



Our Reference: 9554 (Tracey)

21 January 2020

Charlotta Heyd  
Stellar Projects  
(Consultant Planners)

charlotta.h@stellarprojects.co.nz

Dear Charlotta

**RE: RC2200253 – Section 92 Request – Tracey at 222 Newton Road, Omapere**

We are in receipt of your Section 92 request.

It is understood that the request came about because the consulting engineer you sent the application to (John Papesch at Haigh Workman) advised he needed more information before he could assess things. We have tried to discuss this directly with John, but have not managed to get any time with him. We had hoped to get more specificity as to what was needed. The main concern appears to be suitable house sites and access, and we have therefore re-examined these aspects and offer the following:

Item 1:

Safe building platforms for all lots, geological suitability of the site, and access.

All vacant lots, Lots 3, 4 and 5, have possible 30 x 30m building sites outside of the Northland Regional Council Erosion Prone Area. Indicative sites have been shown on the updated scheme plan attached, along with the Erosion Prone Area.

The existing dwelling on Lot 2, and building on Lot 1 are also outside the Erosion Prone Area.

The access to proposed Lots 1 and 2 follows an existing access, which has metalled formation in places, and will be upgraded as necessary to meet Council Standards for the number of lots served. Area T, whilst within Lot 5, only provides access for Lot 2. The access to Lots 3 and 4 will follow an existing farm track which will also need to be upgraded, noting that areas X, O and Y only serve Lots 3 and 4. It is believed that this upgrading work is physically possible and can be addressed by way of conditions in consent.

Water supply, stormwater management and on-site wastewater are addressed in the application. Given the size of the proposed lots, it is considered that the latter two matters can be readily provided for on each lot. All three aspects can be addressed

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After Hours: Office Manager: Sam Lee 021 1370060

*Background picture represents a New Zealand surveying trig station, used to beacon control survey marks*

more practically at building consent stage and an appropriately worded consent notice can be registered on the relevant titles.

Regards

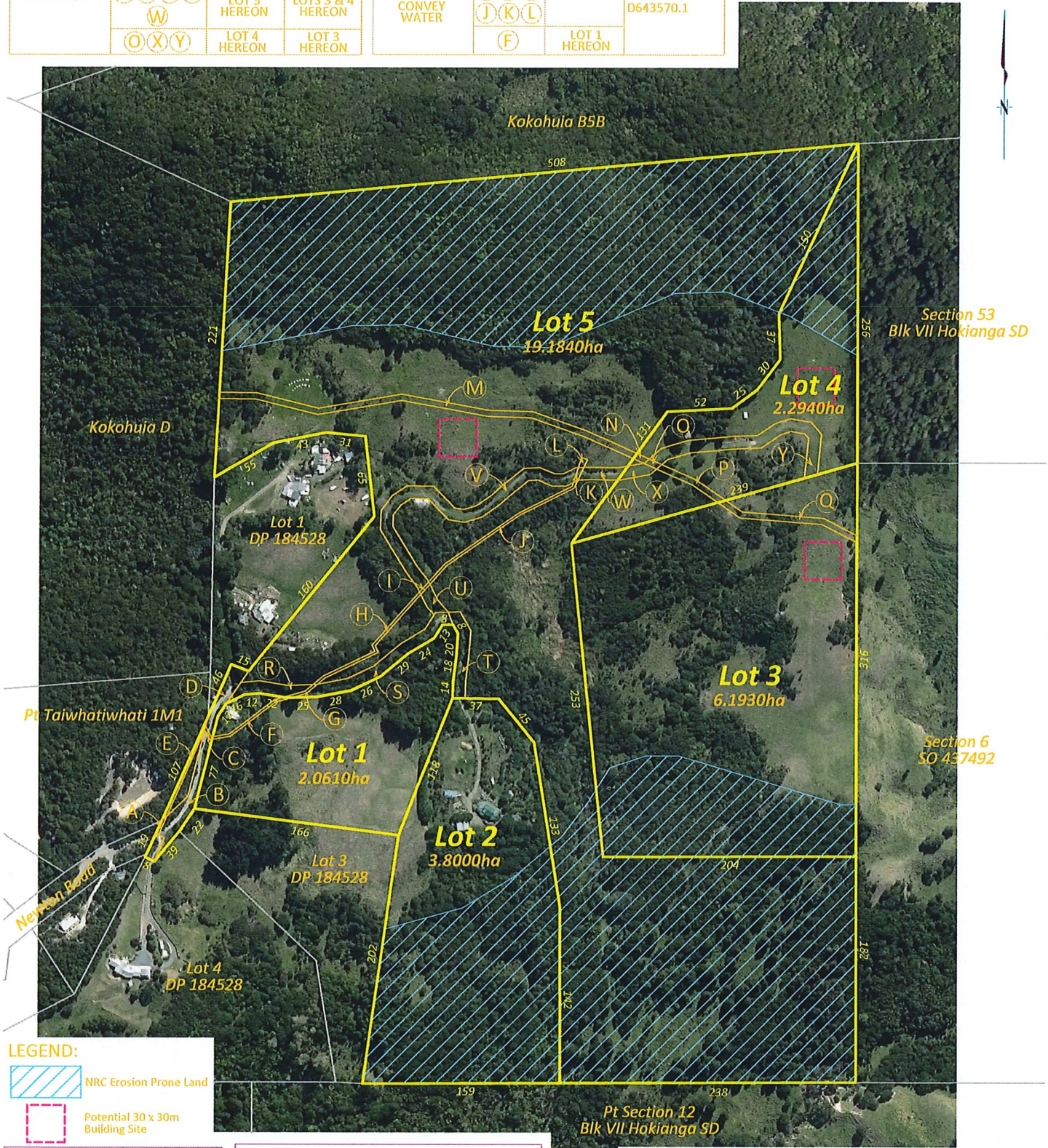


Karen Yerkovich  
**THOMSON SURVEY LTD**

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A B C D) (G R S)	LOT 5 HEREON	LOTS 1 - 3 HEREON
	(T)	LOT 5 HEREON	LOT 2 HEREON
	(I K U V) (W)	LOT 5 HEREON	LOTS 3 & 4 HEREON
	(O X Y)	LOT 4 HEREON	LOT 3 HEREON

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A B) (C D)	LOT 5 HEREON	E.C. 224879.5
	(A C E) (G H I) (J K L)	LOT 5 HEREON	D643570.1
RIGHT TO CONVEY WATER	(F)	LOT 1 HEREON	

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(M)	LOT 5 HEREON	E.I. 8936241.1
	(N O P)	LOT 4 HEREON	
	(Q)	LOT 3 HEREON	



Local Authority: Far North District Council  
 Comprised in: CFR NA115B/198  
 Total Area: 33.5320ha  
 Zoning: Rural Production  
 Resource features: NIL

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 Bar Scale 1:3000 @ A3

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 Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION OF LOT 2 DP 184528**  
 PREPARED FOR: Z. TRACEY

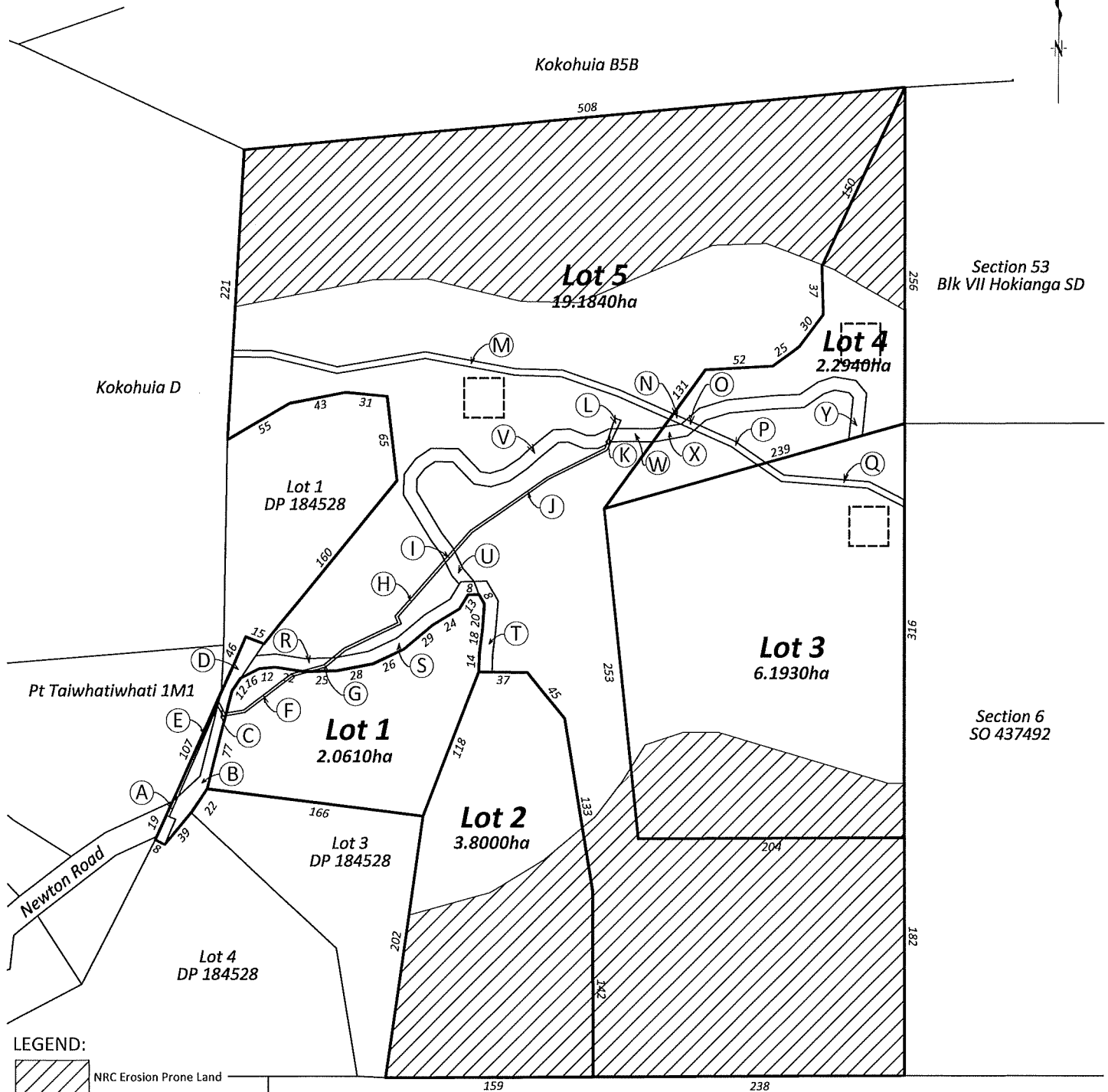
Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design			1:3000	A3
Drawn	KY	02.09.19		
Approved				
Rev	KY	13.01.20		
9554 20200113 Scheme.lcd				

Surveyors Ref. No:  
**9554**  
 Sheet 1 of 1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)(B)(C)(D) (G)(R)(S)	LOT 5 HEREON	LOTS 1 - 3 HEREON
	(T)	LOT 5 HEREON	LOT 2 HEREON
	(I)(K)(U)(V) (W)	LOT 5 HEREON	LOTS 3 & 4 HEREON
	(O)(X)(Y)	LOT 4 HEREON	LOT 3 HEREON

EXISTING EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY, TELECOMMUNICATIONS & ELECTRICITY	(A)(B) (C)(D)	LOT 5 HEREON	E.C. 224879.5
	(A)(C)(E) (G)(H)(I) (J)(K)(L)	LOT 5 HEREON	D643570.1
RIGHT TO CONVEY WATER	(F)	LOT 1 HEREON	

EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT TO CONVEY WATER	(M)	LOT 5 HEREON	E.I. 8936241.1
	(N)(O)(P)	LOT 4 HEREON	
	(Q)	LOT 3 HEREON	



**LEGEND:**

- NRC Erosion Prone Land
- Potential 30 x 30m Building Site

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0 30 150 300m  
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