

**FLAHERTY
SURVEY & MAPPING LTD**



Phone 64-7-348-4089
Fax 64-7-349-7117
1231 Hinemaru Street
PO Box 449
Rotorua

30 April 2002

District Planner
Whakatane District Council
Commerce Street
WHAKATANE

WHAKATANE DISTRICT COUNCIL	
FILE:	
REG. No.: <u>G 4482</u>	
- 6 MAY 2002	
ACTIONED	DATE
1 <u>David B</u>	
2	
3	
4	

Dear Sir/Madam,

APPLICATION FOR SUBDIVISION CONSENT – 560 STANLEY ROAD

I attach the following documentation relating to an application for subdivision consent (boundary adjustment) located at 560 Stanley Road:

5 x A2 copies of scheme plan
1 x A3 copy of scheme plan
1 x copy of report on proposal
2 x copies of certificates of title
Cheque for \$405 being your fee.

Yours faithfully,

M.P. Flaherty
Registered Surveyor

REPORT ON PROPOSED SUBDIVISION (BOUNDARY ADJUSTMENT)
LOT 2 DPS 63372 AND LOT 2 DPS 9839
560 STANLEY ROAD

PROPOSAL: Proposed Lot 1 is currently part of Lot 2 DPS 63372 which is owned by Woodhills Properties Ltd. The owners have entered into a sale and purchase agreement to transfer proposed Lot 1 to Fletcher Challenge Forests Ltd which owns adjoining land to the west and south. The purpose of this transfer is to provide Fletchers with additional land topographically suitable for extending an existing logging road from the south (already constructed). The proposed subdivision is a boundary adjustment.

PROPERTY INFORMATION:

- (a) Owners: Lot 2 DPS 63372 - Woodhills Properties Ltd.
Lots 2 and 3 DPS 9839 - Fletcher Challenge Forests Ltd
- (b) CT references: Lot 2 DPS 63372 - 51B/430
Lots 2 and 3 DPS 9839 - 6A/40
- (c) Street address: 560 Stanley Road
- (d) Land areas: Lot 2 DPS 63372 - 56.72 ha
Lots 2 and 3 DPS 9839 - 502 ha
Proposed Lot 1 - 1.8880 ha
- (e) Zoning: Transitional District Plan - Rural B
Proposed District Plan - Rural 2 (Foothills)

LAND COVER: Lot 2 DPS 9839, Lot 1 DPS 11779 and Lot 1 DPS 16785 (all owned by Fletchers) contain exotic trees. Lot 2 DPS 63372 contains grass and native bush. Proposed Lot 1 is flat to hilly, contains grass, a skid site at the south end, and a new logging road which enters from the south end (from Lot 1 DPS 16785) and exits near the north end into Lot 2 DPS 9839. The eastern boundary of proposed Lot 1 is fenced and adjoins native bush.

COMPLIANCE WITH DISTRICT PLAN: The proposed subdivision will reduce the size of Lot 2 DPS 63372 by 3% to 54.8 ha. The boundary adjustment complies with the transitional District Plan (Ordinance 9A.2.3(1)(v) where it is a permitted activity. It also complies with the proposed District Plan (4.1.8.1 and 4.1.6.1) where it is a controlled activity. Both titles will contain "substantially the same land area and unchanged road frontages".

ENVIRONMENTAL EFFECTS: In my opinion, the proposed boundary adjustment will have minor adverse environmental effects. The main effect would be increased logging traffic on Stanley Road due to new access to logging areas. This is approximately an additional three trucks per day which commenced about two months ago. The exit onto Stanley Road is approximately 10 km south of the subdivision. If the new road was unable to be constructed and used through proposed Lot 1, it would have to be constructed in less topographically suitable terrain with more adverse environmental effects.

AMALGAMATION CONDITION: An amalgamation condition has been prepared for the proposed subdivision and is shown on the scheme plan.



M.P. Flaherty
Registered Surveyor
22 April 2002



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




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **SA51B/430**
Land Registration District **South Auckland**
Date Issued 14 October 1992

Prior References

SA12A/1183 SA246/112 SA3D/405

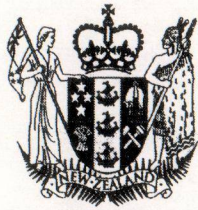
Estate	Fee Simple
Area	56.7200 hectares more or less
Legal Description	Lot 2 Deposited Plan South Auckland 63372

Proprietors

Woodhills Properties Limited

Interests

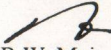
B387404 Mortgage to Countrywide Banking Corporation Limited - 11.12.1996 at 9.01 am



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



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier SA6A/40
Land Registration District South Auckland
Date Issued 08 July 1966

Prior References

SA1493/93 SA922/136

Estate Fee Simple
Area 502.2149 hectares more or less
Legal Description Lot 2-3 Deposited Plan South Auckland
9839

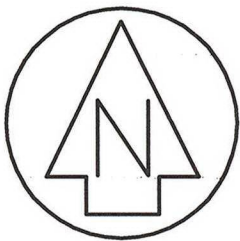
Proprietors

Fletcher Challenge Forests Limited

Interests

Appurtenant hereto is a right of way created by Transfer S340997
Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
B653128.5 Mortgage to Credit Suisse First Boston - 4.4.2001 at 9.00 am

C.T. ALLOCATED	
LOT 1	C.T.
LOT 2	C.T.



Registered Owners

FOR WOODHILLS PROPERTIES LIMITED

FOR FLETCHER CHALLENGE FORESTS LTD

I hereby certify that this plan was approved by the Whakatane District Council pursuant to Section 223 of the Resource Management Act 1991 on the day of 2002 subject to the amalgamation condition set out hereon.

Principal Administrative Officer/Authorised Officer

Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of the Subdivision consent have been complied with to the satisfaction of the Whakatane District Council.

Dated this day of 2002.

Authorised Officer

Total Area : 56.7200 ha

Comprised in : C.T. 51B/430

I, Michael Patrick Flaherty
being a person entitled to practice as a Registered Surveyor, certify that:
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
This dataset is accurate, and has been created in accordance with that Act and those regulations.

Dated at ROTORUA this day
of 20 02 Signature

Field Book p. Traverse Book p.
Reference Plans DPS 63372, DPS 16785, DPS 9839, DPS 4965

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 20

for Registrar General of Land

File
Received
Instructions

668000mN

667500mN

667000mN

352000mE

352500mE

353000mE

353500mE

LAND DISTRICT: SOUTH AUCKLAND
SURVEY BLK. & DIST. X WHAKATANE
NZMS 261 SHT. RECORD MAP No.

LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 2 DPS 63372

TERRITORIAL AUTHORITY : WHAKATANE DISTRICT
Surveyed by : FLAHERTY SURVEY & MAPPING LTD
Scale : 1:4000 Date : FEBRUARY 2002

LOT 1
1.8880 ha

LOT 2
DPS 9839

LOT 1
DPS 63372

LOT 2
DPS 63372
C.T. 51B/430

LOT 2
54.8320 ha

LOT 1
DPS 16785

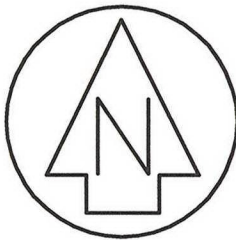
Approved by the Whakatane District Council under
Section 105 Resource Management Act 1991 on the
S day of June 2002

District Planner

Amalgamation Condition
That Lot 1 hereon be transferred to the Owner of
Lots 2 and 3 DPS 9839 (CT 6A/40) and that
one certificate of title be issued to include all
three parcels.
See Doc B.



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LOT 1	C.T.
LOT 2	C.T.



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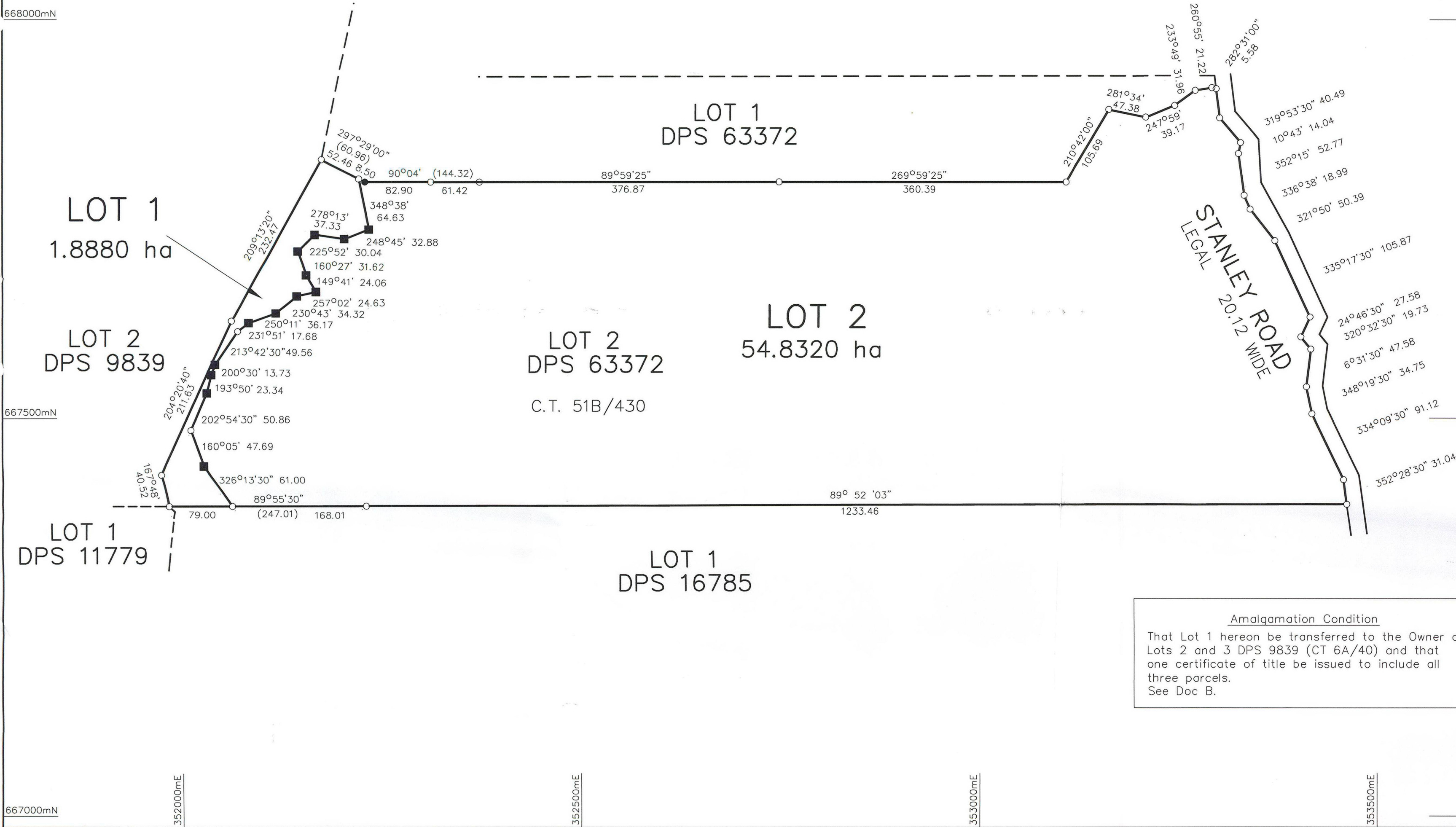
Dated this day of 2002.

Authorised Officer

668000mN

667500mN

667000mN



Amalgamation Condition
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See Doc B.

Total Area : 56.7200 ha

Comprised in : C.T. 51B/430

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Chief Surveyor

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for Registrar General of Land

File
Received
Instructions

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SURVEY BLK. & DIST. X WHAKATANE
NZMS 261 SHT. RECORD MAP No.

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TERRITORIAL AUTHORITY : WHAKATANE DISTRICT
Surveyed by : FLAHERTY SURVEY & MAPPING LTD
Scale : 1:4000 Date : FEBRUARY 2002