INFORMATION MEMORANDUM

Lot 1 and 2 Lower Turangi Road
MOTUNUI
Prospective Purchasers should not be confined to the material herein and should make
their own enquires to satisfy themselves on the accuracy of all aspects.

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Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.

Location

Lower Turangi Road, Motunui

Located approximately 29kms north from New Plymouth city centre. Turangi road is a quiet no exit road ending at the beach where paua and fishing are popular recreational pastimes with the sweeping bay often referred to by locals as Buchanan Bay. The sea side village of Urenui is five minutes drive north from Turangi road and the Waitara township five minutes south.
Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.

PHOTO GALLERY

WEB REFERENCE
robertangus.co.nz/44328
open2view ID48893
Prospective Purchasers should not be confined to the material herein and should make their own enquiries to satisfy themselves on the accuracy of all aspects.
Lot 1 & Lot 2  
Lower Turangi Rd  
Motunui

**PROPERTY INFORMATION**  
Subject to Title

- **Land Area:** 5200 sqm each  
- **Improvements:** Not Gazetted  
- **Land Value:** Not Gazetted  
- **Capital Value:** Not Gazetted  
- **Zoning:** Rural

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**PRIME BARE LAND SECTIONS**

Without doubt an exciting opportunity to build your dream home. Lot 1 - 5200 sqm and Lot 2 - 5200sqm available (subject to title). Flat open pasture providing expansive rural views, encompassing North Taranaki Bight coastline and our glorious Mount Taranaki. An idyllic position on which to build your dream home with the owner allowing for private access through their property by arrangement to the beach, makes these sections even more desirable. The ever-popular seaside Urenui village a five-minute drive and the Waitara township also conveniently nearby. An easy twenty-minute commute to New Plymouth city. Services include town water at the gate. Secure your section today. $350,000 per LOT. Phone for your viewing time and further information.

Open2view ID488993  
robertangus.co.nz/44328

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**For Sale**  
$350,000  
PER LOT

Visit our office at:  
Level 1, White Hart  
47 Queen Street  
New Plymouth  
06 758 2484

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**Contact Details**

Angela Maindonald  
M 021 110 8313  
E angela@robertangus.co.nz

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Any interest in this property should be registered with the Vendor’s Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.
24 June 2020

Graystone Properties Limited  
C/- BTW Company  
PO Box 551  
NEW PLYMOUTH

Dear Aaron

SUB20/47456 CONSENT IS GRANTED FOR A THREE LOT RURAL SUBDIVISION CONSENT AT TURANGI ROAD LOWER, NEW PLYMOUTH

I am pleased to be able to enclose a copy of a Resource Consent Approval, and my Planners Report prepared under the Resource Management Act 1991, for the above project.

If you are unhappy with any part of this decision you have the right to object in accordance with Section 357A(2) of the Resource Management Act 1991. Any objection shall be made in writing, setting out the reasons for the objection. This must be lodged with Council within 15 working days after receiving this decision.

The purpose of this letter is also to formally extend the timeframe within which the decision is to be issued, under section 37A of the Resource Management Act 1991 (RMA). In accordance with section 37A(2)(b), it is advised that the timeframe for processing the application has been extended due to the complexity of the consent, the peer review of the landscape assessment, the consultation with the applicant around conditions of consent and details of mitigation measures necessary.

Section 37A also requires the consent authority to take into account the interests of any person who may be directly affected by the time extension. It is considered that by taking additional time to complete the consent, a sound decision can be made. The consent authority also recognises its duty under s21 to avoid unreasonable delay. Given the reason above for extending timeframes, it is considered 40 extra working days is reasonable to allow this.

Yours sincerely

Rowan Williams
PLANNING LEAD
RESOURCES CONSENT SUB20/47456


Applicant: Graystoke Properties Limited

Location: Turangi Road Lower, New Plymouth

Legal Description: Lot 1 DP 19084 (held in RT TNK4/620)

Status: The proposal is a Discretionary Activity under the Operative New Plymouth District Plan

Proposal: 3 Lot Rural Subdivision

SUBDIVISION DECISION:

In accordance with Section 104 and 104B of the Resource Management Act 1991, consent is granted to undertake a three lot subdivision at Turangi Road Lower, New Plymouth as shown on the revised scheme plan to application SUB20/47456 and submitted by BTW Company Ltd and entitled “Lots 1 – 3 being a proposed Subdivision of Lot 1 DP 19084”; Job No 181290; Dated March 2020, dwg no 181290-02 Rev 4 and the Planting Plan provided by Bluemarble titled “Graystoke Turangi Road”; dated: 23 June 2020; drawing number; P1.0.

Subject to the following conditions imposed under Section 108 of the Resource Management Act 1991:

1. The subdivision activity shall be carried out in accordance with the plans and all information submitted with the application and amended as a result of the request for further information, and all referenced by the Council as consent number SUB20/47456.

2. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with and that in respect of those conditions that have not been complied with:
   a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
   b. a consent notice has been or will be issued that in relation to any conditions to which section 221 applies;
   c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Survey Plan Approval
3. The survey plan shall conform with the subdivision scheme plan submitted by BTW Company Ltd and entitled “Lots 1 – 3 being a proposed Subdivision of Lot 1 DP 19084”; Job No 181290; Dated March 2020, dwg no 181290-02 Rev 4 and the Planting Plan provided by Bluemarble titled “Graystoke Turangi Road”; dated: 23 June 2020; drawing number; P1.0.

4. All existing buildings shall meet the standards specified in the New Plymouth District Plan for a permitted activity relative to new boundaries with the exception of the existing shed on Lot 3, which will be 5m from the northern boundary of Lot 2.

5. The building platform identified on Lots 1 and 2 shall be marked and defined on the survey plan.

**Building platforms and onsite stormwater disposal systems**

6. An inspection and a report shall be carried out of soil compatibility by a suitably qualified person and submitted to the council to confirm the suitability of Lots 1 and 2 for on-site stormwater disposal.

7. A report shall be provided from a suitably qualified person to confirm that there is available within Lots 1 and 2 a stable flood free building platform suitable for building foundations in accordance with the requirements of the New Zealand Building Code – Acceptable Solution B1/AS4 of Approved Document B1/4; Structure Foundations.

8. Any recommendations requiring specific on-site stormwater and building platform shall be subject to Consent Notice under Section 221 of the Resource Management Act 1991.

**Vehicle Entrance**

9. Lot 1 and 2 shall be served with a Type G sealed reinforced concrete vehicle crossing in the location shown on scheme plan and shall be constructed to the Standard specified in the Council’s Land Development & Subdivision Infrastructure Standard. An application with the appropriate fee shall be made to the Council for a new Vehicle Crossing, and upon approval the vehicle crossing is to be installed by a Council approved contractor at the applicant’s cost.

**Right of way**

10. The Right of Way shown as Area B and C on the scheme plan shall be formed to the requirements of the New Plymouth District Plan and the Councils infrastructure Standard including Stormwater Control.

11. An engineering plan and specification for the right of way shall be submitted to and approved by Council prior to the Commencement of Work.

12. All work for Right of Way shall be constructed under the supervision of a suitably qualified person who shall certify that the work has been constructed to the approved Engineering Plan.
13. A memorandum shall be shown on the survey plan and easements created for right of way.

Restrictive covenant on Lots 1, 2 and 3

14. The consent holder or future owners of proposed Lots 1 – 3 shall comply with the following:

   a) The number of residential units allowed within Lots 1 to 3 shall be limited to one.

   b) All new buildings on Lots 1, 2 and 3 shall be limited in terms of finish to exterior surfaces, this includes roofs and walls, recessive (shades rather than tints) and colours to have reflectivity values of below 25% for roofs and 35% for exterior walls.

   c) The road boundary of Lots 1 and 2 shall be post and rail fencing. All other fencing on Lots 1 to 3 shall be limited to post and rail or 7 wire post and batten fencing only.

   d) Water tanks on Lots 1 to 3 shall be recessive shade less than 35% reflectivity and shall be integrated with the dwelling design if not located underground.

15. The consent holder or future owners of proposed Lots 1 and 2 shall comply with the following:

   a) All new buildings on Lots 1 and 2 shall be limited to the area identified on the scheme plan and marked on the survey plan.

   b) All driveways and accessways for Lots 1 and 2 shall finished in rural material and shall be a mid to dark grey in colour, this includes the right of way.

   c) No additional vehicle access off Turangi Road shall be provided for Lots 1 and 2, the vehicle access shall be limited to the right of way shown on the scheme plan.

   d) All buildings on Lots 1 and 2 shall be single storey and less than 6m in height.

   e) All external lighting shall be hooded or cast down so that no lamp source is visible.

16. The consent holder or future owners of proposed Lots 1 to 3 shall comply with the following:

   a) Planting shall occur within the first planting season post issue of the Building Consent for a habitable building on Lots 1 and 2. The planting shall include the following as shown on the Bluemarble Planting Plan:

1. A 3m wide native buffer planting strip of evergreens, being a species capable of achieving a minimum of 2.5m high along the western road boundary, building platform area as identified on the planting plan on Lots 1 and 2;
2. This 3m wide native buffer planting strip shall extend 10m up the northern building platform boundary of Lot 1 and 15m along the southern building platform boundary of Lot 2, as shown on the Planting Plan.

3. Amenity tree planting shall be undertaken between the road boundary and the building envelope as shown on the Planting Plan on Lots 1 and 2 with a minimum of five specimen trees which will achieve a minimum height of 5m when mature.

4. Plant a double row evergreen shrubs around the right of way access as shown on Planting Plan as Area A.

b) Three specimen trees shall be planted to the west of the existing shed on Lot 3 prior to the creation of titles for this subdivision. The trees shall achieve a minimum height of 5m when mature.

c) All landscaping on Lot 1 to 3 shall meet the height, widths and species descriptions as detailed on the Planting Plan.

d) Any planting along the northern boundary of Lot 3 shall be limited to a maximum of 4m in height where it is located within 4m of the northern side boundary.

e) All landscaping required on Lots 1 to 3 shall be maintained. Any dead, diseased, or damaged landscaping is to be replaced immediately with plants of a similar species.

17. The consent holder or future owners of proposed Lot 3 shall comply with the following:

*Any habitable building on Lot 3 shall be a minimum of 107m from Turangi Road.*

18. Conditions 14 – 17 above shall be the subject of a consent notice under Section 221 of the Resource Management Act 1991 registered against the new record of titles for Lots 1, 2 and 3 of the subdivision of Lot 1 DP 19804 as identified in each condition and shall be prepared by the Council at the cost of the consent holder.

**Infrastructure conditions**

19. Lots 1, 2 and 3 shall require on-site septic treatment for sewerage.

20. Any dwelling constructed on Lots 1, 2 and 3 shall have appropriately designed secondary flow paths to maintain the existing overland flow. The applicant shall dispose of the stormwater in a way that does not create a nuisance to neighbouring land and/or property.

21. Confirmation is required that there are no cross boundary water connections.

**Advice notes:**

*A rural water connection is available upon application to the Council by the land owner.*
A Development Contribution for off-site services of $6728.55 excluding GST for Lots 1 and 2 is payable by the applicant and shall be invoiced separately. The 224 release of this subdivision will not be approved until payment of this contribution is made.

**Consent Lapse Date**

This consent lapses on **24 June 2025** unless the consent is given effect to before that date; or unless an application is made before the expiry of that date for the Council to grant an extension of time for establishment of the use. An application for an extension of time will be subject to the provisions of section 125 of the Resource Management Act 1991.

This consent is subject to the right of objection as set out in section 357A of the Resource Management Act 1991.

**DATED: 24 June 2020**

Rowan Williams
PLANNING LEAD
Lots 1 - 3 being a Proposed Subdivision of Lot 1 DP 19804

Disclaimer: This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the owners risk.

EXISTING EASEMENT

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PROPOSED EASEMENTS

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Note: AREA D IS SUBJECT TO RESTRICTIVE COVENANT
Locate a post and rail fence along the full length of lot 1 and 25 western road boundaries (with a gap for vehicle access). (Lot 1 & 2)

Post and Rail Fence (Lot 3)

Plant X specimen trees to the west of the existing shed in lot 3 as shown.

Specimen Trees (Lot 3)

Plant 2 specimen trees 15m west of building envelopes (as shown). Trees to achieve a minimum height of 5m when mature.

Building Envelope Planning (Lot 1 & 2)

Plant a double row of evergreen hedges (specifies capable of achieving a minimum height of to be 1.5m).

Entry Planning (Lot 1 & 2)

Plant a double row of evergreen shrubs as shown on the plan. Maximum height of specimens 1.5m.

Subdivision Strategy Plan – Scale 1:5000
Method of Sale

For Sale
Lot 1 $350,000
Lot 2 $350,000

Disclaimer

Statement of passing over information

This information has been supplied by the vendor or the vendor’s agents.

Accordingly, Robert Angus Real Estate Ltd is merely passing over the information as supplied to us by the vendor or the vendor’s agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Robert Angus Real Estate Ltd do not accept any responsibility to any person for the accuracy of the information herein.

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