

APPLICATION



013



Far North
District Council



Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Office Use Only

Precheck Number: 89316

Application Number: 2140223

Application for Resource Consent

Section 88 Resource Management Act 1991 (Form 9)

Please refer to Council's Resource Consents Guidance Notes and Schedule of Fees and Charges

1. Applicant Details

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

Jason Bill

Note: Applicant must be a person or legal entity. Full name of Individual, Limited Liability Company or Trust is required.

Postal Address:

c/o Thomson Survey

Postcode

Phone Numbers:

Work:

Home:

Fax:

Email:

2. Address for Correspondence

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

Name:

Denis Thomson

Postal Address:

Thomson Survey
PO Box 372
Kerikeri

Postcode

Phone Numbers:

Work:

Home:

Fax:

Email:

3. 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:

Property Address/Location:

4. 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 (please write
Name or entity in full)

JASON BILL

JASON ROBERT AND PENELOPE RITA BILL

Postal Address:

45 KENDAL RD, KERIKERI

postcode 0245

Phone Numbers:

Work: 021 223 1980

Home: 09 407 1607

Fax: -

Email: jason@kaikohelandco.co.nz

Fees Information: a deposit 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 deposit 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. Refer to Council's Fees and Charges Schedule.

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: JASON BILL (Please Print)

Signature: [Signature] Signature of Bill Payer/s (mandatory) Date: 8/2/2014

5. Application Site Details

Location and/or Property Street Address of the proposed activity

Site Address/Location: CORNER OF METEALFE RD AND DUNCAN RD

Valuation Number:
(from rates notice)

Legal Description: DP 198514
(from Certificate of Title)

Certificate of Title Identifier: (Please attach a Certificate of Title - Search Copy should be no more than 6 months old)

Site Visit Requirements:

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

Yes/No

Is there a dog on the property?

Yes/No

Please provide details of any other entry restrictions that council staff should be aware of e.g. health and safety, caretaker's details.

PLEASE CONTACT JASON ON 021 223 1980 PRIOR TO VISIT.

6. Description of the Proposal & Type of Application

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognised scale e.g. 1:100, 1:200) to illustrate your proposal. Please refer to Chapter 4 of the District Plan which provides details of the standard provisions required for this.

Proposed Boundary Adjustment

Type of Resource Consent Sought:

- | | |
|---|--|
| <input type="checkbox"/> Landuse | <input type="checkbox"/> Cross Lease Subdivision |
| <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Unit Title Subdivision |
| <input type="checkbox"/> Combined Landuse and Subdivision | <input type="checkbox"/> Discharge Consent |

7(a) Other Consents

Are there any additional consents required for this proposal but not being applied for under this application?

- | | | |
|--|--------------------------------|--------|
| <input type="checkbox"/> Discharge Consent | Is a Building Consent required | Yes/No |
| <input type="checkbox"/> Regional Landuse Consent | If Yes has it been applied for | Yes/No |
| <input type="checkbox"/> Other (give details) _____ | Building Consent Reference | _____ |
| <input type="checkbox"/> Previous consents related to this application _____ | | |

7(b) National Environmental Standard (NES) Consents

This site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. This is determined by reference to the Hazardous Activities and Industries List (HAIL) which is a list of categories of activity that involve the use, storage and disposal of significant quantities of hazardous substances such as pesticides and heavy metals.

- | | | |
|---|------------------------------|--|
| Is this site on Council's HAIL Database? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the site currently or has it historically been used for an activity on the HAIL? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

More Information can be found by visiting Council's Website www.fndc.govt.nz

8. Assessment of Environmental Effects

An Assessment of Environmental Effects (AEE) is a requirement of the Fourth Schedule of the Resource Management Act 1991 and **must** accompany every resource consent application. An AEE is a written report that identifies the effects of your proposal on the environment. Please attach your AEE to this application

9 Other Information Required

Provide any other information required to be included in this application by the District Plan, Regional Plans, Resource Management Act 1991 or any regulations made under that Act and attach to your application. Please also include any supporting documentation with your application.

Important Information

Privacy Information: Once this application is lodged with the Council it becomes public information, if there is sensitive information in the proposal please advise. The information you have provided on this form is required so that your application for a landuse and/or subdivision consent can be processed under the Resource Management Act 1991. 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 with this application is true and complete to the best of my knowledge.

Name: *D. Thomas*

Signature: *D. Thomas* Date: *5 February 14*

Checklist (please tick the box if information is provided)

All Applications

- ☒ Payment (cheques should be made payable to the Far North District Council)
- ☒ A current Certificate of Title (Search Copy should not be more than 6 months old) with any listed encumbrances e.g. Consent Notices and Easements
- ☒ Description of the Activity (supported with sufficient information as defined in chapter 4 of the District Plan)
- ☒ Assessment of Environmental Effects
- ☐ Written Approval/s obtained or record of consultation undertaken
- ☒ Reports from technical experts (if required) e.g. engineering report, ecological report
- ☐ Copies of other Consents obtained e.g. Building Consent, NRC Consent if relevant

Land Use Applications

Please Note: All drawings and plans should be supported with sufficient information as defined in Chapter 4 of the District Plan and must indicate the degree of infringement and be labelled, numbered and dated and drawn to a recognised metric scale e.g. 1:200 for site plan; 1:100 for elevations etc.

- ☐ Site Plan showing location and dimensions of all property boundaries, existing and proposed buildings, existing and proposed vegetation, any watercourses, contours, driveways and parking/manoeuvring space and impermeable surface calculations
- ☐ Floor Plan/s showing details and dimensions of the interior of the building (area and use)
- ☐ Elevation Plan/s of every exterior face of the building (existing and/or proposed) showing height and height in relation to boundary

Subdivision Applications

Please Note: All drawings and plans should be supported with sufficient information as defined in Chapter 4 of the District Plan and must be labelled, numbered, dated and drawn to a recognised metric scale e.g. 1:200

- ☒ Scheme Plan showing the position of all new boundaries and their dimensions, the areas of all new allotments and the location of all buildings and existing easements
- ☐ The location and areas of land to be set aside as new road or other utilities
- ☐ The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown.

Only one copy of the application is required but please note for copying and scanning purposes documentation should be unbound, single sided and no larger than A3 in size

Jason Bill

PROPOSED SUBDIVISION BY WAY OF BOUNDARY ADJUSTMENT

Metcalf Rd

11Km East of Kaitaia

Surveyor's Report including an Assessment of Environmental Effects¹

Thomson Survey Ltd²

Kerikeri

Description of Proposal

Our client Jason Bill proposes to carry out a boundary adjustment between two rural properties which he has an agreement to purchase from the existing owners. Jason Bill owns and farms adjacent properties and he is seeking to add proposed Lot 2 to this existing rural activity.

The two existing properties contain areas of 17.9 ha and 6.8 ha.

It is proposed to separate the existing house within Lot 12 DP 198514 to be contained within a 1.2 ha Lot. The balance Lot has been designed to contain 23.5 ha.

The proposed Lots have existing entrances off Metcalfe Road.

Refer to Scheme Plan attached as *Appendix 1*.

Site Description

The property is zoned Rural Production under the District Plan. The property contains no resource features as shown or listed in the District Plan.

The application site is legally described as Lots 11 and 12 DP 198514.

Lot 11 DP 198514 is comprised in Certificate of Title 583321 dated June 2012 with an area of 6.8194 ha. Refer to *Appendix 2*. The survey to create this title DP 198514 was carried out in 1998.

Lot 12 DP 198514 is comprised in Certificate of Title 583322 dated June 2012 with an area of 17.9047 ha. Refer to *Appendix 3*. The survey for DP 198514 was carried out in 1998.

¹ This assessment accompanies the resource consent, and is provided in accordance with RMA sections 88 and 4th Schedule

² Thomson Survey Ltd Surveyors, Planners, Resource Managers
PO Box 372 Kerikeri Phone (09) 407 7360 Fax (09) 407 7322 Email: denis@tsurvey.co.nz

The application is located in the middle of the Northland land region. More precisely on Metcalfe Road which is located about 11 km east of Kaitaia and 9 km northwest of Peria.

Refer to *Appendix 4* for the locality diagrams.

The land is rural land with steep topography mainly in grass. The titles for the existing two properties are subject to a consent notice which imposes strict requirements for Engineer involvement in earthworks and building construction. That consent notice would be carried down to the new allotments.

Planning Provisions

District Plan

Refer to *Appendix 5* for a copy of the District Plan chapter 13.7.1. Boundary Adjustments. This paragraph sets out the requirements for a boundary adjustment to be a controlled resource consent. This proposed boundary adjustment, in my opinion, complies with all of the conditions. Therefore I regard this to be an application for a controlled resource consent.

13.7.1

- (a) *There is no change in the number and location of any access to the lots involved.*
- (b) *There is no increase in the number of lots.*
- (c) Proposed Lot 1 which contains the existing dwelling has been designed to contain an area of 1.2 ha. 1.2 ha is less than the controlled standard in the Rural Production Zone of 20 ha but so are the two existing sites containing 6.8 ha and 17.9 ha.

Proposed Lot 1 contains the existing house and side yard setbacks, effluent disposal, access and other engineering standards for the development of this site have already been met. X

I contend that this fully developed site is equally non-complying as the existing Lots rather than causing an increase in the level of non-compliance.

- (d) *The area affected by the boundary adjustment is within or contiguous with the area of the original lots.*
- (e) *The boundary adjusted sites are capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal).*
- (f) *The existing on-site drainage systems (stormwater, effluent disposal, potable water) are wholly contained within the boundary adjusted sites.*

Regional Plans

This application has had regard to the Regional Policy Statement for Northland, and the Regional Water and Soil Plan for Northland.

Environmental Effects and Mitigation

Allotment Sizes and Dimensions

Appropriate for the intended use to separate the existing house on a small site leaving the balance land on a separate property.

Buildable Areas

Proposed Lot 1 contains an existing house and proposed Lot 2 can comply with the requisite buildable area.

Property Access

The existing access locations provide access to the boundary adjusted sites.

Earthworks

The proposed subdivision would not involve additional earthworks.

Natural & Other Hazards

There are no hazards recorded for the application site.

Water Supply

The existing house within proposed Lot 1 has an existing water supply system. Roof catchment is suitable for water collection for proposed Lot 2.

Stormwater Disposal

The properties are suitable for on-site stormwater disposal.

Wastewater Disposal

Refer to *Appendix 6* for the report from Vernons Plumbing verifying that the wastewater system within Lot 1 is working, the system is wholly contained within the proposed Lot and the Lot contains a 100% reserve soakage field area. The report also verifies that proposed Lot 2 is suitable for on-site effluent disposal.

Power Supply & Telecommunications

Refer to *Appendix 7* for correspondence with Top Energy and Chorus. It is requested that a consent notice be put onto the title of Lot 2 stating that power and telecom reticulation has not been connected as a requirement of this subdivision.

The existing house within proposed Lot 1 has existing power and telecom reticulation.

Heritage Resources

There are no archaeological, heritage or sites of significance to Maori recorded in the District Plan or NZAA Archaeological Site Recording Scheme.

Consultation

I have not considered it necessary to obtain neighbor approvals for this minor boundary adjustment. The house within the proposed Lot exists so this site will not create any additional effects.

Conclusion

In my opinion.

- (a) The application is a controlled activity.
- (b) This application is consistent with a controlled activity.
- (c) The effects on the environment will be no more than minor.
- (d) Written approvals from neighbours are not required.
- (e) No additional consents are required under the Regional Plans.

I request that Council grant approval for this minor boundary adjustment under delegated authority.

Signed  Date _____

Denis Thomson
Registered Surveyor
Thomson Survey Ltd

Appendices

- Appendix 1 Scheme Plan
- Appendix 2 CT 583321
- Appendix 3 CT 583322
- Appendix 4 Locality Diagrams
- Appendix 5 Copy of District Plan Rule 13.7.1
- Appendix 6 Wastewater Report from Vernons Plumbing
- Appendix 7 Contact with Top Energy and Chorus

Local Authority: Far North District Council
Comprised In: 583321 & 583322
Total Area: 24.7241Ha
Zoning: Rural Production

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATING DOCUMENT
WATER SUPPLY	(L)(K)	LOT 2 HEREON	C127503.1
POWER SUPPLY	(L)	LOT 2 HEREON	C139530.1

LEGAL ROAD

LOT 2
23.52Ha

SHED

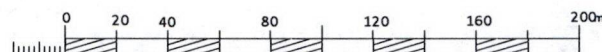
Diagram of Lot 1 showing its boundaries and features. The lot is 1.2Ha. It is bounded by Metcalfe Road to the south and east. The boundaries are: North (130.51), East (90.74), South (78.88), and West (48.87). A dwelling is shown in the center, and a shed is shown to the west of the dwelling. The distance from the west boundary to the shed is 10.46, and from the shed to the dwelling is 65.41.

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED
WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD

AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED
FROM AERIAL PHOTOGRAPHY

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



THOMSON
SURVEY
LIMITED

315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@tsurvey.co.nz
Ph: (09) 4077360 Fax (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED BOUNDARY ADJUSTMENT OF
LOTS 11 & 12 DP 198514
METCALFE ROAD**

PREPARED FOR: BILL

	Name	Date	ORIGINAL
Survey			SCALE SHEET SIZE 1:2000
Design			
Drawn	SL	13.09.13	
Approved			
Rev			A3

8523 SCHEME LCD

Surveyors
Ref. No:
8523
Series
Sheet of

Appendix 1

Local Authority: Far North District Council
 Comprised In: 583321 & 583322
 Total Area: 24.7241Ha
 Zoning: Rural Production

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATING DOCUMENT
WATER SUPPLY	(L) (K)	LOT 2 HERON	C127503.1
POWER SUPPLY	(L)	LOT 2 HERON	C139530.1

LEGAL ROAD

SHED



THOMSON SURVEY LIMITED

315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322

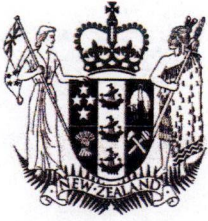
Registered Land Surveyors, Planners & Land Development Consultants

2011

PREPARED FOR: BILL

5523


Sheet of



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 583321
Land Registration District North Auckland
Date Issued 20 June 2012

Prior References

411709

Estate Fee Simple
Area 6.8194 hectares more or less
Legal Description Lot 11 Deposited Plan 198514

Proprietors

Edwin John Williams, Marion Linda Williams and Mark Pevats

Interests

5262681.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 24.6.2002 at 3:54 pm and entered 7.10.2002 at 9:00 am
6612090.5 Mortgage to ASB Bank Limited - 17.10.2005 at 9:00 am
9139037.1 CAVEAT BY JASON ROBERT BILL AND PENELOPE RITA BILL - 31.8.2012 at 2:09 pm

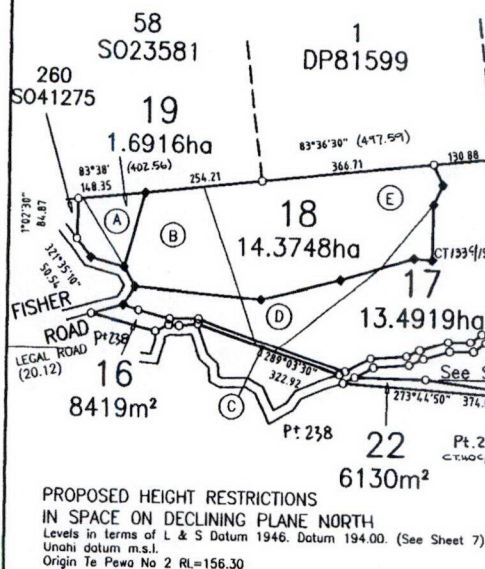
NEW C&T ALLOCATED

LOT 1 126 ^A /306	LOT 13 126 ^A /917
LOT 2 126 ^A /907	LOT 14 126 ^A /918
LOT 3 126 ^A /908	LOT 15 126 ^A /919
LOT 4 126 ^A /909	LOT 16 126 ^A /920
LOT 5 126 ^A /910	LOT 17 126 ^A /921
LOT 6 126 ^A /911	LOT 18 126 ^A /922
LOT 7 126 ^A /912	LOT 19 126 ^A /923
LOT 8 126 ^A /913	LOT 20 126 ^A /909
LOT 9 126 ^A /914	
LOT 10 126 ^A /915	
LOT 11 126 ^A /916	
LOT 12 126 ^A /916	

1:750000



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Shown	Upper Limit	Upper Limit
(A)	201.58 amsl	declining plane at vertical angle of 267°30'
(B)	203.6 amsl	declining plane at vertical angle of 267°30'
(C)	193.40 amsl	declining plane at vertical angle of 268°40'
(D)	193.13 amsl	declining plane at vertical angle of 268°40'
(E)	190.77 amsl	declining plane at vertical angle of 268°40'

Lot 16 is subject to a height restriction, over area (A).
 Lot 17 is subject to a height restriction, over area (B).
 Lot 18 is subject to height restrictions, over areas (C) & (D).
 Lot 19 is subject to a height restriction, over area (A).

PROPOSED HEIGHT RESTRICTIONS
 Levels in terms of L & S Datum 1946.
 Unahai datum m.s.l.
 Origin Te Pewa No 2 RL=156.30

Lot 4 is subject to a height restriction, Upper limit 186.8 over area (F).
 Lot 5 is subject to a height restriction, Upper limit 202.0 over area (C).
 Lot 6 is subject to a height restriction, Upper limit 186.0 over area (H).

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. III, IV TAKAHUE
 NZMS 261 SHI RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
 Pt ALLOTS 226.63, SE64 & NW64, PARISH OF MANGATETE,
 LOT 1 DP 204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
 & PT SEC 1 BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
 Surveyed by **DB Von Stummer**
 Scale 1:7500 Date Dec 1998

Approvals
 I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 29th day of June 1999 subject to the Amalgamation conditions set out hereon and certifying that the owners have entered into a covenant pursuant to Section 220 of the Resource Act (See A.633055).
 Authorised Officer **RC. 1980523**

AMALGAMATION CONDITIONS
 That lots 6 & 7 be held in the same Certificate of Title.
 That lots 14, 15 & 16 be held in the same Certificate of Title.
 That lot 23 & lot 4 be held in the same Certificate of Title.
 That lot 10 and lot 9 DP130806 be held in the same Certificate of Title.
 That lots 20 & 21 be held in the same Certificate of Title.
 (See A.633055)
 Covenant pursuant to Sects 220(2)(a) + 240
 That the owners of Lot 22 hereon and the Land in CT 406/391 Ltd shall not without the consent of Council transfer or lease any of those parcels or any part thereof except in conjunction with the other, see A.633055.

EXISTING EASEMENTS		
SHOWN	PURPOSE	CREATED
(1) (2) (3)	water supply	CT 171/12 (Transit) C-5002/1 C-151798/1
(1)	electric power supply	CT 133/194 (C-139530.1 (EC-1) C-151798/2 (Transit)

PROPOSED EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
(4)	water supply	Lot 3 hereon	Lot 10 hereon
(4)	electric power supply	Lot 3 hereon	Lot 10 hereon
(4)	water supply	Lot 6 hereon	Lot 9 hereon
(4)	electric power supply	Lot 6 hereon	Lot 9 hereon
(4)	water supply	Lot 10 hereon	Lots 20, 21 hereon
(4)	electric power supply	Lot 10 hereon	Lots 20, 21 hereon

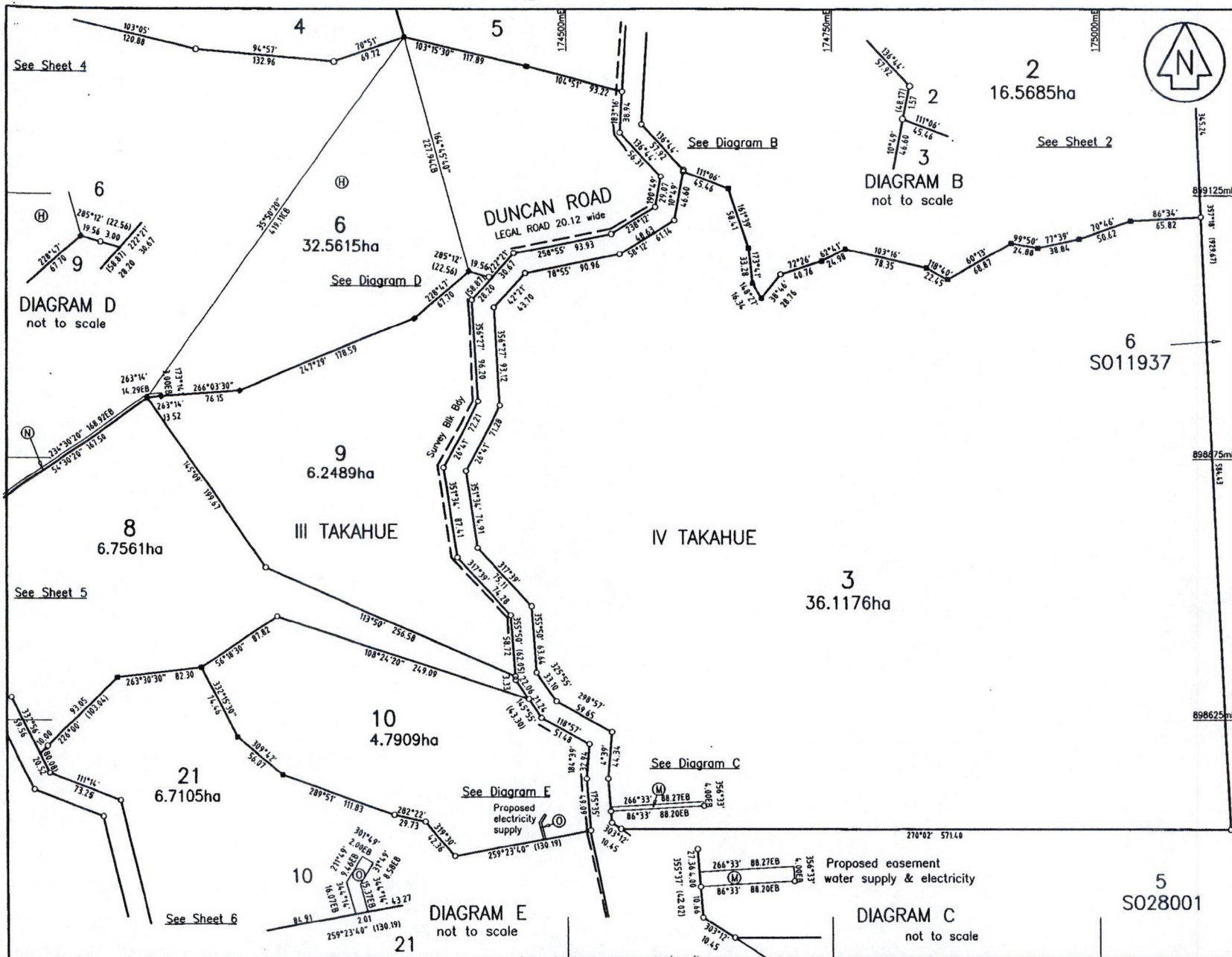
Sheet 1 of 7 sheets
 Total Area 300.2945 ha
 Comprised in C&T 133C/194: 76C/690, 80D/80, 80D/79, 1642/83 Ltd, 809/78 Ltd, 536/44 Ltd.

I, Donald, Barrington, Von Stummer, of Kaitiaki, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Kaitiaki this 9th day of September 1999. Signature *[Signature]*

Field Book..... p..... Traverse Book..... p.....
 Reference Plans.....
 Examined *[Signature]* Correct.

Approved as to Survey
 25/10/100 Deputy Chief Surveyor

Deposited this 7th day of October 1999
 Deposited by Land Information N.Z. on 7/10/02
 Registered Land Registrar
 DP 198514



Approvals

Sheet 3 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Sturmer, of Kaitiaki, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or my regulations made in substitution thereof. Dated at Kaitiaki this 9th day of September 1999. Signature *[Signature]*

Field Book p. Traverse Book p. Reference Plans

Examined *[Signature]* Correct

Approved as to Survey

25/10/00 Deputy Chief Surveyor

Deposited this 7th day of October 10-2002 Deposited by Land Information N.Z. on 7/10/02

District Land Registrar

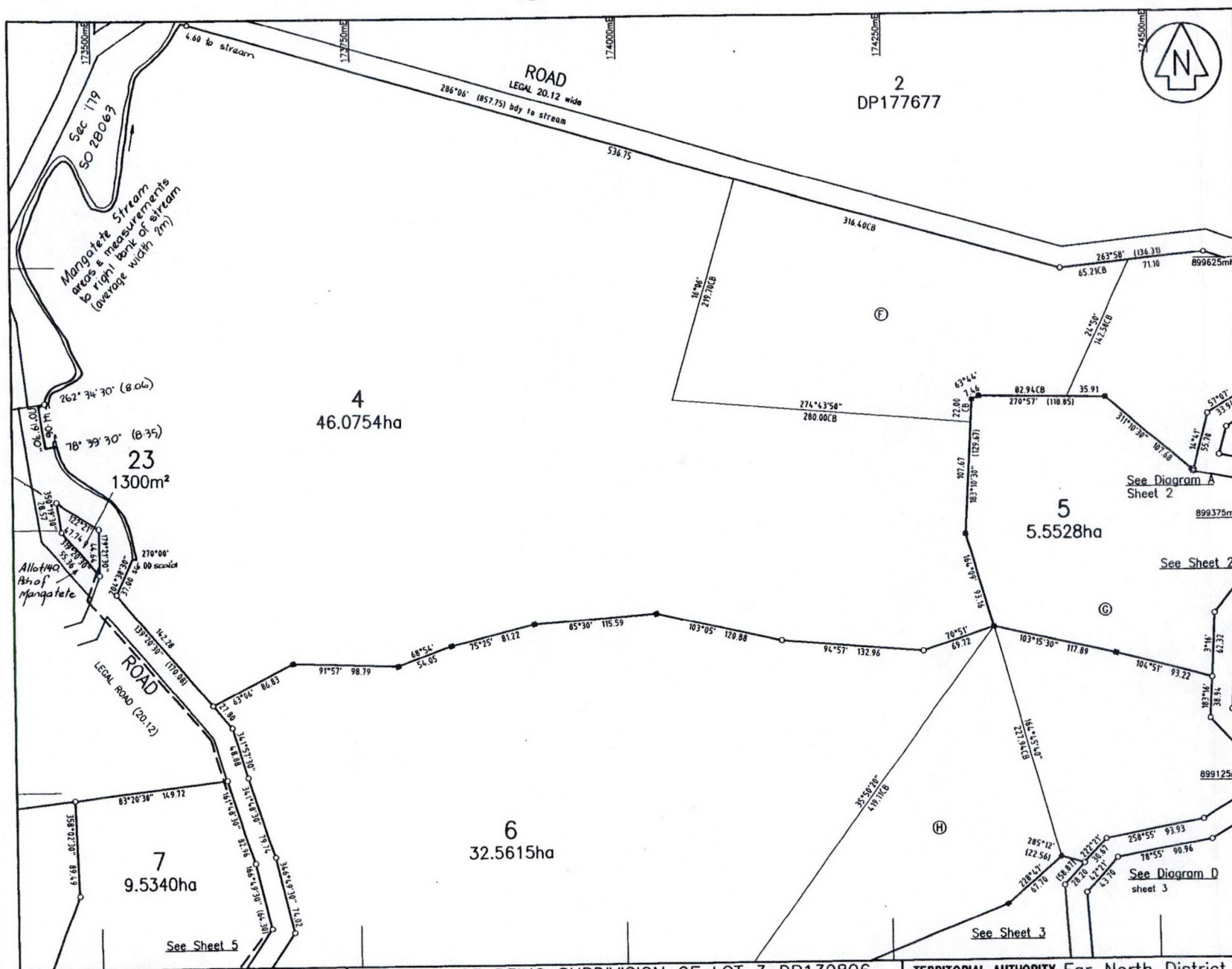
File 1632-T3 Received 14 SEP 1999 Instructions

DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
PT ALLOTS 226, 63, SE 64 & NW 64 PARISH OF MANGATETE,
LOT 1 DP 204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
& PT SEC 1 BLK III TAKAHUE SD.

TERRITORIAL AUTHORITY Far North District
Surveyed by *[Signature]* DB Von Sturmer
Scale 1:2500 Date Dec 1998



Approvals

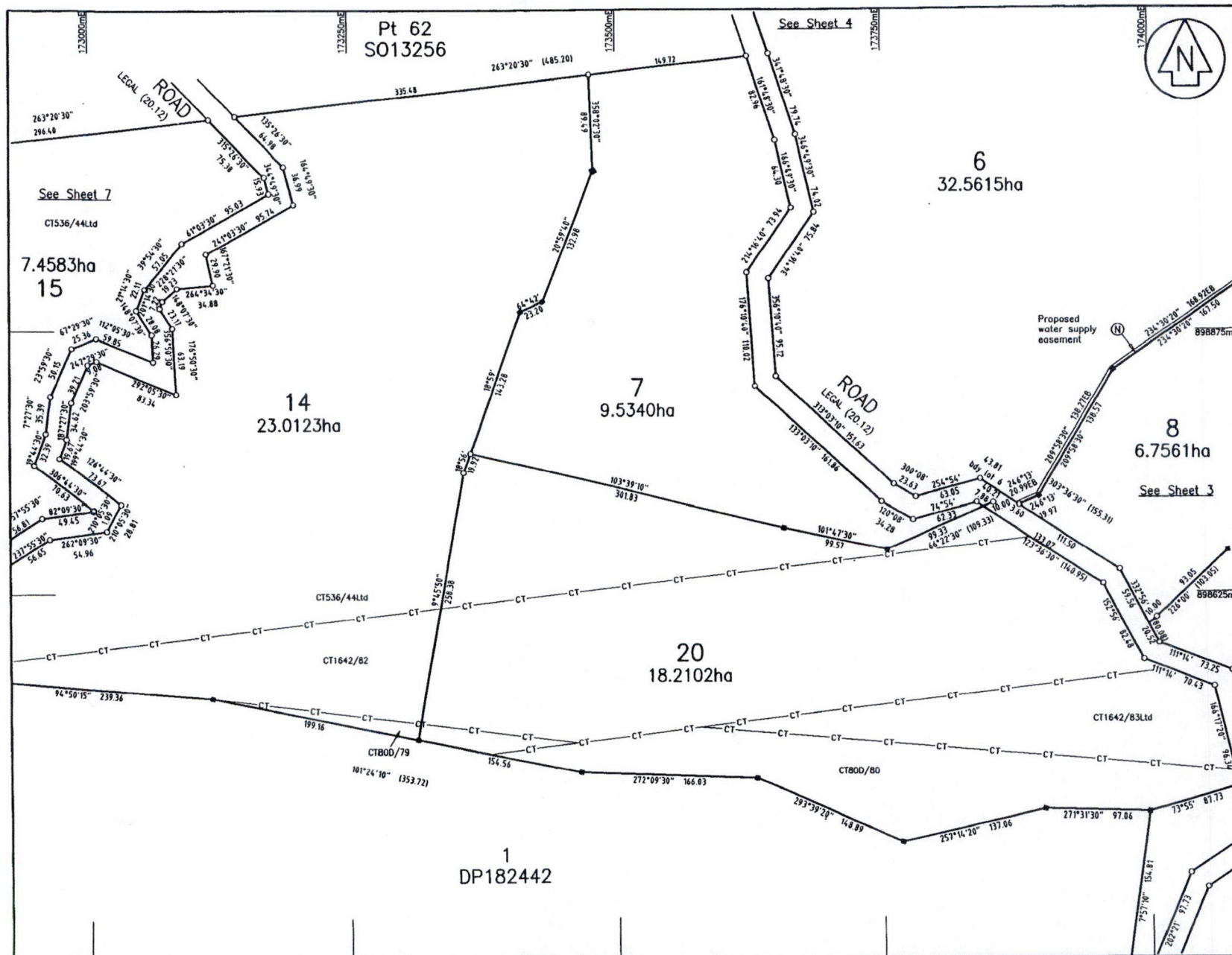
Sheet 4 of 7 sheets

Total Area
Comprised in
I, Donald Barrington Von Sturmer, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Kaitiaki this 5th day of September 1999 Signature <i>Donald Von Sturmer</i>	
Field Book	p. Traverse Book p.
Reference Plans
Examined	<i>M. O'Leary</i> Correct
Approved as to Survey 25/10/00 Deputy Chief Surveyor	
Deposited this 7th day of October 1999 Deposited by Land Information N.Z. on 11/10/02 District Land Registrar	
File 1632-T6 Received 4 SEP 1999 Instructions	DP 198514

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. III, IV TAKAHUE
 NZMS 261 SH1 RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
 Pt ALLOTS 226,63, SE64 & NW64 PARISH OF MANGATETE,
 LOT 1 DP204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
 & Pt SEC I BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
 Surveyed by *DB Von Sturmer*
 Scale 1:2500 Date Dec 1998



Approvals

Sheet 5 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Sturmer, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1984 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Kaitia this 9th day of September 1999. Signature *Donald Von Sturmer*

Field Book p. Traverse Book p.

Reference Plans

Examined *M. B. N.* Correct

Approved as to Survey *Adrian J. Z.* Deputy Chief Surveyor

Deposited this 7th day of October 19 2002

Deposited by Land Information N.Z. on 1.10.02

District Land Registrar

File 1632-T4

Received 14 SEP 1999

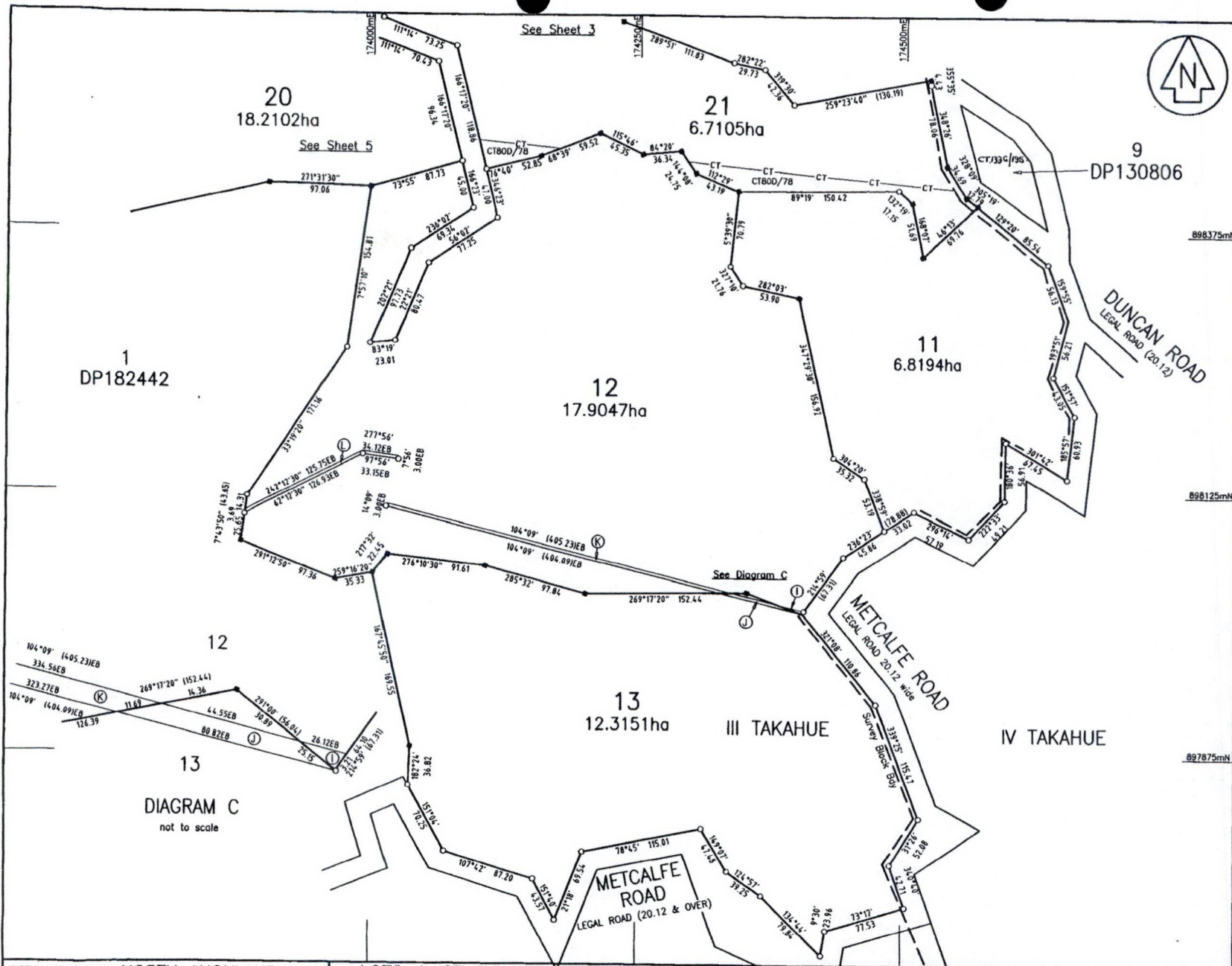
Instructions

DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt A1, LOTS 226.63, SE 64 & NW 64 PARISH OF MANGATETE,
LOT 1 DP 204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
2 PT SEC. 1 BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *DB Von Sturmer*
Scale 1:2500 Date Dec 1998



Approvals



Sheet 6 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Sturmer,
Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1980 hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at Kaitiaki this 2nd day
of September 1998. Signature *[Signature]*

Field Book p. Traverse Book p.
Reference Plans
Examined *[Signature]* Correct

Approved as to Survey

25/10/98 Deputy Chief Surveyor

Deposited this 7th day of October 1998
Deposited by Land Information N.Z. on 7/10/98
District Land Registrar

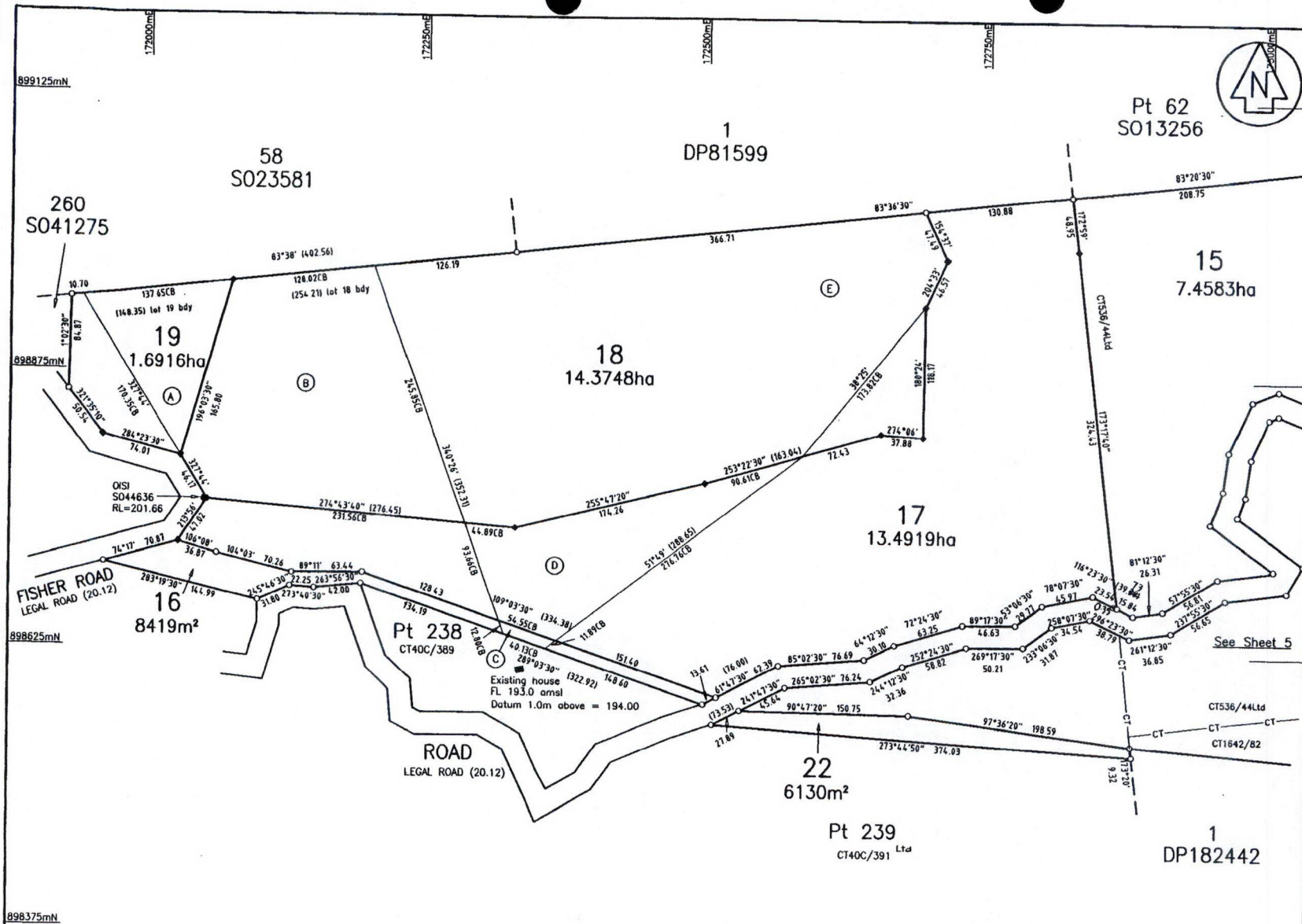
File 1632-T5
Received 24 Oct 1998
Instructions

DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226.63, SE 64, NW 64, PARISH OF MANGATETE,
LOT 1 DP204526, LOT 1-5 DP 204527, SECTIONS 2-3 SO 69510
& PT SEC. I BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *[Signature]* DB Von Sturmer
Scale 1:2500 Date Dec 1998



Approvals

Approved as to amendment

9.8.2002

Approving Surveyor

Sheet 7 of 7 sheets

Total Area

Comprised in

4. Donald Barrington Von Sturmer
Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1960 hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at Kaitiaki this 9th day
of September 1999 Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans

Examined *[Signature]* Correct

Approved as to Survey

25/10/00

[Signature]
Deputy Chief Surveyor

Deposited this 7th day of October 10 2000

Deposited by Land Information NZ on 7/10/02

District Land Registrar

File 1632-T7
Received 14 SEP 1999
Instructions

DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHY RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226, 63, SE 64, NW 64 PARISH OF MANGATETE.
LOT 1 DP 204526, LOT 1-5 DP 204527, SECTIONS 2-3 SO 69510
SEC.1 SO. 69510 & PT SEC.1 BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *[Signature]* DB Von Sturmer
Scale 1:2500 Date Dec 1998



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

CONS 5202881.2 CONSENT UNDER 522
CPV-01/01.PCS-002.22/08/02.13:10



DocID: 310441312

SECTION 221: CONSENT NOTICE

REGARDING RC 1980523

The subdivision of
Lot 3 DP 130806 Pt allots 226,238,239,63,SE 64, NW 64,
Parish of Mangatete, Pt Sec 7 Blk IV TAKAHUE S.D.
SEC 1 S.O. 69510 & Pt Sec 1 Blk 111 TAKAHUE S.D.
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 198514.

SCHEDULE

To be registered on Lots 1 to 23

- 1) No building shall be erected on any of the allotments created without the prior approval of the Council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.
- 2) No building requiring effluent disposal shall be erected on any of the allotments created without the prior approval of the Council to specific designs for such disposal, prepared by a registered engineer with wastewater disposal expertise.
- 3) Earthworks exceeding 100m³ or cut or fill faces exceeding 1.8m are to be undertaken only according to the design of and under the supervision of a suitably qualified professional.
- 4) No building or earthworks development disturbing a land area in excess of 200m², nor tree plantation exceeding an area of 1.5ha is to be commenced without submission, to Council's satisfaction, of a report from a suitably qualified archaeologist and any appropriate authorities from the New Zealand Historic Places Trust.
- 5) No provision has been made for telecommunication services to or within the subdivision; and such supply in future will be the responsibility of the registered proprietor and at his sole cost.


To be registered on Lots 3, 6, 7, 11, 13, 14, 18 & 19

- 1) Manage land use and development on the areas specified on the plan attached hereto, so as to avoid damage to and enhance and conserve the natural values of the vegetation and habitats so identified.

To be registered on Lots 14-19

No buildings are to exceed the specified maximum heights, as set out on the document attached to the consent notice.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *9th* day of *August* 2002

RC 1980523
SRMCERT\3williams221

Appendix 3



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 583322
Land Registration District North Auckland
Date Issued 20 June 2012

Prior References

411709

Estate Fee Simple
Area 17.9047 hectares more or less
Legal Description Lot 12 Deposited Plan 198514

Proprietors

Edwin John Williams, Marion Linda Williams and Mark Pevats

Interests

Subject to water supply rights over parts marked I, K & L on DP 198514 specified in Easement Certificate C127503.1 - 3.5.1990 at 10.48 am

Subject to a power supply (electric) right over part marked L on DP 198514 specified in Easement Certificate C139530.1 - 15.5.1990 at 2.52 pm

5262681.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 24.6.2002 at 3:54 pm and entered 7.10.2002 at 9.00 am

6612090.5 Mortgage to ASB Bank Limited - 17.10.2005 at 9:00 am

9139037.1 CAVEAT BY JASON ROBERT BILL AND PENELOPE RITA BILL - 31.8.2012 at 2:09 pm

Doc ID: 310476100

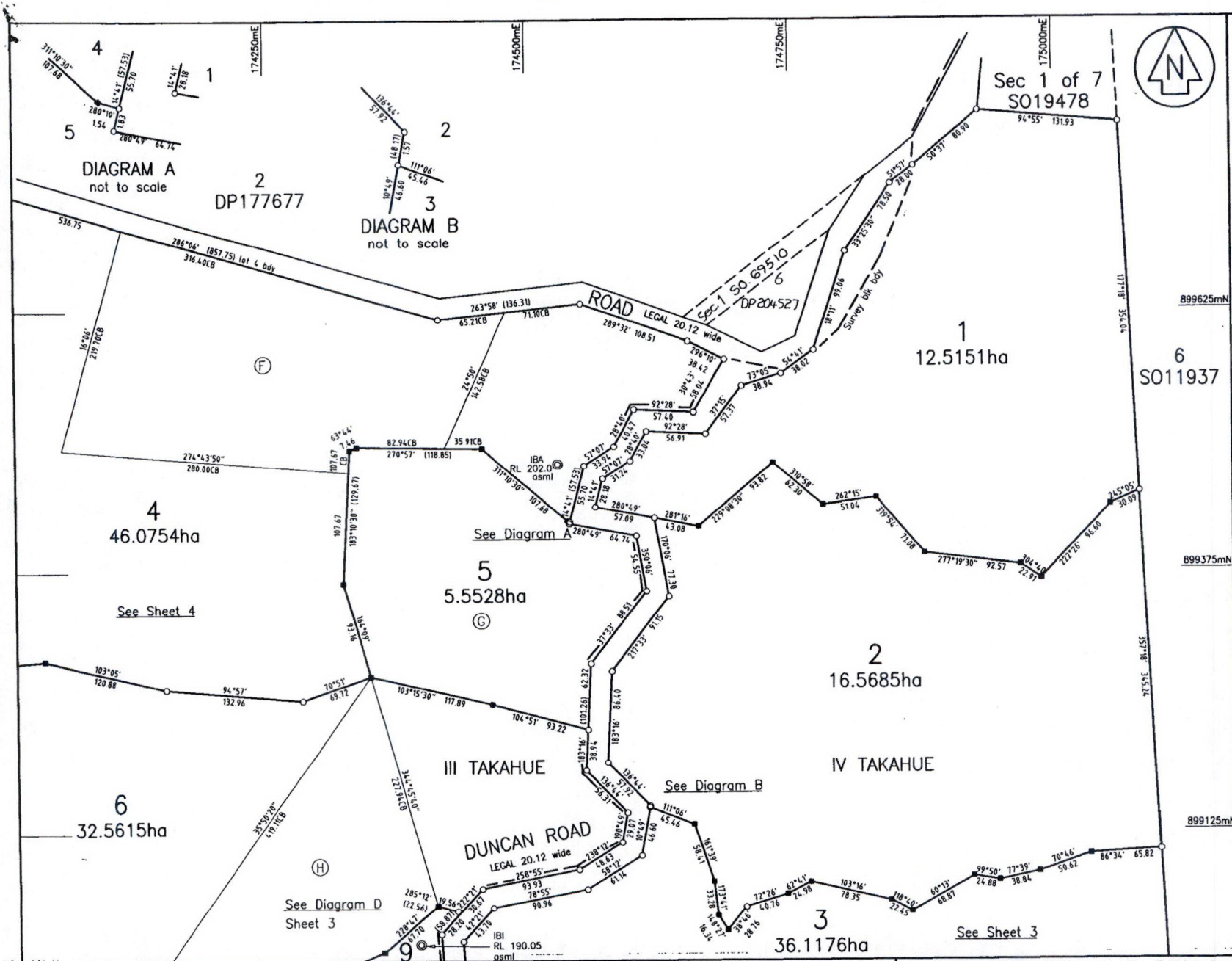
Lot 16 is subject to a height restriction.
over area (C)
Lot 17 is subject to a height restriction.
over area (D)
Lot 18 is subject to height restrictions.
over areas (B) & (E)
Lot 19 is subject to a height restriction.
over area (A)

Lot 4 is subject to a height restriction.
Upper limit 186.8 over area (F)
Lot 5 is subject to a height restriction.
Upper limit 202.0 over area (G)
Lot 6 is subject to a height restriction.
Upper limit 186.0 over area (H)

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226.63, SE64 & NW64 PARISH OF MANGATETE,
LOT 1 DP 204526, LOTS 1- 5 DP 204527, SECTIONS 2-3 S0 69510
P13 SEC 1 BLK III TAKAHUE SD

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

APPROVED LM 94/1



Approvals

Sec 1 of 7
S019478

899625mN

6
S011937

899375mN

899125mN

Sheet 2 of 7 sheets

Total Area

Comprised in

I, Donald, Barrington Von Sturmer,
Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1988) hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
surveys are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at Kaitiaki this 9th day
of September 1999. Signature *[Signature]*

Field Book p. Traverse Book p.
Reference Plans

Examined *M. Parker* Correct

Approved as to Survey
25/10/00 Deputy Chief Surveyor *[Signature]*

Deposited this 7th day of October 19 2002
Deposited by Land Information N.Z. on 11/01/02
District and Registrar

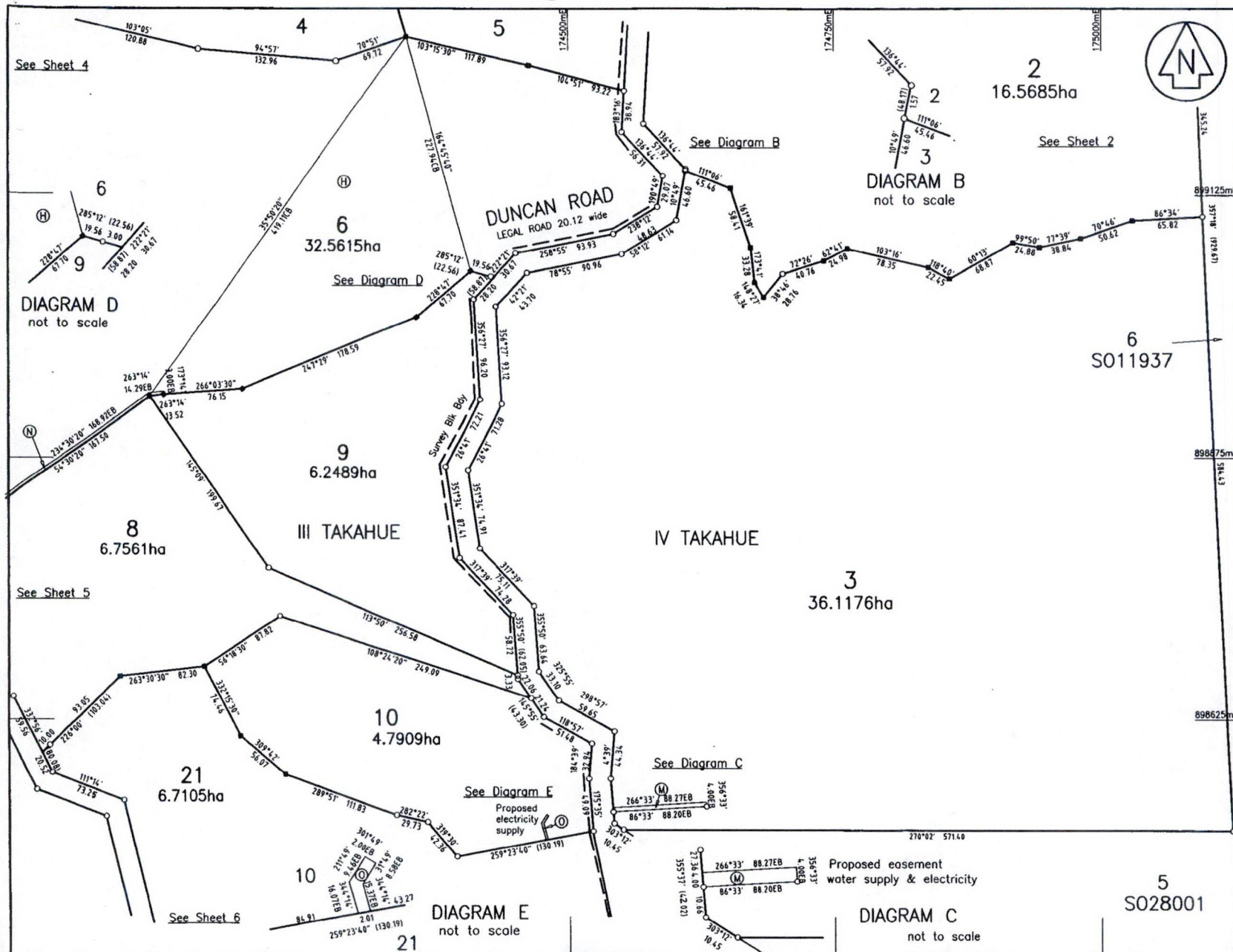
File 1632-T2
Received 14 SEP 1999
Instructions

DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226.63, SE 64 & NW 64 PARISH OF MANGATATE,
LOT 1 DP 204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
& PT SEC 1 BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *[Signature]* D B Von Sturmer
Scale 1:2500 Date Dec 1998



Approvals

Sheet 3 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Sturmer, of Kaitiaki, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Kaitiaki this 9th day of September 1999 Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans

Examined *[Signature]* Correct

Approved as to Survey

25/10/100 *[Signature]* Deputy Chief Surveyor

Deposited this 7th day of October 1999 Deposited by Land Information N.Z. on 7/10/99 District Land Registrar

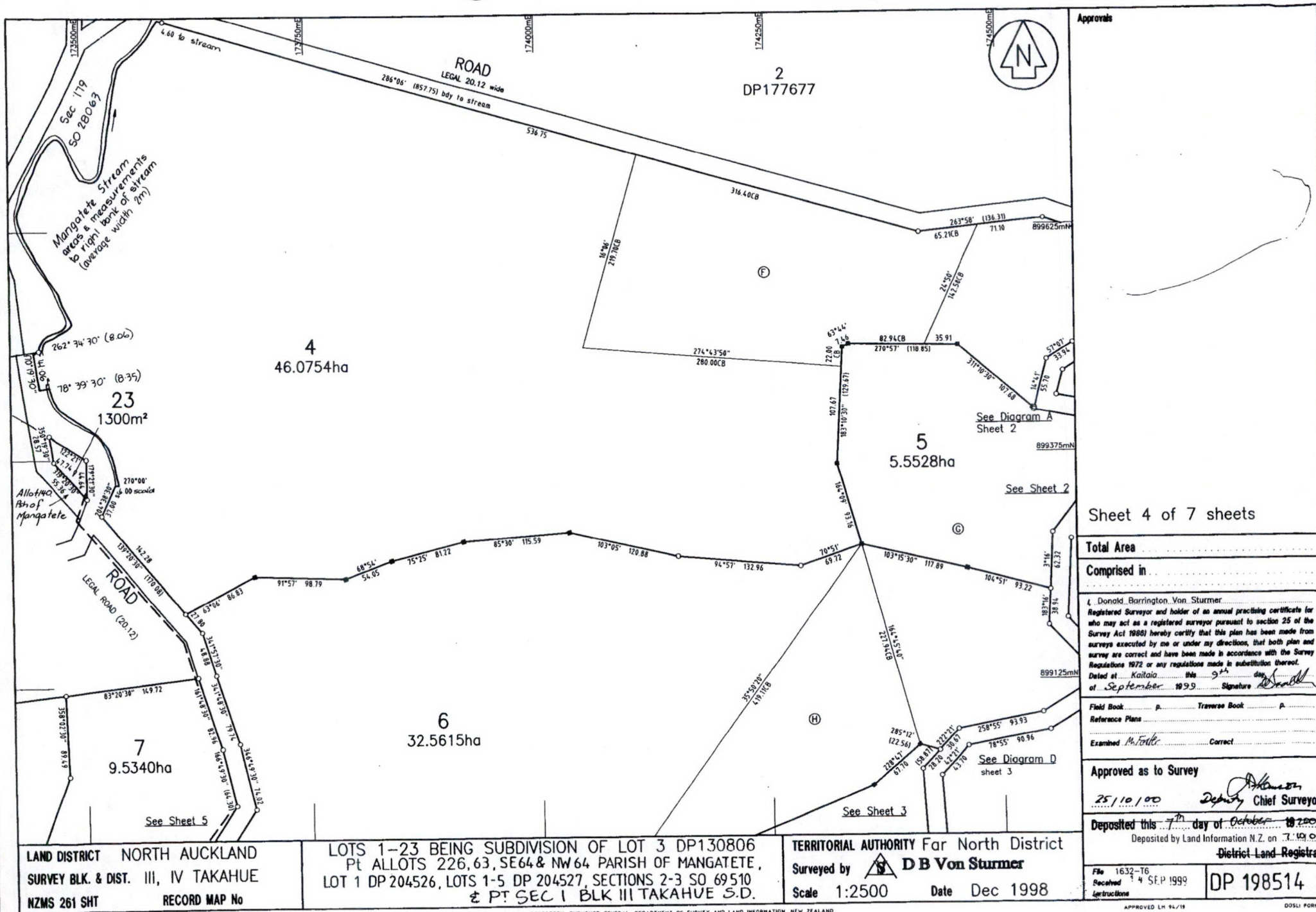
File 1632-T3 Received 14 SEP 1999 Instructions

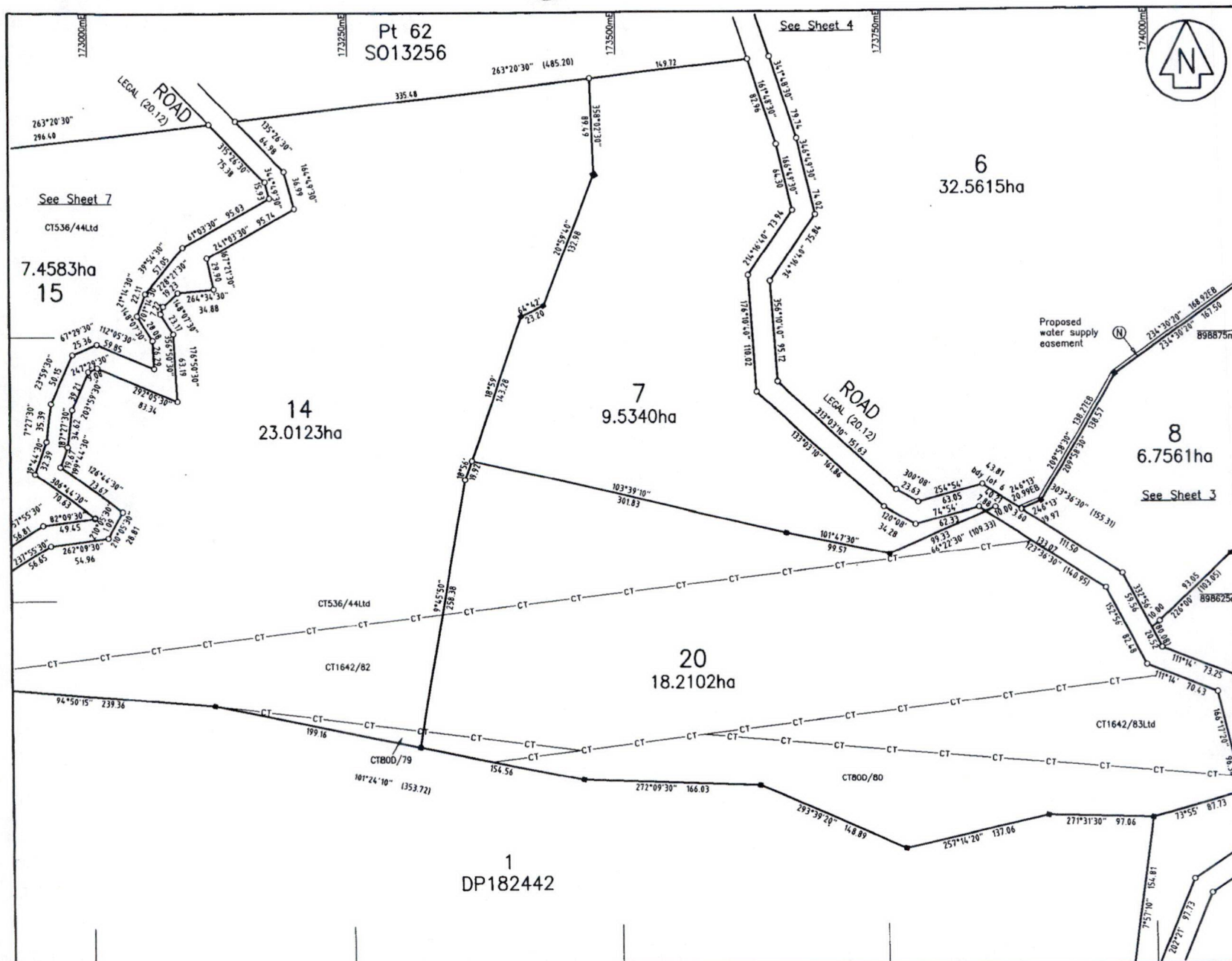
DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226.63, SE 64 & NW 64 PARISH OF MANGATETE,
LOT 1 DP 204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
& PT SEC 1 BLK III TAKAHUE SD.

TERRITORIAL AUTHORITY For North District
Surveyed by *[Signature]* D B Von Sturmer
Scale 1:2500 Date Dec 1998





Approvals

Sheet 5 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Stummer
Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1988 hereby certify that this plan has been made from
surveys executed by me or under my directions, that both plan and
survey are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at Kaikoia this 9th day of September 1999 Signature *Donald Von Stummer*

Field Book p. Traverse Book p.
Reference Plans
Examined *M. J. N. V.* Correct

Approved as to Survey
25/10/00 Deputy Chief Surveyor

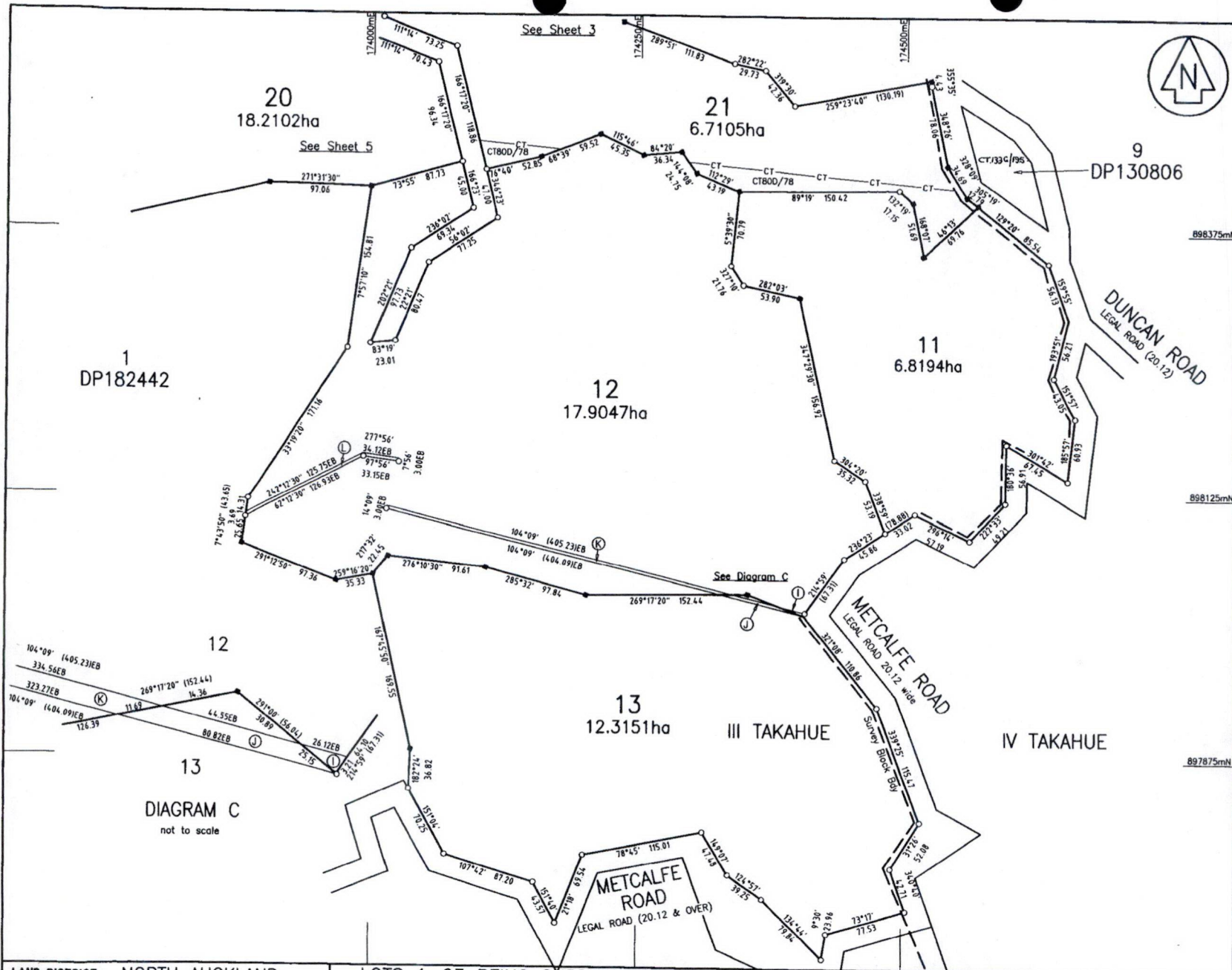
Deposited this 7th day of October 19 2002
Deposited by Land Information N.Z. on 1/10/02
District Land Registrar

File 1632-T4
Received 14 SEP 1999
Instructions
DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226.63, SE 64 & NW 64 PARISH OF MANGATETE,
LOT 1 DP 204526, LOTS 1-5 DP 204527, SECTIONS 2-3 SO 69510
± PT SEC. I BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *DB Von Stummer*
Scale 1:2500 Date Dec 1998



Approvals



898375mN

898125mN

897875mN

Sheet 6 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Sturmer, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1988) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Kaitia this 9th day of September 1999. Signature *[Signature]*

Field Book p. Traverse Book p.

Reference Plans

Examined *[Signature]* Correct

Approved as to Survey

25/10/99 Deputy Chief Surveyor

Deposited this 7th day of October 1999

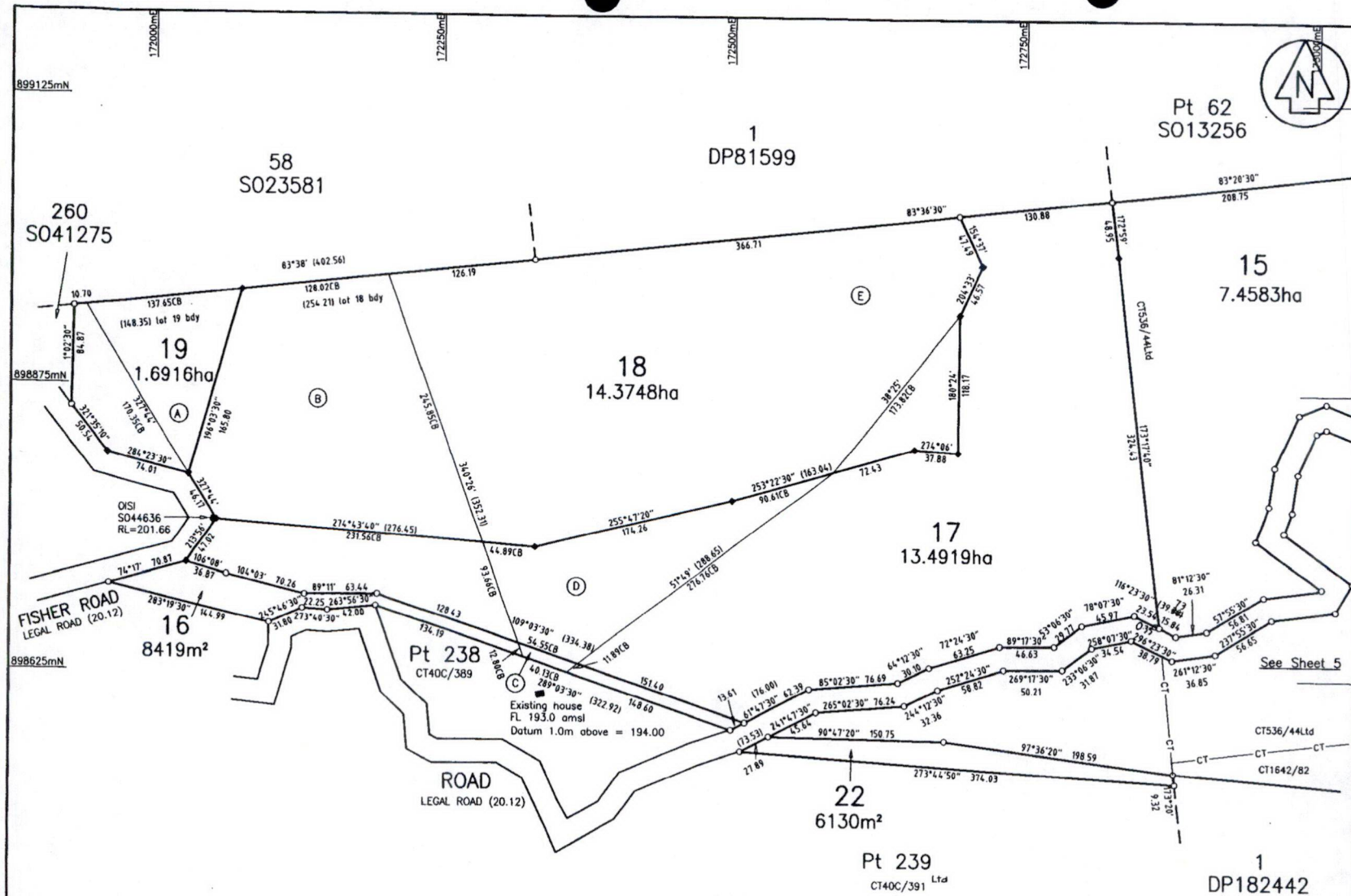
Deposited by Land Information N.Z. on 1/10/99 District Land Registrar

File 1632-75 Received 7 4 21 1999 Instructions DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226.63, SE 64, NW 64 PARISH OF MANGATETE,
LOT 1 DP204526, LOT 1-5 DP 204527, SECTIONS 2-3 SO 69510
& PT SEC.1 BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *[Signature]* DB Von Sturmer
Scale 1:2500 Date Dec 1998



Approvals

Approved as to amendment

9/8/2002

Approving Surveyor

Sheet 7 of 7 sheets

Total Area

Comprised in

I, Donald Barrington Von Sturmer, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Kaitia, this 9th day of September 1999. Signature *[Signature]*

Field Book p. Traverse Book p.
Reference Plans
Examined *M. Fork* Correct.

Approved as to Survey

25/10/00 Deputy Chief Surveyor

Deposited this 7th day of October 1999
Deposited by Land Information N 7 on 7/10/02
District Land Registrar

File 1632-17
Received 14 SEP 1999
Instructions

DP 198514

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. III, IV TAKAHUE
NZMS 261 SHT RECORD MAP No

LOTS 1-23 BEING SUBDIVISION OF LOT 3 DP130806
Pt ALLOTS 226, 63, SE 64, NW 64, PARISH OF MANGATETE,
LOT 1 DP 204526, LOT 1-5 DP 204527, SECTIONS 2-3 SO 69510
SEC. 1 SO. 69510 & PT SEC. 1 BLK III TAKAHUE S.D.

TERRITORIAL AUTHORITY Far North District
Surveyed by *[Signature]* D B Von Sturmer
Scale 1:2500 Date Dec 1998



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

COMO 8368881.2 CONSENT UNDER 222
CPV-01/01.PGS-002.22/08/02.13:10



DocID: 310441312

SECTION 221: CONSENT NOTICE

REGARDING RC 1980523

The subdivision of

Lot 3 DP 130806 Pt allots 226,238,239,63,SE 64, NW 64,
Parish of Mangatete, Pt Sec 7 Blk IV TAKAHUE S.D.
SEC 1 S.O. 69510 & Pt Sec 1 Blk 111 TAKAHUE S.D.
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 198514.

SCHEDULE

To be registered on Lots 1 to 23

- 1) No building shall be erected on any of the allotments created without the prior approval of the Council to specific designs for foundations, prepared by a registered engineer with geotechnical expertise.
- 2) No building requiring effluent disposal shall be erected on any of the allotments created without the prior approval of the Council to specific designs for such disposal, prepared by a registered engineer with wastewater disposal expertise.
- 3) Earthworks exceeding 100m³ or cut or fill faces exceeding 1.8m are to be undertaken only according to the design of and under the supervision of a suitably qualified professional.
- 4) No building or earthworks development disturbing a land area in excess of 200m², nor tree plantation exceeding an area of 1.5ha is to be commenced without submission, to Council's satisfaction, of a report from a suitably qualified archaeologist and any appropriate authorities from the New Zealand Historic Places Trust.
- 5) No provision has been made for telecommunication services to or within the subdivision; and such supply in future will be the responsibility of the registered proprietor and at his sole cost.


To be registered on Lots 3, 6, 7, 11, 13, 14, 18 & 19

- 1) Manage land use and development on the areas specified on the plan attached hereto, so as to avoid damage to and enhance and conserve the natural values of the vegetation and habitats so identified.

To be registered on Lots 14-19

No buildings are to exceed the specified maximum heights, as set out on the document attached to the consent notice.

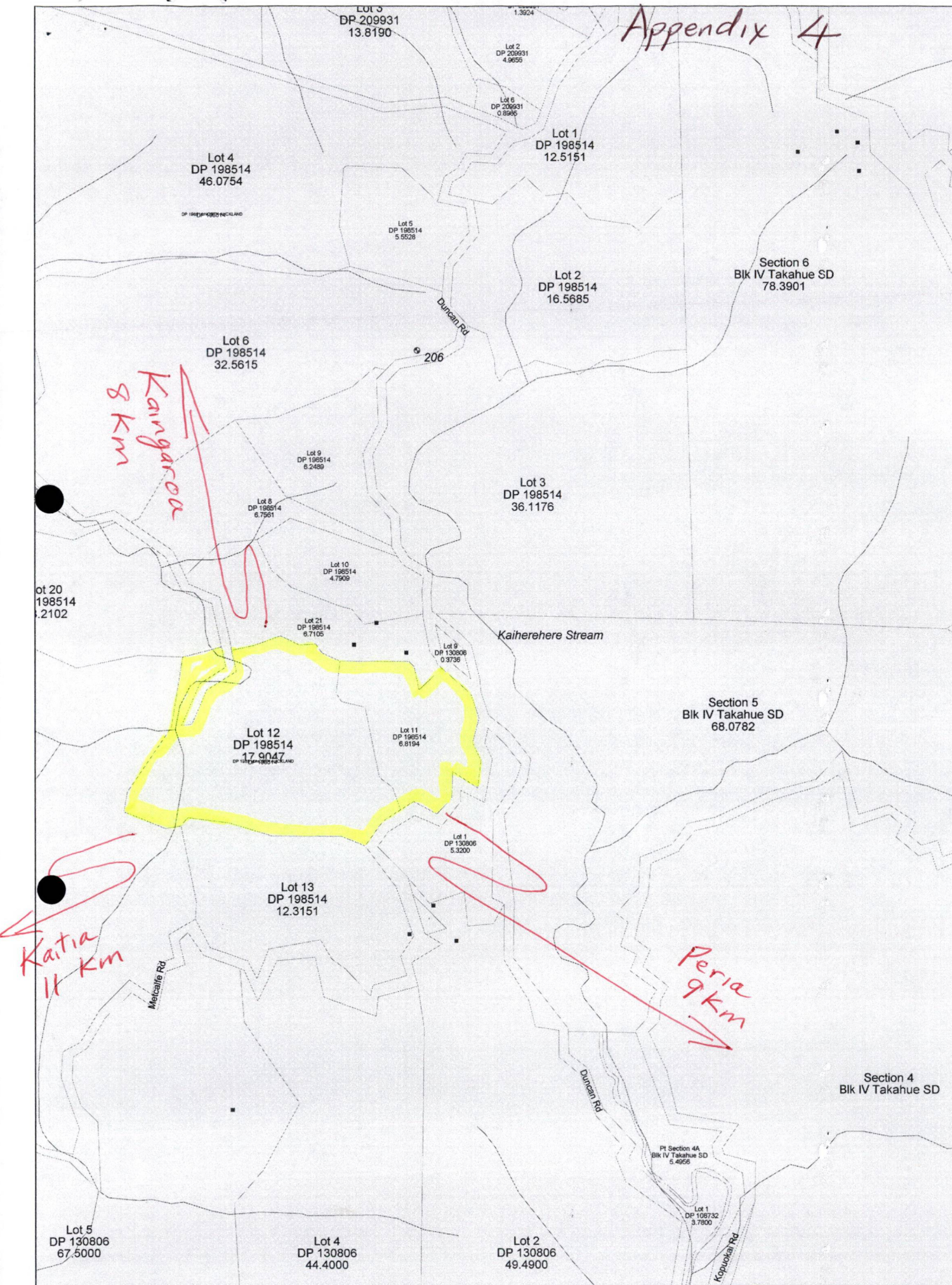
SIGNED:

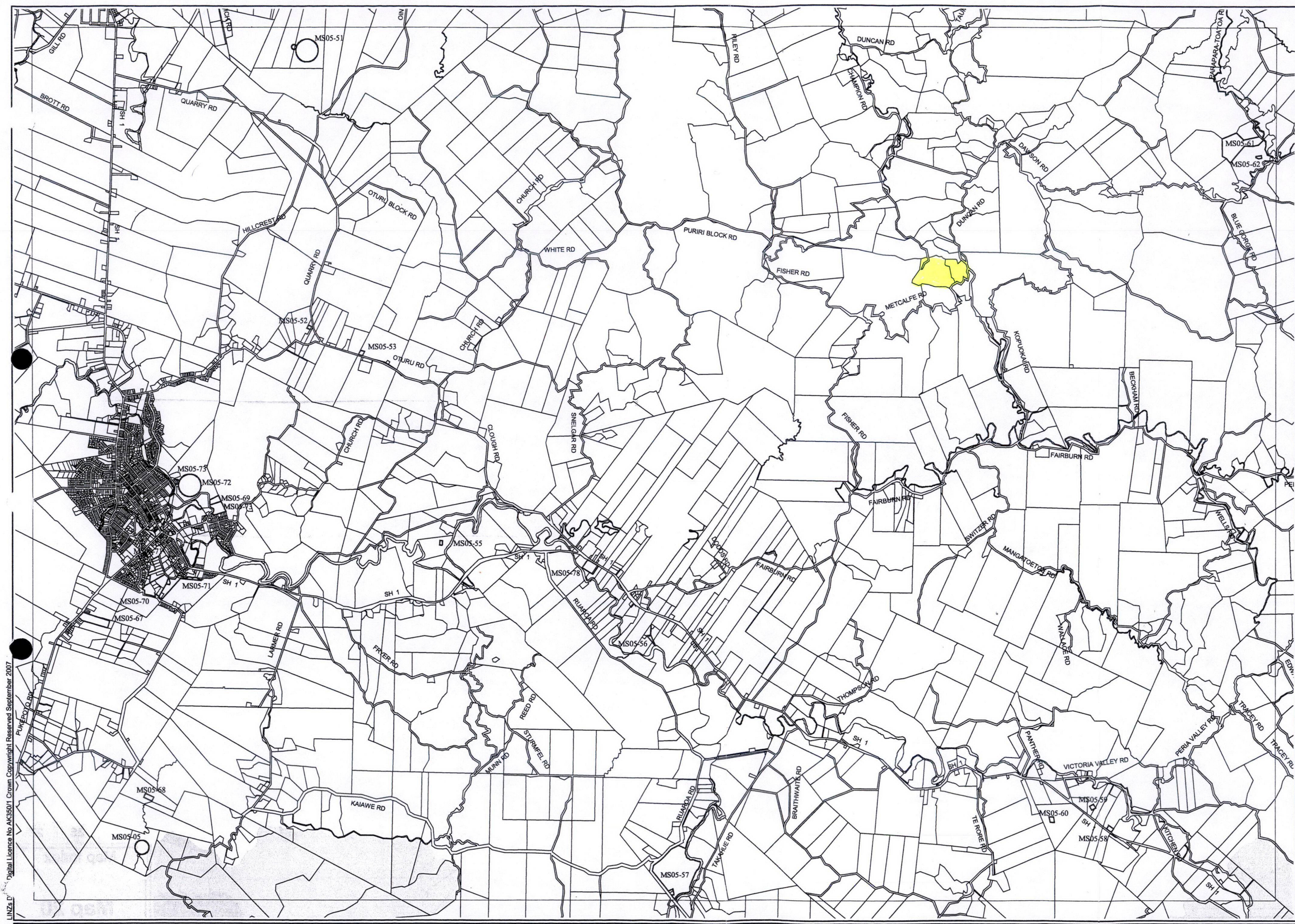

by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *9th* day of *August* 2002

RC 1980523
SRM\CERT\3williams221

Appendix 4





Resource

Outstanding Landscape

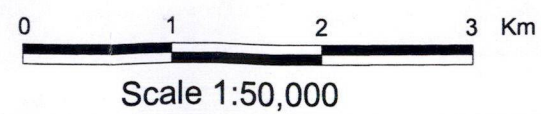
Site of Cultural Significance to Maori

13	14	15
18	19	20
24	25	26

Map Index

Map 19

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DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

- (a) any land in respect of which a consent is sought, or any structure on that land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- (b) any subsequent use that is likely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) there is no change in the number and location of any access to the lots involved; and
- (b) there is no increase in the number of lots; and
- (c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer *Table 13.7.2.1*); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and
- (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and
- (e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g. building setbacks, effluent disposal); and
- (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

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

Appendix 6

Doubtless Bay Plumbing and Drain laying Ltd T/A

Vernon's Plumbing

99 Cable Bay Block Rd
Coopers Beach, Mangonui 0420
Ph: 09 406 1733 Fax: 09 406 1131
E-mail: vernonsplumbing@xtra.co.nz

27/01/2014

PRODUCER STATEMENT
PROPOSED BOUNDARY ADJUSTMENT OF LOT 11&12 METCALFE ROAD
DP 198514
ON SITE EFFLUENT DISPOSAL FOR LOT 1

Lot one has a property area of 1.2ha and contains the original farm house with an existing septic system.

The system comprises of one standard septic tank with a trench type disposal field.

The septic system is old but there doesn't appear to be any problems with the working of the system and it should continue to do so.

If in the future the need arises for the system to be upgraded or enlarged then there is plenty of room on the property for a new system plus reserve area.

Now and in the future the property has adequate room for effluent disposal and should be easily contained within the new boundary.

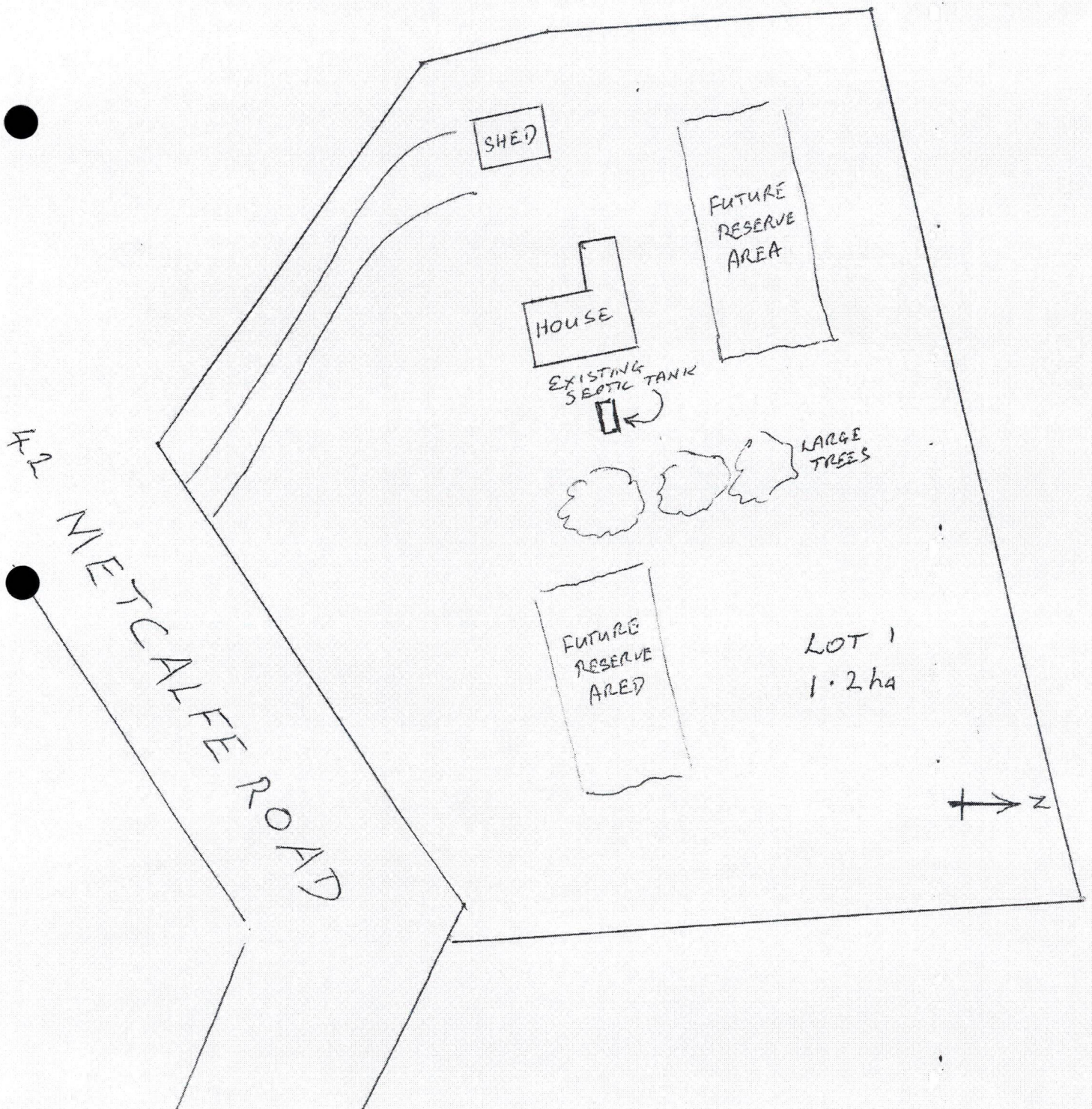
Yours Sincerely
Chris Vernon



Doubtless Bay Plumbing and Drain laying Ltd T/A

Vernon's Plumbing

99 Cable Bay Block Rd
Coopers Beach, Mangonui 0420
Ph: 09 406 1733 Fax: 09 406 1131
E-mail: vernonsplumbing@xtra.co.nz



Vernon's Plumbing

99 Cable Bay Block Rd
Coopers Beach, Mangonui 0420
Ph: 09 406 1733 Fax: 09 406 1131
E-mail: vernonsplumbing@xtra.co.nz

27/01/2014

PRODUCER STATEMENT
PROPOSED BOUNDARY ADJUSTMENT OF LOT 11& 12 METCALFE ROAD
DP 198514
ON-SITE EFFLUENT DISPOSAL FOR LOT 2

This report investigates the suitability of Lot 2 for on-site effluent disposal.

1. Description of site

The site is located on the corner of Metcalfe Road and Duncan Road
Total area of the site is 23.52ha and is farm land facing north, north-west.
The site is covered in grasses and is rolling farmland with varying degrees of slope.
The site is elevated so has no flooding potential and is stable.
Soil type is yellow clay, sandy silty clay-loam with 100mm topsoil and slow draining

2. On-site Effluent Disposal

The house on lot 2 can vary in size, but for the purpose of subdivision consent we are to assume the house is a three bedroom with 5 person occupancy.

Total Daily Wastewater Production: Design flows of 160lts per person per day, being 800 litres per day for a 5 person household.

Flow reduction fittings may be used in the house but these have not been taken into account in assessing potential waste water flows.

Water supply: Storing rainfall from roof run-off in water tanks.

Design for land Application System

For this site it is clear that the use of trickle irrigation disposal is sustainable for the long term. It provides as easy and convenient system for distributing effluent.

- Over a much wider area
- At an application rate low enough to be sustained by evapo-transpiration without the reliance on soakage.
- Without disturbing the existing surface.

Gross Lot Area to Discharge Ratio

Gross Lot Area is 23.52ha with a total daily waste water production of 800lts per day which gives a ratio of 294 which complies with the Northland Regional Council.

Aeration System

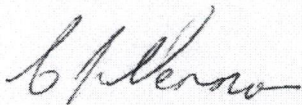
Design irrigation rates for type 5 soils are 20mm per week which equals 3mm per day AS/NZS1547 so for a three bedroom home with 5 person occupancy it would require 266 lineal metres of trickle drip line

This site would also be suitable for the disposal of primary treated effluent but would require soakage tests and report, undertaken at the real proposed location at the time of Building Consent to suit the position and scale of the home.

Conclusion

This site is suitable for On-site effluent disposal and is sustainable in compliance with the permitted activity requirements of the regional water and soil plan.

Yours Sincerely
Chris Vernon





POOR QUALITY

LOT 2
23.52 ha

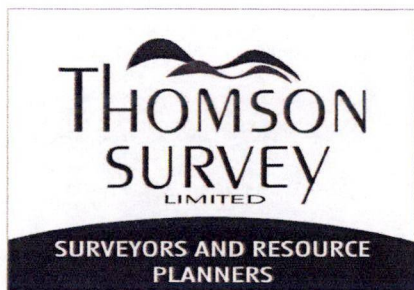
LOT
1.2 ha

LEGAL ROAD

METCALFE ROAD

DUNCAN Rd.





APPENDIX 7

PH: 09 407 7360
FAX: 09 407 7322
PO Box 372 Kerikeri
EMAIL: denis@tsurvey.co.nz

TO: Chorus, PO Box 1374, Christchurch
ATTN: The Subdivision Group
FAX: (03) 338 0133
PHONE: (03) 3533675 EXT: 38675
EMAIL: TSG@chorus.co.nz
FROM: Denis Thomson
DATE: 3 February 2014
NO OF PAGES (INC. THIS COVER SHEET) 3 **OUR REF: 8523**
SUBJECT: Telecom Requirements

Proposed subdivision

Applicant: Jason Bill


Location: Metcalfe Rd, Kaitaia, Far North District

Attached is a location plan and a copy of the draft scheme plan for the above subdivision.

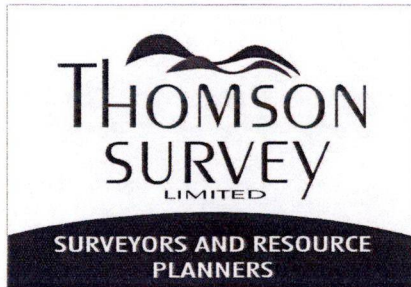
Please specify your supply requirements, if any, for the proposal. A copy of this letter will be sent to the Far North District Council with the application for Resource Consent.

If you require any further information please do not hesitate to contact us.

Yours sincerely



Denis Thomson
Registered Surveyor
Thomson Survey Ltd



APPENDIX 7

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**TO: Top Energy Ltd - Engineering Department
PO Box 43, KERIKERI 0245**

ATTN: Marcia Wendelborn

DATE: 3 February 2014

EMAIL: Marcia.wendelborn@topenergy.co.nz

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Proposed Subdivision

Applicant: Jason Bill


Location: Metcalfe Rd, Kaitaia

Attached is a copy of the location plan and draft scheme plan for the above subdivision.

Please specify your supply requirements, if any, for the proposal. A copy of this letter will be sent to the Far North District Council with the application for Resource Consent.

If you require any further information please do not hesitate to contact us.

Yours sincerely



Denis Thomson
Registered Surveyor
Thomson Survey Ltd