





- CAUTION:**
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 - SERVICES MUST NOT BE POSITIONED USING THIS PLAN.
 - DO NOT SCALE OFF DRAWINGS.
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 - DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND
 - 04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD INFORMATION AVAILABLE ON LINZ DATA SERVICE.
 - 2020 1m LIDAR CONTOUR INFORMATION COURTESY OF THE NRC.
 - 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

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, 12m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

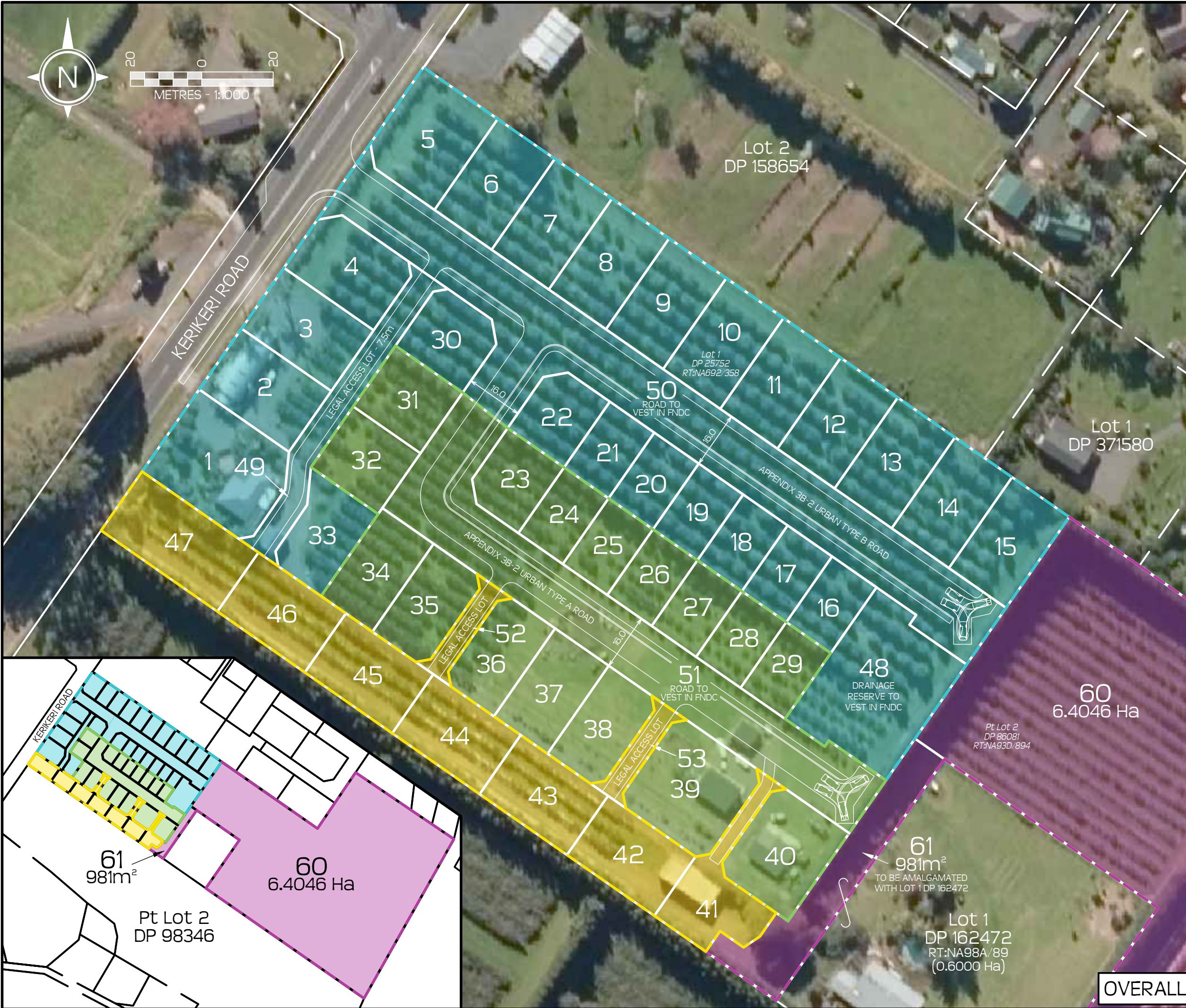
F	20.04.22	STAGING AMENDMENTS - RS/CC
E	23.11.21	LOT 41 & LOT 61 BOUNDARY ADJUSTMENT - RS/CC
A	01.10.21	FIRST ISSUE - RS/CC
REV	DATE	DESCRIPTION


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

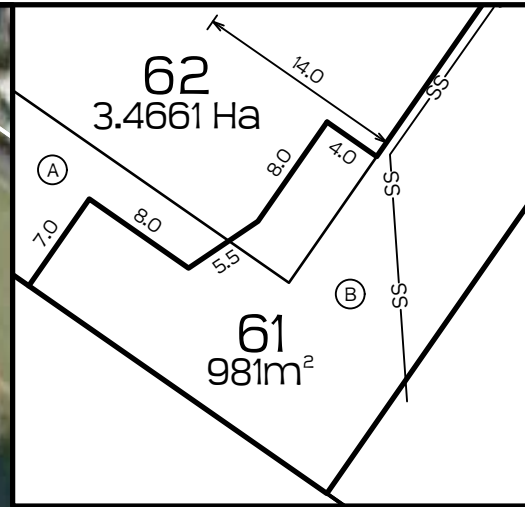
CLIENT
 TRAVERSE DEVELOPMENT LTD
 373 & 377 KERIKERI ROAD, KERIKERI

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



OVERALL



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

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.57087;

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:

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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



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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.

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, 12m FROM ALL OTHER BOUNDARIES WITH ONE ALLOWED AT 0m FOR A DISTANCE OF 10m ALONG THE BOUNDARY.

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
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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	3/5 Rev. F

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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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

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

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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

STAGE 3



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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 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.



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

TOTAL AREA: 0.4811 Ha
 COMPRISED IN: RT NA692/358,
 NA93D/894
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A	01.10.21	FIRST ISSUE - RS/CC

STAGE 4

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