



ROAD STOPPING APPLICATION  
UNDER s342(1)(a) & s345(3)  
LOCAL GOVERNMENT ACT 1974

Applicant : WAIMATENUI FARMS LTD  
Address : WAIOTEKUMURAU ROAD  
WAIMATENUI  
KAIPARA DISTRICT

JULY 2022

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# 1 THE ROAD STOPPING PROCESS

A Kaipara District Council decision is required on whether the Council supports this application for road stopping in a rural area.

The Minister of Lands has delegated authority to the Chief Executive of Land Information New Zealand (LINZ) to make the decision to stop any road in a rural area under s 342(1) (a) of the Local Government Act 1974.

If Council decides to support the application, then Council must provide a letter requesting the CE of Land Information New Zealand (LINZ), consent to the road stopping.

Consent from LINZ should be obtained before public notice of a proposed road stopping is given under clause 2 of Schedule 10 of the LGA.

An application for road stopping must include the following:

- (a) a full description of the road,
- (b) a report with advice on:
  - (i) whether the road to be stopped is a road, service lane, or access way,
  - (ii) public use of the road,
  - (iii) public use of any land severed by the road,
  - (iv) reasons for stopping the road, and
  - (v) proposals for the land following the stopping;
- (c) a copy of:
  - (i) the approved survey plan referred to in clause 2 of Schedule 10 of the LGA, or
  - (ii) a plan which shows the proposed road stopping, if a survey is yet to be completed;
- (d) a plan or plans showing:
  - (iv) the boundaries of the road that is proposed to be stopped,
  - (v) topographic information for the road and adjoining land, and
  - (vi) the wider area showing the road that is proposed to be stopped and any alternative legal and practicable access to adjoining land;
- (e) evidence that adequate legal and practicable access to land adjoining the road is left or provided,
- (f) a letter from the council requesting consent to the stopping, and
- (g) a draft consent notice for execution.
  - This notice must contain the following:
    - (i) the name of the road,
    - (ii) the name of the territorial authority district,
    - (iii) the name of the land registration district the land is located in,
    - (iv) a description of the road, including:
      - (A) land area, in hectares,
      - (B) the lot and deposited plan numbers of any land the road adjoins or passes through,
    - (v) space for a date and signature, and
    - (vi) a file reference.

Sections 319(h) and 342 of the LGA provide for a local authority to stop any road, in the manner provided in Schedule 10 to that Act. The local authority is responsible for complying with all requirements of Schedule 10 of the LGA, including public notice.

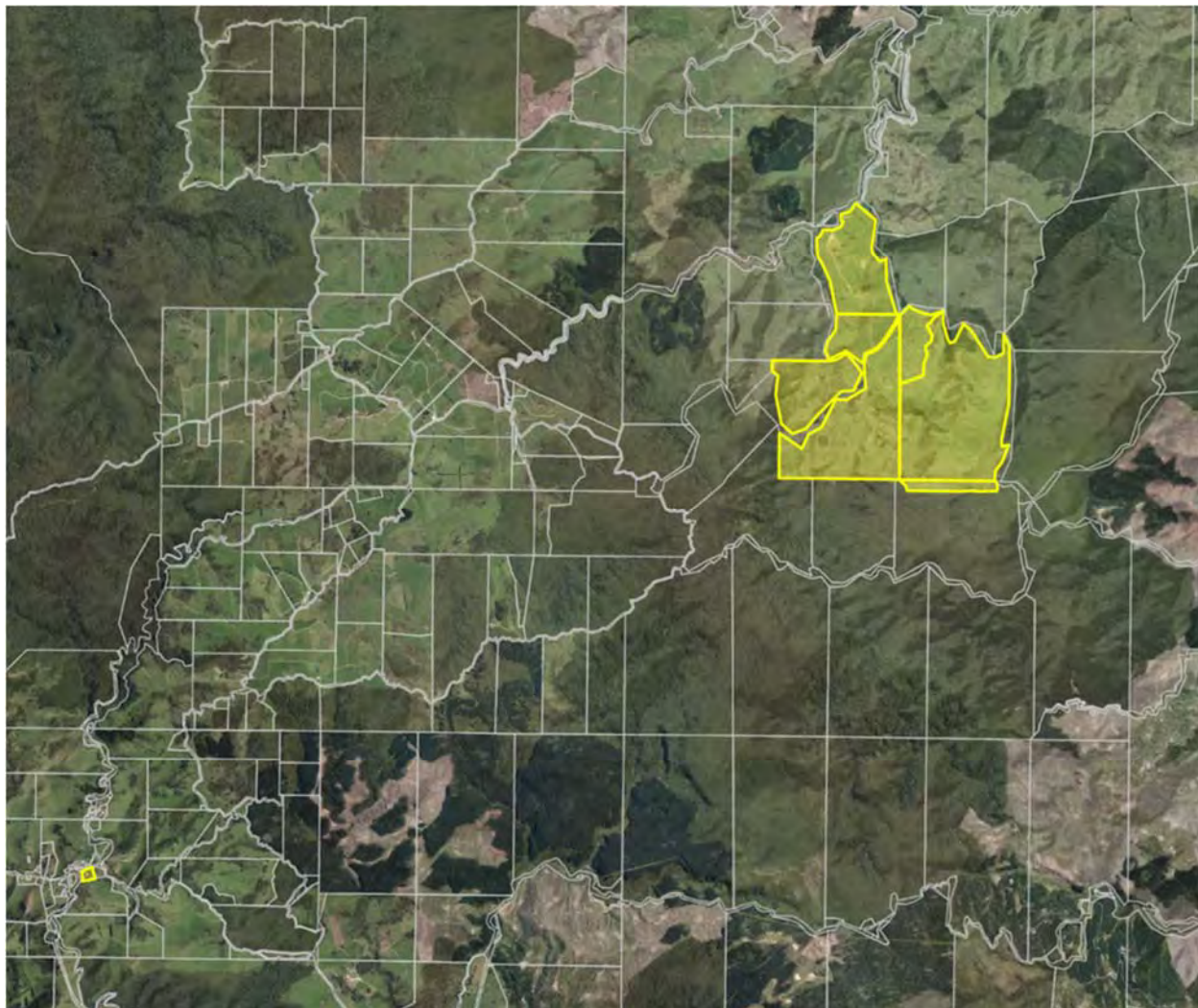
This proposal includes the creation of an esplanade reserve under s345(3) Local Government Act 1974.

## 2 THE APPLICANT AND PROPERTY DETAILS

Applicant & Land Owner: Waimatenui Farms Ltd

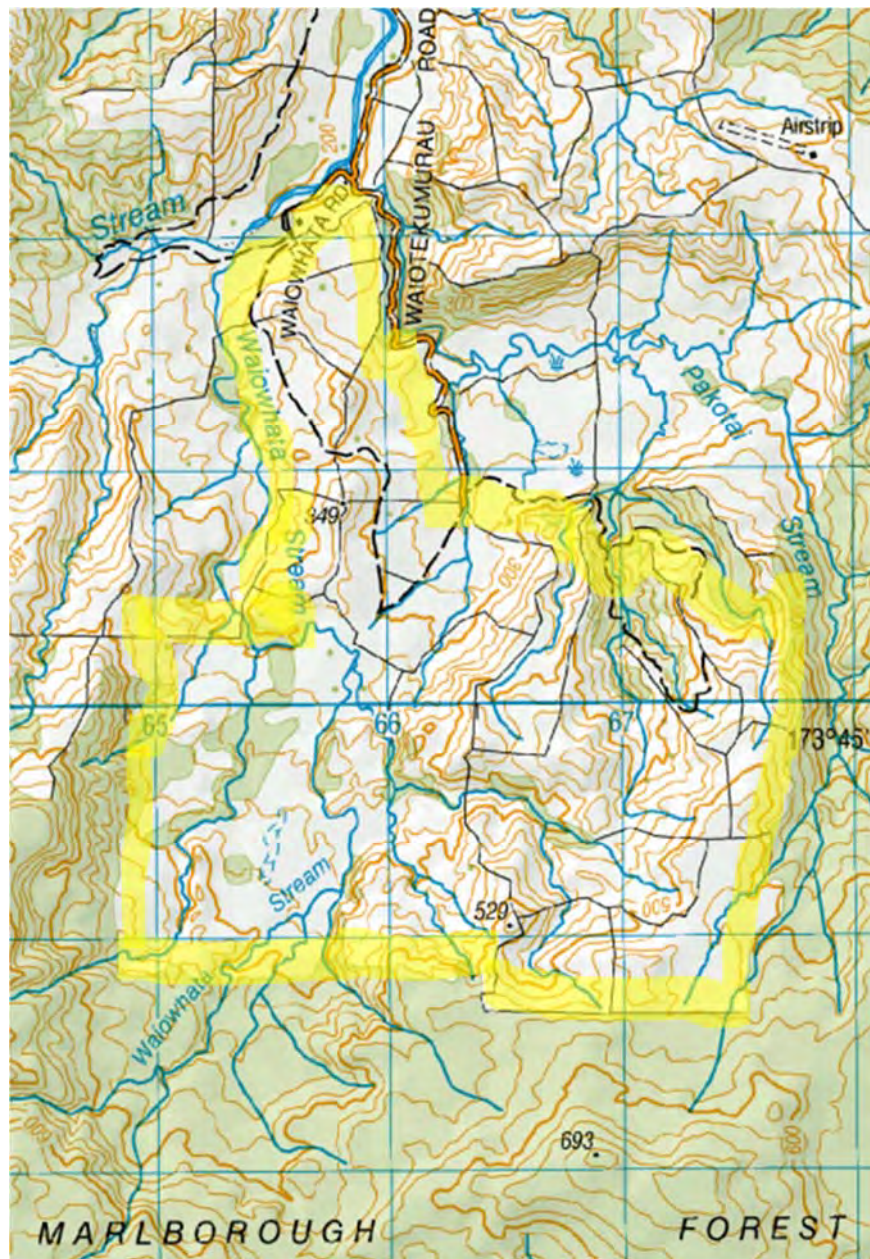
Site Address: WAIOTEKUMURAU ROAD, WAIMATENUI

Legal Description	Record of Title	Area:
SECTION 7 BLK II TUTAMOE SD	NA1188/77	86.22 ha
SECTION 17-18 BLK VI TUTAMOE SD	NA1188/75	186.99 ha
SECTION 19 BLK VI TUTAMOE SD & LOT1 DP41430	NA1188/76	246.68 ha
SECTION 21 BLK VI TUTAMOE SD	NA55A/92	15.18 ha
LOT 1 DP 85781	NA42D/776	65.17 ha
		<u>Total Farm Area: 600 ha</u>



**Figure 1 :** Location of Waimatenui Farm ( highlighted) . The southern parts of the farm adjoin Marlborough State Forest (MSF) to the east, south and west. Donnelly's Crossing is at bottom left ( highlighted ). Image sourced from GRIP





**Figure 2:** Topography of Waimatenui Farm, including contours, streams & roads.  
Approx extents of the property are highlighted. Source: NZ Topo 50

### 3 WAIMATENUI FARM

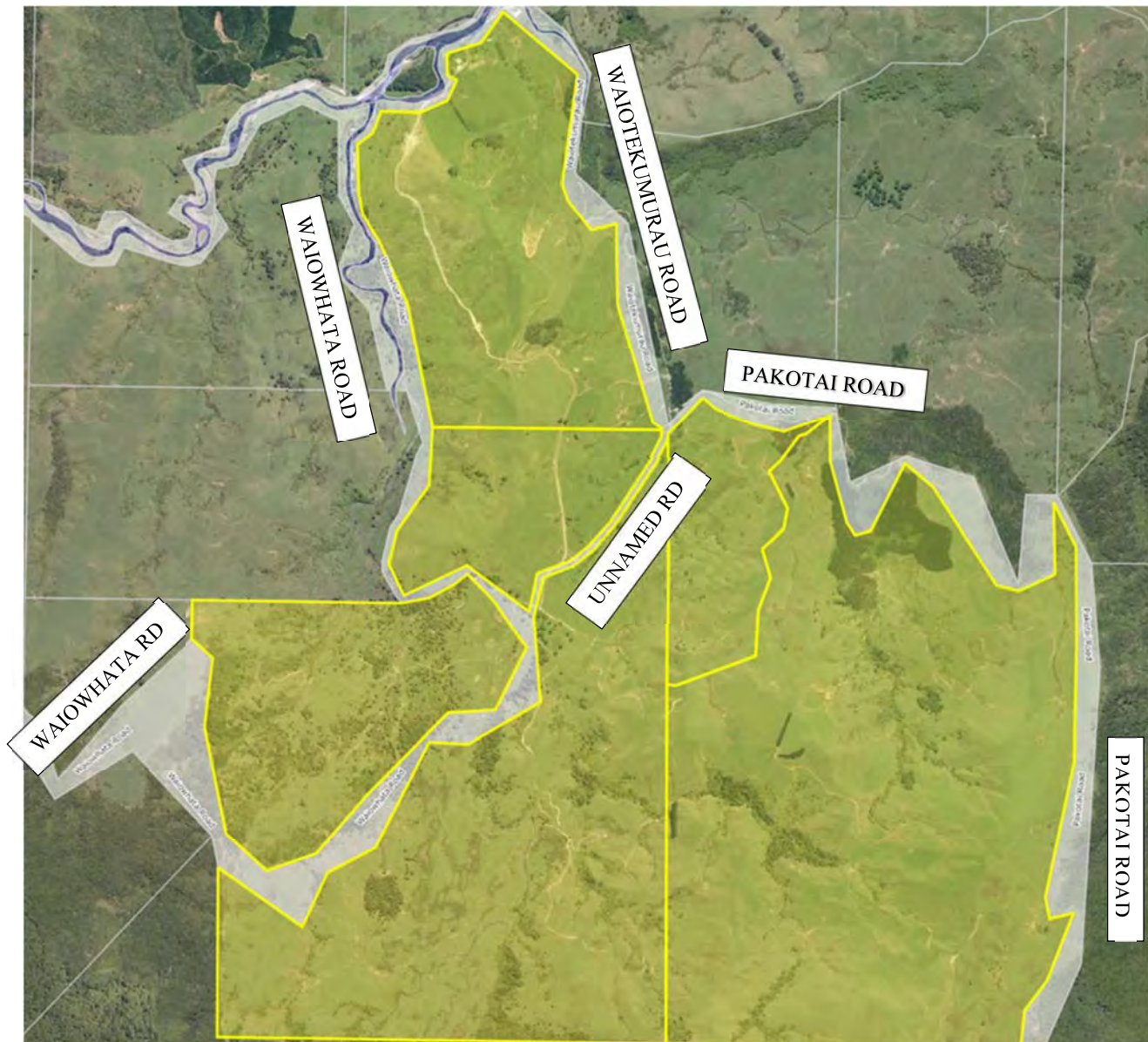
Waimatenui Farm covers an area of 600ha and is used primarily for forestry activity, with a radiata pine planation having been recently established in partnership with Crown Forestry. The property is located on the southern side of Waiotekumurau Road at the intersection with Waiowhata Road.

The bridge across the Pakotai Stream at this road intersection marks the end of Kaipara District Council (KDC) road maintenance in this valley.

Waimatenui Farm extends a further 3.5km – 4km to the south and rises from 200m elevation to over 560m where it borders the Marlborough State Forest.

The property varies from undulating in the north, to steep hill country in the south.

An existing dwelling and various farm buildings are located on the northern part of the farm and accessed from Waiowhata Road



**Figure 3:** Waimatenui Farm highlighted & adjacent paper roads in gray. Source: Grip

Waiotekumurau Road approaches the property from the north and after crossing the bridge the road passes around the eastern side of the property. Pakotai Stream is located within or alongside the road. There is a single lane metalled formation on this section of road from the bridge to the intersection with Pakotai Road. Any maintenance is performed by the two adjacent landowners. From the end of Waiotekumurau Road, Pakotai Road continues to the east and south along the boundary of Marlborough State Forest. The paper road contains a farm track in some places.

An unnamed paper road links from the intersection of Waiotekumurau Road with Pakotai Road to Waiowhata Road.

Waiowhata Road and the stream of the same name border the property in the north west. The Waiowhata Stream is located within the road for about 1km, after which it runs to the west of the road for a while before crossing the



road several times. Waiowhata Road continues through the property to the south west boundary with Marlborough State Forest.

Waimatenui Farm is used for production forestry activities and is currently leased to the Crown through a forestry right. The farm has a well-formed private access formation through to the centre of the property over elevated ground which is less prone to slips and flooding and suitable for large trucks. This route provides the main access for activities on the property.

## 4 THE ROAD STOPPING PROPOSAL

The proposal is to stop part of Waiotekumurau Road, part of Waiowhata Road, all of Pakotai Road and all of an unnamed road under Sections 342 (1)(a) of the Local Government Act 1974. The area proposed to be stopped and transferred to the applicant is approximately 82ha. The unformed roads border and bisect Waimatenui Farm. In the early 20<sup>th</sup> Century these roads were laid off at irregular widths which range from 20m up to over 200m wide. There is a large area of land occupied by unformed roads which is a wasted land resource considering the lack of demand for roads in this area. Features of this area are elevated and steep hill country, extensive farming and forestry operations and low population density. Some of the land in these unformed roads could be put to more productive use if the land was in the private ownership of an adjacent owner.

### 4.1 Description of the Road

Waiotekumurau Road, south of the bridge where KDC maintenance ends, contains a narrow winding metal formation which extends out of the legal road in a few places.

Pakotai Road climbs quite steeply and has a mix of narrow metal or dirt formations.

Survey work has confirmed the extent to which the existing farm building, located south of the bridge, encroaches into the road. The proposed road stopping in this area has been designed to maintain the approach to the bridge within the legal road and stop the road occupied by the existing farm building.

**Table 1 : Schedule of Areas of Road to be Stopped Refer plans 810 & 811 in Appendix 1**

Area #	Name	Legalisation	Area Ha	Public Use	Formation	Action
1	WAIOWHATA RD	Crown Grant	6.8	Nil	Nil	STOP ROAD
2	WAIOTEKUMURAU RD	Crown Grant	11.0	JSchepens, hunters	Metal	STOP ROAD
3	PAKOTAI RD	Crown Grant	33.2	JSchepens, hunters	Metal Dirt track	STOP ROAD
4	UNNAMED RD	Gaz1914p2519 Proc3435	1.6	hunters	Dirt track	STOP ROAD
5	WAIOWHATA RD	Crown Grant	14.4	Nil	Nil	STOP ROAD
6	WAIOWHATA RD	Crown Grant	15.0	Nil	Nil	STOP ROAD
		<b>Total Area</b>	<b>82.0</b>			
7	WAIOWHATA RD	Crown Grant	7.5	Nil	Nil	STOP ROAD & VEST AS ESPLANADE RESERVE

### 4.2 Legal Status of the Roads

Survey plan SO39219 records that the roads are legal by Crown Grant, except for the unnamed road shown on SO17537 which references a NZ Gazette Notice 1914 p2519. Refer survey plans in Appendix 3. Proclamation numbers are also referenced on these plans.

### 4.3 Public Use of the Road

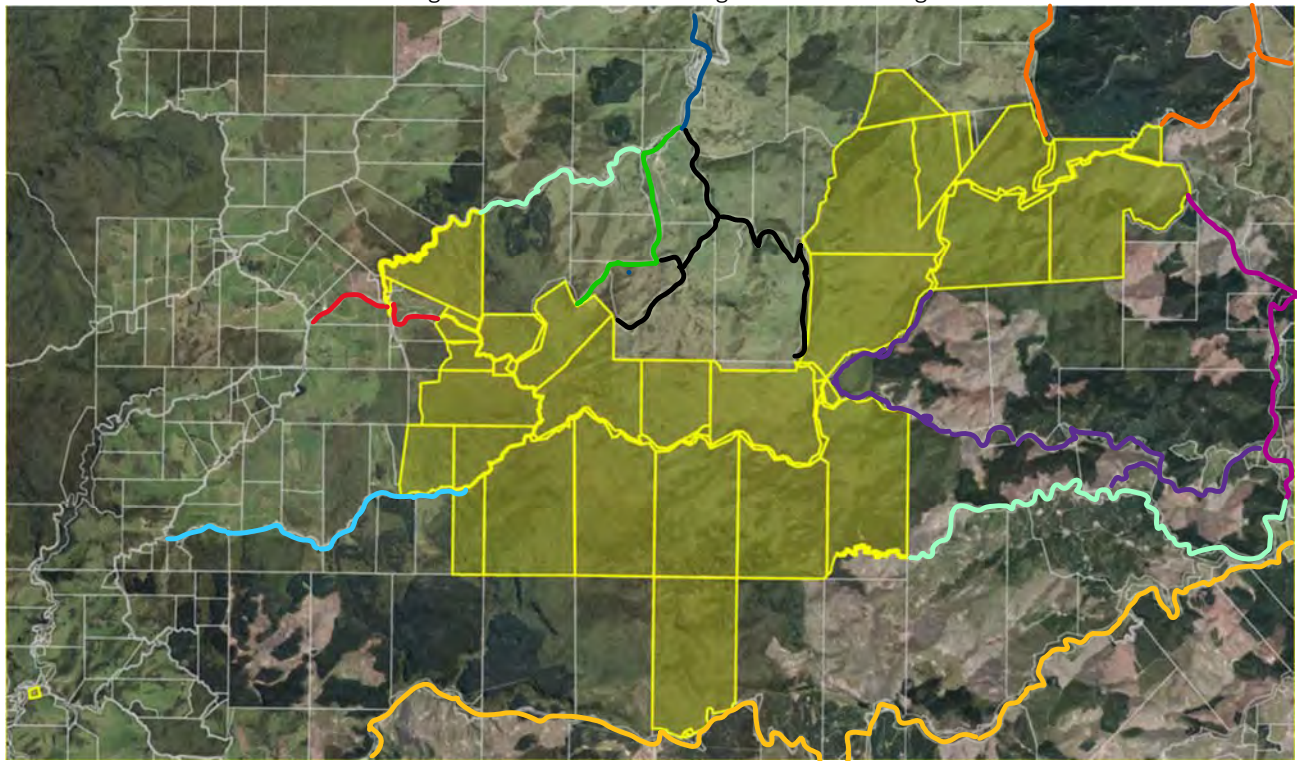
Public use of the roads is either nil or very low. The neighbouring farm to the east uses Waiotekumurau Rd and part of Pakotai Road to access part of their farm although the track veers off into private property at multiple points as it is not possible to create an access through the the legal road given the terrain of the property. Refer plans and video in appendices .

Hunters rarely use these roads. Generally hunters seek permission from WFM to use the private roads within the property and hunt on the property.

### 4.4 Public Use of any Land Severed by the Road

Maintaining a route for walking, cycling and riding access from Waiotekumurau Road to the Marlborough State Forest is an important part of this application. Provision has been made for a connection along the western boundary linking a stopped road, now proposed esplanade reserve to be created under s345(3) LGA , a proposed public walking access easement over Waimatenui Farm and another section of Waiowhata Road. This route is shown by the green line in Figure 4 below.

It is noted that there are a number of formed and unformed roads that provide options for access to Marlborough State Forest. These are identified in Figure 4 below and in the legend below the figure.



**Figure 4 :** Public access to Marlborough State Forest (MSF) – ( highlighted ).

Waimatenui Farm is north of MSF and east of the green line, representing proposed new access. Waiotekumurau Rd maintained by KDC is shown in a dark blue line . The Roads proposed to be stopped are shown by black lines .

Donnelly's Crossing is at bottom left ( highlighted ) .

Image sourced

from GRIP.

#### LEGEND to Figure 4 : Public Access to MSF from formed and unformed road

1. Waiowhata Road — walking access proposed in this application
2. Opouteke Road — vehicle & walking access from south and west.
3. Jones Road — vehicle access from the west
4. Foster Road — vehicle access from the north-west.
5. Takitu Road — vehicle & walking access from the east
6. Waimatenui Road — walking access from the north-east
7. Haha Rd – Tapuketaru Rd — vehicle & walking access from the east
8. Roads along watercourses — walking access along streams



## 5 REASONS FOR ROAD STOPPING APPLICATION

This application for road stopping has been proposed for the following reasons:

1. **Consistent with and Supports the Objective of the Kaipara District Asset Plan:** See section 6 for detail
2. **Eliminate H&S Risk and Associated KDC Liability Risk:** Road stopping would eliminate health and safety risk to members of the public choosing to use the landowner maintained tracks on Waiotekumurau Rd and Pakotai Rd. Road stopping would remove any associated liability risks to KDC. As rainfall intensities increase these tracks become increasingly vulnerable to the risk of slips and falling trees which are known to have happened recently. Further, as there are more suitable private roads through the farm any future owner funded maintenance to parts of Waiotekumurau Rd and Pakotai Rd farm tracks is not certain which may further increase H&S and Liability risks. See Appendix 4 for a link to recent video of these tracks to understand the risk of landslips, washouts and falling trees.
3. **Increased KDC Rating Base:** Supporting the road closure proposal will increase the long-term rating base available to the council.
4. **Reinvestment in Community:** Proceeds from the road closure can be reinvested in the region where it is most needed and where the return will be greater than sitting idle in an unproductive asset that has minimal to nil community utility.
5. **Secure Public Access to the Marlborough State Forest Retained:** A safe and scenic route for public foot, cycling and riding access to the Marlborough State Forest will be protected. Partial stopping of Waiowhata Road and conversion of the balance into an esplanade reserve along the Waiowhata Stream which connects to another section of 10m wide road balance via a proposed 10m wide public access easement along the western boundary of the property will provide suitable access.
6. **Greater Economic Benefit to the Community:** Road stopping provides economic benefits from more forestry land becoming available thereby creating more employment opportunity for the community.
7. **Environmental Benefit 1:** Increase carbon capture through expanding the forest plantation to include available areas of stopped road.
8. **Environmental Benefit 2:** The property is a kiwi habitat area and uniform ownership will allow improved animal pest control over a larger area adjoining the state forest.
9. **Environmental Benefit 3:** Waimatenui Farms Ltd proposes to protect areas of native vegetation within the stopped roads through the use QEII covenants or conservation covenants.
10. **Environmental Benefit 4:** Waimatenui Farms Ltd will continue to manage pests (goats, pigs and possums) to protect future afforestation and existing areas of native
11. **Proposal Supported by Neighbouring Property Owners:** Consultation has been undertaken with Mr Bruce Morris and Mr John Schepens - the adjacent landowners involved in farming and forestry businesses to the west, east and north. They both support the proposal. Mr Schepens support is on the basis that agreement can be reached over private access rights. Waimatenui Farms Ltd intends to negotiate access rights if Council and LINZ decide to proceed.
12. **Ownership Enables Greater Investment in the Land:** The property has an excessive area of paper roads adjacent to it, with one on either side and one linking through the centre of the property. Supporting closure of the unformed roads would encourage investment in and better utilisation of the land.

Supporting closure would also improve forest management and control of the production forest, while native forest areas will be put in the QEII Trust and protected in perpetuity.

13. **Waimatenui Farms Ltd supports hunting access & pest control:** On a case by case basis and subject to other activities the owners will grant hunters access over the private tracks and roads on the property to undertake hunting activities.
14. **Legalise ownership of a Farm Building:** A farm building has been partially constructed within the road, near the bridge. Stopping part of the road resolves this problem.
15. **Reduce Risk of Crop Damage:** The property owner wishes to control access to the production forest for security reasons.

## 6 KAIPARA DISTRICT ASSET MANAGEMENT PLAN

The proposal is consistent with and supports the objective of the Kaipara District Asset Management Plan: Roads and Footpaths 2015. Particularly Section 4.3 Asset Management Strategy for Unformed (Paper) Roads which states:

*“There is a large number of unformed roads throughout the District which are not required for roading purposes. When requested, consideration is being given for these unformed roads to be stopped and the land sold to the adjoining property owner(s). The criteria considered includes whether the unformed road could form a desirable walking, cycling or bridle trail in the future.”*

The proposal will provide for walking, cycling and bridle trail access to the Marlborough Forest along the western boundary of the property through a combination of road stopped to become esplanade reserve, proposed 10m wide public walking access easement and balance 10m paper road, in accordance with the objective of the KDC Asset Management Strategy for Unformed (Paper) Roads.

## 7 CONSULTATION WITH ADJOINING NEIGHBOURS

Neighbouring property owners, Mr Bruce Morris and Mr John Schepens have been consulted. They have ownership interests in the properties to the west, east and north. Both support the proposal to stop the roads. Bruce is on the west and north boundary and thinks it is a good idea. He does not require access over any of the roads proposed to be stopped. He is happy to provide a reference to anyone who wishes to contact him on 094390639. John Schepens is on the east and north boundary and supports the proposal subject to agreement about his access needs. If the proposal is approved by Council and LINZ then an agreement will be concluded with John Schepens to ensure his continuing support before the notification process.

## 8 PROPOSALS FOR THE LAND FOLLOWING ROAD STOPPING

The land is proposed to be used for planting pine trees on areas of pasture or scrub, protecting areas of native trees with QEII or conservation covenants, extending forest management and pest control practices over the land.

## 9 SUMMARY

- The applicant is applying for road stopping of four unformed roads adjacent to their 600ha property south of Waimatenui. The road stopping affects the part of Waiotekumurau Road that is not maintained by KDC and parts of Waiowhata Road and all of Pakotai Road and another unnamed road. The area proposed to be stopped and transferred to Waimatenui Farms Ltd (WFM) is approximately 82ha. Another 7.5ha of road to be stopped will be vested in KDC as Waiowhata Stream Esplanade Reserve.
- Public access to the Marlborough State Forest will be preserved and provided on the western side of the property. Access will be over the proposed Waiowhata Stream Esplanade Reserve and a proposed new 10m wide walking access easement over Waimatenui Farm and a section of reduced width Waiowhata Road. This route is not formed but is a suitable route for walking, cycling or riding access. It follows the Waiowhata Stream and property boundaries which are fenced and will be easy to navigate.
- This area of Northland is characterised by large scale farming and forestry businesses and low population density. The known public use of the paper roads to be stopped is nil or very low. The farming operation to the east uses Waiotekumurau Road and part of Pakotai Road. Hunters rarely use this route. Hunters predominantly request permission to access the WFL property via the privately owned roading. Having control over who is hunting on the property is the applicants strong preference from a health and safety and security perspective. Hunting is encouraged by WFM as a pest control mechanism.
- There is no known public use of Waiowhata Rd as there is no formation.
- The adjacent landowners support the proposal. The eastern neighbour on the basis that their access rights that they use for their business will be protected. WFM will negotiate this with the neighbour.
- The proposal is consistent with KDC Asset Management Plan for Unformed (Paper) Roads.
- The proposed road stopping will generate significant benefit over and above the status quo for KDC and the wider community.
- There are several environmental benefits proposed including an increase in carbon capture, improved pest control and enhancement of kiwi habitat and protection of native vegetation.

This road stopping application is provided to KDC on behalf of Waimatenui Farms Ltd to enable a decision to be made on whether to support the application and refer the application to LINZ .

Application Prepared by: **Axis Consultants**  
Contact : Andrew Stirling 021 720802 [andrew@axis.net.nz](mailto:andrew@axis.net.nz)

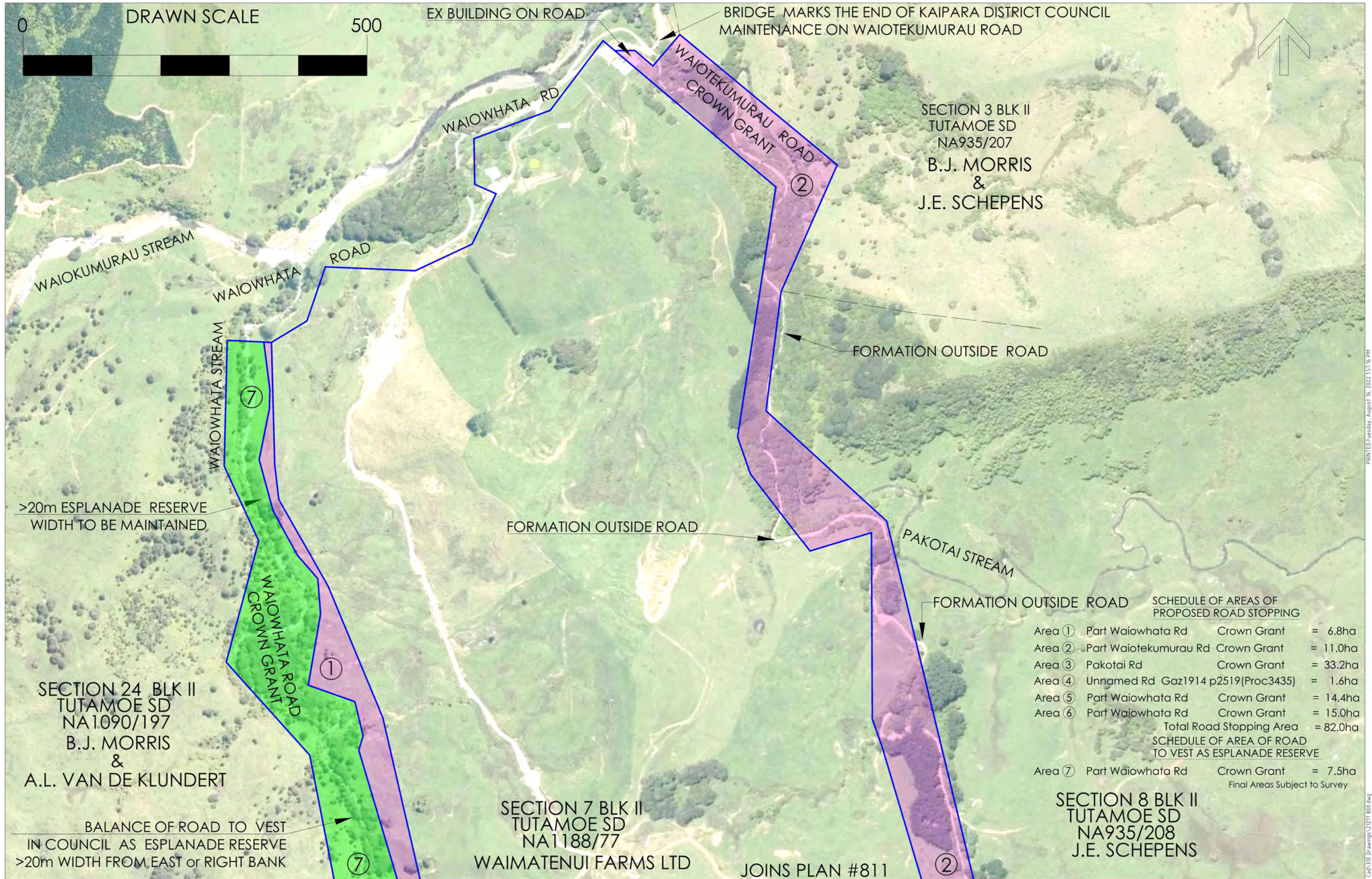
## 10 Appendices

1. Axis Consultants Road Stopping plans Project # 21217 Drawings 810 & 811
2. Records of title for Waimatenui Farms Ltd
3. Survey plans for Waimatenui Farm
4. Dashcam Video & photos of roads to be stopped



## **APPENDIX 1**





>20m ESPLANADE RESERVE  
WIDTH TO BE MAINTAINED

SECTION 24 BLK II  
TUTAMOE SD  
NA1090/197  
B.J. MORRIS  
&  
A.L. VAN DE KLUNDERT

BALANCE OF ROAD TO VEST  
IN COUNCIL AS ESPLANADE RESERVE  
>20m WIDTH FROM EAST or RIGHT BANK

SECTION 7 BLK II  
TUTAMOE SD  
NA1188/77  
WAIMATENUI FARMS LTD

SECTION 3 BLK II  
TUTAMOE SD  
NA935/207  
B.J. MORRIS  
&  
J.E. SCHEPENS

SECTION 8 BLK II  
TUTAMOE SD  
NA935/208  
J.E. SCHEPENS

SCHEDULE OF AREAS OF PROPOSED ROAD STOPPING				
Area ①	Part Waiowhata Rd	Crown Grant	=	6.8ha
Area ②	Part Waiotekumurau Rd	Crown Grant	=	11.0ha
Area ③	Pakotai Rd	Crown Grant	=	33.2ha
Area ④	Unngmed Rd	Gaz1914 p2519(Proc3435)	=	1.6ha
Area ⑤	Part Waiowhata Rd	Crown Grant	=	14.4ha
Area ⑥	Part Waiowhata Rd	Crown Grant	=	15.0ha
Total Road Stopping Area				= 82.0ha
SCHEDULE OF AREA OF ROAD TO VEST AS ESPLANADE RESERVE				
Area ⑦	Part Waiowhata Rd	Crown Grant	=	7.5ha
Final Areas Subject to Survey				

Surveyed by: JSA Date: 27.05.2021  
Drawn by: JSA 22.02.2022  
Level Datum is in terms of Auckland Vertical Datum 1946.  
Datum Mark:-  
Datum Level:-  
Contour Interval is:

THIS PLAN AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF AXIS CONSULTANTS LTD.  
THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF OUR CLIENT AND AXIS CONSULTANTS LTD ACCEPTS NO LIABILITY TO ANY OTHER PARTY.

REV	AMENDMENTS	DATE
2	REVISED PROPOSAL	10.8.2022
1	REVISED	27.7.2022
0	PROPOSAL FOR ROAD STOPPING	12.4.2022

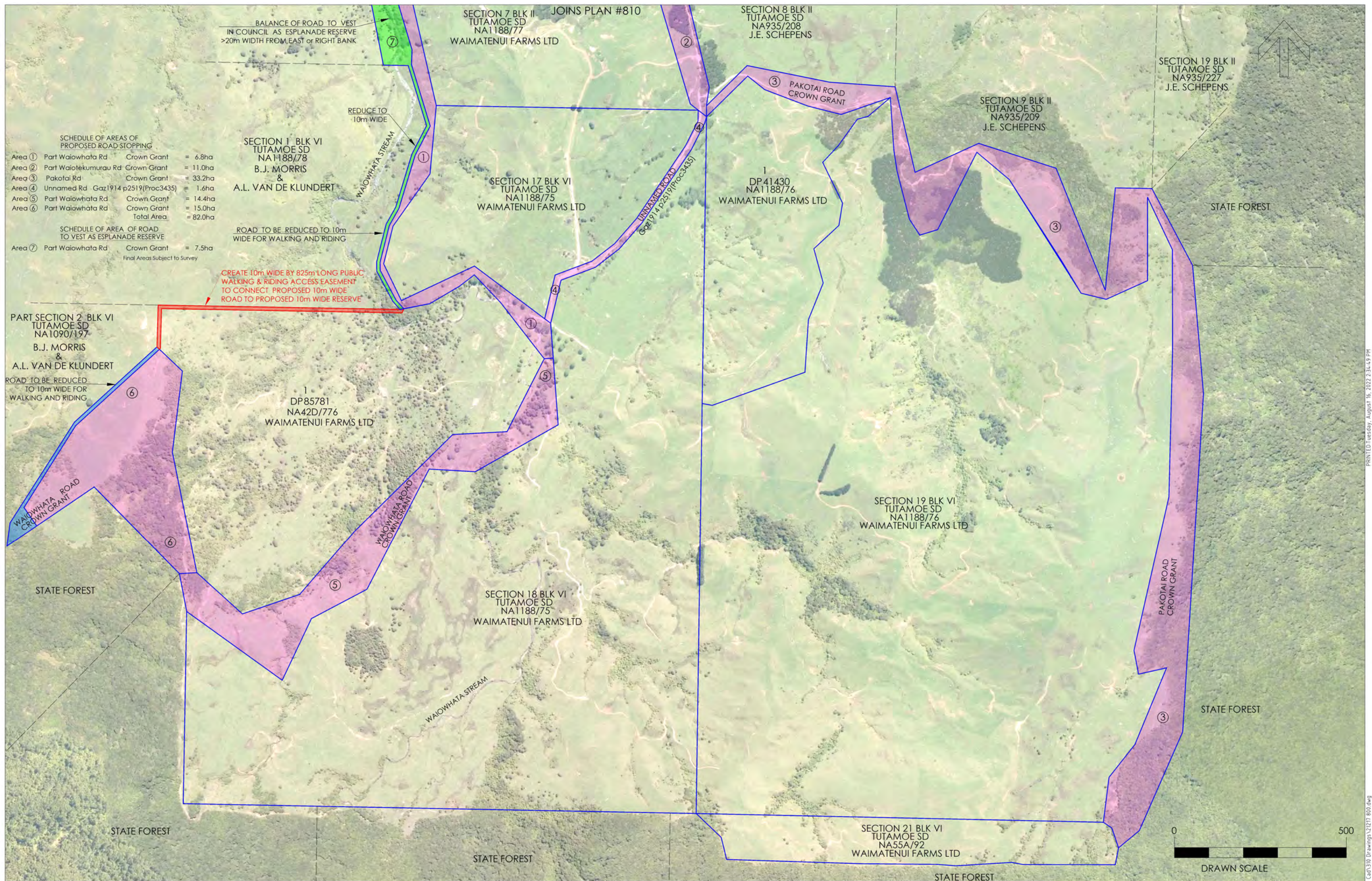
PROJECT:  
PROPOSED ROAD STOPPING  
WAIMATENUI FARMS LTD  
WAIOTEKUMURAU ROAD  
WAIMATENUI  
SHEET 1 OF 2

Resource Consent Managers  
Land Surveyors  
Land Development Engineers  
P: 480-2648 - F: 480-2650  
E: info@axis.net.nz  
106 Mokoia Road,  
Birkenhead, Auckland.  
**axis**  
CONSULTANTS

PROJECT No: 21217  
DRAWING No: 810  
REV 2  
ORIGINAL SCALE: A3  
1:5000

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**SCHEDULE OF AREAS OF PROPOSED ROAD STOPPING**

Area ①	Part Waiowhata Rd	Crown Grant	= 6.8ha
Area ②	Part Waiotekumurau Rd	Crown Grant	= 11.0ha
Area ③	Pakotai Rd	Crown Grant	= 33.2ha
Area ④	Unnamed Rd	Gaz1914 p2519(Proc3435)	= 1.6ha
Area ⑤	Part Waiowhata Rd	Crown Grant	= 14.4ha
Area ⑥	Part Waiowhata Rd	Crown Grant	= 15.0ha
<b>Total Area</b>			<b>= 82.0ha</b>

**SCHEDULE OF AREA OF ROAD TO VEST AS ESPLANADE RESERVE**

Area ⑦	Part Waiowhata Rd	Crown Grant	= 7.5ha
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Final Areas Subject to Survey

Surveyed by: [ ] Date: 22.02.2022  
Drawn by: JSA  
Level Datum is in terms of Auckland Vertical Datum 1946.  
Datum Mark:-  
Datum Level:-  
Contour Interval is:

THIS PLAN AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF AXIS CONSULTANTS LTD.  
THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF OUR CLIENT AND AXIS CONSULTANTS LTD ACCEPTS NO LIABILITY TO ANY OTHER PARTY.

2	REVISED PROPOSAL	10.8.2022
1	REVISED	27.7.2022
0	PROPOSAL FOR ROAD STOPPING	12.4.2022
REV	AMENDMENTS	DATE

PROJECT: PROPOSED ROAD STOPPING  
WAIMATENUI FARMS LTD  
WAIOTEKUMURAU ROAD  
WAIMATENUI  
SHEET 2 OF 2

Resource Consent Managers  
Land Surveyors  
Land Development Engineers

**axis**  
CONSULTANTS

P: 480-2648 - F: 480-2650  
E: info@axis.net.nz

106 Mokoia Road,  
Birkenhead, Auckland.

PROJECT No:	21217
DRAWING No:	811 2
ORIGINAL SCALE:	A3 1:10000

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## **APPENDIX 2**



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1188/77**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 March 1956

**Prior References**  
NAPR181/300

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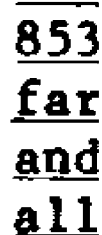
<b>Estate</b>	Fee Simple
<b>Area</b>	86.2233 hectares more or less
<b>Legal Description</b>	Section 7 Block II Tutamoe Survey District

**Registered Owners**  
Waimatenui Farms Limited

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**Interests**

11596111.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Her Majesty the Queen - 19.2.2020 at 12:20 pm  
11791338.3 Mortgage to ASB Bank Limited - 20.7.2020 at 2:47 pm  
12245329.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 16.9.2021 at 4:02 pm


$$\begin{array}{r} 853 \\ \text{and} \\ 18. \end{array}$$

**S.O.392/9**





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1188/76**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 March 1956

**Prior References**  
NAPR181/299

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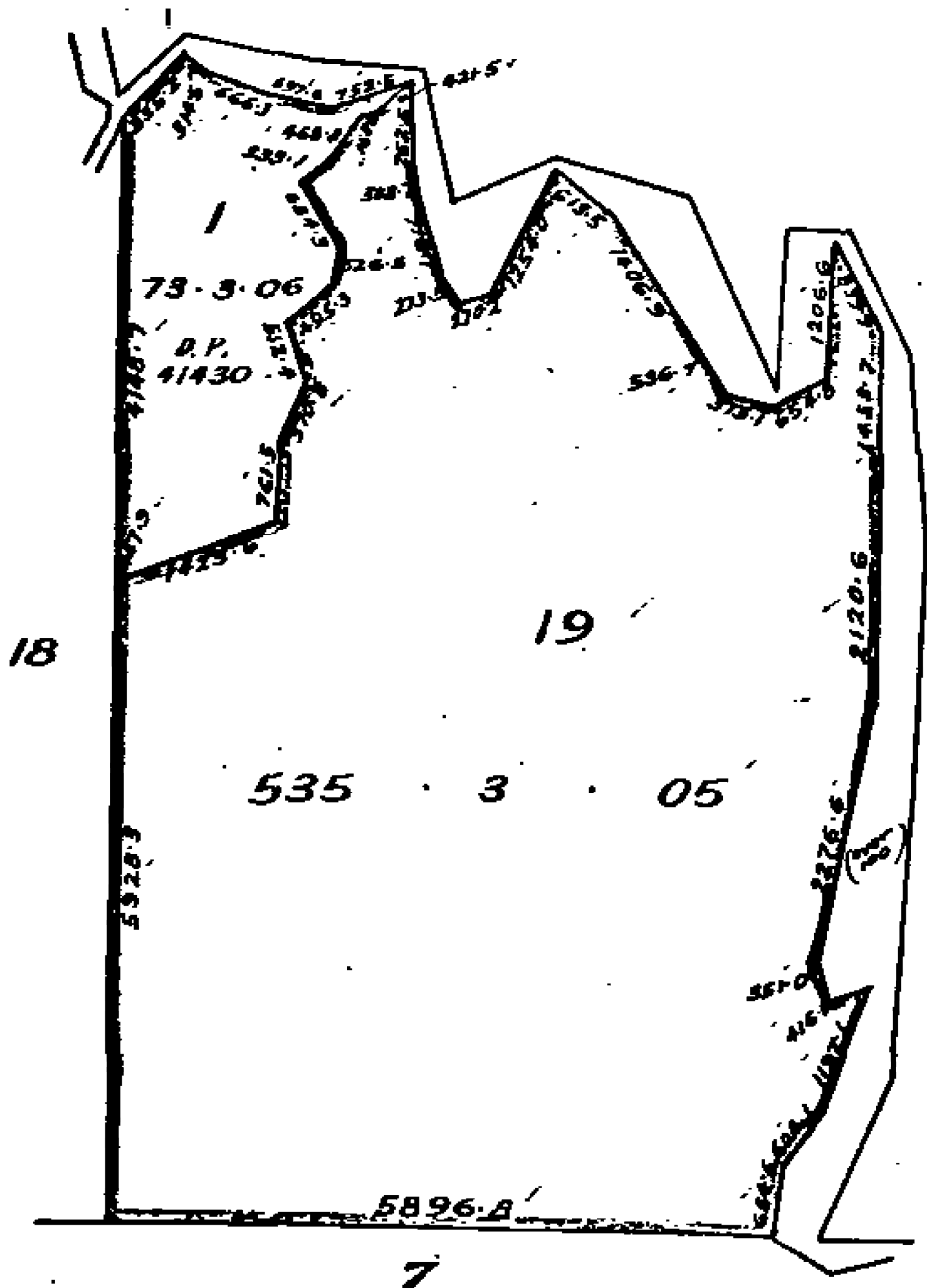
<b>Estate</b>	Fee Simple
<b>Area</b>	246.6837 hectares more or less
<b>Legal Description</b>	Section 19 Block VI Tutamoe Survey District and Lot 1 Deposited Plan 41430

**Registered Owners**  
Waimatenui Farms Limited

---

**Interests**

11596111.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Her Majesty the Queen - 19.2.2020 at 12:20 pm  
11791338.3 Mortgage to ASB Bank Limited - 20.7.2020 at 2:47 pm  
12245329.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 16.9.2021 at 4:02 pm





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA1188/75**  
**Land Registration District** **North Auckland**  
**Date Issued** 01 March 1956

**Prior References**  
NAPR181/298

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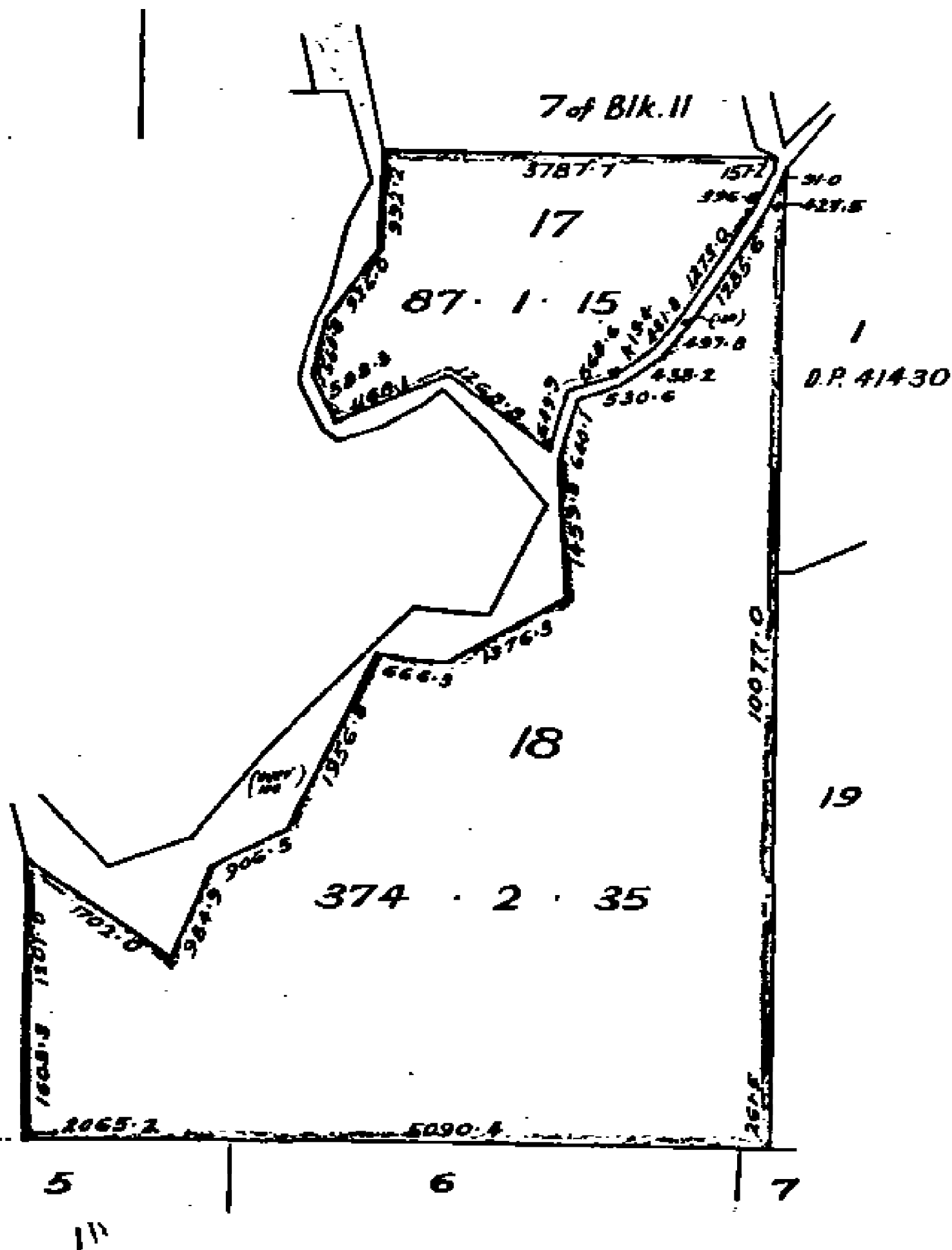
<b>Estate</b>	Fee Simple
<b>Area</b>	186.9901 hectares more or less
<b>Legal Description</b>	Section 17-18 Block VI Tutamoe Survey District

**Registered Owners**  
Waimatenui Farms Limited

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**Interests**

11596111.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Her Majesty the Queen - 19.2.2020 at 12:20 pm  
11791338.3 Mortgage to ASB Bank Limited - 20.7.2020 at 2:47 pm  
12245329.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 16.9.2021 at 4:02 pm





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA55A/92**  
**Land Registration District** **North Auckland**  
**Date Issued** 25 July 1983

---

**Estate** Fee Simple  
**Area** 15.1762 hectares more or less  
**Legal Description** Section 21 Block VI Tutamoe Survey  
District

**Registered Owners**  
Waimatenui Farms Limited

---

**Interests**

Subject to Section 5 Coal Mines Act 1979

Subject to Section 8 Mining Act 1971

11596111.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Her Majesty the Queen -  
19.2.2020 at 12:20 pm

11791338.3 Mortgage to ASB Bank Limited - 20.7.2020 at 2:47 pm

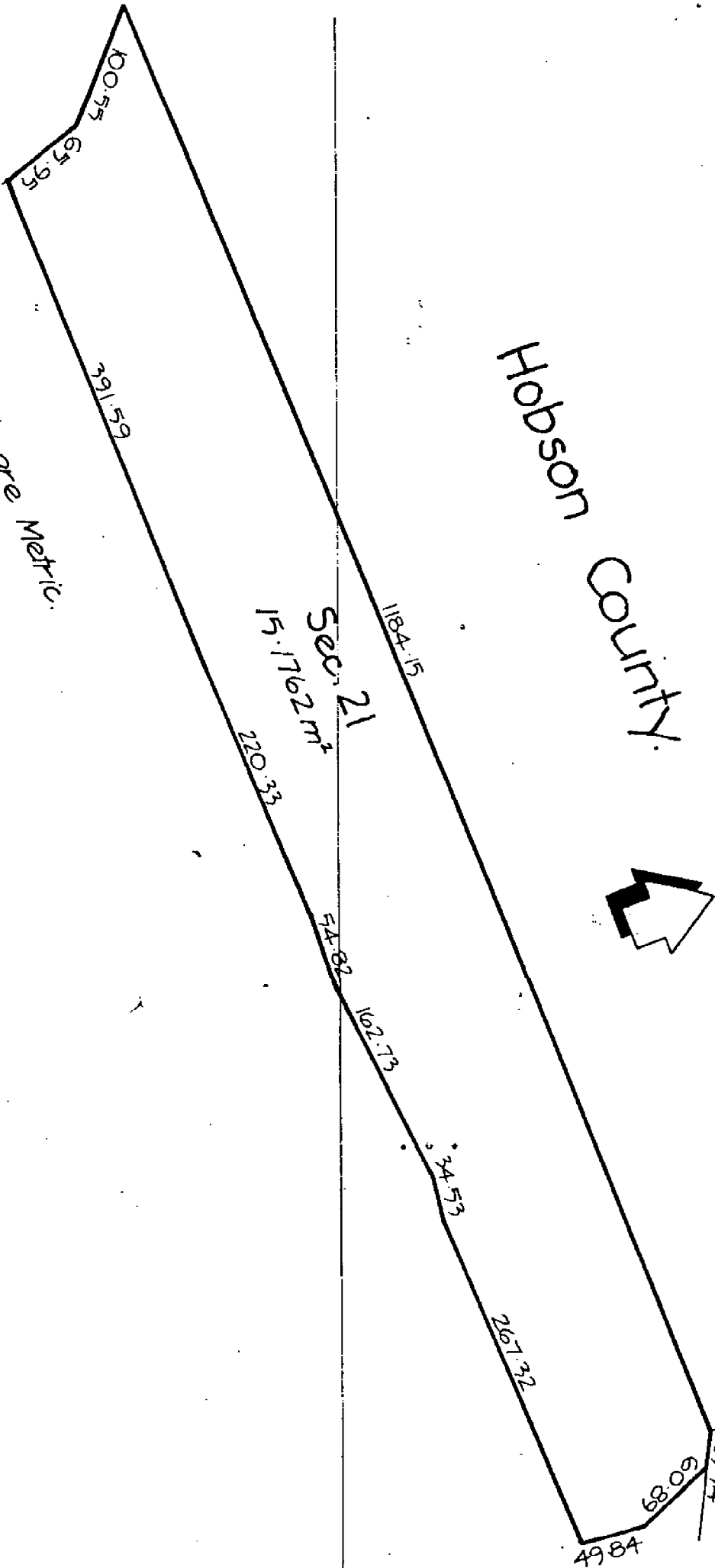
12245329.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 16.9.2021 at 4:02 pm



Hopson  
County.



Pakotai Road



Measurements are Metric.  
50.56330  
AP  
Exd AP



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA42D/776**  
**Land Registration District** **North Auckland**  
**Date Issued** 11 April 1978

**Prior References**

NA1090/197

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<b>Estate</b>	Fee Simple
<b>Area</b>	65.0500 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 85781

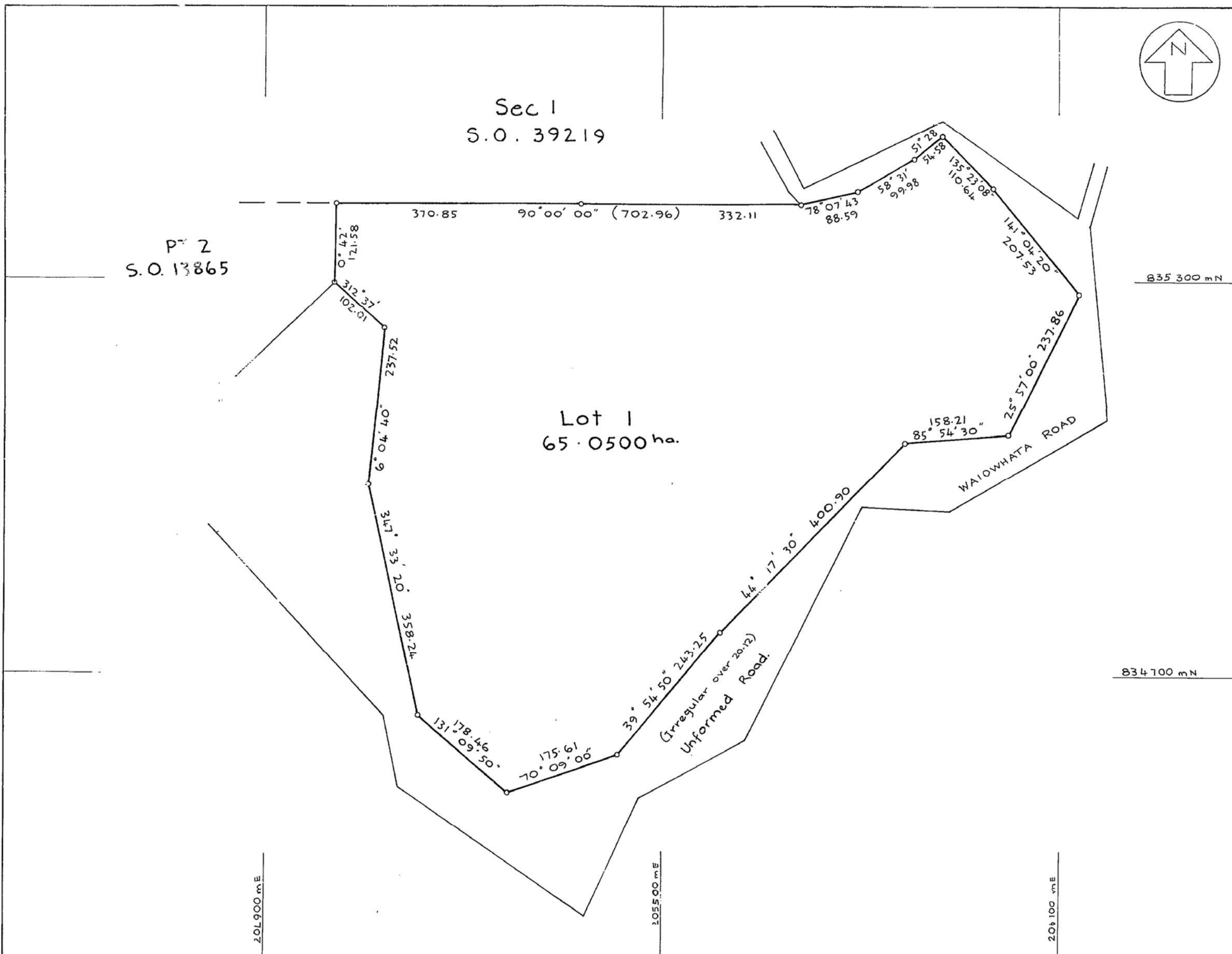
**Registered Owners**

Waimatenui Farms Limited

---

**Interests**

11596111.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Her Majesty the Queen - 19.2.2020 at 12:20 pm  
11791338.3 Mortgage to ASB Bank Limited - 20.7.2020 at 2:47 pm  
12245329.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 16.9.2021 at 4:02 pm



Approvals:

Pursuant to a resolution of the Hobson County Council passed on the 27th day of JANUARY 1978 approving under Section 34 of the Counties Amendment Act, 1961, the subdivision shown and certifying that the requirements of Section 34(1) of the Town and Country Planning Act, 1950, have been complied with, the Common Seal of the Chairman, Councilors and Inhabitants of the County of Hobson was hereto affixed in the presence of:

*J. H. M. M. M.* Chairman  
*J. H. M. M. M.* County Clerk

NEW C.T. ALLOCATED:-  
LOT 1 42 D - 776

Approved

*J. H. M. M. M.*

Registered Owner

Total Area 65.0500 ha.

Comprised in C.T. 1090/197 PT

I, Robert Selwyn Bryant of Whangarei, Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Whangarei this 22nd day of December 1977 Signature *R. Bryant*

Field Book 6652 p.43-44 Traverse Book 848 p.28-31

Reference Plans

Examined E. A. DALLEY Correct

Approved as to Survey *J. H. M. M. M.*  
7, 3, 78 Chief Surveyor

Deposited this 21st day of APRIL 1978  
*J. H. M. M. M.* District Land Registrar

File Received Instructions  
D.P. 85781

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. V1 TUTAMOE  
NZMS SHEET No. 41

PLAN OF LOT 1 BEING SUB<sup>n</sup> OF  
SEC 2 BLK V1 TUTAMOE S.D.

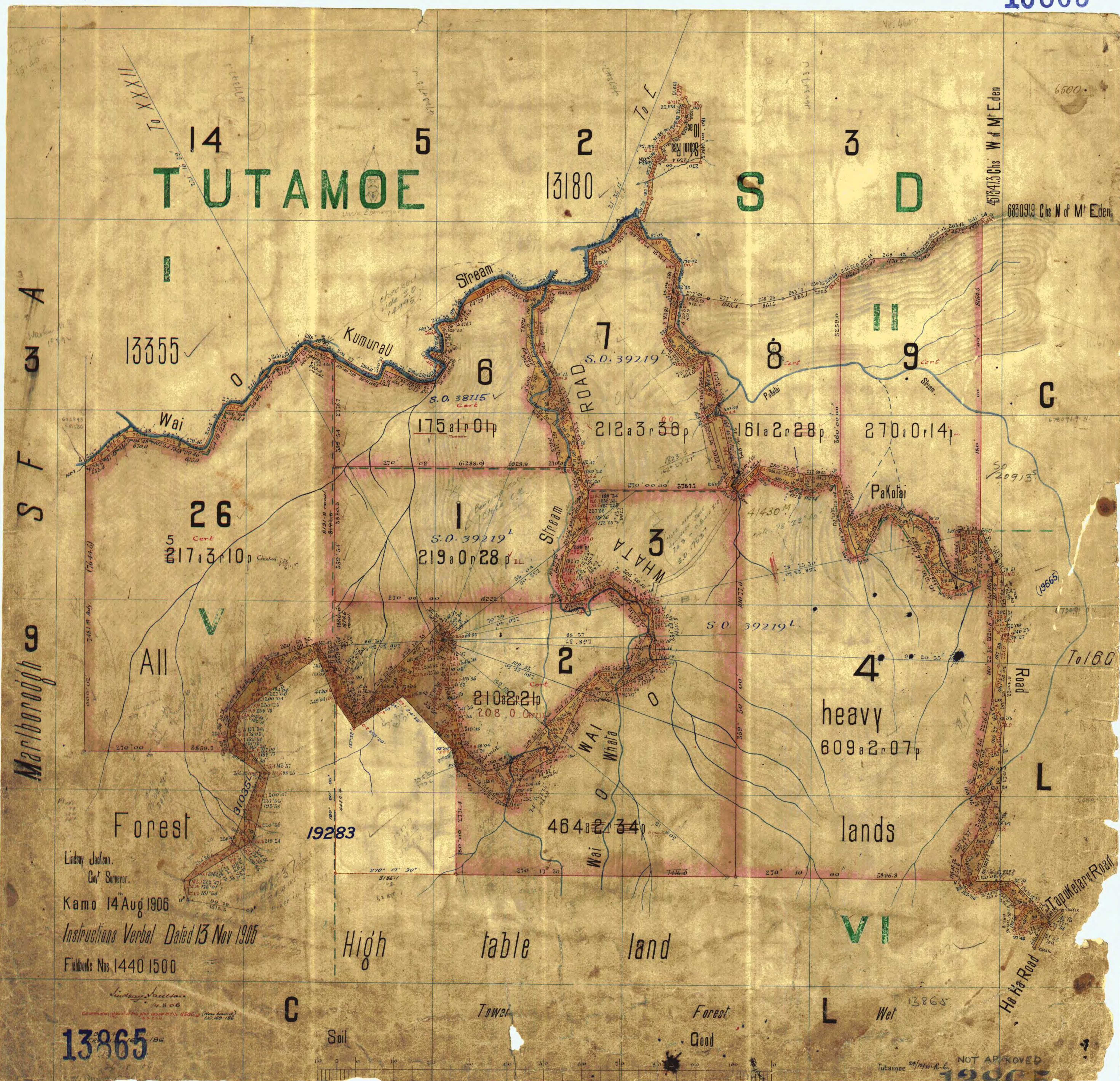
LOCAL AUTHORITY HOBSON COUNTY  
Surveyed by REYBURN & BRYANT  
Scale 1 : 4000 Date DEC 1977



## **APPENDIX 3**



13865





**HOKIANGA** *pad* **Co.**

26 DEC 1974  
WHANGAREI

*TUTAMOE*

41430 M

S. D.

675000 N.  
of Mt. Eden

3

S. O.

M

Gay. 1914. p. 2519

Plan 13865

17	"	"	Selection "	"	Tutaimoe	7
18	"	"	Record "	"	Tutaimoe	7
19	"	"	Futave "	"	Tutaimoe	7
20	"	"	Block "	"	Tutaimoe	7

*Frank J. Hooking*  
*Licensed Surveyor*

*Approved*  
*M. S. [Signature]*  
*Deputy Surveyor*

*16-1-14*

*3108 -*  
*1740*

Plan of Road Through Sec 3. Blk. VI Tutamoe S.D.

To be taken under Sec. 11 of the Land Act 1908.

Surveyed for the Public Works Dept.

By E. J. Hosking

Licensed Surveyor.

14 September 1913

Scale; Five Chains to an Inch.

17537

FIELD BOOK.....  
TRAV. REDTNG. *RK 169* *23*  
RECEIVED *6*  
EXAMINED *15* *1* *14* *ECO 18*  
REGISTERED *6*

To Mr Norpeth  
6-1.

I hereby certify that this plan has been made from surveys executed by me; that both plan & survey are correct, and that all the rules & regulations with respect to the survey of Roads have been strictly complied with.

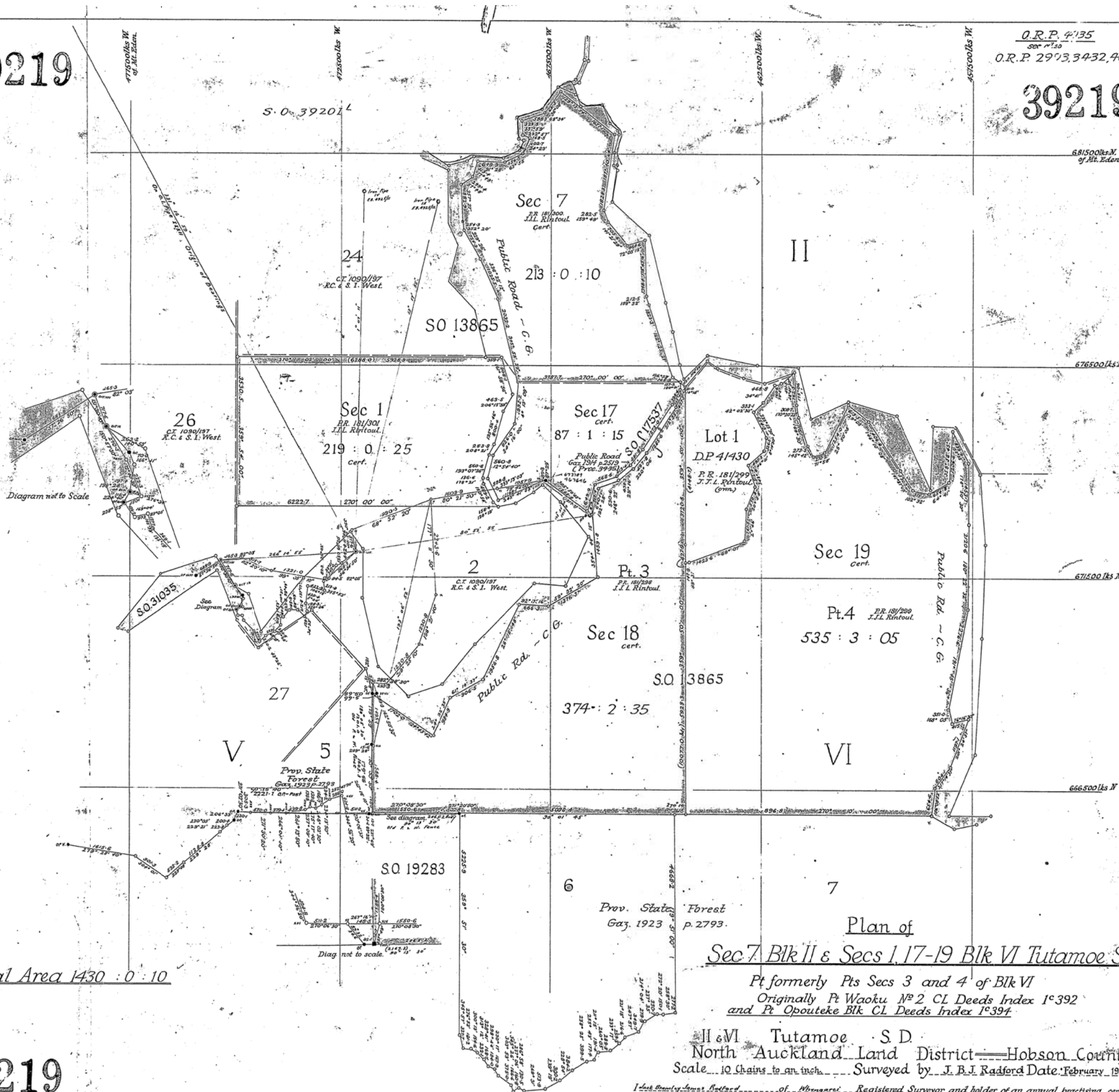
Dated at Dargaville this 23rd day of December 1913. Frank J. Horsling Licensed Surveyor.

Safe

39219

O.R.P. 4135  
S.D. 150  
O.R.P. 29°3,3432,4661

39219



Total Area 1430 : 0 : 10

39219

Cross Referenced

Received 5.7.55 P. 10/52  
File  
Instructions  
Reference Plans  
Field book 1917 p. 18-24  
Traverse book U.S.P. 158-162  
Examined by J. B. J. Radford  
Recorded in Blk. Deeds Index 1°392  
Plan in order for approval  
J. B. J. Radford 23.9.55

Plan of  
Sec 7 Blk II & Secs 1, 17-19 Blk VI Tutamoe S.D.

Pt formerly Pts Secs 3 and 4 of Blk VI

Originally Pt Waoku N°2 CL Deeds Index 1°392  
and Pt Opouteke Blk CL Deeds Index 1°394

II & VI Tutamoe S.D.  
North Auckland Land District - Hobson County  
Scale 10 Chains to an inch Surveyed by J. B. J. Radford Date February 1955

I, J. B. J. Radford, of Whangarei, Registered Surveyor and holder of an annual practising certificate, hereby certify that this plan has been made from surveys executed by me; that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors' Act, 1938.  
Dated at Whangarei this 27th day of June 1955

J. B. J. Radford  
Registered Surveyor

Approved  
Chief Surveyor 23/9/55

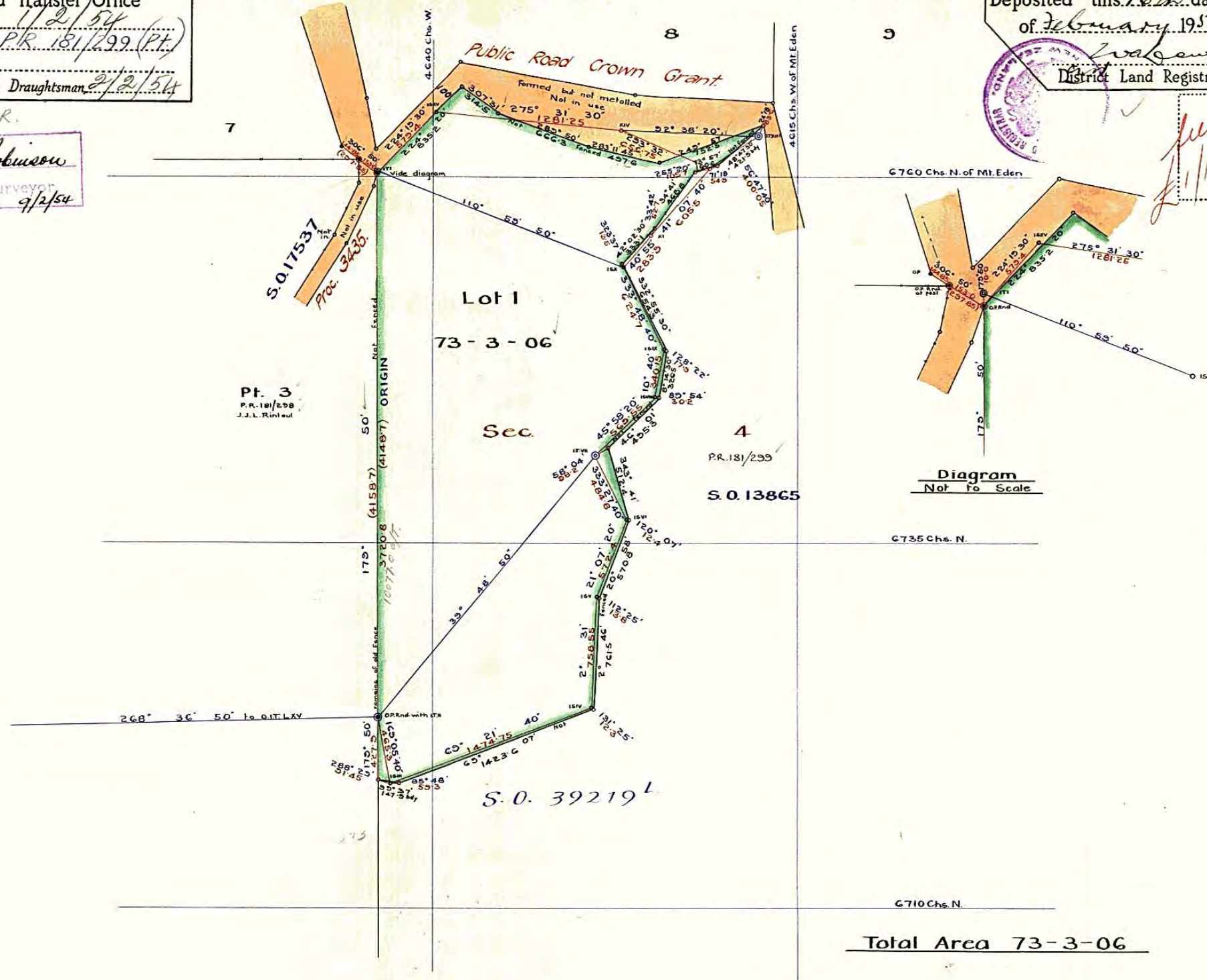
39219



Land Transfer Office  
Received: 1/2/54  
Title Ref. P.R. 181/299 (Pt.)  
Referred to Draughtsman 2/2/54

Corrected  
T. Surveyor  
9/2/54

Deposited this 16th day  
of February 1954  
District Land Registrar.



Approved as to Survey

Chief Surveyor.

L.T. Draughtsman.

Received:

Reference plans: S.O. 13865, 17537

Field book: 258, p. 121-122

Traverse book: 1, p. 1-2

Examined by: P.T. Hasking

Recorded: 1/1/54

Correct:

L.T. Draughtsman

# Plan of Subdn. of Sec. 4 Blk. VI Tutamoe S.D.

Comprised in P.R. 181/299

SURVEY DIST. 6 BLK. VI TUTAMOE S.D.

LAND DIST. N. AUCKLAND LOCAL BODY HOBSON COUNTY

Scale: 5 Chs. to an Inch Surveyed by P.T. Hasking Date: Dec. 1953

I, Peter Treglown Hasking of Whangarei Registered Surveyor and a holder of an annual practising certificate, do solemnly and sincerely declare that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act, 1938.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Justices of the Peace Act, 1927.

Declared at Whangarei this 1st day of January 1954 before me

Justice of the Peace, (or Solicitor, or Notary Public.)

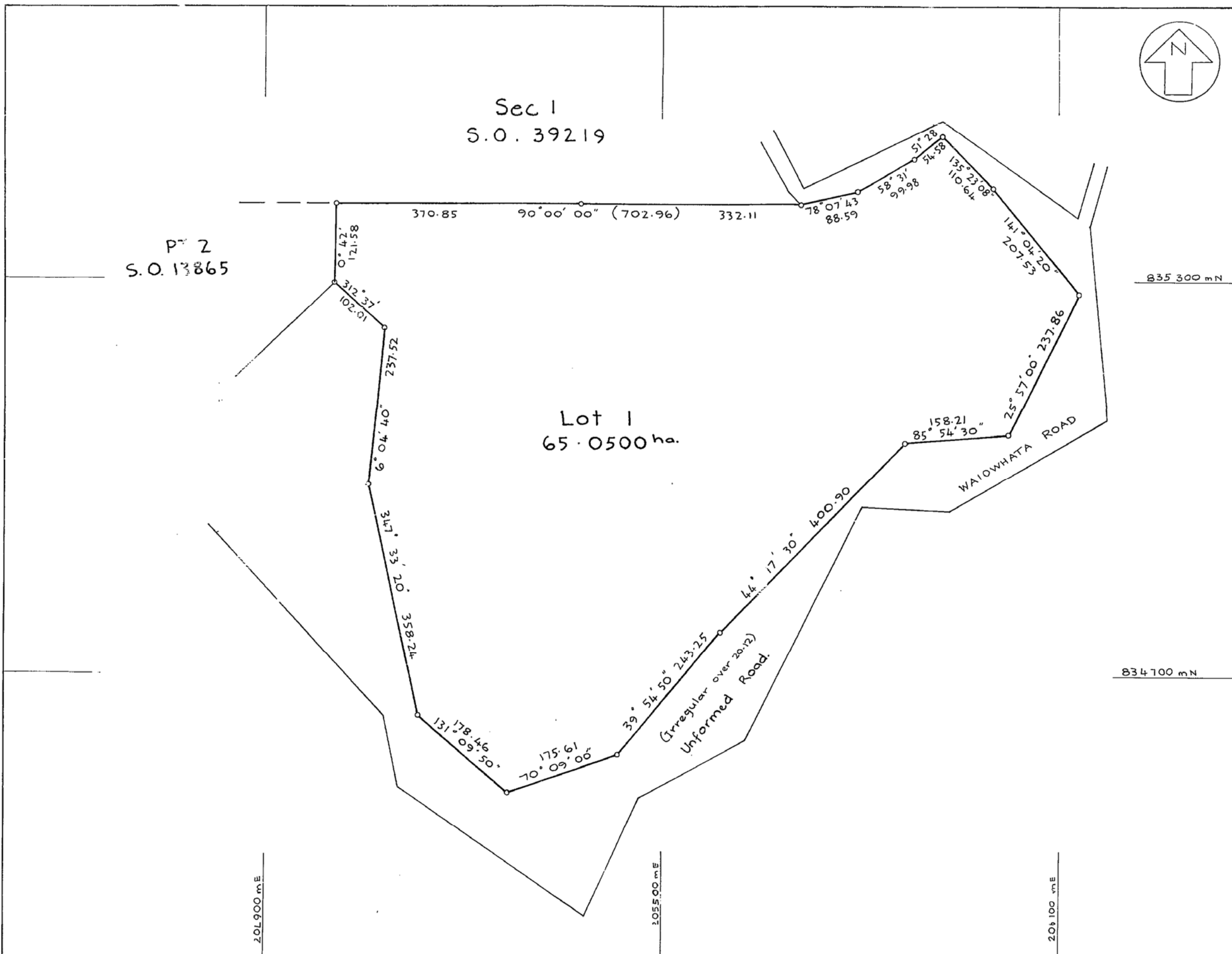
Approved,

J. J. L. Rintoul

Applicant, (or Registered Owner.)

41430





Approvals:  
Pursuant to a resolution of the Hobson County Council passed on the 27th day of JANUARY 1978 approving under Section 34 of the Counties Amendment Act, 1961, the subdivision shown and certifying that the requirements of Section 34(1) of the Town and Country Planning Act, 1950, have been complied with, the Common Seal of the Chairman, Councilors and Inhabitants of the County of Hobson was hereto affixed in the presence of:  
J. H. M. M. M. Chairman  
J. H. M. M. County Clerk

NEW C.T. ALLOCATED:-  
LOT 1 42 D - 776

Approved

*J. H. M. M. M.*

Registered Owner

Total Area 65.0500 ha.

Comprised in C.T. 1090/197 PT

I, Robert Selwyn Bryant of Whangarei, Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966

Dated at Whangarei this 22nd day of December 1977 Signature *R. Bryant*

Field Book 6652 p.43-44 Traverse Book 848 p.28-31

Reference Plans

Examined E. A. DALLEY Correct

Approved as to Survey *J. H. M. M. M.*  
7, 3, 78 Chief Surveyor

Deposited this 21st day of APRIL 1978  
District Land Registrar

File Received Instructions  
D.P. 85781

LAND DISTRICT NORTH AUCKLAND  
SURVEY BLK. & DIST. V1 TUTAMOE  
NZMS SHEET No. 41 42 43 44 45 46 47 48 49 50 51

PLAN OF LOT 1 BEING SUB<sup>n</sup> OF  
SEC 2 BLK V1 TUTAMOE S.D.

LOCAL AUTHORITY HOBSON COUNTY  
Surveyed by REYBURN & BRYANT  
Scale 1 : 4000 Date DEC 1977



## APPENDIX 4

[https://drive.google.com/drive/folders/1-OLMtvXARmzS4wf0wrF2ZoDBZGN\\_iwB0?usp=sharing\\_eip\\_m&invite=CJSe8awH&ts=62c22d6d](https://drive.google.com/drive/folders/1-OLMtvXARmzS4wf0wrF2ZoDBZGN_iwB0?usp=sharing_eip_m&invite=CJSe8awH&ts=62c22d6d)

### Google Drive - Accept Invitation

- a.Dashcam1.mov – Pakotai Road from the circled number 3 on plan 811, running downhill or north westerly direction to the other circled number 3.
- a.Dashcam2.mov – continues along Pakotai Road, briefly looks left down overgrown unnamed road and then turns right onto Waiotekumurau Rd and continues a short distance to near the circled number 2 on plan 811.
- a.Dashcam3.mov – starts further north on Waiotekumerau Rd, about halfway between the circled number 2's on plan 810 and continues north to the bridge.
- The folder contains other videos of small sections of Waiotekumurau Rd and Pakotai Rd
- The folder also contains a collection of still photographs.