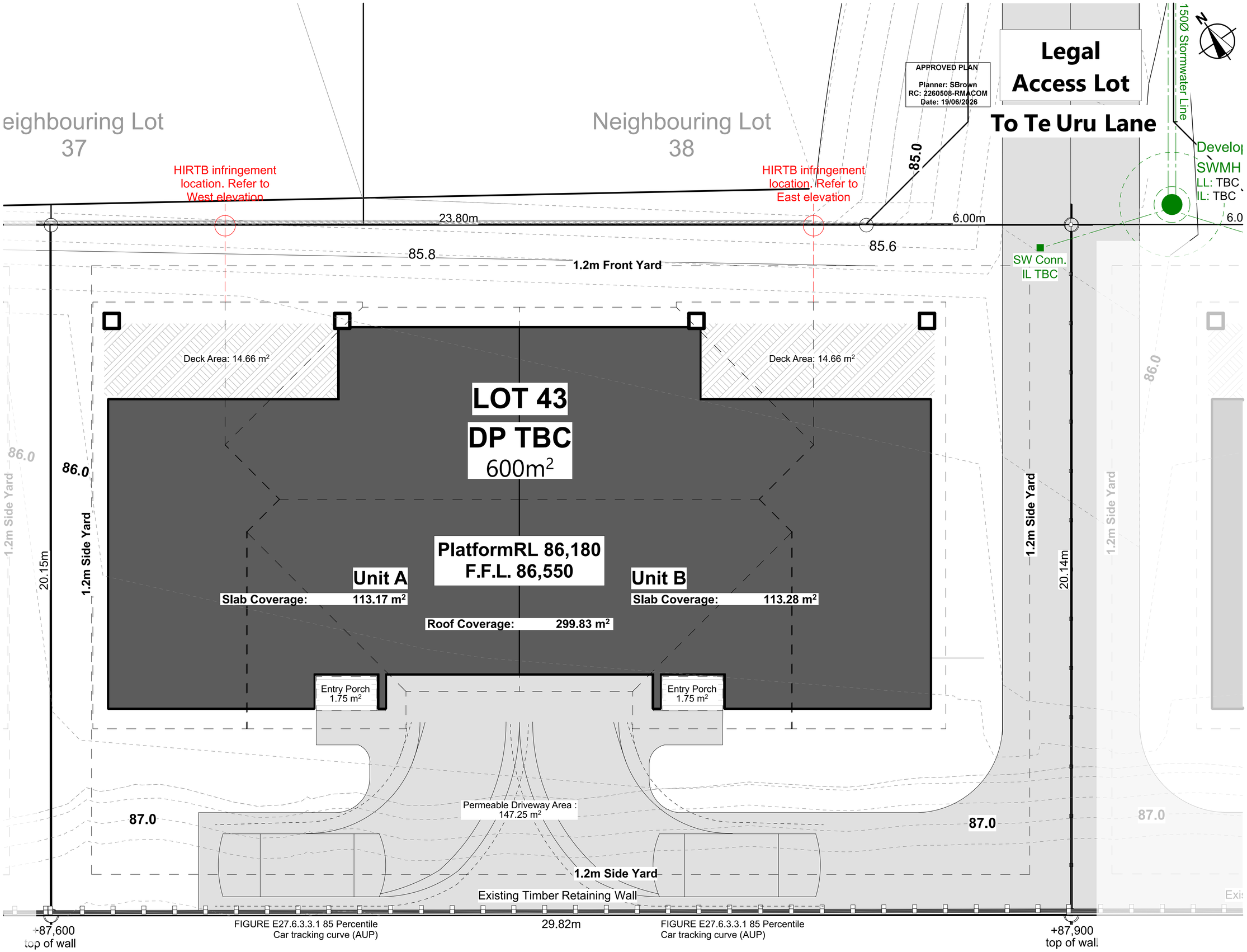
Project: Duplexes
Lot 42-45 DP TBC
Kerikeri

Site Plan - Lot 42

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
1) All dimensions and underground service locations to be checked prior to construction.
2) Do not scale from drawings. If in doubt please ask the designer.
3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.
4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue: RESOURCE CONSENT DRAFT



LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: **--**
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 43

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

Proposed Dwelling:	226.44m²
Proposed Decks:	29.32m²
Proposed Entry Porches:	3.50m²
TOTAL COVERAGE:	**259.26m²**
	43.2%

COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces

Proposed Roof Area:	299.83m²
Concrete Drive/ Path:	0m²
TOTAL AREA:	**299.83m²**
	49.97%

COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:
300m²
50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

ltd.
Architectural Design Studio

T 09 424 0088
E info@ltdarch.co.nz
W www.ltdarch.co.nz
A 1B Polarity Rise, Silverdale 0944
AUCKLAND

ADNZ Professional Member
LICENSED BUILDING PRACTITIONERS www.dbh.govt.nz

Client:
Traverse Development

Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

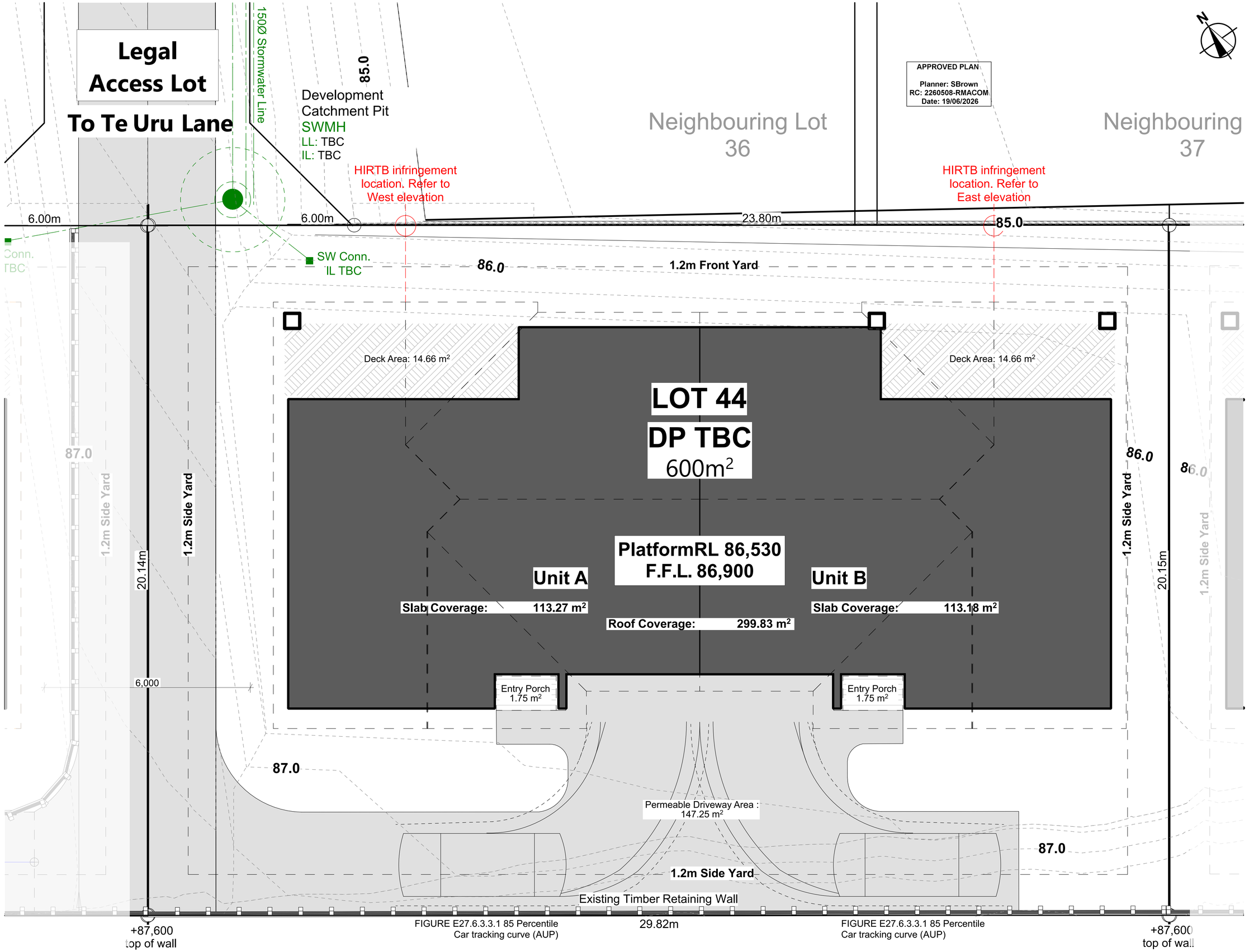
Site Plan - Lot 43

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
1) All dimensions and underground service locations to be checked prior to construction.
2) Do not scale from drawings. If in doubt please ask the designer.
3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.
4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue:
RESOURCE CONSENT DRAFT

Site Plan - Lot 43 **1:50**



LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: --
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 44

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

Proposed Dwelling:	226.44m²
Proposed Decks:	29.32m²
Proposed Entry Porches:	3.50m²
TOTAL COVERAGE:	**259.26m²**
	43.2%

COMPLIES

YARD SETBACKS
All Yards: 1.2m **COMPLIES**

IMPERMEABLE SURFACES
600 x 50% = 300m² max
Actual Impermeable Surfaces

Proposed Roof Area:	299.83m²
Concrete Drive/ Path:	0m²
TOTAL AREA:	**299.83m²**
	49.97%

COMPLIES

LANDSCAPED AREA
600 x 40% = 204m² min.
Actual Landscaped Area:
600m² less 300m² impermeable:
300m²
50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

ltd.
Architectural Design Studio
T 09 424 0088
E info@ltdarch.co.nz
W www.ltdarch.co.nz
A 1B Polarity Rise, Silverdale 0944 AUCKLAND

Client: Traverse Development

Project: Duplexes
Lot 42-45 DP TBC
Kerikeri

Site Plan - Lot 44

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

NOTES:
1) All dimensions and underground service locations to be checked prior to construction.
2) Do not scale from drawings. If in doubt please ask the designer.
3) Construction and method of construction to be in accordance with the specification, the NZBC and with local bylaws.
4) These drawings are subject to copyright and remain the property of Long Term Design LTD.

Drawing Issue: RESOURCE CONSENT DRAFT

Site Plan - Lot 44 **1:50**

Neighbouring Lot 34

Neighbouring Lot 35

HIRTB infringement location. Refer to West elevation

HIRTB infringement location. Refer to East elevation

APPROVED PLAN
Planner: SBrown
RC: 2260508-RMACOM
Date: 19/06/2026

Legal Access Lot

To Te Uru Lane

300 Stormwater Line

88.0

87.0

23.80m

6.00m

SW Conn.
IL TBC

1.2m Front Yard

89.0

88.0

Deck Area: 14.66 m²

Deck Area: 14.66 m²

LOT 45
DP TBC
600m²

PlatformRL 87,600
F.F.L. 87,970

Unit A

Slab Coverage: 113.27 m²

Unit B

Slab Coverage: 113.18 m²

Roof Coverage: 299.83 m²

1.2m Side Yard

20.15m

Existing Timber Retaining Wall

Entry Porch
1.75 m²

Entry Porch
1.75 m²

87.0

1.2m Side Yard

20.14m

1.2m Side Yard

6,000

Permeable Driveway Area :
147.25 m²

Proposed Timber Retaining Wall

5.5° driveway incline

1.2m Side Yard

88.0

Existing Timber Retaining Wall

+89,000
top of wall

FIGURE E27.6.3.3.1 85 Percentile
Car tracking curve (AUP)

29.82m

FIGURE E27.6.3.3.1 85 Percentile
Car tracking curve (AUP)

+87,600
top of wall

Site Plan - Lot 45

1:50

LEGAL DESCRIPTION
LOTS 42-45
DP TBC
AREA 600m²

District Plan Zone: --
Wind Zone: **Very High**
Exposure Zone: **C**

GENERAL SITE NOTES

Contour Interval is 0.20m levels are in terms of Local datum - Reyburn & Bryant Survey #12546 Rev E.

Building platform level may vary to make best use of the cut and fill

Building Platform Legend
Platform RL - Underslab Platform Level (Top of compacted Metal)
FFL - Finish Slab/Structure Level

All stormwater and sewer drainage to be layed minimum 1m away from house

Location of house to be confirmed by Developer (Traverse) on site with site supervisor prior to building setout

LOT 45

MAXIMUM BUILDING HEIGHT
8m max.
COMPLIES

HEIGHT IN RELATION TO BOUNDARY
2.0m plus 45 degrees
COMPLIES
North & South Elevation
BREACHES
West & East Elevation

BUILDING COVERAGE
600 x 45% = 270m² max. allowed
Actual Site Coverage:

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300m²
50%

COMPLIES

RESOURCE CONSENT
REQUIRED (HIRB, Residential Intensity & Scale of Activities)

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Architectural Design Studio

T 09 424 0088
E info@ltdarch.co.nz
W www.ltdarch.co.nz
A 1B Polarity Rise, Silverdale 0944
AUCKLAND

ADNZ Professional Member
Licensed Building Practitioners www.dbh.govt.nz

Client:
Traverse Development

Project:
Duplexes
Lot 42-45 DP TBC
Kerikeri

Site Plan - Lot 45

Date:	26/02/2026
Scale at A1:	1:50, 1:100
Scale at A3:	half of A1 scale
Job No:	25718-N
Drawn by:	OP

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SEE EASEMENTS AND AMALGAMATION ON SHEET 02 OF 03

SEE UNIT DUPLEX DIAGRAM AND VEHICLE TRACKING ON SHEET 03 OF 03

TOTAL TITLE AREA: 0.2400Ha
COMPRISED IN: 2220850-RMACOM

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES, WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

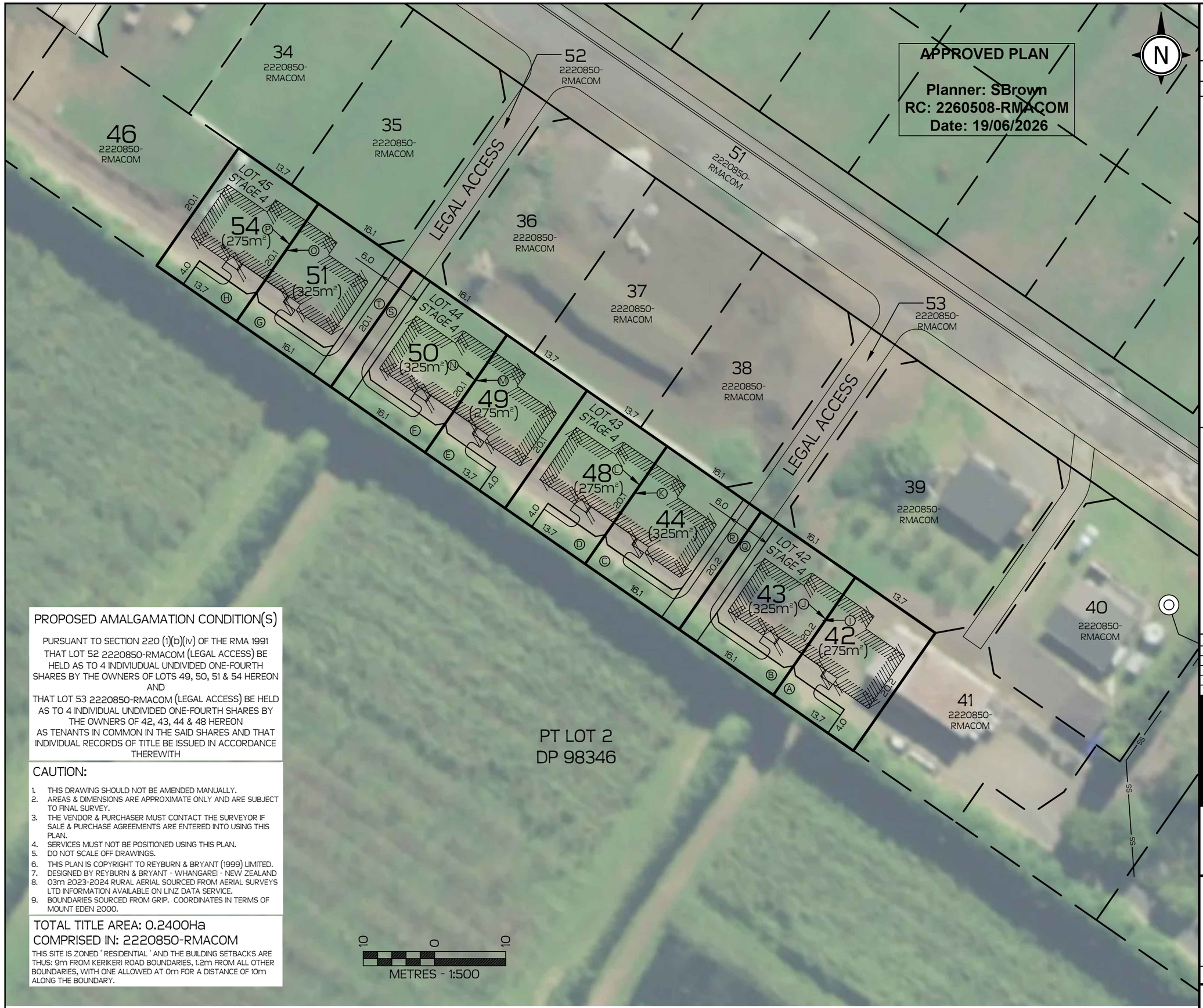
CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOTS 42 - 45 2220850-RMACOM

DATE	SCALE	
MARCH 2026	1:1000 @A3	
DRAWING REF.	SHEET	REV
S18814	01 OF 03	B



PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991
THAT LOT 52 2220850-RMACOM (LEGAL ACCESS) BE HELD AS TO 4 INDIVIUDUAL UNDIVIDED ONE-FOURTH SHARES BY THE OWNERS OF LOTS 49, 50, 51 & 54 HEREON
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	E	LOT 49 HEREON	LOT 50 HEREON
	F	LOT 50 HEREON	LOT 49 HEREON
	S		LOTS 49-51 & 54 HEREON
	T	LOT 51 HEREON	
	G		LOT 54 HEREON
	H	LOT 54	LOT 51 HEREON
PARTY WALL	I	LOT 42 HEREON	LOT 43 HEREON
	J	LOT 43 HEREON	LOT 42 HEREON
	K	LOT 44 HEREON	LOT 48 HEREON
	L	LOT 48 HEREON	LOT 44 HEREON
	M	LOT 49 HEREON	LOT 50 HEREON
	N	LOT 50 HEREON	LOT 49 HEREON
	O	LOT 51 HEREON	LOT 54 HEREON
	P	LOT 54 HEREON	LOT 51 HEREON

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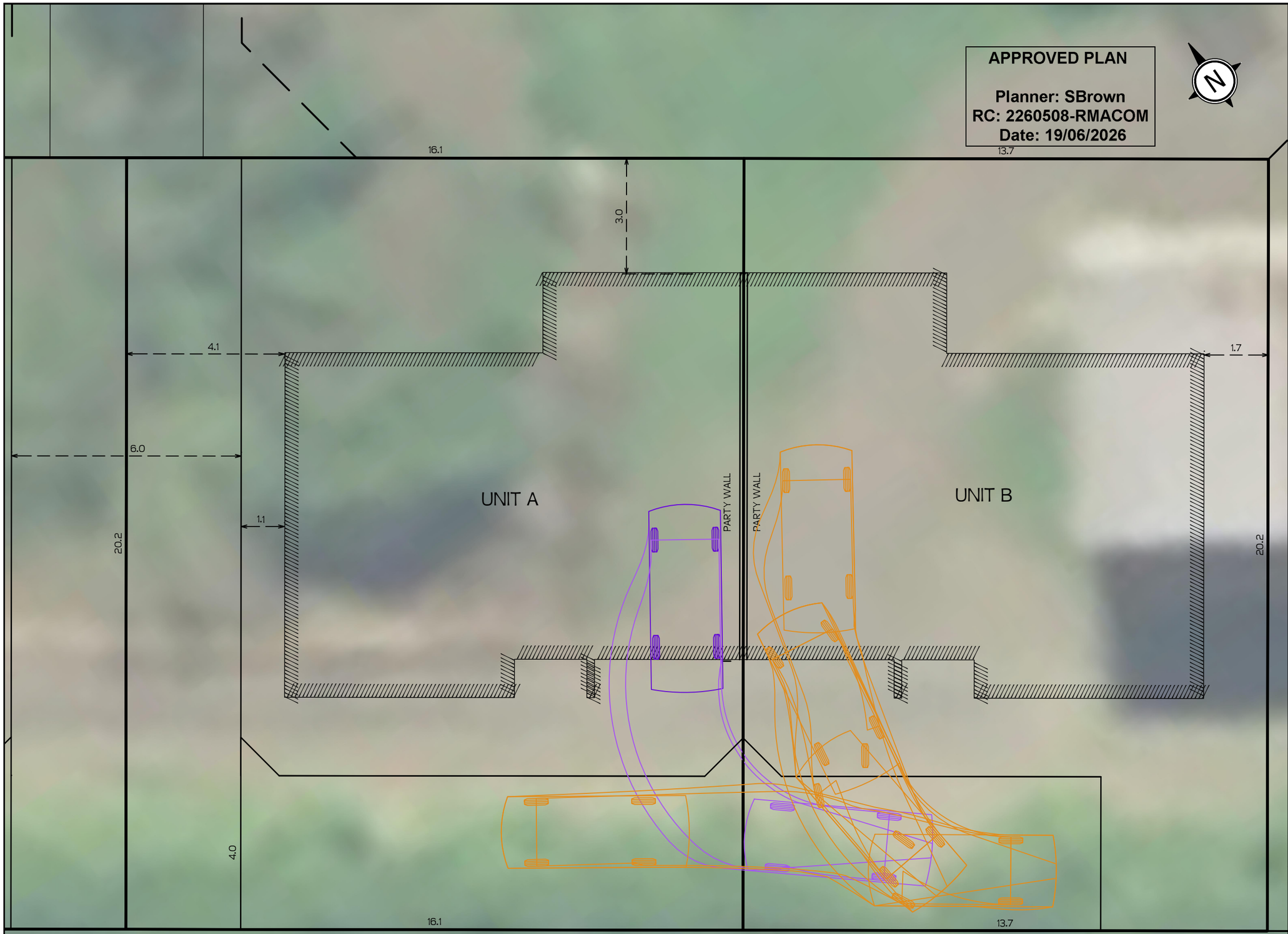
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373 & 377 KERIKERI ROAD, KERIKERI

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Ph: 09 438 3563
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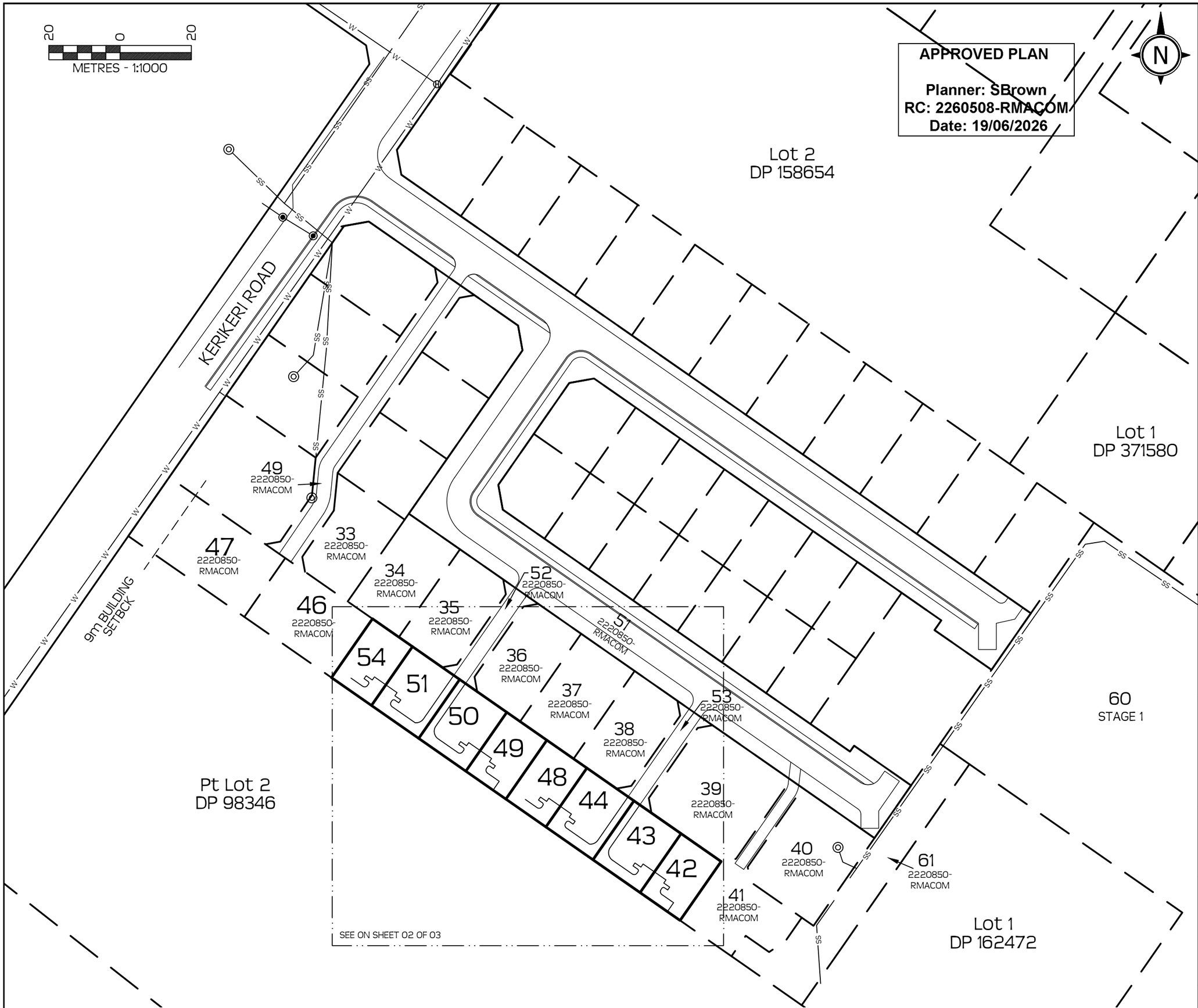
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DATE	SCALE	DRAWING REF.	SHEET	REV
MARCH 2026	1:100 @A3	S18814	03 OF 03	B

Date Plotted: 17/04/2026 File Path: P:\18000 - 18999\18814 - Traverse Ltd\Drawings\Scheme Plan\S18814 - Traverse - B.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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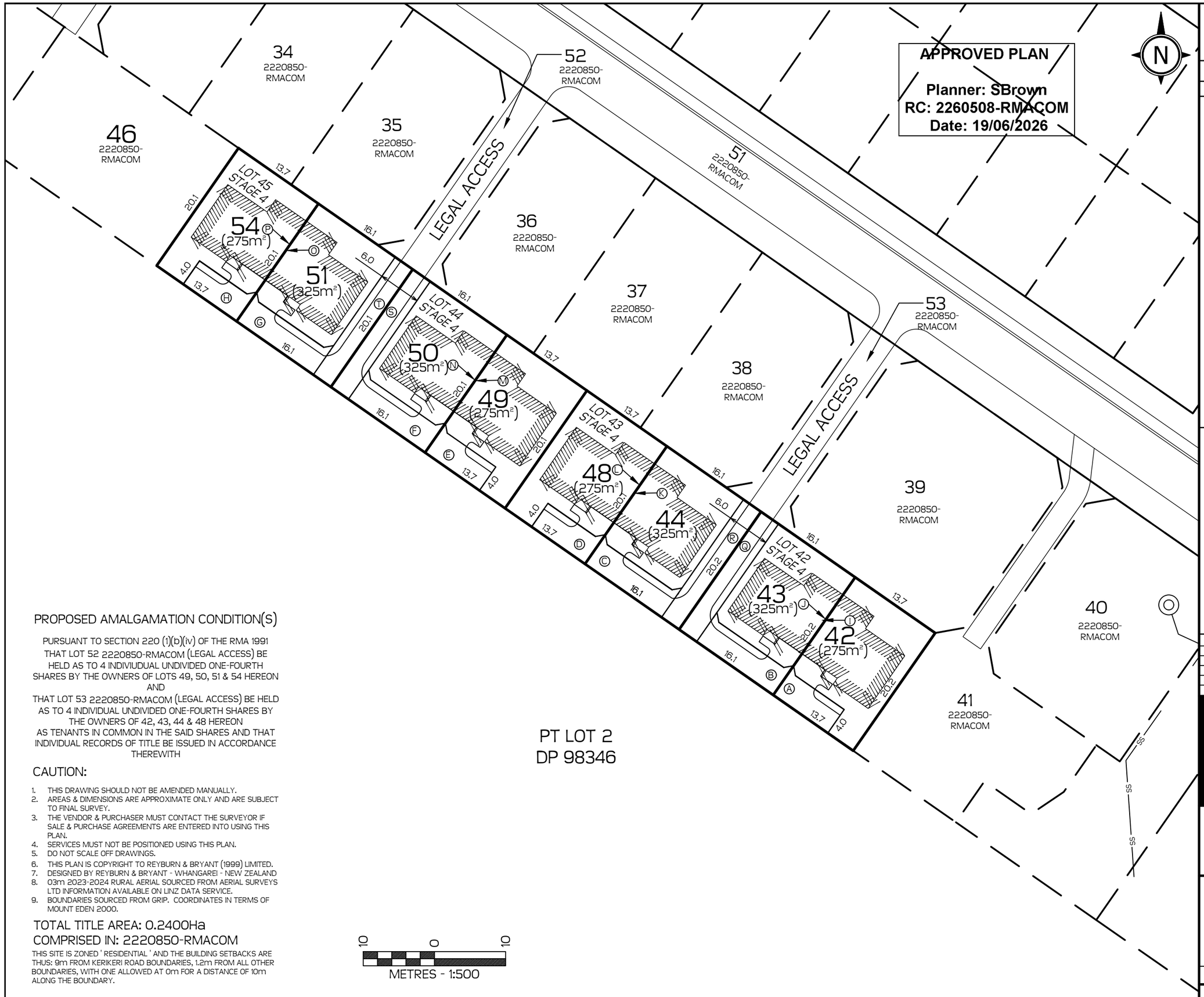
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METRES - 1:500

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TITLE

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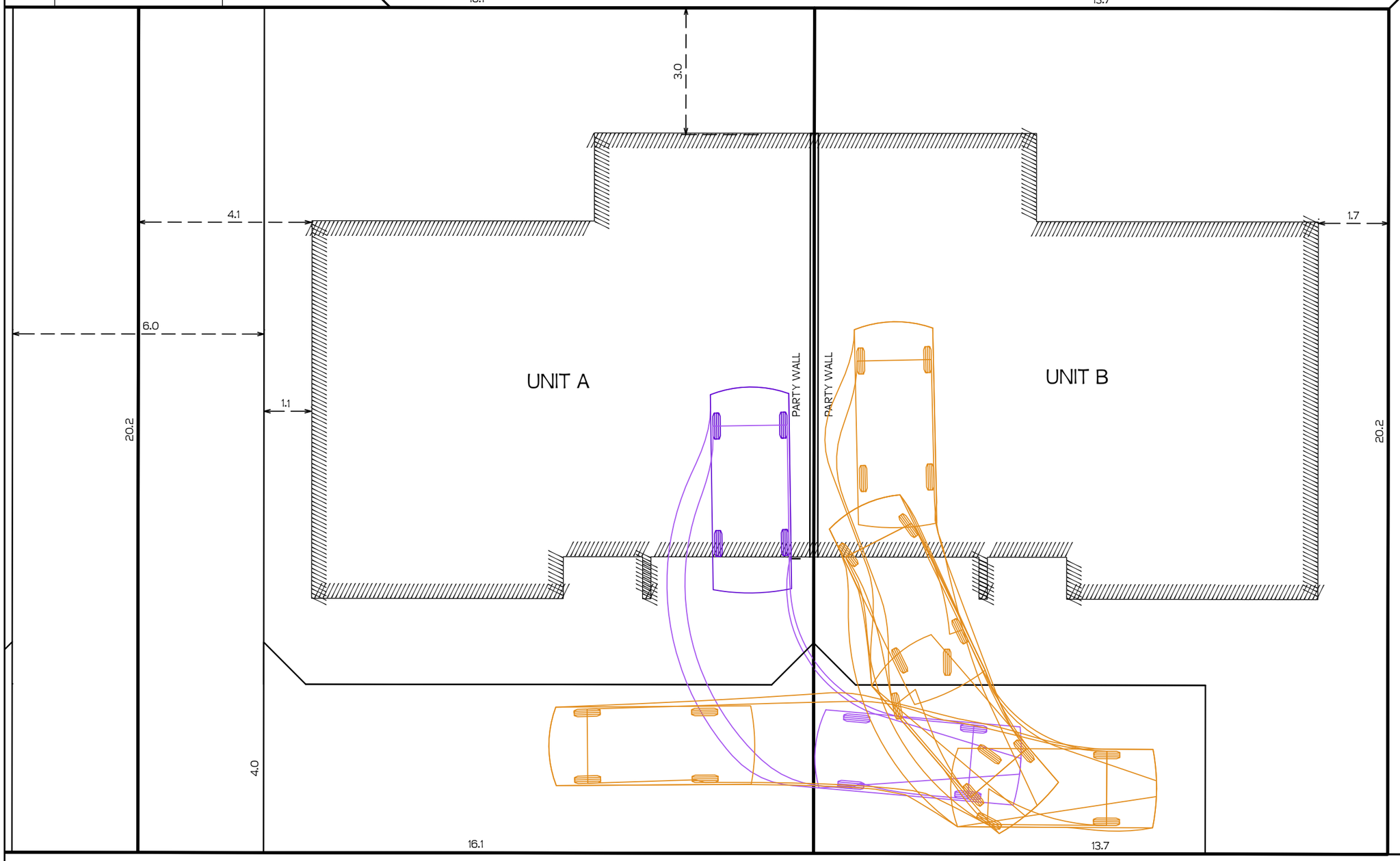
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LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

APPROVED PLAN

Planner: SBrown
RC: 2260508-RMACOM
Date: 19/06/2026



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PROPOSED SUBDIVISION OF LOTS 42 - 45 2220850-RMACOM

DATE	SCALE	DRAWING REF.	SHEET	REV
MARCH 2026	1:100 @A3	S18814	03 OF 03	B

Te Kaunihera o Te Hiku o te Ika
Far North District Council

DECISION ON COMBINED RESOURCE CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34A(1) and sections 104, 104B, 106 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** land use and subdivision resource consent for a Non-Complying activity, subject to the conditions listed below to:

Applicant:	Traverse Limited
Council Reference:	2260508-RMACOM
Property Address:	373 and 377 Kerikeri Road, Kerikeri
Legal Description:	Lots 42-45 of 2220850-RMACOM Lot 100 DP 596768

The activities to which this decision relates are listed below:

Activity A: Land use consent to construct eight residential units breaching Stormwater Management, Residential Intensity, Building Coverage, Sunlight, Car Parking Space Standards and Vehicle Crossings in Urban Zones as a Discretionary Activity.

Activity B: Subdivision to create 4 additional allotments in the Residential Zone and Land Use consent to breach Sunlight and Setback from Boundaries as an overall Non-Complying Activity.

Activity A Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following conditions:

1. The activity must be carried out in accordance with the following approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to them:
    - "Site Plan - Lot 42" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
    - "Site Plan – Lot 43" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
    - "Site Plan – Lot 44" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
    - "Site Plan – Lot 45" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.

2. The consent holder must pay the Council's compliance monitoring charges to cover the actual and reasonable costs incurred in monitoring compliance with the conditions of this consent, in accordance with section 36(1)(c) of the Resource Management Act.

3. No building works shall commence on any allotment until the allotment on which the building is to be located has been created pursuant to RC 2220850 (Stage 4).

4. Prior to the occupation of the dwellings, provide evidence of sealed or concreted internal driveways and manoeuvring areas for the Lots in accordance with Rule 15.1.6C.1 and Appendix 3B-1 of the Far North District Plan and FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

5. The Consent Holder must provide to the Council's Resource Consent Engineer or duly delegated, certification from a suitably qualified and experienced person who supervised the installation of erosion and sediment controls, confirming that they were installed in accordance with the requirements of GD05 "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region". The controls shall be installed prior to commencing any earthworks approved under this consent. Any exposed earthworks shall be stabilised in accordance with GD05. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

6. The construction of any dwelling shall be undertaken in accordance with the recommendations, conclusions, and requirements contained within the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited, dated 28 February 2022. All earthworks, building platforms, foundations, and associated development shall be designed and constructed in accordance with that report, unless otherwise approved in writing by the Council.

7. Prior to occupation of any of the dwellings, the consent holder shall provide to Council for certification stormwater management design details prepared by a suitably qualified and experienced person. The design can be submitted to Planning_Technicians@fndc.govt.nz. The design shall demonstrate but is not limited to:

   a) An on-site stormwater soakage system capable of accommodating runoff from rainfall events up to and including the 5-year Annual Return Interval (ARI), with any overflow directed to the reticulated stormwater network; or

   b) An on-site stormwater attenuation system designed to limit post-development runoff rates to pre-development levels. The attenuation system shall be designed to accommodate rainfall events up to and including the 10% Annual Exceedance Probability (AEP) event, including a 20% allowance for climate change. Where downstream flooding exists, the design shall provide flood protection for the 1% AEP event.

   The approved stormwater management measures shall be installed in accordance with the certified design prior to the occupation of the dwelling and shall thereafter be maintained.

8. Prior to the occupation of any dwelling, the consent holder shall supply and install, at their own cost, a low-pressure system (including all associated components) in accordance with the Far North District Council Engineering Standards 2023 Approved Material List (Wastewater and Stormwater) by applying for a Wastewater Connection.

The property owner shall own and maintain the property's low-pressure main service line and pressure sewer pump system station to the boundary kit. The property owner shall be responsible for paying the power consumption of the pumping unit in accordance with Councils Pressure Sewer Policy.

9. Prior to the commencement of construction of any dwelling, the consent holder shall obtain all necessary approvals from the Far North District Council's water supply, wastewater and stormwater networks, where such connections are required.

Land Use Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*

   a) *The consent is given effect to; or*

   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Monitoring Condition

2. *Compliance monitoring charges cover the costs associated with site inspections (where required), and the review of plans, reports, and other documentation to ensure compliance with the resource consent. These charges will be calculated based on the applicable hourly rate at the time and included in a final invoice once monitoring is complete. A letter confirming compliance will be issued by the Council, upon request, only after all consent conditions have been met.*

General Land Use Conditions

3. *The consent holder is advised that any earthworks associated with this development may be subject to the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). Where applicable, compliance with Regulation 8(3) of the NES-CS is required. For the purposes of the NES-CS, the relevant "piece of land" is the landholding as it exists prior to completion of the subdivision authorised under RC 2220850 (Stage 4).*

4. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and construction activities and is also responsible for the repair and reinstatement of any underground services damaged as a result of the works.*

5. *The consent holder is responsible for the repair and reinstatement of the road carriageway, kerb, berm and footpath damaged as a result of earthworks and construction activities. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.*

6. *The consent holder shall ensure that spoil from the site is not tracked out onto Council or State Highway Road formations or shall be removed if this occurred to the satisfaction of the Resource Consent Engineer or delegated representative.*

Activity B Subdivision and Land Use Conditions

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

1. The activity must be carried out in general accordance with the approved plans prepared by Reyburn & Bryant titled "Proposed Subdivision of Lots 42-45 2220850-RMACOM", reference S18814, Rev B and dated March 2026.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act must show:
    a. All easements shown on the approved scheme plan are to be duly granted or reserved in the memorandum of easements.
    b. All easements for existing and proposed infrastructure on the site, with all services to be located within the easement area(s).

        Note: For the avoidance of doubt, existing infrastructure includes all Council assets, including overland stormwater flow paths (if any), in addition to other service providers infrastructure.
    c. Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 52 2220850-RMACOM (Legal Access) be held as to 4 individual undivided one-fourth shares by the owners of Lots 49, 50, 51 & 54 hereon. Reference: 1984809
    d. Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 53 2220850-RMACOM (Legal Access) be held as to 4 individual undivided one-fourth shares by the owners of 42, 43, 44 & 48 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance with therewith. Reference: 1984809
3. Prior to the approval of the survey plan pursuant to Section 223 of the Act:
    a. A section 224(c) certificate shall have been issued for RC 2220850-RMACOM (Stage 4).

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
    a. No application for section 224(c) certification shall be lodged for this application until the corresponding stage of the land use consent in Activity A has been given effect to, to the satisfaction of the Council's Team Leader or Principal Planner for Resource Consents, or their delegate.
    b. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

c. Provide evidence that separate metered water supply connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

d. Provide evidence that separate low-pressure wastewater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

e. Provide evidence that separate stormwater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards and the approved designed under Condition 7 of the Land Use Decision of RC 2260508. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

f. The consent holder must provide as-built plans for any new or altered Council infrastructure and service connections installed as part of this consent (where different from or in addition to those approved under RC 2220850), including water supply connections and water metres, to the satisfaction of Council's Development Engineer. Plans must be provided to Planning_Technician@fndc.govt.nz.

Land Use

1. No conditions.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*

   a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or

   b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Section 224 Certification

2. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General

3. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

General Advice Notes

Right of Objection

1. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

2. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.

2. The application is for a Non-Complying activity resource consent as such under section 104 the Council can consider all relevant matters.

3. In regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:

    a. The associated land use consent has demonstrated that dwellings can be accommodated onsite and each respective allotment (through the subdivision component) and that effects relating to privacy, outlook, dominance, sunlight access and residential amenity will be less than minor.

    b. While four allotments do not comply with the Residential Zone minimum allotment size standard, the proposed density remains consistent with the residential character anticipated within the Residential Zone. The resulting development is not considered to be out of character with the surrounding and anticipated urban environment.

    c. The proposal will connect to reticulated water, wastewater, stormwater, electricity and telecommunications services. Council's Resource Consent Engineer is satisfied that servicing can be appropriately provided subject to conditions of consent.

    d. All allotments will have legal and practical access. Traffic effects associated with the proposal are not considered to exceed those anticipated within a residential environment and are less than minor.

    e. Stormwater management and earthworks have been assessed through technical reporting and engineering review. Subject to the recommended conditions, adverse

effects on downstream properties and the receiving environment are considered less than minor.

f. The adjoining horticultural property to the southwest has been considered. While the proposal facilitates four additional residential allotments compared to the previously approved subdivision layout, residential development remains the anticipated activity within the Residential Zone. The interface between residential and horticultural activities has been carefully designed, including dwelling orientation and access arrangements that direct primary living areas away from the shared boundary. Any reverse sensitivity effects are considered less than minor.

g. The proposal represents a modest increase in residential density within an area already approved and anticipated for residential subdivision and development. The cumulative effects do not exceed those anticipated by the zoning framework and are considered less than minor.

4. In regard to section 104(1)(ab) of the Act there are no offsetting or environmental compensation measures proposed or agreed to by the applicant for the activity.

5. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:

   a. Operative Far North District Plan 2009,

   b. Proposed Far North District Plan 2022

   Operative Far North District Plan

   Chapter 7.6 Residential Zone

   Objective 7.6.3.1 seeks to achieve the development of residential areas at densities similar to those prevailing within the zone, while Objective 7.6.3.2 seeks to enable activities that are compatible with residential living. The proposal facilitates additional residential allotments within land specifically zoned for residential purposes and therefore supports the anticipated function and character of the zone. While four allotments are below the 600m² controlled activity lot size standard, all allotments exceed the discretionary activity threshold and are capable of accommodating residential development. The resulting density remains residential in nature and is not inconsistent with the character of the surrounding urban environment.

   The proposal is consistent with Policies 7.6.4.1, 7.6.4.2 and 7.6.4.3 which recognise the Residential Zone as the appropriate location for existing and future residential growth, provided that expansion occurs in a sustainable manner. The site forms part of an area already approved and anticipated for residential subdivision and development and represents an efficient use of serviced urban land.

   Policy 7.6.4.4 encourages a range of housing types and forms of accommodation. The proposal contributes to housing supply within Kerikeri by facilitating additional residential allotments in a location where residential development is anticipated.

   Policies 7.6.4.7, 7.6.4.8, 7.6.4.9 and 7.6.4.10 seek to ensure residential sites maintain adequate outdoor living space, planting opportunities, access to sunlight and daylight, and reasonable privacy. These matters have been comprehensively assessed through the associated land use consent application. That assessment concluded that each allotment can accommodate a dwelling, parking, manoeuvring, outdoor living space

and landscaping while maintaining acceptable levels of residential amenity. Any infringements of the residential standards have been assessed and determined to result in effects that are no more than minor.

The proposal also remains consistent with the broader intent of the Residential Zone to provide for medium density residential living while ensuring effects remain compatible with the existing and anticipated residential character of the area.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the Residential Zone.

Chapter 13 Subdivision

The proposal is consistent with Objective 13.3.1 as it provides for residential subdivision within land zoned Residential and promotes the efficient use of land and infrastructure resources in a manner anticipated by the District Plan. The proposal facilitates additional residential development within an existing urban area serviced by reticulated infrastructure and therefore supports the sustainable management of physical resources.

The proposal is also consistent with Objective 13.3.2 as the actual and potential adverse effects arising from the subdivision have been assessed and are considered less than minor. In particular, servicing, access, stormwater, amenity and reverse sensitivity effects have been assessed through both the subdivision and associated land use applications and can be appropriately managed through conditions of consent.

Objectives 13.3.5, 13.3.8 and 13.3.10 seek to ensure new subdivisions are adequately serviced and designed to promote efficient infrastructure provision. The proposal will be connected to reticulated water, wastewater, stormwater, electricity and telecommunications services and has been reviewed by Council's Resource Consent Engineer, who is satisfied that servicing can be appropriately provided subject to conditions.

Objective 13.3.9 seeks to support energy efficient subdivision design. The approved land use layout demonstrates that dwellings can be orientated to achieve appropriate sunlight access and outdoor living opportunities, with primary living areas generally orientated northwards.

In relation to Policy 13.4.1, while four allotments will be below the 600m² Controlled activity lot size standard, the associated land use consent demonstrates that each allotment remains capable of accommodating a dwelling and associated residential activities. The resulting allotments are considered suitable for their intended purpose and will not result in adverse amenity or land use effects beyond those anticipated within the Residential Zone. The proposal therefore appropriately responds to the potential effects of subdivision on amenity values and existing land uses.

Policies 13.4.2 and 13.4.5 seek safe and effective access and servicing arrangements. The proposal provides legal and practical access to all allotments and appropriate infrastructure servicing arrangements, with no significant adverse effects identified.

Policy 13.4.3 requires natural hazards to be taken into account in subdivision design. Technical assessments have confirmed the site is suitable for the proposed

development and no natural hazard issues have been identified that would preclude subdivision.

Finally, Policy 13.4.1(g) requires regard to be had to existing land uses. Particular consideration has been given to the adjoining horticultural activity. While the proposal facilitates four additional allotments compared to the previously approved subdivision layout, residential development remains the anticipated activity within the Residential Zone. The proposal does not introduce an incompatible activity and the design of the approved dwellings, including the orientation of primary living areas and outdoor spaces away from the horticultural boundary, assists in minimising potential reverse sensitivity effects. Accordingly, the proposal remains compatible with surrounding land uses.

Overall, the proposal is considered to achieve the intent of the relevant Chapter 13 objectives and policies.

Weighting

For this resource consent application the relevant provisions of both an operative and any proposed plan must be considered. Weighting is relevant if different outcomes arise from assessments of objectives and policies under both the operative and proposed plans.

6. In regard to section 104(1)(c) of the Act the following other matters are relevant and reasonably necessary to determine the application:

    - The site forms part of a larger residential subdivision that has previously been granted resource consent. The existing consent establishes an anticipated pattern of residential development and provides a relevant context for assessing the current proposal.
    - The subdivision is intrinsically linked to the associated land use consent. The land use assessment has demonstrated that each allotment is capable of accommodating a dwelling and that residential amenity effects arising from the reduced lot sizes are less than minor.

7. In regard to section 104D of the Act the activity meets one test as any adverse effects arising from this proposed activity will not be more than minor, and the activity will not be contrary to the objectives and policies of the Operative District Plan. Therefore, consent can be granted for this non-complying activity.

8. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions above.

9. Based on the assessment above the activity will be consistent with Part 2 of the Act.

    The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values

without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.

10. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Salamasina Brown, Intermediate Planner. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Name: Pat Killalea Date: 19th June 2026

Title: Independent Commissioner



Date Plotted: 5/10/2026 File Path: P:\18000 - 18999\18814 - Traverse Ltd\Drawings\Scheme Plan\S18814 - Traverse - C.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

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9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 52 LT 631547 (LEGAL ACCESS) BE HELD AS TO FOUR INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 49, 50, 51 & 54 HEREON
AND
PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 53 LT 631547 (LEGAL ACCESS) BE HELD AS TO FOUR INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 42, 43, 44 & 48 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

SEE EASEMENTS ON SHEETS 03-06 OF 06

SEE UNIT DUPLEX DIAGRAM AND VEHICLE TRACKING ON SHEET 02 OF 06

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

TOTAL TITLE AREA: 0.2396Ha
COMPRISED IN: RT 1298245 - 1298248

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES, WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

PROPOSED SUBDIVISION OF LOTS 42 - 45 LT 631547

DATE	SCALE
OCT 2026	1:500 @A3

DRAWING REF.	SHEET	REV
S18814	01 OF 06	C



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INDICATIVE UNIT LAYOUT

TOTAL TITLE AREA:0.0599Ha
COMPRISED IN: RT 1298245 - 1298248

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REV	DATE	DESCRIPTION
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A	12.03.26	FIRST ISSUE - DJ/KM

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reyburn & bryant
Ph: 09 438 3563
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7 Selwyn Ave, Whangarei
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CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

UNIT DUPLEX DIAGRAM & VEHICLE TRACKING

PROPOSED SUBDIVISION OF LOTS 42 - 45 LT 631547

DATE	SCALE	DRAWING REF.	SHEET	REV
OCT 2026	1:100 @A3	S18814	02 OF 06	C



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9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991
THAT LOT 53 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 42 & 43 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	A	LOT 42 HEREON	LOT 43 HEREON
	B	LOT 43 HEREON	LOT 42 HEREON
	Q		LOT 42 HEREON & LOT 43 LT 631547
	R	LOT 43 LT 631547	LOTS 42 & 43 HEREON
PARTY WALL	I	LOT 42 HEREON	LOT 43 HEREON
	J	LOT 43 HEREON	LOT 42 HEREON

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298245

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REV	DATE	DESCRIPTION
C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

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Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
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CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 1
PROPOSED SUBDIVISION OF LOT 42 LT 631547 & EASEMENT OVER LOT 43 LT 631547

DATE	SCALE
OCT 2026	1:150 @A3

DRAWING REF.	SHEET	REV
S18814	03 OF 06	C

Date Plotted: 5/10/2026 File Path: P:\18000 - 18999\18814 - Traverse Ltd\Drawings\Scheme Plan\S18814 - Traverse - C.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 53 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 44 & 48 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	C & R	LOT 44 HEREON	LOT 48 HEREON
	D	LOT 48 HEREON	LOT 44 HEREON
PARTY WALL	K	LOT 44 HEREON	LOT 48 HEREON
	L	LOT 48 HEREON	LOT 44 HEREON

EXISTING EASEMENT SCHEDULE (STAGE 1)

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	R	LOT 44 HEREON	LOTS 42 & 43 STAGE 1

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298246

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REV	DATE	DESCRIPTION
C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

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Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 2
PROPOSED SUBDIVISION OF LOT 43 LT 631547

DATE	SCALE
OCT 2026	1:150 @A3

DRAWING REF.	SHEET	REV
S18814	04 OF 06	C



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8. 03m 2023-2024 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 52 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 49 & 50 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	E	LOT 49 HEREON	LOT 50 HEREON
	F	LOT 50 HEREON	LOT 49 HEREON
	S		LOT 49 HEREON & LOT 45 LT 631547
	T	LOT 45 LT 631547	LOTS 49 & 50 HEREON
PARTY WALL	M	LOT 49 HEREON	LOT 50 HEREON
	N	LOT 50 HEREON	LOT 49 HEREON

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298247

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES, WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

reyburn & bryant
Ph: 09 438 3563
7 Selwyn Ave, Whangarei
PO Box 191, Whangarei 0140
www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 3
PROPOSED SUBDIVISION OF LOT 44 LT 631547 & EASEMENT OVER LOT 45 LT 631547

DATE	SCALE
OCT 2026	1:150 @A3

DRAWING REF.	SHEET	REV
S18814	05 OF 06	C

Date Plotted: 5/10/2026 File Path: P:\18000 - 18999\18814 - Traverse Ltd\Drawings\Scheme Plan\S18814 - Traverse - C.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



Date Plotted: 5/10/2026 File Path: P:\18000 - 18999\18814 - Traverse Ltd\Drawings\Scheme Plan\S18814 - Traverse - C.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

CAUTION:

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9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 52 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 51 & 54 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	G & T	LOT 51 HEREON	LOT 54 HEREON
	H	LOT 54 HEREON	LOT 51 HEREON
PARTY WALL	O	LOT 51 HEREON	LOT 54 HEREON
	P	LOT 54 HEREON	LOT 51 HEREON

EXISTING EASEMENT SCHEDULE (STAGE 3)

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	T	LOT 51 HEREON	LOTS 49 & 50 STAGE 3

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298248

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES, WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

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7 Selwyn Ave, Whangarei
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www.reyburnandbryant.co.nz

CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 4
PROPOSED SUBDIVISION OF
LOT 45 LT 631547

DATE	SCALE
OCT 2026	1:150 @A3

DRAWING REF.	SHEET	REV
S18814	06 OF 06	C



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PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 52 LT 631547 (LEGAL ACCESS) BE HELD AS TO FOUR INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 49, 50, 51 & 54 HEREON
AND
PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 53 LT 631547 (LEGAL ACCESS) BE HELD AS TO FOUR INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 42, 43, 44 & 48 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

SEE EASEMENTS ON SHEETS 03-06 OF 06

SEE UNIT DUPLEX DIAGRAM AND VEHICLE TRACKING ON SHEET 02 OF 06

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4

TOTAL TITLE AREA: 0.2396Ha
COMPRISED IN: RT 1298245 - 1298248

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REV	DATE	DESCRIPTION
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B	17.04.26	AMENDMENTS - DJ/KM
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CLIENT

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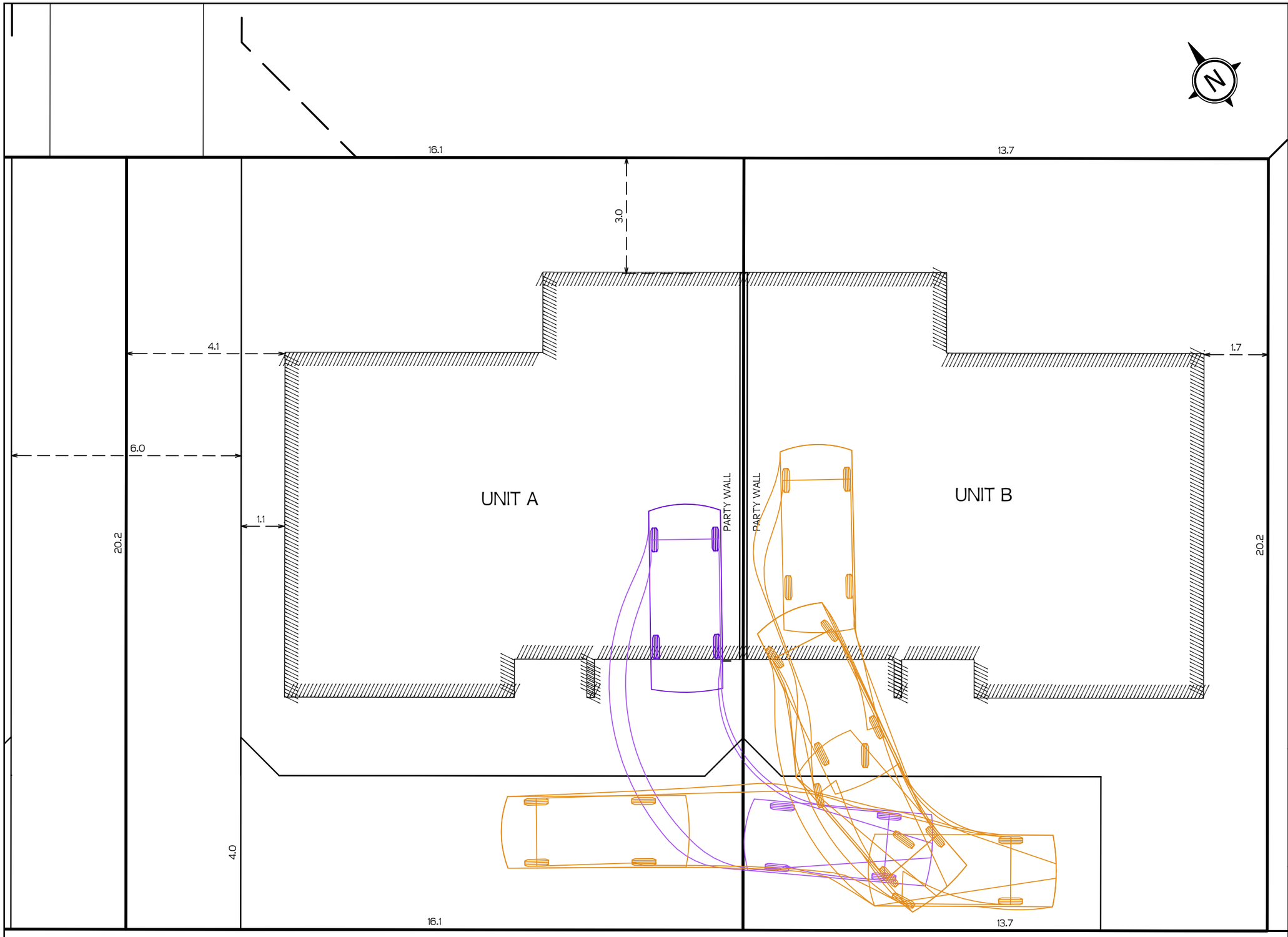
TITLE

PROPOSED SUBDIVISION OF LOTS 42 - 45 LT 631547

DATE	SCALE	DRAWING REF.	SHEET	REV
OCT 2026	1:500 @A3	S18814	01 OF 06	C

Date Plotted: 5/10/2026 File Path: P:\18000 - 18999\18814 - Traverse Ltd\Drawings\Scheme Plan\S18814 - Traverse - C.dwg

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL



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9. BOUNDARIES SOURCED FROM GRIP. COORDINATES IN TERMS OF MOUNT EDEN 2000.

INDICATIVE UNIT LAYOUT

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298245 - 1298248

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REV	DATE	DESCRIPTION
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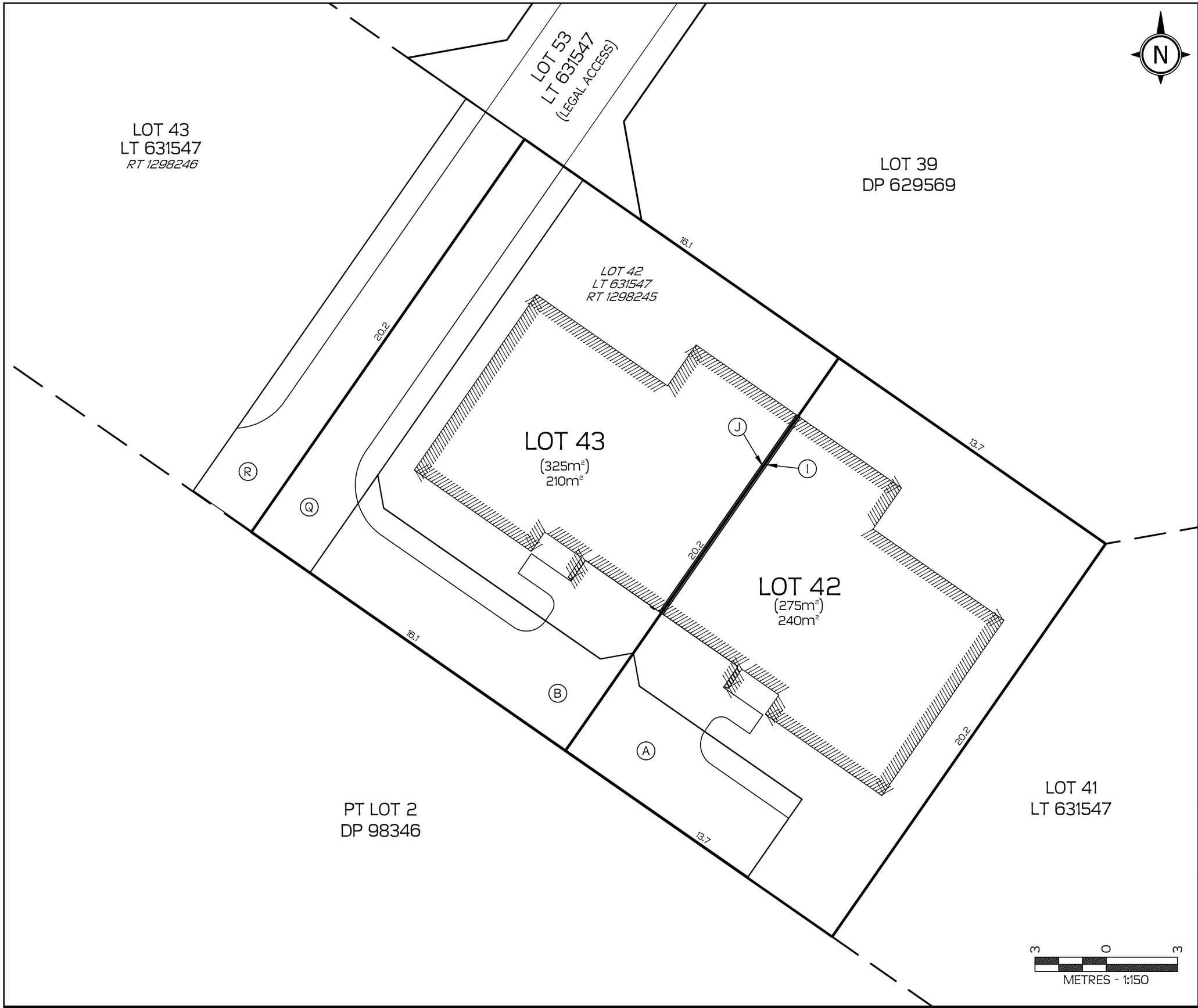
TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

UNIT DUPLEX DIAGRAM & VEHICLE TRACKING

PROPOSED SUBDIVISION OF LOTS 42 - 45 LT 631547

DATE	SCALE	DRAWING REF.	SHEET	REV
OCT 2026	1:100 @A3	S18814	02 OF 06	C



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PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(b)(iv) OF THE RMA 1991
THAT LOT 53 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 42 & 43 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	A	LOT 42 HEREON	LOT 43 HEREON
	B	LOT 43 HEREON	LOT 42 HEREON
	Q		LOT 42 HEREON & LOT 43 LT 631547
	R	LOT 43 LT 631547	LOTS 42 & 43 HEREON
PARTY WALL	I	LOT 42 HEREON	LOT 43 HEREON
	J	LOT 43 HEREON	LOT 42 HEREON

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298245

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C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

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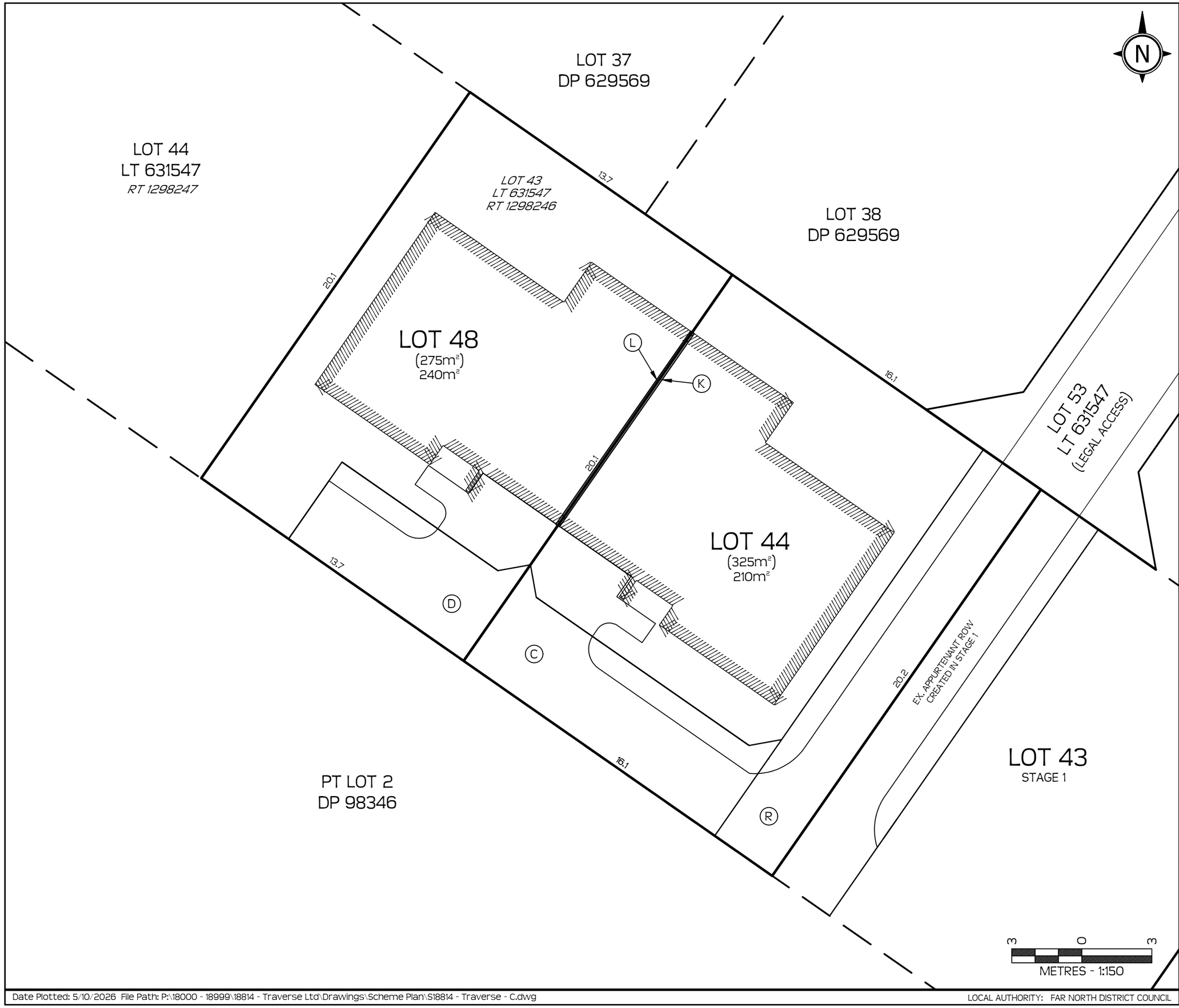
CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 1
PROPOSED SUBDIVISION OF LOT 42 LT 631547 & EASEMENT OVER LOT 43 LT 631547

DATE	SCALE	DRAWING REF.	SHEET	REV
OCT 2026	1:150 @A3	S18814	03 OF 06	C



CAUTION:

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PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 53 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 44 & 48 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	C & R	LOT 44 HEREON	LOT 48 HEREON
	D	LOT 48 HEREON	LOT 44 HEREON
PARTY WALL	K	LOT 44 HEREON	LOT 48 HEREON
	L	LOT 48 HEREON	LOT 44 HEREON

EXISTING EASEMENT SCHEDULE (STAGE 1)

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	R	LOT 44 HEREON	LOTS 42 & 43 STAGE 1

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298246

THIS SITE IS ZONED ' RESIDENTIAL ' AND THE BUILDING SETBACKS ARE THUS: 9m FROM KERIKERI ROAD BOUNDARIES, 1.2m FROM ALL OTHER BOUNDARIES, WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

REV	DATE	DESCRIPTION
C	05.10.26	STAGES 1-4 - DJ/TA
B	17.04.26	AMENDMENTS - DJ/KM
A	12.03.26	FIRST ISSUE - DJ/KM

REF. DATA: S16655

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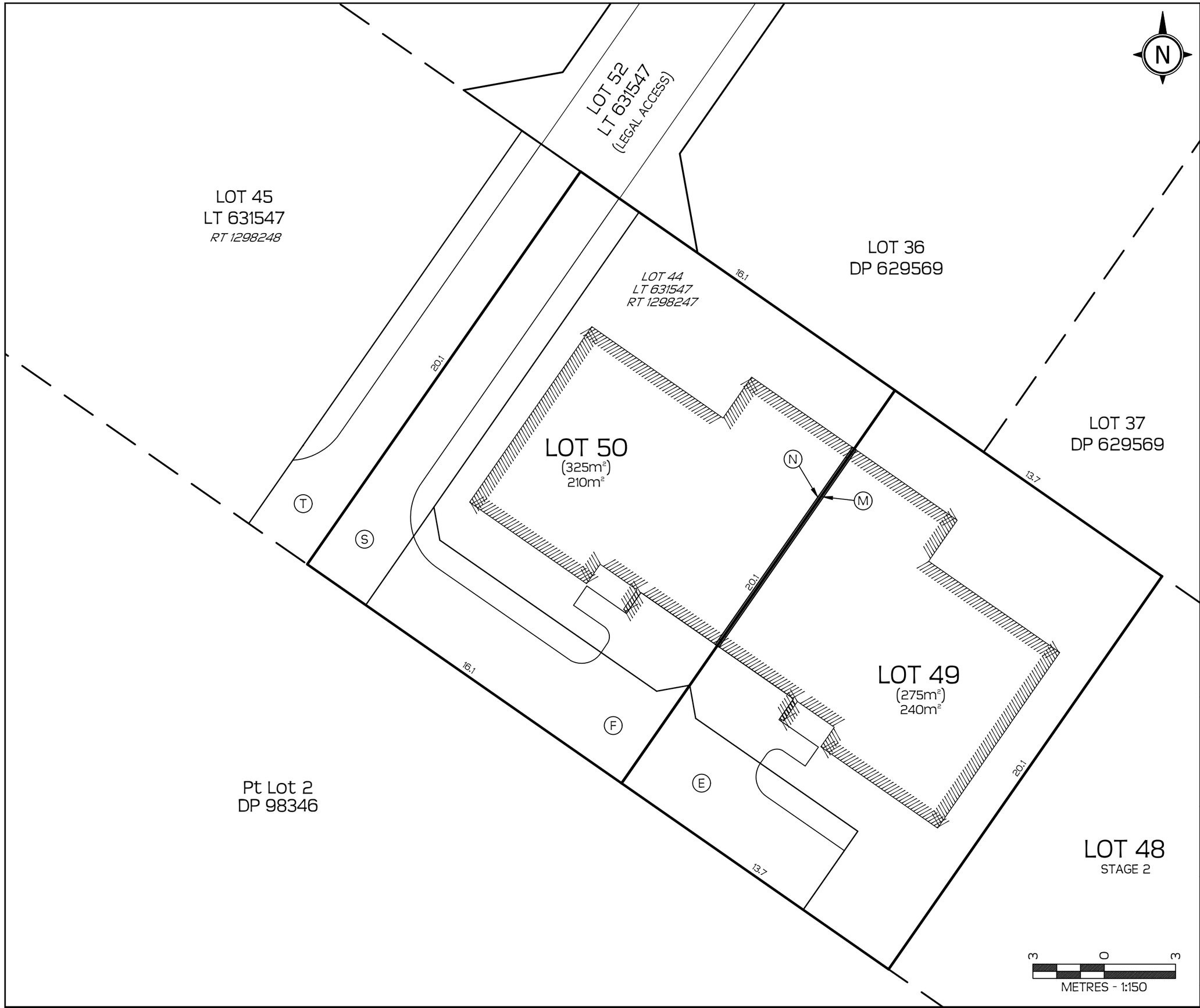
TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 2
PROPOSED SUBDIVISION OF
LOT 43 LT 631547

DATE	SCALE
OCT 2026	1:150 @A3

DRAWING REF.	SHEET	REV
S18814	04 OF 06	C



CAUTION:

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PROPOSED AMALGAMATION CONDITION(S)

PURSUANT TO SECTION 220 (1)(B)(IV) OF THE RMA 1991
THAT LOT 52 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 49 & 50 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	E	LOT 49 HEREON	LOT 50 HEREON
	F	LOT 50 HEREON	LOT 49 HEREON
	S		LOT 49 HEREON & LOT 45 LT 631547
	T	LOT 45 LT 631547	LOTS 49 & 50 HEREON
PARTY WALL	M	LOT 49 HEREON	LOT 50 HEREON
	N	LOT 50 HEREON	LOT 49 HEREON

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298247

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REV	DATE	DESCRIPTION
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B	17.04.26	AMENDMENTS - DJ/KM
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REF. DATA: S16655

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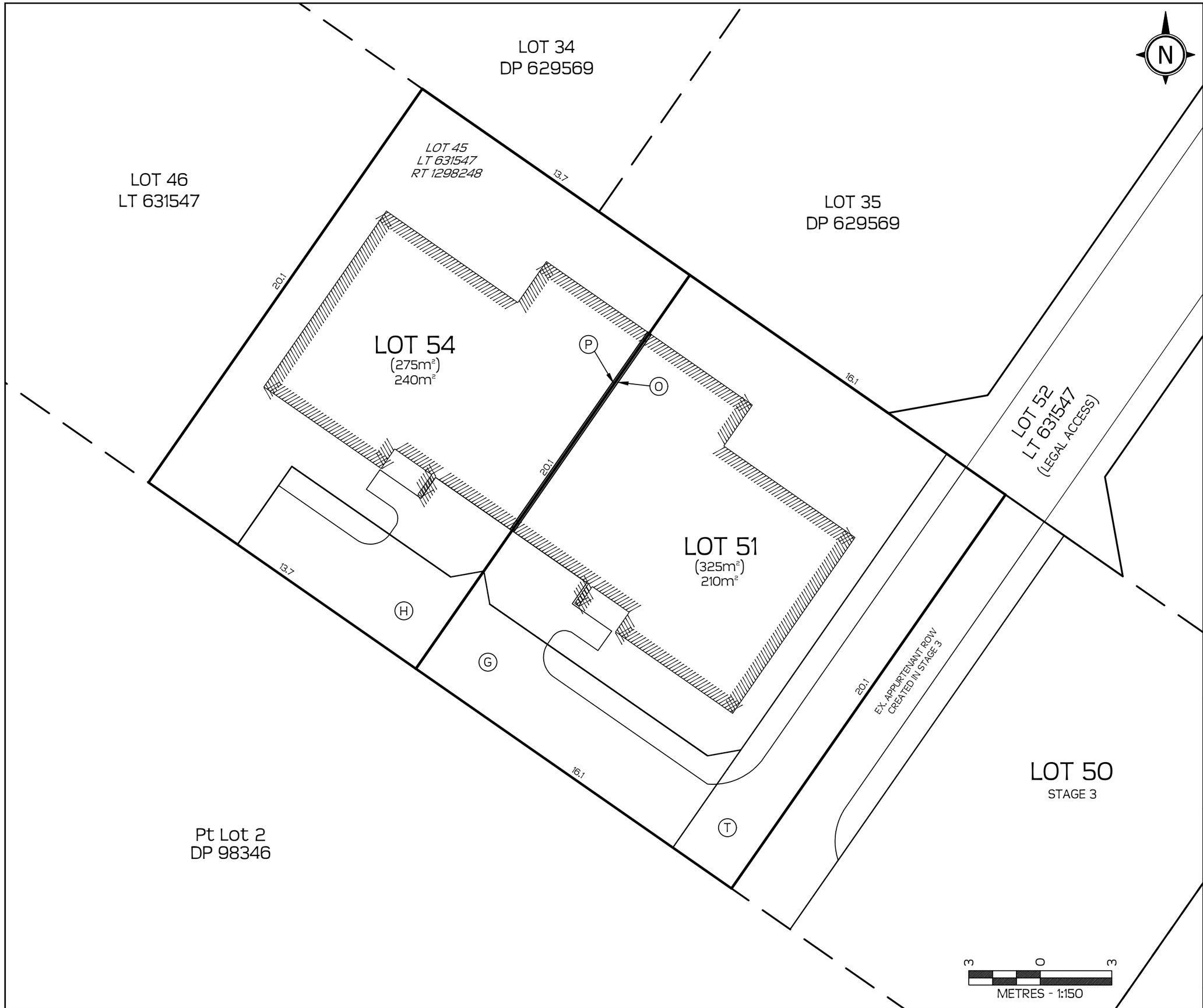
CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 3
PROPOSED SUBDIVISION OF LOT 44 LT 631547 & EASEMENT OVER LOT 45 LT 631547

DATE	SCALE	DRAWING REF.	SHEET	REV
OCT 2026	1:150 @A3	S18814	05 OF 06	C



CAUTION:

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PROPOSED AMALGAMATION CONDITION(S)

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THAT LOT 52 LT 631547 (LEGAL ACCESS) BE HELD AS TO TWO INDIVIDUAL UNDIVIDED 1/4 SHARES BY THE OWNERS OF LOTS 51 & 54 HEREON
AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

PROPOSED EASEMENT SCHEDULE

PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY	G & T	LOT 51 HEREON	LOT 54 HEREON
	H	LOT 54 HEREON	LOT 51 HEREON
PARTY WALL	O	LOT 51 HEREON	LOT 54 HEREON
	P	LOT 54 HEREON	LOT 51 HEREON

EXISTING EASEMENT SCHEDULE (STAGE 3)

PURPOSE	SHOWN	BURDENED	BENEFITED / CREATED
RIGHT OF WAY	T	LOT 51 HEREON	LOTS 49 & 50 STAGE 3

TOTAL TITLE AREA: 0.0599Ha
COMPRISED IN: RT 1298248

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REF. DATA: S16655

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CLIENT

TRAVERSE DEVELOPMENT Ltd
373 & 377 KERIKERI ROAD, KERIKERI

TITLE

STAGE 4
PROPOSED SUBDIVISION OF LOT 45 LT 631547

DATE	SCALE	DRAWING REF.	SHEET	REV
OCT 2026	1:150 @A3	S18814	06 OF 06	C

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL

Applicant:	Traverse Limited
Council Reference:	2260508-RMACOM
Property Address:	373 and 377 Kerikeri Road, Kerikeri
Legal Description:	Lots 42-45 of 2220850-RMACOM Lot 100 DP 596768

The activities to which this decision relates are listed below:

Activity A: Land use consent to construct eight residential units breaching Stormwater Management, Residential Intensity, Building Coverage, Sunlight, Car Parking Space Standards and Vehicle Crossings in Urban Zones as a Discretionary Activity.

Activity B: Subdivision to create 4 additional allotments in the Residential Zone and Land Use consent to breach Sunlight and Setback from Boundaries as an overall Non-Complying Activity.

Activity A Land Use Conditions

Pursuant to sections 108 of the Act, this land use consent is granted subject to the following conditions:

1. The activity must be carried out in accordance with the following approved plans and reports attached to this consent with the Council's "Approved Stamp" affixed to them:
    - "Site Plan - Lot 42" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
    - "Site Plan – Lot 43" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
    - "Site Plan – Lot 44" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
    - "Site Plan – Lot 45" prepared by Architectural Design Studio, Job Number 25718-N and dated 26/02/2026.
2. The consent holder must pay the Council's compliance monitoring charges to cover the actual and reasonable costs incurred in monitoring compliance with the conditions of this consent, in accordance with section 36(1)(c) of the Resource Management Act.
3. No building works shall commence on any allotment until the allotment on which the building is to be located has been created pursuant to RC 2220850 (Stage 4).
4. Prior to the occupation of the dwellings, provide evidence of sealed or concreted internal driveways and manoeuvring areas for the Lots in accordance with Rule 15.1.6C.1 and Appendix 3B-1 of the Far North District Plan and FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.
5. The Consent Holder must provide to the Council's Resource Consent Engineer or duly delegated, certification from a suitably qualified and experienced person who supervised the installation of erosion and sediment controls, confirming that they were installed in accordance with the requirements of GD05 "Erosion and Sediment Control

Guide for Land Disturbing Activities in the Auckland Region". The controls shall be installed prior to commencing any earthworks approved under this consent. Any exposed earthworks shall be stabilised in accordance with GD05. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

6. The construction of any dwelling shall be undertaken in accordance with the recommendations, conclusions, and requirements contained within the Geotechnical Report for Proposed Subdivision prepared by Hawthorn Geddes Limited, dated 28 February 2022. All earthworks, building platforms, foundations, and associated development shall be designed and constructed in accordance with that report, unless otherwise approved in writing by the Council.

7. Prior to occupation of any of the dwellings, the consent holder shall provide to Council for certification stormwater management design details prepared by a suitably qualified and experienced person. The design can be submitted to Planning_Technicians@fndc.govt.nz. The design shall demonstrate but is not limited to:

   a) An on-site stormwater soakage system capable of accommodating runoff from rainfall events up to and including the 5-year Annual Return Interval (ARI), with any overflow directed to the reticulated stormwater network; or

   b) An on-site stormwater attenuation system designed to limit post-development runoff rates to pre-development levels. The attenuation system shall be designed to accommodate rainfall events up to and including the 10% Annual Exceedance Probability (AEP) event, including a 20% allowance for climate change. Where downstream flooding exists, the design shall provide flood protection for the 1% AEP event.

   The approved stormwater management measures shall be installed in accordance with the certified design prior to the occupation of the dwelling and shall thereafter be maintained.

8. Prior to the occupation of any dwelling, the consent holder shall supply and install, at their own cost, a low-pressure system (including all associated components) in accordance with the Far North District Council Engineering Standards 2023 Approved Material List (Wastewater and Stormwater) by applying for a Wastewater Connection. The property owner shall own and maintain the property's low-pressure main service line and pressure sewer pump system station to the boundary kit. The property owner shall be responsible for paying the power consumption of the pumping unit in accordance with Councils Pressure Sewer Policy.

9. Prior to the commencement of construction of any dwelling, the consent holder shall obtain all necessary approvals from the Far North District Council's water supply, wastewater and stormwater networks, where such connections are required.

Land Use Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*

   a) The consent is given effect to; or

b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.

Monitoring Condition

2. *Compliance monitoring charges cover the costs associated with site inspections (where required), and the review of plans, reports, and other documentation to ensure compliance with the resource consent. These charges will be calculated based on the applicable hourly rate at the time and included in a final invoice once monitoring is complete. A letter confirming compliance will be issued by the Council, upon request, only after all consent conditions have been met.*

General Land Use Conditions

3. *The consent holder is advised that any earthworks associated with this development may be subject to the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). Where applicable, compliance with Regulation 8(3) of the NES-CS is required. For the purposes of the NES-CS, the relevant "piece of land" is the landholding as it exists prior to completion of the subdivision authorised under RC 2220850 (Stage 4).*
4. *The consent holder is responsible for arranging for buried services to be located and marked prior to commencing earthworks and construction activities and is also responsible for the repair and reinstatement of any underground services damaged as a result of the works.*
5. *The consent holder is responsible for the repair and reinstatement of the road carriageway, kerb, berm and footpath damaged as a result of earthworks and construction activities. Such works, where required, will be completed to the satisfaction of the Councils Roading Manager.*
6. *The consent holder shall ensure that spoil from the site is not tracked out onto Council or State Highway Road formations or shall be removed if this occurred to the satisfaction of the Resource Consent Engineer or delegated representative.*

Activity B Subdivision and Land Use Conditions

Stage 1 – Lots 42 and 43

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

1. The activity must be carried out in general accordance with the approved plans prepared by Reyburn & Bryant titled “Proposed Subdivision of Lots 42-45 ~~2220850-RMACOM~~ **LT 631547**”, reference S18814, Rev ~~B~~ **C** and dated ~~March~~ **October** 2026.

Survey plan approval (s223) conditions

2. The survey plan, submitted for approval pursuant to Section 223 of the Act must show:
    a. All easements shown on the approved scheme plan are to be duly granted or reserved in the memorandum of easements.

b. All easements for existing and proposed infrastructure on the site, with all services to be located within the easement area(s).

Note: For the avoidance of doubt, existing infrastructure includes all Council assets, including overland stormwater flow paths (if any), in addition to other service providers infrastructure.

~~c. Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 52 2220850-RMACOM (Legal Access) be held as to 4 individual undivided one-fourth shares by the owners of Lots 49, 50, 51 & 54 hereon. Reference: 1984809~~

d. Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 53 ~~2220850-RMACOM~~ **LT 631547** (Legal Access) be held as to 4 ~~**two**~~ individual undivided one-fourth shares by the owners of 42~~,~~**and** 43~~, 44 & 48~~ hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance with therewith. Reference: ~~1984809~~ **TBC**

Advice note: the purpose of this condition is to redistribute the existing undivided one-half share in Lot 53 LT 631547 associated with Lot 42 LT 631547 between Lots 42 and 43 created under this stage. The ownership of the remaining undivided one-half share in Lot 53 is unaffected by this stage.

3. Prior to the approval of the survey plan pursuant to Section 223 of the Act:

a. A section 224(c) certificate shall have been issued for RC 2220850-RMACOM (Stage 4).

Section 224(c) compliance conditions

4. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

a. No application for section 224(c) certification shall be lodged for this application until the corresponding stage of the land use consent in Activity A has been given effect to, to the satisfaction of the Council's Team Leader or Principal Planner for Resource Consents, or their delegate.

b. Provide evidence that the vehicle access required to serve the allotments created under this stage, including any portion of that access located within an adjoining allotment, has been formed and sealed or concreted in accordance with Rule 15.1.6C.1 and Appendix 3B-1 of the Far North District Plan and the FNDC Engineering Standards.

c. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

d. Provide evidence that separate metered water supply connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

e. Provide evidence that separate low-pressure wastewater connections have been provided to the boundaries of all lots in accordance with the FNDC

Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

f. Provide evidence that separate stormwater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards and the approved designed under Condition 7 of the Land Use Decision of RC 2260508. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

g. The consent holder must provide as-built plans for any new or altered Council infrastructure and service connections installed as part of this consent (where different from or in addition to those approved under RC 2220850), including water supply connections and water metres, to the satisfaction of Council's Development Engineer. Plans must be provided to Planning_Technician@fndc.govt.nz.

Stage 2 – Lots 44 and 48

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

1. **The activity must be carried out in general accordance with the approved plans prepared by Reyburn & Bryant titled "Proposed Subdivision of Lots 42-45 LT 631547", reference S18814, Rev C and dated October 2026.**

Survey plan approval (s223) conditions

2. **The survey plan, submitted for approval pursuant to Section 223 of the Act must show:**

   a. **All easements shown on the approved scheme plan are to be duly granted or reserved in the memorandum of easements.**

   b. **All easements for existing and proposed infrastructure on the site, with all services to be located within the easement area(s).**

      Note: For the avoidance of doubt, existing infrastructure includes all Council assets, including overland stormwater flow paths (if any), in addition to other service providers infrastructure.

   c. **Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 53 LT 631547 (Legal Access) be held as to two individual undivided one-fourth shares by the owners of 44 and 48 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance with therewith. Reference: TBC**

   Advice note: the purpose of this condition is to redistribute the existing undivided one-half share in Lot 53 LT 631547 associated with Lot 43 LT 631547 between Lots 44 and 48 created under this stage. The ownership of the remaining undivided one-half share in Lot 53 is unaffected by this stage.

3. **Prior to the approval of the survey plan pursuant to Section 223 of the Act:**

   a. **A section 224(c) certificate shall have been issued for RC 2220850-RMACOM (Stage 4).**

Section 224(c) compliance conditions

4. **Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:**

    a. **No application for section 224(c) certification shall be lodged for this application until the corresponding stage of the land use consent in Activity A has been given effect to, to the satisfaction of the Council's Team Leader or Principal Planner for Resource Consents, or their delegate.**

    b. **Provide evidence that the vehicle access required to serve the allotments created under this stage, including any portion of that access located within an adjoining allotment, has been formed and sealed or concreted in accordance with Rule 15.1.6C.1 and Appendix 3B-1 of the Far North District Plan and the FNDC Engineering Standards.**

    c. **Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    d. **Provide evidence that separate metered water supply connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    e. **Provide evidence that separate low-pressure wastewater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    f. **Provide evidence that separate stormwater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards and the approved designed under Condition 7 of the Land Use Decision of RC 2260508. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    g. **The consent holder must provide as-built plans for any new or altered Council infrastructure and service connections installed as part of this consent (where different from or in addition to those approved under RC 2220850), including water supply connections and water metres, to the satisfaction of Council's Development Engineer. Plans must be provided to Planning_Technician@fndc.govt.nz.**

Stage 3 – Lots 49 and 50

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

5. **The activity must be carried out in general accordance with the approved plans prepared by Reyburn & Bryant titled "Proposed Subdivision of Lots 42-45 LT 631547", reference S18814, Rev C and dated October 2026.**

Survey plan approval (s223) conditions

6. The survey plan, submitted for approval pursuant to Section 223 of the Act must show:

   a. All easements shown on the approved scheme plan are to be duly granted or reserved in the memorandum of easements.

   b. All easements for existing and proposed infrastructure on the site, with all services to be located within the easement area(s).

      Note: For the avoidance of doubt, existing infrastructure includes all Council assets, including overland stormwater flow paths (if any), in addition to other service providers infrastructure.

   c. Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 52 LT 631547 (Legal Access) be held as to two individual undivided one-fourth shares by the owners of 49 and 50 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance with therewith. Reference: TBC

   Advice note: the purpose of this condition is to redistribute the existing undivided one-half share in Lot 52 LT 631547 associated with Lot 44 LT 631547 between Lots 49 and 50 created under this stage. The ownership of the remaining undivided one-half share in Lot 52 is unaffected by this stage.

7. Prior to the approval of the survey plan pursuant to Section 223 of the Act:

   a. A section 224(c) certificate shall have been issued for RC 2220850-RMACOM (Stage 4).

Section 224(c) compliance conditions

8. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:

   a. No application for section 224(c) certification shall be lodged for this application until the corresponding stage of the land use consent in Activity A has been given effect to, to the satisfaction of the Council's Team Leader or Principal Planner for Resource Consents, or their delegate.

   b. Provide evidence that the vehicle access required to serve the allotments created under this stage, including any portion of that access located within an adjoining allotment, has been formed and sealed or concreted in accordance with Rule 15.1.6C.1 and Appendix 3B-1 of the Far North District Plan and the FNDC Engineering Standards.

   c. Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

   d. Provide evidence that separate metered water supply connections have been provided to the boundaries of all lots in accordance with the FNDC

Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.

e. **Provide evidence that separate low-pressure wastewater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

f. **Provide evidence that separate stormwater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards and the approved designed under Condition 7 of the Land Use Decision of RC 2260508. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

g. **The consent holder must provide as-built plans for any new or altered Council infrastructure and service connections installed as part of this consent (where different from or in addition to those approved under RC 2220850), including water supply connections and water metres, to the satisfaction of Council's Development Engineer. Plans must be provided to Planning_Technician@fndc.govt.nz.**

Stage 4 – Lots 51 and 54

Pursuant to sections 108 and 220 of the Act, this subdivision consent is granted subject to the following conditions:

9. **The activity must be carried out in general accordance with the approved plans prepared by Reyburn & Bryant titled "Proposed Subdivision of Lots 42-45 LT 631547", reference S18814, Rev C and dated October 2026.**

Survey plan approval (s223) conditions

10. **The survey plan, submitted for approval pursuant to Section 223 of the Act must show:**

    a. **All easements shown on the approved scheme plan are to be duly granted or reserved in the memorandum of easements.**

    b. **All easements for existing and proposed infrastructure on the site, with all services to be located within the easement area(s).**

       Note: For the avoidance of doubt, existing infrastructure includes all Council assets, including overland stormwater flow paths (if any), in addition to other service providers infrastructure.

    c. **Pursuant to Section 220(1)(b)(iv) of the RMA 1991 That Lot 52 LT 631547 (Legal Access) be held as to two individual undivided one-fourth shares by the owners of 49 and 50 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance with therewith. Reference: TBC**

    Advice note: the purpose of this condition is to redistribute the existing undivided one-half share in Lot 52 LT 631547 associated with Lot 45 LT 631547 between Lots 51 and 54 created under this stage. The ownership of the remaining undivided one-half share in Lot 52 is unaffected by this stage.

11. **Prior to the approval of the survey plan pursuant to Section 223 of the Act:**

    a. **A section 224(c) certificate shall have been issued for RC 2220850-RMACOM (Stage 4).**

Section 224(c) compliance conditions

12. **Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:**

    a. **No application for section 224(c) certification shall be lodged for this application until the corresponding stage of the land use consent in Activity A has been given effect to, to the satisfaction of the Council's Team Leader or Principal Planner for Resource Consents, or their delegate.**

    b. **Provide evidence that the vehicle access required to serve the allotments created under this stage, including any portion of that access located within an adjoining allotment, has been formed and sealed or concreted in accordance with Rule 15.1.6C.1 and Appendix 3B-1 of the Far North District Plan and the FNDC Engineering Standards.**

    c. **Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services to the boundary of all new allotments. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    d. **Provide evidence that separate metered water supply connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    e. **Provide evidence that separate low-pressure wastewater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    f. **Provide evidence that separate stormwater connections have been provided to the boundaries of all lots in accordance with the FNDC Engineering Standards and the approved designed under Condition 7 of the Land Use Decision of RC 2260508. Evidence must be provided to Planning_Technicians@fndc.govt.nz.**

    g. **The consent holder must provide as-built plans for any new or altered Council infrastructure and service connections installed as part of this consent (where different from or in addition to those approved under RC 2220850), including water supply connections and water metres, to the satisfaction of Council's Development Engineer. Plans must be provided to Planning_Technician@fndc.govt.nz.**

Land Use

1. No conditions.

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
   a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
   b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Section 224 Certification

2. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General

3. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

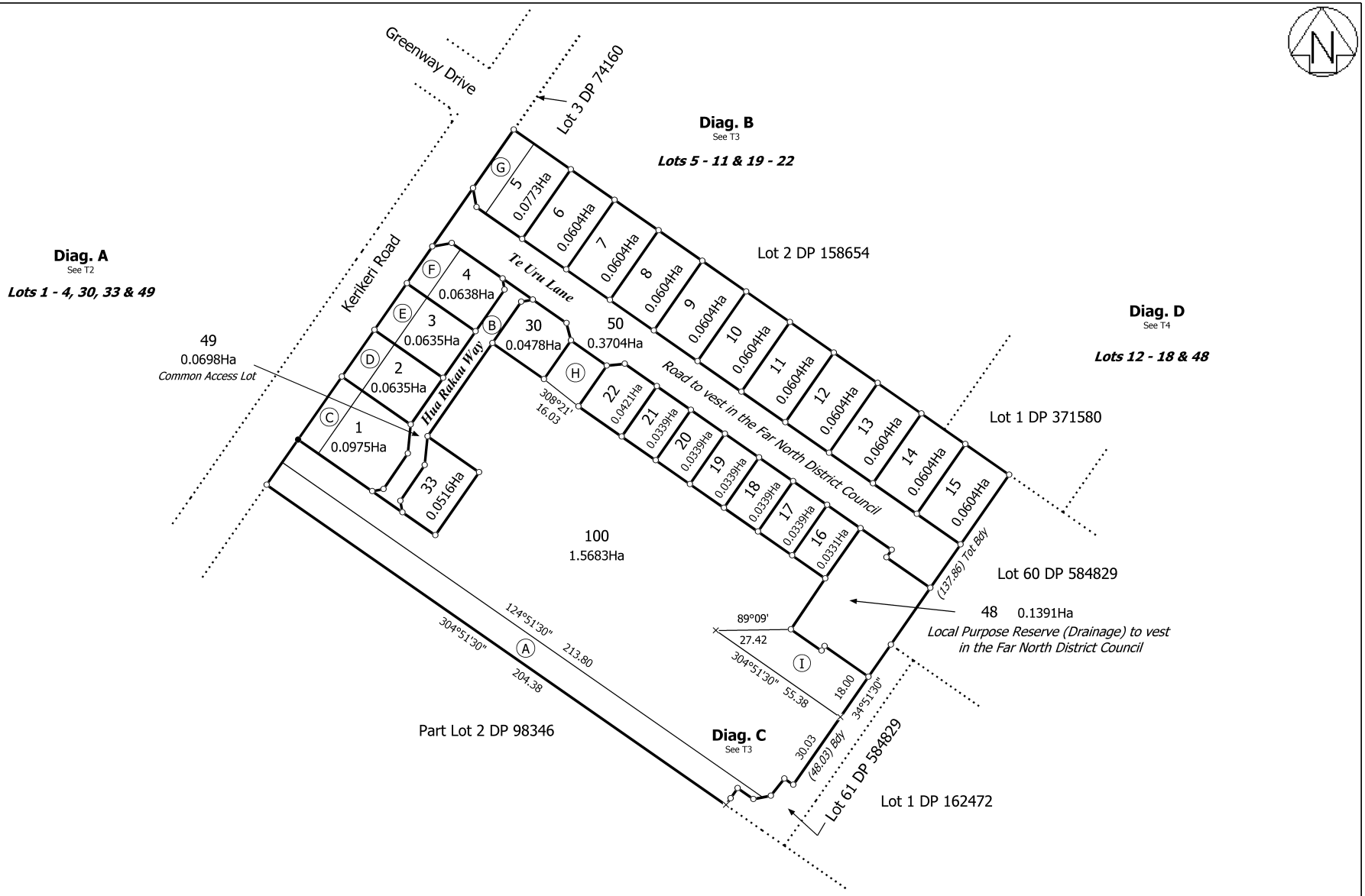
General Advice Notes

Right of Objection

1. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

2. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*



16655 Traverse Stage 2 lp/jg

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Land District: North Auckland Digitally Generated Plan Generated on: 25/07/2024 2:46pm Page 5 of 8	Lots 1 to 22, 30, 33, 48 to 50 and Lot 100 being a subdivision of Lot 62 DP 584829	Surveyor: Christopher Gordon Knapp Firm: Reyburn & Bryant 1999 Ltd	Title Plan LT 596768 Approved on: 25/07/2024