

Land Information Memorandum

LIM Number **LIM20260526**

Application Date: 12/08/2026

Issue Date: 17/08/2026

Applicant Details

Applicant Name: Mint Realty

Attention: Nic Goodman

Postal Address: PO Box 8799
HAVELOCK NORTH 4157

Client: RA & AC Black Family Trust

Property Details

Location: 75 Millar Road
HAUMOANA 4180

Property ID: 57022

Valuation Number: 0965046500

Legal Description Lot 1 Deposited Plan 27544 and Lot 1-3 Deposited Plan 469465
and Area (hectares): 7.5681 HA

Lot 2 Deposited Plan 23328
1/4 SHARE 0.0162 HA

Lot 4 Deposited Plan 27544
1/2 SHARE 0.0175 HA

Introduction

This document is in two parts:

- **Part A** contains the information which the Council must disclose in a Land Information Memorandum (LIM) under Sections 44A(2) and 44B of the *Local Government Official Information and Meetings Act 1987* (LGOIMA).
- **Part B** contains further information which the Council believes may be relevant to the purpose for which you have requested this LIM. This information is made available under Section 44A(3) of LGOIMA.

The information in this document is based on information Hastings District Council holds about the property, some of which has been provided by third parties. There may be limits on the extent to which reliance can be placed on some of the information because of the way in which a LIM is prepared and/or the reliability of the information itself.

In particular please note that:

- No site survey or physical inspection of any buildings or other improvements on the property has been undertaken in order to prepare this LIM. Any plans supplied with this LIM should be checked for accuracy;
- A LIM is compiled solely by reference to Council's documented records. It will not therefore include information which may be known to a Council officer but has not been written down and filed on the property records;
- Council records may not disclose the existence of any unauthorised building works or unlawful land uses on the property;
- This LIM does not include information held by the Council relating to the electricity, telecommunication and gas networks for this property. Enquiries about the availability and capacity of those utilities should be made to the relevant network utility operator;
- Part B in particular may contain material supplied to the Council by third parties which is evaluative in nature or material which the Council thinks may be reliable but has not officially verified.
- Property information for this property may also be held by other organisations, such as Hawke's Bay Regional Council;

We are happy to answer any questions you may have about the information in this LIM. However you must make your own judgments as to the value of the material and the extent to which it may be relied upon for your particular purposes. **We recommend that you seek appropriate professional advice regarding the interpretation and specific application of the information to your circumstances.**



Josh O'Shea
Building Technician
joshos@hdc.govt.nz

Part A

The information below is provided under Sections 44A(2) and 44B.

1. Natural Hazards

Note: HDC is aware that additional information relating to the potential for hazards is publicly available on-line on the CDEMG Hazard Information portal at <https://www.hbemergency.govt.nz/hazards/hazards-in-hawkes-bay/>. A copy of any relevant maps for this property are attached for convenience of reference. If you require any further information about any potential risk as it may affect this property you can locate further property specific information at <https://gis.hbrc.govt.nz/hazards/>.

Note: Future of Severely Affected Land (FOSAL) - Following Cyclone Gabrielle, the Government established land categories for land in Hawke's Bay to determine the future severe weather risk within the region. Contact HBRC if information about historical FOSAL risk categories is required.

Note: If part of this site is identified as being within a potential hazard area, Sections 71 - 74 of the *Building Act 2004* may apply if consent is sought to undertake building work within the identified area. We recommend that you seek advice on the potential application and effect of those sections of the Act.

Note: The Toka Tū Ake EQC Natural Hazards Portal contains information relating to natural hazard risk and how these might impact properties. It also contains information relating to EQC claims relating to land and/or buildings. The Portal may contain information relevant to this property and Hastings District Council recommends that you visit the Portal and review the information relevant to this property and the surrounding area. The Portal can be accessed at <https://www.naturalhazardsportal.govt.nz/s/>.

1.1. Natural Hazard Information Sourced from the Operative Hastings District Plan

1.1.1. Liquefaction

This property is located within an area mapped in a regional liquefaction assessment report for potential liquefaction susceptibility. Refer to the attached map for the relevant susceptibility classification as identified in that report..

The susceptibility of areas within the [district](#) to [liquefaction](#) are identified in [Appendix 57](#) - Figure 2 of the Hastings District Plan.

Note: Further information regarding the impact of the Liquefaction can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figure 2. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council.

The purpose of the report: The objective of this study is to evaluate the hazard of liquefaction-induced ground damage during strong earthquake shaking in the Hawke's Bay Region.

The scope of the report: Hawke's Bay Region

Where or how to access the report: Available on request

The title of the report: Earthquake Hazard Analysis Program: Stage II: Part II – Evaluation of Liquefaction Potential in the Hawke's Bay Region, Client Report 1999/6, Job Number 33591.D

The date of the report: March 1999

The name of the person or entity that prepared the report: G.D. Dellow, J.V. Hengesh, D.Heron, L.Brown and A.G. Hull of GNS, Institute of Geological and Nuclear Sciences

Note: If multiple liquefaction-related hazard sources are included within this LIM, the most specific and up-to-date natural hazard information relating to the land is contained within the "All other natural hazard information relating to the land" section.

Fault Lines

This property is located within an area identified as potentially affected by active fault lines and/or fault avoidance zones.

Fault lines within the [District](#) are identified in [Appendix 57](#)- Figures 1, 2 and 3 of the Hastings District Plan.

Note: Further information regarding the impact of the fault lines can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figures 1, 2 & 3. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Report 1

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council.

The purpose of the report: To produce high-quality digital geospatial data and maps suitable for planning use across Hastings District at scales that are relevant to the current and expected future land use requirements.

The scope of the report: Hastings District

Where or how to access the report:

<https://www.hbemergency.govt.nz/assets/Documents/CR-2015-112.pdf>

The title of the report: Active Fault Mapping and Fault Avoidance Zones for Hastings District and environs, R. M. Langridge and W.F. Ries - GNS Science Consultancy Report 2015/112, January 2016

The date of the report: January 2016

The name of the person or entity that prepared the report: R. M. Langridge and W.F. Ries of GNS Science Consultancy.

Report 2

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council.

The purpose of the report: To help the Regional Council formulate and implement appropriate guidance for its Districts (and their plans) pertaining to development in areas on, or close to, active faults in the region.

The scope of the report: Hawkes Bay Region

Where or how to access the report: Available on request.

The title of the report: Fault Avoidance Zone Mapping for Wairoa District, Napier City and surrounds, R. M. Langridge, A. Zajac and W. Ries - GNS Science Consultancy Report 2011/105, May 2011

The date of the report: May 2011

The name of the person or entity that prepared the report: R. M. Langridge, A. Zajac and W.F. Ries of GNS Science Consultancy.

1.1.3. Earthquake Ground Shaking

The attached amplification/ground shaking map shows areas potentially susceptible to ground shaking amplification in an earthquake according to the following report.

The mapping identifies a scale of relative earthquake amplification site classes ranging from 1 (low) to 4 (high), refer to the attached map for the applicable site class.

The susceptibility of areas within the [District](#) to ground shaking amplification are identified in [Appendix 57](#) - Figure 1 of the Hastings District Plan.

Note: Further information regarding the impact of the ground shaking amplification can be found at <https://eplan.hdc.govt.nz/eplan>, including in Chapter 15.1 Natural Hazards and Appendix 57 - Figure 1. You are advised to review the entire plan and seek independent advice about the impact of the identified hazard on the property. A copy of the District Plan map showing the hazard that affects the property can also be found at <https://eplan.hdc.govt.nz/eplan>, by entering the property address.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: The objective of this study were to:

- Compile existing data to develop maps of soil profile types which may cause amplification of strong ground motions; and
- Develop ground shaking amplification factors for soil-type map units in the region.

The scope of the report: Hawke's Bay Region

Where or how to access the report:

[4727 AM15-05 HBRC Earthquake Hazard Analysis Program Stage 3 Evaluation of Groundshaking Amplification Potential VOL 1.pdf](#)

The title of the report: Hawke's Bay Regional Council Earthquake Hazard Analysis Program: Stage III – Evaluation of Ground Shaking Amplification Potential, HBRC Report No. AM15-05, HBRC Plan No. 4727.

The date of the report: June 1998

The name of the person or entity that prepared the report: J.V. Hengesh, G.D. Dellow, D.W. Heron, G.H. McVerry and W.R. Stephenson of GNS, Institute of Geological and Nuclear Sciences.

1.2. Natural Hazard Information Relating to the Building Act 2004

1.2.1. Natural Hazards Notices (section 73 of the Building Act 2004, section 36(2) of the Building Act 1991) or section 641A of the Local Government Act 1974)

No information known to the Council.

1.2.2. Notices or Signs Under Section 133BT of the Building Act 2004

No information known to the Council.

1.3. All Other Natural Hazard Information Relating to the Land

1.3.1. Earthquake

1.3.1.1. Liquefaction

The Council holds information on liquefaction risk in the district, contained in an October 2017 report for the Hawke's Bay Regional Council by GNS Science (the report).

According to the report, this property is located within an area indicated as Liquefaction unlikely (very low to low liquefaction vulnerability)

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: Re-evaluate the liquefaction hazard across the region as described in Dellow et al (1999) and to evaluate the consequential risk posed by liquefaction

The scope of the report: Napier City and Hastings District Council parts of the Heretaunga Plains, Central Hawke's Bay and Wairoa

Where or how to access the report:

<https://www.hbemergency.govt.nz/assets/Research-Reports-and-Hazard-Info-Portal/CR-2015-186.pdf>

The title of the report: Assessment of liquefaction risk in the Hawke's Bay Volume 1: The liquefaction hazard model & Assessment of liquefaction risk in the Hawke's Bay Volume 2: Appendices for Volume 1

The date of the report: October 2017

The name of the person or entity that prepared the report: Institute of Geological and Nuclear Sciences Limited (GNS Science).

1.3.1.2. Fault Lines

Fault lines have been identified near this property. Refer to attached map for location.

Name of the person or entity that commissioned the report: Hawkes Bay Regional Council

The purpose of the report: Provide an update of mapping of active faults within Hastings District.

The scope of the report: Hastings District

Where or how to access the report:

<https://www.hbemergency.govt.nz/assets/Documents/CR-2015-112.pdf>

The title of the report: Active Fault Mapping and Fault Avoidance Zones for Hastings District and environs, R. M. Langridge and W.F. Ries - GNS Science Consultancy Report 2015/112, January 2016

The date of the report: January 2016

The name of the person or entity that prepared the report: Institute of Geological and Nuclear Sciences Limited (GNS Science).

1.3.2. Flooding

1.3.2.1. Flood Risk Area

The property is identified within the Not in study area. Refer to attached Flood Risk Areas map for location. Contact Hawkes Bay Regional Council for further information.

Note: Flood extents shown in the Flood Risk Areas maps are regional in scale, and not meant to show specific flooding details on each property. The specific line drawn to delineate the zones should be assumed to have a buffer ranging from approximately 5 m in steep areas, up to approximately 50 m in flat areas. There may be exceptions to this estimate. Contact Hawke's Bay Regional Council for further information.

2. Sewer and Stormwater Drains

Drainage plans attached.

2.1 Sewer

The property is not within the HDC wastewater service area.

2.2 Stormwater

The property is not within the HDC storm water service area.

3. Water Supply

The property is not connected to the public supply. Water supply details not recorded.

4. Rates

Rate Qualifiers: Cyclone Gabrielle Charge
Cyclone Gabrielle Rate
Civil Defence District Wide
Community & Resource Management
General Rate - Farming
Uniform Annual General Charge

Land Value: \$1,470,000.00
Improved Value: \$2,220,000.00
Capital Value: \$3,690,000.00
Date of Valuation: 1 July 2026

Annual Rates: Rates 2026/27
\$5,116.38

Amount outstanding at date of issue: \$4,651.29

Note - The information above relates to rates levied on the property by Hastings District Council and does not include information on rates levied separately for this property by Hawke's Bay Regional Council.

5. Consents, Certificates, Notices, Orders and Requisitions

5.1 Health/Alcohol Registrations and Licences

None recorded.

5.2 Resource Consents

A Resource Consent applies to this property allowing an activity that may be subject to conditions. Copy of decision/s attached.

Application ID	Description	Date Issued
RMA970466	To subdivide a 7ha lifestyle lot 3689	26/11/1997
RMA20110321	Application for Building in a Special Landscape Character Area	14/12/2011
RMA20260191	Proposed 2 Lot subdivision in the Tukituki Special Character Zone	03/07/2026

5.3 Building Consents/Permits/Code Compliance Certificates

Application ID	Date Received	Description	Date Issued	Date Code Compliance Certificate Issued
ABA20011593	09/10/2001	Erect dwelling	08/03/2002	11/07/2003
ABA20032113	30/10/2003	Erect implement shed	26/11/2003	Not Issued
ABA20111029	21/09/2011	Erect boat shed	14/12/2011	26/03/2013

Note - Some of the Council's historic permit records are stored under the name of the applicant rather than under the property address. Where necessary we have used information from the title search to try and find the relevant record/s. However, the fact that a permit has not been located for a building does not necessarily mean that a permit was not granted.

Note - New Zealand government owned departments were not required to obtain a building permit prior to the 1995 amendment to the Building Act 1991. The building work was still required to meet technical standards relevant at the time.

5.4 Information Relating to Non-Consented Small Stand-Alone Dwellings

None recorded.

5.5 Notification of Waiver or Modification of the Building Code

None recorded.

5.6 Owner/Builder Exemptions: Statutory Declarations

None recorded.

5.7 Schedule One Exemptions, Building Act 2004

None recorded.

5.8 Certificate of Acceptance

None recorded.

5.9 Certificates for Public Use

None recorded.

5.10 Compliance Schedule

None recorded.

5.11 Amended Compliance Schedule

None recorded.

5.12 Infringement Notices

None recorded.

5.13 Notices to Fix

None recorded.

5.14 Earthquake-Prone Buildings under Subpart 6A of the Building Act 2004

No buildings on this property are subject to Subpart 6A - Special Provisions for Earthquake-prone Buildings of the Building Act 2004.

5.15 Dangerous Building Notices

None recorded.

5.16 Insanitary Building Notices

None recorded.

5.17 Affected Building Notices

None recorded.

5.18 Swimming and Spa Pool Fencing

There are no pools known to Council on this property.

5.19 Information provided by building contractor under s362T(2) of the Building Act 2004

No information has been received.

5.20 Information concerning certificates issued by a building certifier under the Building Act 1991 or the Building Act 2004

There is no record of the Council receiving any information concerning certificates issued by a building certifier relating to this property.

5.21 Notifications under s 124 of the Weathertight Homes Resolution Services Act 2006

None received.

5.22 Other Notices, Order and Requisitions

None recorded.

6. Land Use

Note: The Hastings District Plan is now fully Operative and has legal effect from 12 July 2024. Further information regarding the District Plan, and any plan changes can be found online via this link: <http://www.hastingsdc.govt.nz/sections/district-plan>

6.1 Zoning

This property is located within the Tuki Tuki Special Character Area zone of the *Operative Hastings District Plan (July 2024)*.

6.2 Other Relevant District Plan Provisions

This property; is located within:

- Natural Hazard Overlays –
 - Fault Avoidance Zones (Appendix 57)
 - Liquefaction Areas (Appendix 57)
 - Ground Shaking Areas (Appendix 57)

6.3 Other Considerations Affecting Land Use

- **Roads**

Millar Road is an Access Road.

7. Classification of Land or Buildings

None recorded.

8. Information Notified by a Network Utility Operator

None recorded.

Part B

The information below is provided under Section 44A(3) of LGOIMA.

9. Hazardous Activities on Land

The Hawke's Bay Regional Council has a list identifying land on which hazardous activities may have been carried out in the past.

If any such information is held relating to this site, it can be accessed by contacting the Hawke's Bay Regional Council.

10. Fire Fighting Water Supply

The property is not located within an area serviced by Council's firefighting supply and Council does not hold records regarding any alternative supply.

Note: A private firefighting supply may exist; such as a private bore or natural feature which has been approved as suitable for use. Details may be held by the property owner, New Zealand Fire Service or Hawke's Bay Regional Council.

11. Water Meter & Backflow Devices

This property does not have a water meter.

The property has no record of a backflow prevention device being installed.

12. Proposed Public Works

None known.

13. Current Resource Consents on Surrounding Properties

Refer to attached map for details.

14. Surrounding Property Designations

None recorded.

15. Development Contributions

Development contributions are not payable for this property.

Development Contributions are a fee payable on developments or subdivisions that generate additional demand on infrastructure and services. These developments may include new greenfields subdivision, infill development, townhouses, and any project that creates additional commercial or industrial sites or buildings.

Note: Further information regarding Development Contributions can be found online:
<http://www.hastingsdc.govt.nz/development-contributions>

16. Other Correspondence or Documents

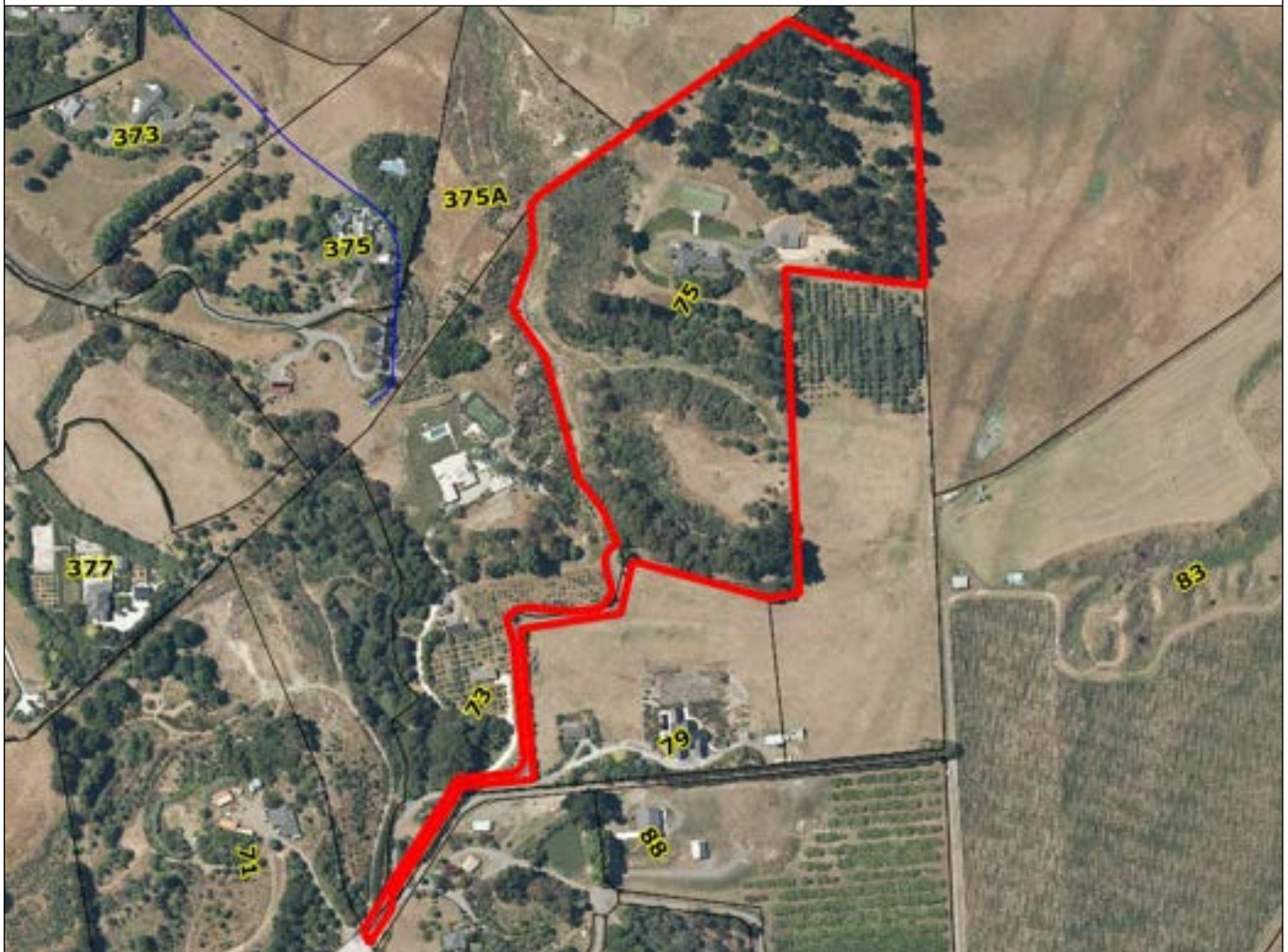
None recorded.

Hastings District Council - LIM Maps

Address: 75 Millar Road HAUMOANA 4180
 Property No: 57022
 Legal Description: LOTS 1-3 DP 469465 LOT 1 DP 27544 - HAVING 1/2 SH IN LOT 4 DP 27544 1/4 SH IN LOT 2 DP 23328

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HASTINGS** DISTRICT COUNCIL

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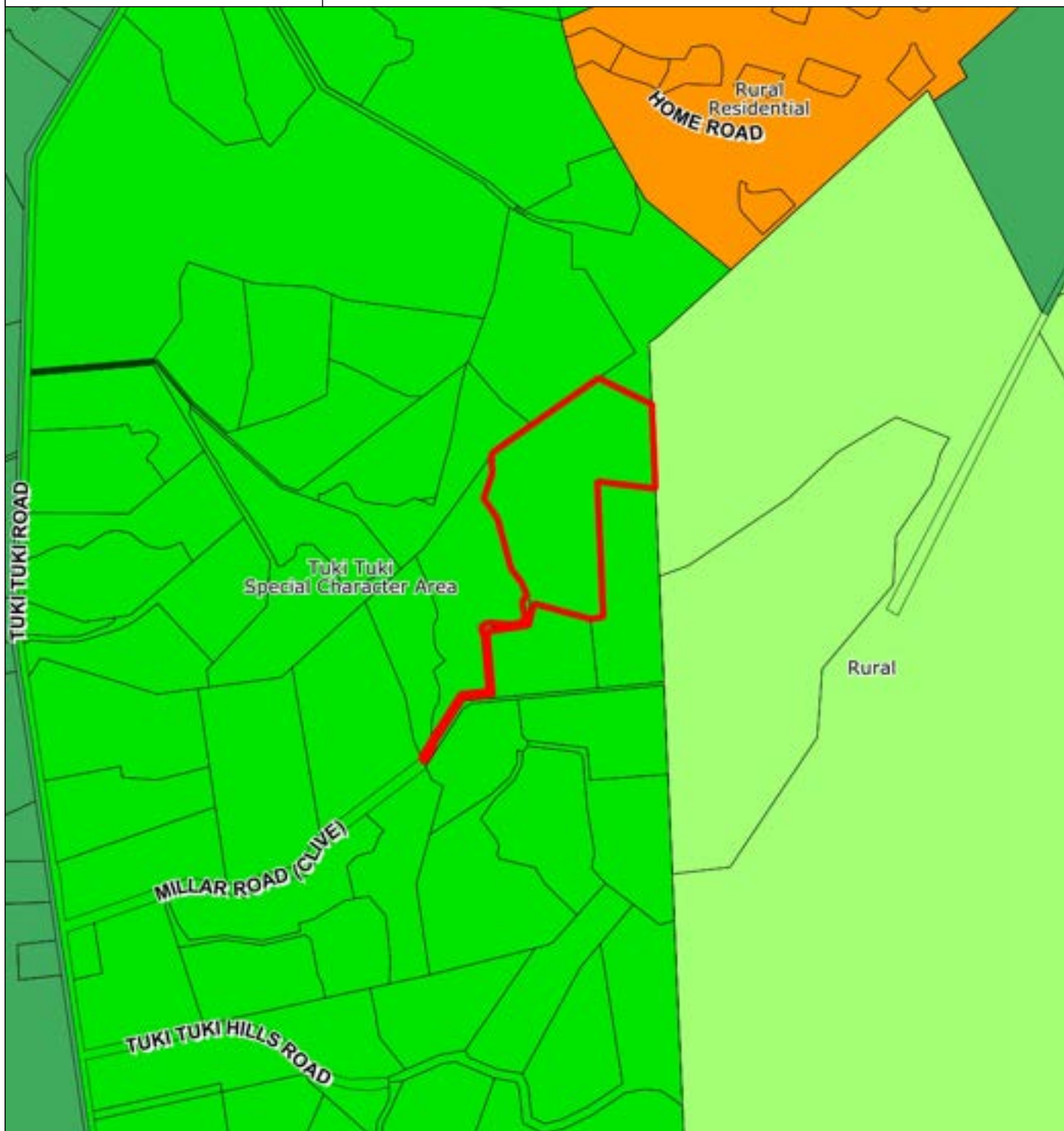


Air Valve	Backsump	Aeration Tank	Water Mains	Kerblines
Hydrant	Headwall	Chamber	Private Water Mains	
Meter	Manhole	Manhole	Stormwater Mains	
Non Return Valve	Pump	Pump	Private Stormwater Mains	
Pump	Roding Eye	Roding Eye	Sewer Mains	
Supply Valve	Sump	Valve	Private Sewer Mains	

Valuation No: 0965046500
Area (Hectares): 7.5681
Total Rates: \$5116.38
Capital Value: \$3,690,000
Rateable Land: \$2,220,000
Land Value: \$1,470,000
Water – Sewer Units: 0.0 - 0.0
Usage – Primary: 21

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LIM Maps – Property No 57022 - Hastings District Council



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Operative District Plan Zones

 Brookvale Structure Plan (Stormwater Management Areas)

Residential Zones

-  Clive-Whakatu Residential
-  Coastal Settlement
-  Deferred Residential
-  Flaxmere Community Residential
-  Flaxmere General Residential
-  Hastings Character Residential
-  Medium Density Residential
-  Hastings General Residential
-  Haumoana - Te Awanga Residential
-  Haumoana Te Awanga Deferred Residential
-  Haumoana Te Awanga Deferred Residential A
-  Haumoana Te Awanga Deferred Residential B
-  Havelock North Character Residential
-  Havelock North General Residential
-  Plains Settlement
-  Regional Hospital
-  Rural Residential
-  Havelock North Rural Residential
-  Waimarama Coastal Settlement

Commercial Zones

-  Bridge Pa Suburban Commercial
-  Central Commercial
-  Clive-Whakatu Suburban Commercial
-  Commercial Service
-  Flaxmere Commercial
-  Flaxmere Commercial Service

-  Haumoana - Te Awanga Suburban Commercial
-  Havelock North Village Centre Business
-  Havelock North Village Centre Mixed
-  Havelock North Village Centre Retail
-  Large Format Retail
-  Residential Commercial
-  Suburban Commercial
-  Waimarama Suburban Commercial

Industrial Zones

-  Deferred General Industrial
-  General Industrial
-  Havelock North Village Centre Industrial
-  Light Industrial
-  Tomoana Food Industry
-  Whirinaki Industrial

Rural / Plains Zone

-  Plains Production
-  Rural

Open Space Zones

-  Deferred Regional Sports Park Zone
-  Deferred Open Space
-  Hawkes Bay Regional Sports Park
-  Open Space

Special Character Zones

-  Iona Special Character Zone
-  Nature Preservation Zone
-  Te Mata Special Character Area
-  Tuki Tuki Special Character Area

Operative District Plan Designations and Notations

 Bridge Pa Aerodrome Height Restrictions (Appendix 35)

 1km Buffer from Maraekākaho Hall

 Scheduled Activities

 Designations

 Contaminated Sites

 National Grid Pylons

 National Grid Lines

Additional Layer to District Plan

 20m Buffer from National Grid Lines

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Operative District Plan Heritage and Natural Environment Overlays

-  Prohibited Building Area - Te Mata Eastern Escarpment
-  Unconfined Aquifer (2013)
-  Coastal Environment Boundary

Cultural / Heritage

-  Archaeological Sites (* See Note below re accuracy)
-  Notable Trees
-  Wāhi Taonga (W)
-  Historic/Heritage Features (HB)
-  Queen Street East Historic Area
-  Russell Street Historic Area
-  Oak Avenue Historic Area
-  Green Hill Historic Area
-  Historic Features - Rule H13 Buffer

Riparian Land Management

-  Riparian Areas
-  List 1
-  List 2
-  Recommended Areas For Protection

Landscape Review

-  Coastal Landscape Character Area
-  Outstanding Natural Feature
-  Outstanding Natural Landscape Area
-  Rural Landscape Character Area
-  Significant Amenity Landscape Area

Additional Layers to District Plan

Te Mata - Cultural Assessment Area

-  Buffer
-  Landscape Area
-  Wahi Atua
-  Wahi Whenua

Operative District Plan Urban and Built Environment Overlays

-  Designated Retail Frontages (Appendix 30)
-  Prohibited Development Area
-  Noise Boundaries - Lyndhurst and Northwood
-  Pan Pac Noise Contours
-  Bridge Pa Noise Contours
-  Hastings Character Residential Areas (Appendix 38)

Onsite Parking Exemptions (Appendix 70)

-  Area With 100% Exemption - Area 'A'
-  Area With 50% Exemption - Area 'B'

Overlays and Precincts

-  Breadalbane Avenue Special Character Area
-  Toop Street Character Area
-  Central Character Precinct
-  Te Mata Restricted Building Area
-  Restricted Building Area - Havelock North Character Residential
-  Te Mata Lifestyle Area Limit
-  Te Awanga Lifestyle Area Limit
-  Roys Hill Winegrowing Area

Additional Layers to District Plan

-  Intensive Rural Production Areas
-  Intensive Rural Production - Buffer Areas
-  Water Supply Bores (HDC)
-  Water Supply Bore Protection Buffers

*This map document contains data sourced from the New Zealand Archaeological Association (NZAA) Archaeological Site Recording Scheme.

Archaeological site data shown has been recorded between 1979 and 2015. The accuracy of an archaeological site is recorded only to within 100m of a site and must only be used as a guide. To ascertain the exact location, nature and extent of any archaeological site shown on a property, NZAA advise that the user arrange on-site verification by a qualified archaeologist. NZAA gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability) and accepts no liability, without limitation, liability in negligence) for any loss, damage or costs relating to any use of the data.

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OPERATIVE DISTRICT PLAN - APPENDIX 69 ROAD HIERARCHY PLAN

75 Millar Road HAUMOANA 4180



Operative Date of Appendix 69 – 19 December 2020

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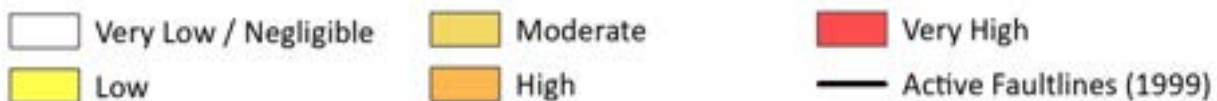
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DISTRICT PLAN – LIQUEFACTION (APPENDIX 57 FIGURE 2)

75 Millar Road HAUMOANA 4180



Source Data: Institute of Geological and Nuclear Sciences Client Report 1999/6, 1999

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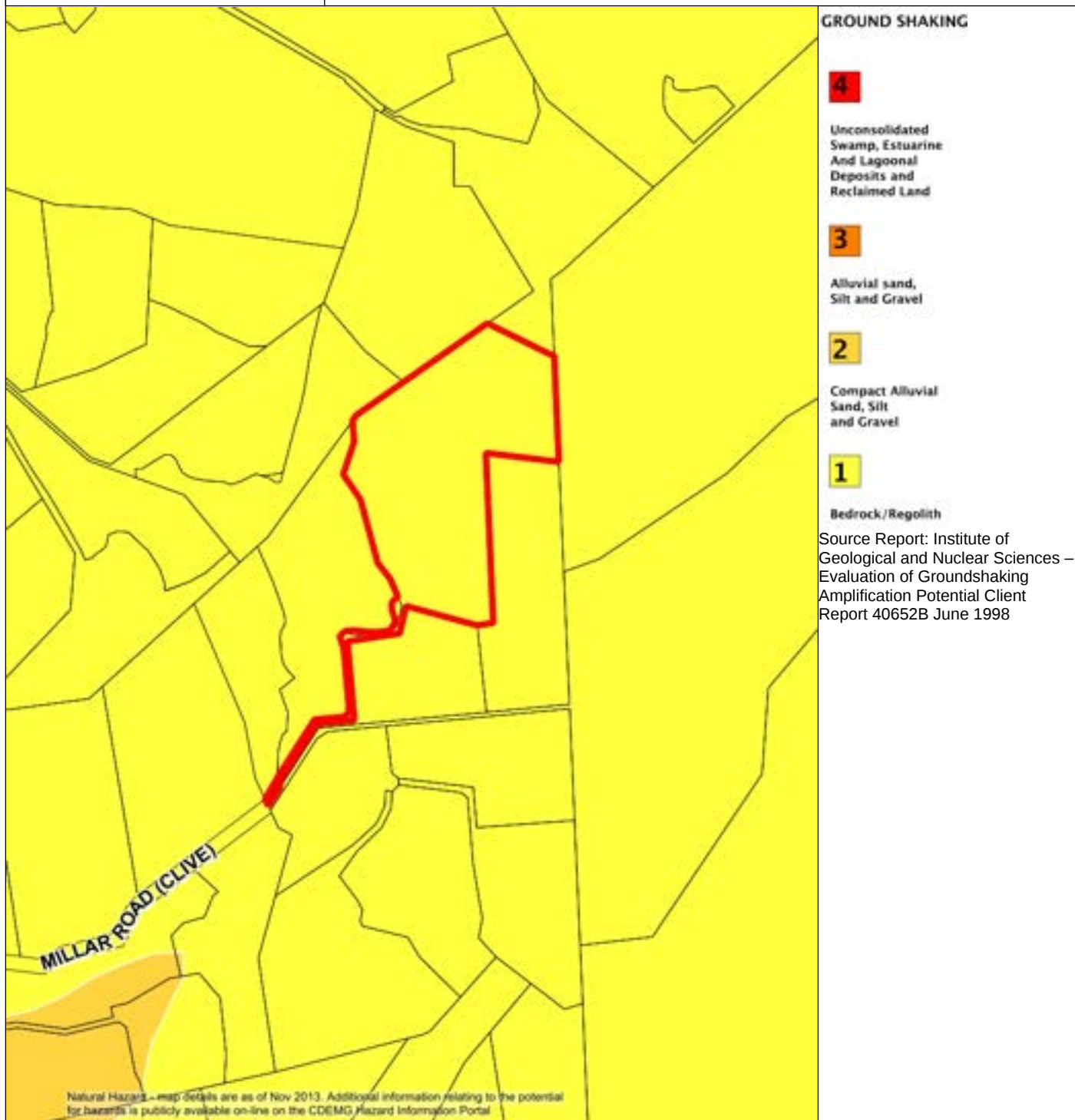
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DISTRICT PLAN – GROUND SHAKING (APPENDIX 57 FIGURE 1)

75 Millar Road HAUMOANA 4180



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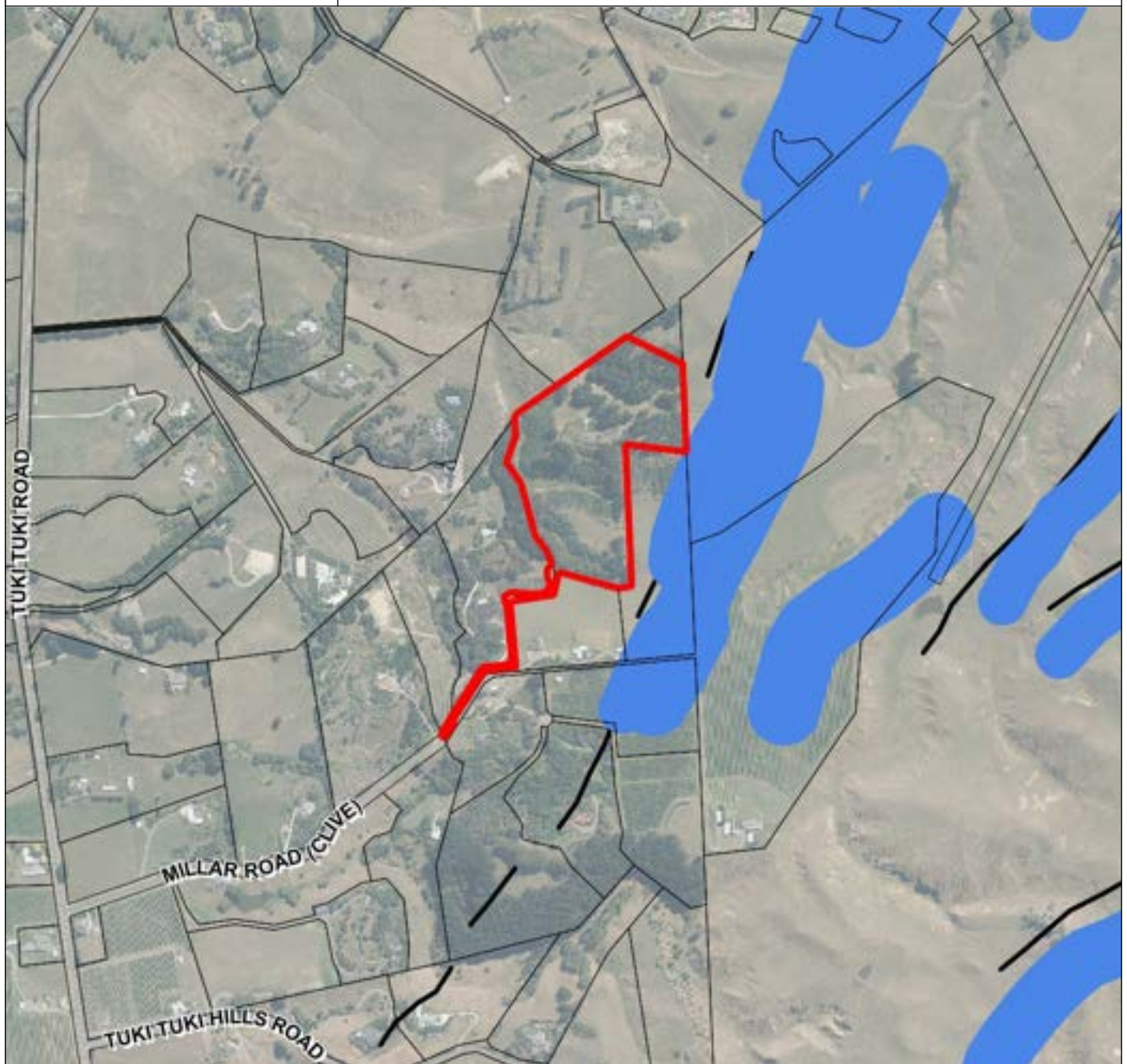
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DISTRICT PLAN – FAULTLINES (APPENDIX 57 FIGURE 3)

75 Millar Road HAUMOANA 4180



Active Fault Trace Avoidance Zones (2011)

Source Data: GNS Science Consultancy Report 2011/105 – May 2011

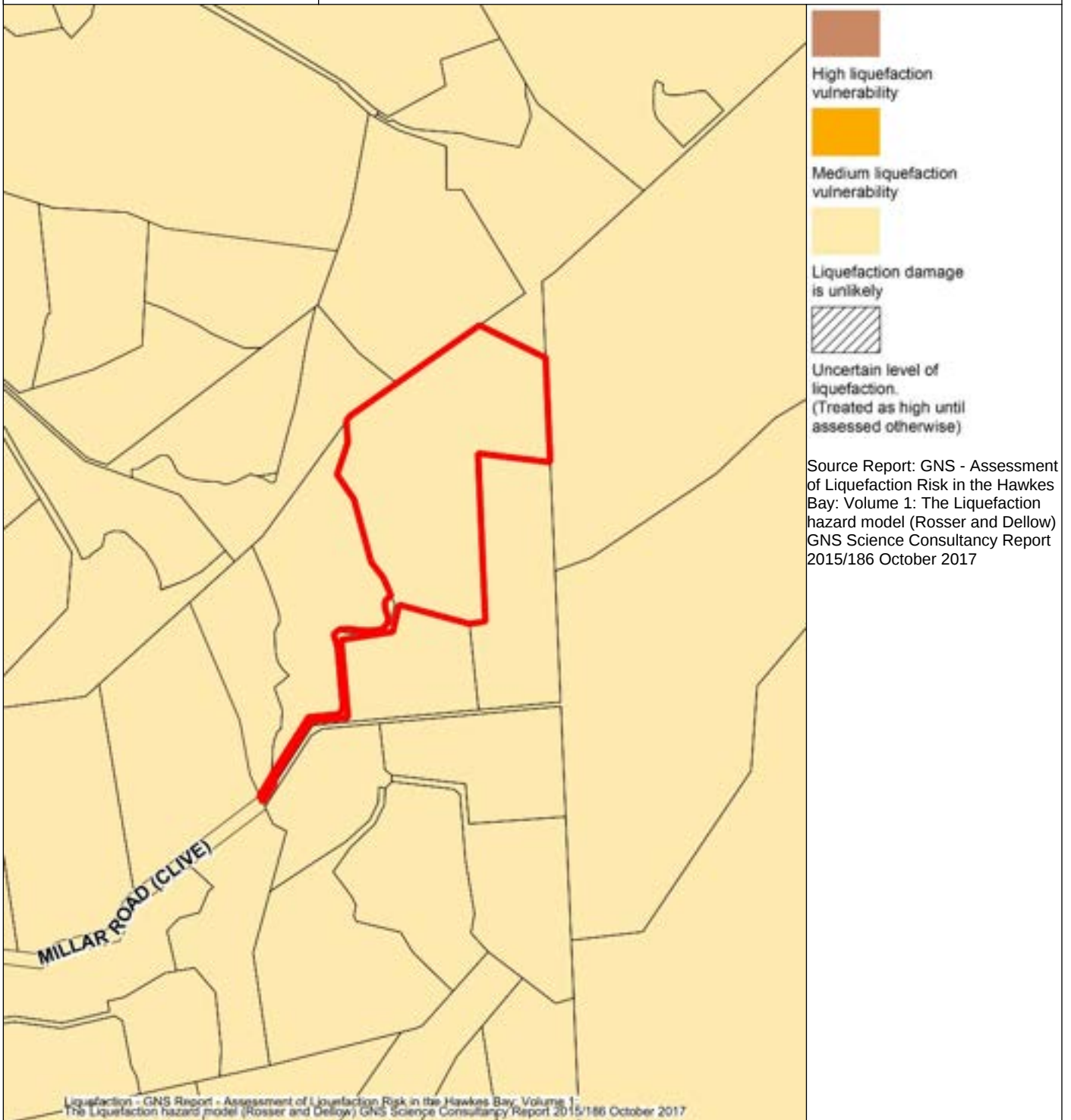
Original Sheet Size A4

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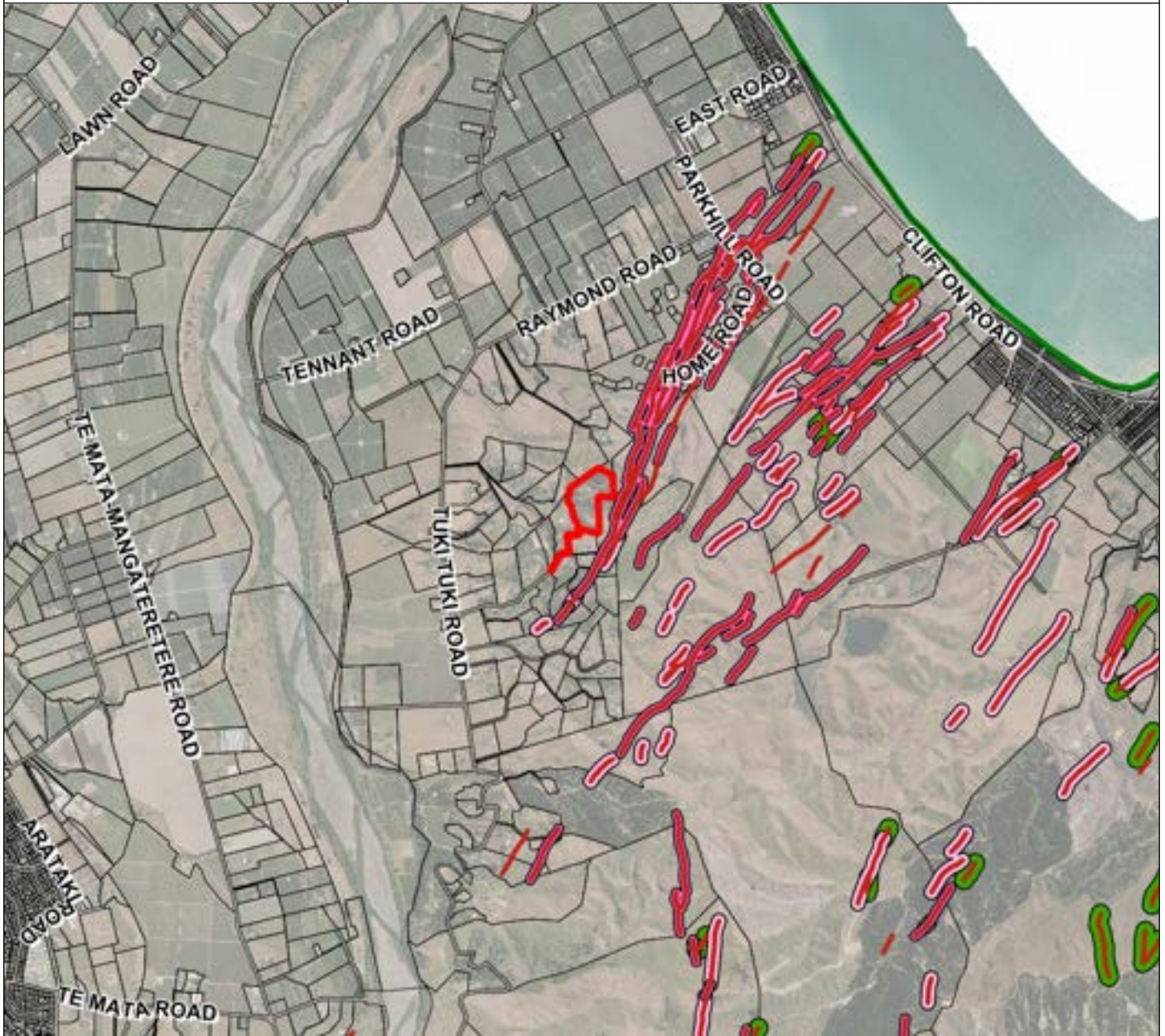
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LIM Maps – Property No 57022 - Hastings District Council



The active fault data is from the New Zealand Active Faults Database (NZAFD), prepared by the Institute of Geological and Nuclear Sciences Limited (Earth Sciences New Zealand).

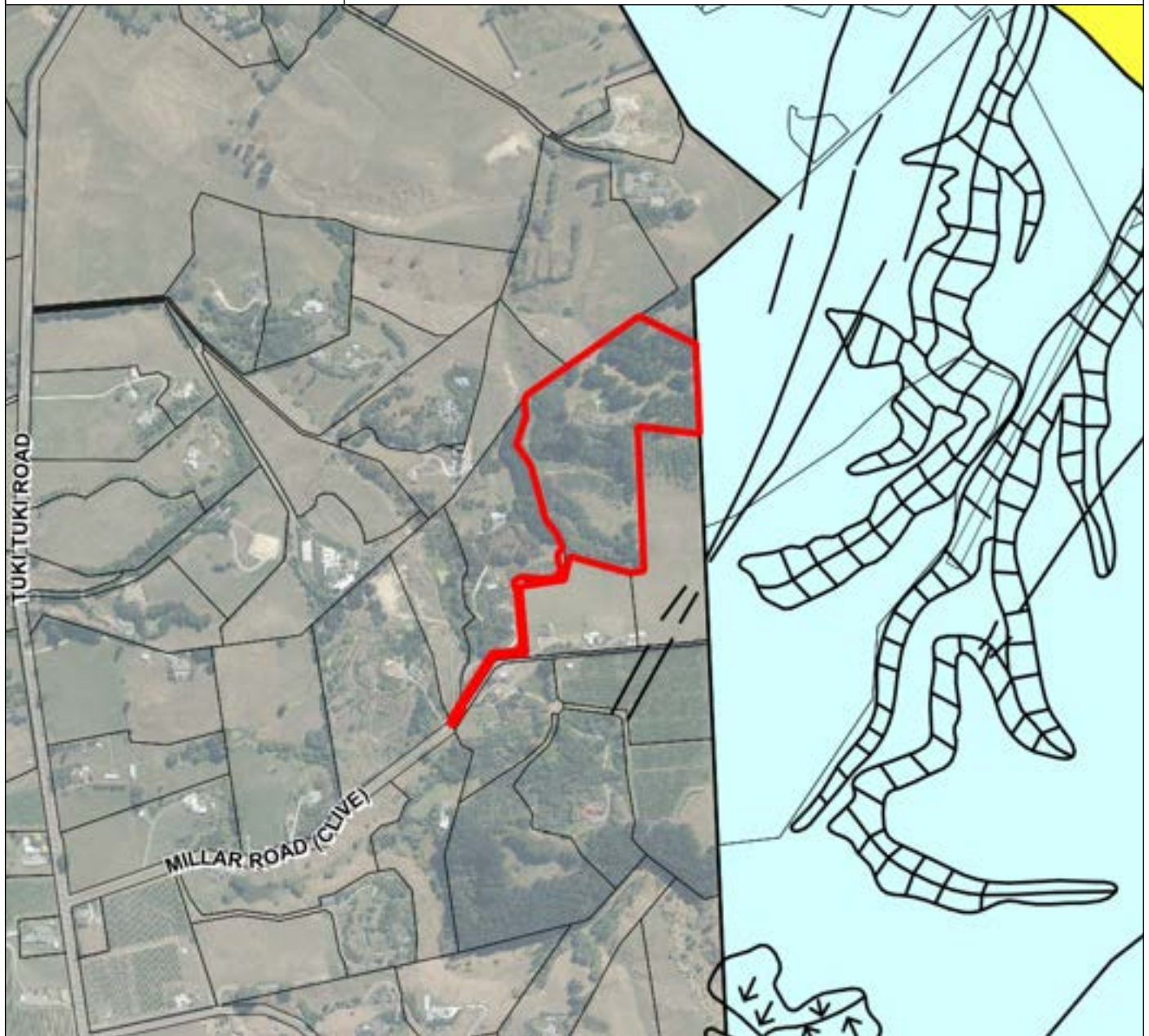
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Friday 14 Aug 2026



Source Report: Professional Pursuits Consulting Engineers Ltd – Low Density Residential Rezoning Parkhill Study Area Geotechnical Report November 2004

Original Sheet Size A4

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- Flood risk areas
- Low risk areas
- Not in study area

Data Source from the Hawke's Bay Regional Council.
For more information, please refer to the Hawke's Bay Hazard Information Portal.
<https://gis.hbrc.govt.nz/hazards/>

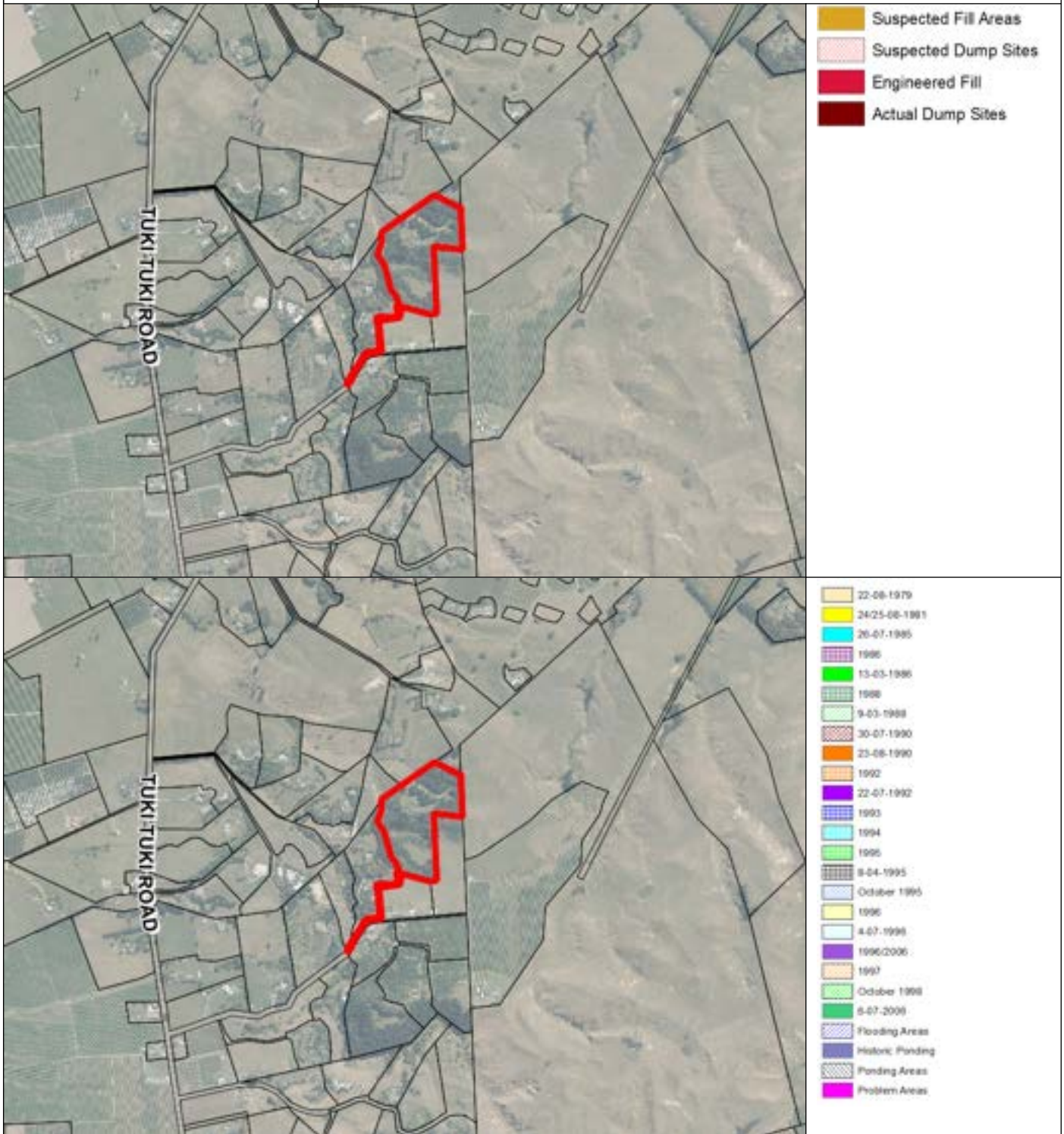
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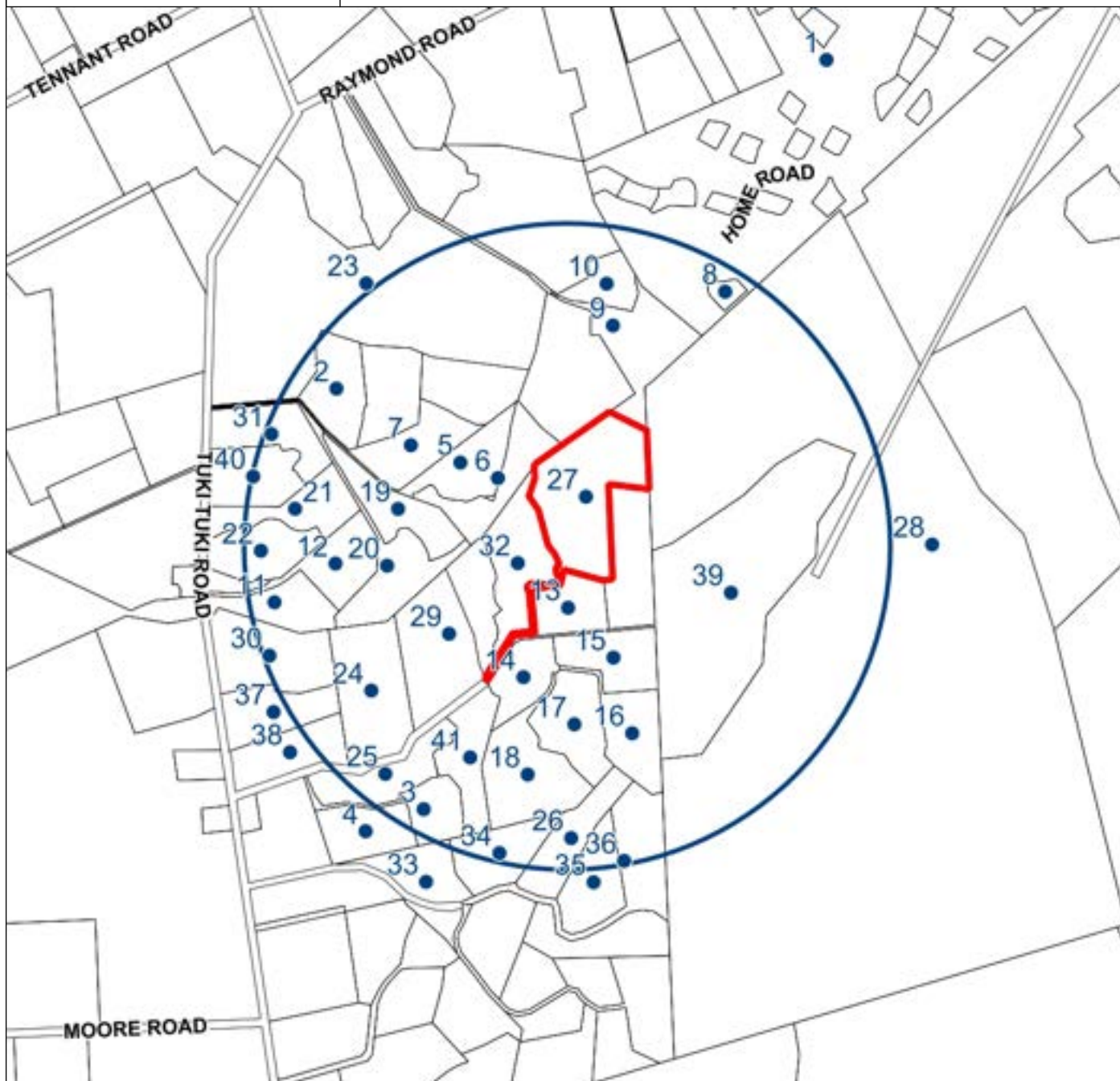
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75 Millar Road HAUMOANA 4180



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LIM Maps – Property No 57022 - Hastings District Council

RMA CONSENTS ON NEARBY PROPERTIES

Map Reference	RMA Description
1	101337 - RMA20130280 - s125 Extension of Lapse Date for RMA20080351 - Await_223 101337 - RMA20140085 - Subdivide Two Additional Farm Park Sites - 224Granted 101337 - RMA20210339 - Proposed formal Legal Right of Way via Section 348 in the Rural Residential Zone.348 invoice - 223/224
2	101681 - RMA20100011 - build implement shed in a special character zone - Granted
3	101813 - RMA20150303 - Relocate 1 Bedroom Dwelling for Temporary Accommodation - Granted
4	101814 - RMA20150303 - Relocate 1 Bedroom Dwelling for Temporary Accommodation - Granted 101814 - RMA20160322 - Variation to consent notice - relocate shed within 1m of boundary. - Granted 101814 - RMA20210111 - Proposed new primary residential dwelling in the Tuki Tuki Special Character Area Zone - Granted
5	101969 - RMA20060553 - Construct a Swimming Pool, Changing Shed & Shelter - Granted 101969 - RMA20160015 - Proposed Subdivision/ Boundary Adjustment - 224Granted
6	101970 - RMA20160015 - Proposed Subdivision/ Boundary Adjustment - 224Granted 101970 - RMA20160192 - Proposed Double Garage with Attached Office, Game Room & Bathroom, in Special Character Zone - Granted 101970 - RMA20170337 - Proposed Dwelling and Detached Garage - 6m from nearest Boundary & Earthworks - Granted
7	102168 - RMA20030242 - to erect a storage shed within the Tuki Tuki Special Character Zone - Granted 102168 - RMA20030613 - To erect a dwelling in the Tuki Tuki Special Character Zone - Granted
8	103332 - RMA20140357 - Waive 30m rural set back with Lot 1 DP 307656 - Granted
9	103369 - RMA20160308 - Boundary adjustment resulting in an undersized lot and a boundary waiver in Tuki Tuki Special Character Area. - 224Granted 103369 - RMA20250003 - Subdivision in the Tuki Tuki Special Character Zone creating 1 additional lot - Granted
10	103370 - RMA20160308 - Boundary adjustment resulting in an undersized lot and a boundary waiver in Tuki Tuki Special Character Area. - 224Granted 103370 - RMA20170478 - Construct a new residential building in Tuki Tuki Special Character Zone over 20m2 in size and an accessory building located closer than 15 metres to the bound - Granted
11	103983 - RMA970319 - TO RELOCATE A DWELLING 1045 & 6377 - Granted
12	103984 - RMA20190029 - Residential dwelling in Tuki Tuki Special Character Zone and earthworks exceeding limits - Granted 103984 - RMA20210192 - Proposed install of swimming pool on a lifestyle block in the Tuki Tuki Special Character Zone - Granted
13	104214 - RMA20170314 - Relocate a new Supplementary Residential building to the site - Granted 104214 - RMA20190500 - Dwelling Extensions with hardstand waiver and earthworks within the Tuki Tuki Special Character Area - Granted
14	104221 - RMA20000125 - to relocate a dwelling into a significant landscape character area. - Granted
15	104222 - RMA20210328 - Proposed new residential dwelling and a supplementary dwelling and accessory building in the Tuki Tuki Special Character Zone - Granted
16	104223 - RMA20210375 - Proposed new dwelling in the Tuki Tuki Special Character Zone - Granted
17	104224 - RMA20060113 - To erect a secondary dwelling within the Tuki Tuki Special Character Zone - Granted

	104224 - RMA20060511 - Erect a 270m2 second dwelling - Granted 104224 - RMA20110378 - Applying for an extension to Lapse Date for RMA20060511 - Complete 104224 - RMA20200067 - Boundary Adjustment only in the Tuki Tuki Special Character Area. - 223/224
18	104225 - RMA20210134 - Proposed primary dwelling, second residential building and accessory building in Tuki Tuki Special Character Zone. - Granted
19	105388 - RMA20200420 - Proposed new shed in the Tuki Tuki Special Character Zone - Granted
20	105389 - RMA20060294 - To relocate a dwelling within the Tuki Tuki Special Character Zone - Granted 105389 - RMA20060605 - Relocate a dwelling and garage to the Tuki Tuki Special Character Zone - Granted 105389 - RMA20070068 - To erect a secondary dwelling within the Tuki Tuki Special Character Zone - Granted
21	107539 - RMA20060328 - To erect a dwelling within the Tuki Tuki Special Character Zone - Granted 107539 - RMA20070203 - To Erect a Shed/Workshop in a Special Landscape Character Area - Granted 107539 - RMA20250405 - S348 Extend the existing right of way granted as part of RMA20220410 in the Tuki Tuki Special Character Zone - Granted
22	107540 - RMA20250405 - S348 Extend the existing right of way granted as part of RMA20220410 in the Tuki Tuki Special Character Zone - Granted
23	56991 - RMA20020421 - to subdivide to create 3 lots - Granted 56991 - RMA20200053 - Proposed new dwelling and associated earthworks in the Tuki Tuki Special Character Area. - Granted
24	57017 - RMA950285 - Doctors room* - Granted
25	57018 - RMA20010477 - to subdivide to create 3 lots - Granted 57018 - RMA20140114 - Erect New Storage Shed within the Tuki Tuki Special Character Zone - Granted 57018 - RMA20160391 - Waive Boundary Setback Requirements for new dwelling in Tuki Tuki Special Character Zone - Complete
26	57020 - RMA20000357 - to subdivide to create three life-style blocks - Granted 57020 - RMA20000433 - To subdivide to create nine lifestyle lots (stage two) - Granted 57020 - RMA20000527 - to subdivide to create 11 lots - Granted 57020 - RMA20010329 - to subdivide to adjust the boundaries between Lots 13 and 14 - Granted 57020 - RMA20030194 - to erect a dwelling in the Tuki Tuki Special Character Zone - Granted
27	57022 - RMA20110321 - Application for Building in a Special Landscape Character Area - Complete 57022 - RMA20260191 - Proposed 2 Lot subdivision in the Tukituki Special Character Zone - Granted 57022 - RMA970466 - to subdivide a 7ha lifestyle lot 3689 - Granted
28	57156 - RMA20010464 - to subdivide to create 2 lots - Granted 57156 - RMA20030557 - to install a telecom mobile site - Granted 57156 - RMA20080128 - apply for a certificate of compliance to upgrade an existing cell phone site - Granted 57156 - RMA20100401 - subdivide for estate management purposes - 224Granted
29	59494 - RMA20010380 - erect a dwelling in Tuki Tuki Special Character Zone - Granted 59494 - RMA20080468 - Erect an Implement Shed in the Tuki Tuki SCZ - lapsed - Granted
30	93542 - RMA20020419 - to erect a dwelling in the Tuki Tuki SLCA - Granted 93542 - RMA20020469 - for a variation to Consent Notice - Granted 93542 - RMA20050010 - Erect a pole shed in Tuki Tuki Special Character Zone - Granted

	93542 - RMA20240358 - Oversized relocated supplementary dwelling in the Tuki Tuki Special Character Area - Granted
31	94206 - RMA20000476 - to subdivide to create additional lot - Granted 94206 - RMA20040621 - Application to build in a special landscape - Granted 94206 - RMA970512 - to erect a granny flat 6461 - Granted
32	94826 - RMA20060280 - To amalgamate a portion of the existing site with an adjoining neighbour - Await_223 94826 - RMA20130265 - Boundary Adjustment ONLY - 224Granted 94826 - RMA20140003 - Establish an Oversized Secondary Residential Building - Complete 94826 - RMA20160015 - Proposed Subdivision/ Boundary Adjustment - 224Granted 94826 - RMA20190488 - Proposed construction of replacement dwelling and earthworks within theTuki Tuki Special Character zone - Granted 94826 - RMA20200312 - Proposed variation of consent conditions for RMA20190488 to provide for minor revision to the layout of development. - Granted
33	95212 - RMA20170177 - Construction of a supplementary residential building and accessory building in the Tuki Tuki Special Character Zone - Granted
34	95213 - RMA20100109 - build in a special landscape character area - Granted 95213 - RMA20130188 - Erect Garage/Studio - ABA20130804 - Granted
35	95374 - RMA20020146 - to erect a dwelling and garage in the Tuki Tuki Special Character Zone - Granted
36	95378 - RMA20210097 - Proposed cottage and garage in the Tuki Tuki Special Character Area Zone - Granted
37	95402 - RMA20000451 - to subdivide to create two additional lots - Granted 95402 - RMA20210118 - Proposed carport and retrospective consent for supplementary residence infringing building coverage in the Tuki Tuki Special Character Area - Granted
38	95403 - RMA20020460 - to erect a dwelling/visitor accommodation in the Tuki Tuki SLCA - Granted 95403 - RMA20040559 - Erect 3 bay implement shed - Granted 95403 - RMA20250018 - External additions over 20m2 gross floor area to an existing building, with Yard Infringement in the Tuki Tuki Special Character Zone - Granted
39	96216 - RMA20120387 - utilise an existing dwelling for use as visitor accommodation - - Granted
40	96718 - RMA20000476 - to subdivide to create additional lot - Granted 96718 - RMA20190231 - Oversize Supplementary Dwelling - Tuki Tuki Special Character Zone - Granted 96718 - RMA980136 - to establish a boarding cattery 6461 - Granted
41	96806 - RMA20050085 - Build an accessory building in the Tuki Tuki Special Character Zone - Granted 96806 - RMA20090092 - erect secondary dwelling before primary - Granted 96806 - RMA20190288 - A New 2 Storey Dwelling more than 20m2 , built within the Tuki Tuki Special Character Zone - Granted

SUBDIVISION CONSENT DECISION

PURSUANT TO ORDINANCE 7.9.1 OF THE HAWKES BAY SECTION OF THE HASTINGS DISTRICT PLAN (TRANSITIONAL) AND SECTION 105 (1)(a) AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, CONSENT IS GRANTED TO **R T AND S P YOUNG** TO SUBDIVIDE PART LOT 3 DP 23328 AND ACCESS LOT 2 DP 23328 (1/2 SHARE) AT MILLER ROAD, HAUMOANA INTO 4 LOTS, CREATING LOT 1 OF 6.75 HECTARES, LOT 2 OF 7.35 HECTARES, ACCESS LOTS 2 AND 4, AND A RIGHT OF WAY, SUBJECT TO THE FOLLOWING CONDITIONS OF CONSENT:

CONDITIONS OF CONSENT:

1. THAT LOT 2 HEREON (LEGAL ACCESS) BE HELD AS TO 2 UNDIVIDED ¼ SHARES BY THE OWNERS OF LOTS 1 AND 3 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES TITLE BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 4 HEREON (LEGAL ACCESS) BE HELD AS TO 2 UNDIVIDED ¼ SHARES BY THE OWNERS OF LOTS 1 AND 3 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

SEE DLR'S REFERENCE 663287.1

3. THAT SHOULD LOT 1 BE CONNECTED TO THE EXISTING WATER SUPPLY WITHIN LOT 3, THAT EASEMENTS BE GRANTED AND RESERVED OVER THE WATER SOURCE AND PIPES IN FAVOUR OF LOT 1.

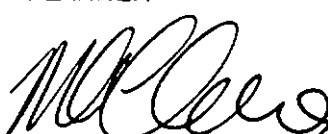
WITH THE REASONS FOR THIS DECISION BEING:

1. THAT THE PROPOSAL COMPLIES WITH THE OBJECTIVES AND POLICIES OF THE HASTINGS DISTRICT PLAN.
2. THAT THE EFFECTS OF THE SUBDIVISION ARE MINOR.

RECOMMENDED BY:


JULIE-ANN BOWKER
PLANNER

**CONSENT ISSUED UNDER
DELEGATED AUTHORITY BY:**


M CLEWS
DEVELOPMENT MANAGER
RESOURCE MANAGEMENT DIVISION

DATE: 25 NOVEMBER 1997

Decision:

Pursuant to Rule 11.2.7.2 of the Hastings District Plan (Operative June 2003) and Section 104A of the Resource Management Act 1991, consent is Granted to A. C. Black, to construct a boat shed at 75 Millar Road Tuki Tuki, being Lot 1 DP 27544 (CT HBW4/293).

Subject to the Following Conditions:

1. That the development proceeds in accordance with the plans and information submitted in the application (ref: PID: 57022, Resource Consent RMA20110321, application received 7th October 2011), in particular that:

- The following colours and materials (or any similar colours and materials as approved by the Group Manager, Planning and Regulatory Services) shall be used on the exterior of the dwelling:

Item	Type	Colour
Posts	Steel	Karaka
Roof	Colorsteel	
Cladding	Corrugated	
Spouting & Downpipes	Iron	
Refer to trim ref: 57022#0022 for colour samples.		

2. That a monitoring deposit of \$200 (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the above conditions in accordance with Council's schedule of charges.

In the event of non-compliance being detected by monitoring or justified complaint and/or the costs of monitoring consent exceeding the deposit, the costs to Council of any additional monitoring shall be paid by the consent holder in accordance with the Council's advertised schedule of fees.

Please Note: To avoid doubt; except as otherwise allowed by this resource consent, all land-uses must comply all remaining standards and terms of the relevant Hastings District Plan. The proposal must also comply with the Building Act 2004, Engineering Code of Practice and Hawke's Bay Regional Plans. All necessary consents and permits shall be obtained prior to development.

With the Reasons for this Decision Being:

1. Condition 1 ensures that the development proceeds in accordance with the plans and information provided to Council as part of this application.
2. Condition 2 ensures compliance with condition 1.
3. The proposed boat shed is a controlled activity for which consent shall be granted subject to conditions and accordingly the consent is consistent with the Objectives, Policies of the Hastings District Plan.

4. The application meets the requirements of the Resource Management Act 1991.

Recommended by:

**Sean Crocker
ENVIRONMENTAL PLANNER (CONSENTS)**

**Decision issued under Delegated
Authority by:**

**Murray Arnold
TEAM LEADER (ENVIRONMENTAL CONSENTS/SUBDIVISION)
PLANNING AND REGULATORY SERVICES**

Date:

14th December 2011

RESOURCE CONSENT DECISION
RMA20260191

Applicant:	RA and AC Black Family Trust
Address of Site:	75 Millar Road, Haumoana
Legal Description:	Lot 1 DP 27544 and Lot 1-3 DP 469465, Lot 2 DP 23328 (1/4 share) and Lot 4 DP 27544 (1/2 share) (RT 632040)
Zoning / Overlays:	Tuki Tuki Special Character zone – Operative Hastings District Plan (July 2024)
Decision:	Pursuant to: (a) Rule SLD25 and TT17 of the Operative Hastings District Plan (July 2024); (b) Sections 104, 104B and 104D of the Resource Management Act 1991; Resource Consent as a Non-Complying Activity is GRANTED to RA and AC Black Family Trust to undertake a rural lifestyle subdivision that: - Does not meet the minimum net site area required by Table 30.1.16A of the Hastings District Plan; and - Resulting in a shelterbelt located within 10 metres from the proposed internal boundary between Lot 1 and 2
Recommended By:	Liam Wang PRINCIPAL ENVIRONMENTAL PLANNER (CONSENTS)
Issued under Delegated Authority By:	 Caleb Sutton DIRECTOR – CONSENTING AND COMPLIANCE HASTINGS DISTRICT COUNCIL
Date:	3 July 2026
Conditions:	Subject to the following conditions imposed pursuant to Sections 108, 108AA and 220 of the Resource Management Act 1991:

General

- That the subdivision shall proceed in accordance with the attached approved subdivision plan included within application RMA20260191, unless otherwise altered by the consent conditions.
- That the Memorandum of Easements and Land Transfer Plan to give effect to this subdivision consent shall be consistent with the attached approved plan submitted with the application:

Prepared by: The Surveying Company

Dated: May 2026

Surveyors Reference: 264875-SP-02

HDC Reference: RMA20260191#0004

3. No service or right of way required herein shall extend beyond the boundary of the site served unless an appropriate easement is shown within a memorandum of easements on the face of the Land Transfer Plan. All such easements shall be dimensioned to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services, cover the entire physical alignment of that service or right of way, and shall provide all the necessary legal entitlements for the on-going operation and maintenance of that service or right of way.
 4. The Consent Holder shall show the location of any new pipes or infrastructure over another title (existing or proposed) and these shall be covered by appropriate easements, to be confirmed at Section 223 and/or 224c stage. As built plans shall be provided to confirm compliance with this condition.
 5. Pursuant to Section 220(1)(f) of the Resource Management Act 1991, all required easements as shown in Schedule of Easements on the approved plan shall be created and duly granted or reserved.
 6. Pursuant to Section 220(1)(b)(iv) of the Resource Management Act 1991, the following amalgamation conditions shall be imposed as part of the Title Plan:
 - (a) That Lot 2 DP 23328 (legal access) be held as to two undivided one-eighth shares by the owners of Lots 1 and 2 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
 - (b) That Lot 4 DP 27544 (legal access) be held as to two undivided one-quarter shares by the owners of Lots 1 and 2 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
- (LINZ Reference Number: **TBC**).
7. Pursuant to Section 241(3) of the Resource Management Act 1991, the applicant shall cancel the existing amalgamation condition requiring that Lot 1 DP 27544, Lots 1-3 DP 469465, Lot 2 DP 23328 and Lot 4 DP 27544 to be held together in the Same Record of Title.
 8. That all works within the boundaries of the legal road shall be undertaken by a contractor who is pre-approved by Hastings District Council to work within the legal road.
 9. That all works shall be completed in accordance with the Engineering Code of Practice 2020 (ECOP 2020), unless an alternative design has been approved by the Council's Development Engineer or nominee.

Advice Note

That prior to the commencement of works, any reticulated water, wastewater or stormwater services on private land shall not occur until Building Consent has also been approved by Hastings District Council, if required. Please contact the 'duty building officer' to discuss this consenting process. If Building Consent is required, a copy of any 'Code Compliance Certificate' under the Building Act 2004 for any private services shall be provided with any section 224(c) application.

Right of way

10. That the right of way access and passing bays shall be formed and constructed in accordance with the Hastings District Council ECOP 2020, including, stormwater control and the permanent surfacing of any part of the access in excess of 12% longitudinal grade, prior to Section 224 Certification.

Advice Note

Existing vegetation to be trimmed back to allow for the passing at the ROW entry.

Consent Notices

11. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lot 1 hereon. The notice shall be registered at the consent holders' expense and shall read as follows:

Restriction on further subdivisions

Lot 1 **DP TBC** was created as part of subdivision consent RMA20260191, which consented an undersized rural lifestyle lot (Lot 2 **DP TBC**) that did not comply with the minimum net site area required by the Operative Hastings District Plan (2024). The consent was granted on the basis that the average net site area across all lots created remained consistent with the District Plan requirements.

Accordingly, the site shall not be subdivided, amalgamated with any adjoining land, or subject to any boundary adjustment in a manner that would result any additional development right, unless **Lot 2 DP TBC** is included in that assessment on the additional development right and number of lots that could be created from the total land area.

12. That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lot 2 hereon. The notice shall be registered at the consent holders' expense and shall read as follows:

Geotechnical Investigation Report

This site was created through subdivision consent RMA20260191. All development on this site shall meet all recommendations and conditions in the Geotechnical Investigation Report prepared by Hawkes Bay Geotechnical, Dated 6 May 2026 submitted and approved through that subdivision consent (HDC Reference: RMA20260191#0006), or any subsequent geotechnical investigation report submitted to, and approved by the Environmental Consents Manager, Hastings District Council (or nominee) as part of the building consent process.

With the Reasons for this Decision Being:

1. As assessed in the Section 95A and Section 95B notification reports for this application, there are no special circumstances that would warrant limited or public notification and there are no affected persons in terms of Section 95E of the Resource Management Act 1991.
2. The adverse effects of this proposal are less than minor, in that:
 - Despite the proposed lot being undersized, the overall average lot size across all subdivided lots will remain consistent with the intention of the District Plan. The additional development rights created by this subdivision are therefore not unanticipated.
 - The potential visual and landscape amenity effects have been assessed as less than minor, in that the proposed new building platform is well separated from other existing development and is not located in a visually prominent location.
 - Subject to the condition requiring the accessway to be upgraded with passing bays, adequate access can be provided to the new lot.
 - The shelterbelt is existing, and the technical infringement is created by the subdivision. As the shelterbelt is along the internal boundary, written approval is therefore implicit.
3. For the reasons discussed above, the proposal is considered not inconsistent with the Objectives, Policies and other provisions of the Hastings District Plan.
4. No circumstances exist in Section 106 of the Resource Management Act 1991 (access and natural hazards) that would require council to refuse the application, in that:
 - The site is not subject to any known significant risk from natural hazard, and a residential development can be accommodated on the new vacant lot.
 - The proposal will not accelerate, worsen or result in material damage to land from any natural hazards; and
 - Appropriate legal and physical access can be provided to all sites.
5. The application meets the requirements of the Resource Management Act 1991.

Advice Notes

Further land use consent required

1. Any new building over 20 m² gross floor area in the Tuki Tuki Special Character Zone requires resource consent under Rule TT13 of the Hastings District Plan. As no specific building design has been provided or assessed as part of this subdivision consent, a further land use consent will be required before residential development can be undertaken on the new lot created.

Fees & Charges

2. At the time of applying for Certification under sections 223 and 224(c) of the Resource Management Act 1991, fees shall be payable under Council's Schedule of Resource Management Fees and Charges: <http://www.hastingsdc.govt.nz/resource-management-fees>. In respect of any charges under the Resource Management Act 1991, charges shown above shall be applicable to any additional charge payable in terms of section 36(3) of the Act, where the actual and reasonable costs incurred exceed the standard charge paid.

Subdivision

3. If it is intended to make any changes to the easements, staging or scheme plan approved by the Council as part of this resource consent, a new approval may be required. If you have any doubts as to whether or not a new application will be required, please contact one of Council's Environmental Consent Planners.
4. In exceptional circumstances, Council will consider bonds for residential vehicle crossings only. Any other bonds or 'letters of undertaking' will not be accepted by Council. Those persons project managing a development will need to ensure all conditions (including any required re-grassing and sediment control plans) are met before section 224(c) applications are submitted to Council. Incomplete section 224(c) applications will be returned to agents and/or landowners.

Lapsing of this Consent

5. Under section 125 of the Resource Management Act 1991 a resource consent will lapse if not given effect to within 5 years of the date the consent was granted. An application may be made under section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing. To avoid doubt, all stages of a subdivision must have section 223 certification prior to the lapse date.

Lapsing of Section 223 Certification (Approved as to Survey)

6. The section 223 certification will lapse 3 years after the date of issue if that certified plan has not been deposited in accordance with section 224 of the Resource Management Act 1991. The section 223 certificate can only be re-certified if the subdivision consent has not lapsed.

Building Consent

7. Please note that this consent only relates to District Plan requirements. Building Consent must be obtained before any building or drainage work commences. This work can include the construction of stormwater, sewer and/or water services. Please contact the duty Building Officer on (06) 871 5000 who will be able to assist you in this regard.

Engineering

8. All engineering plans must be submitted to developmentengineer@hdc.govt.nz, with a cover letter clearly stating the resource consent number, address and which condition/s the plans relates to.

9. The Engineering Code of Practice drawings can be viewed online at: <https://www.hastingsdc.govt.nz/assets/Uploads/Engineering-Code-of-Practice-ECOP-Final-2020.pdf>
10. All works on existing public wastewater, stormwater and water mains shall be carried out by approved contractors at the consent holder's expense. For new service connection application guidance refer to: <https://www.hastingsdc.govt.nz/services/water/water-service-connections/>
11. Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Transportation Department prior to installation. For vehicle crossing guidance refer to: <https://www.hastingsdc.govt.nz/services/roads-and-streets/vehicle-crossings/>
12. Satisfactory public vehicle and pedestrian access shall be maintained at all times when undertaking works within the road reserve, unless alternative arrangements are made to the satisfaction of the Council.
13. All necessary precautions shall be taken to protect the public from open trenches and all other hazards associated with the construction works.

Impact on Council Assets

14. Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated to the satisfaction of the Development Engineer and at the expense of the consent holder.

Compliance with other Acts/Regulations

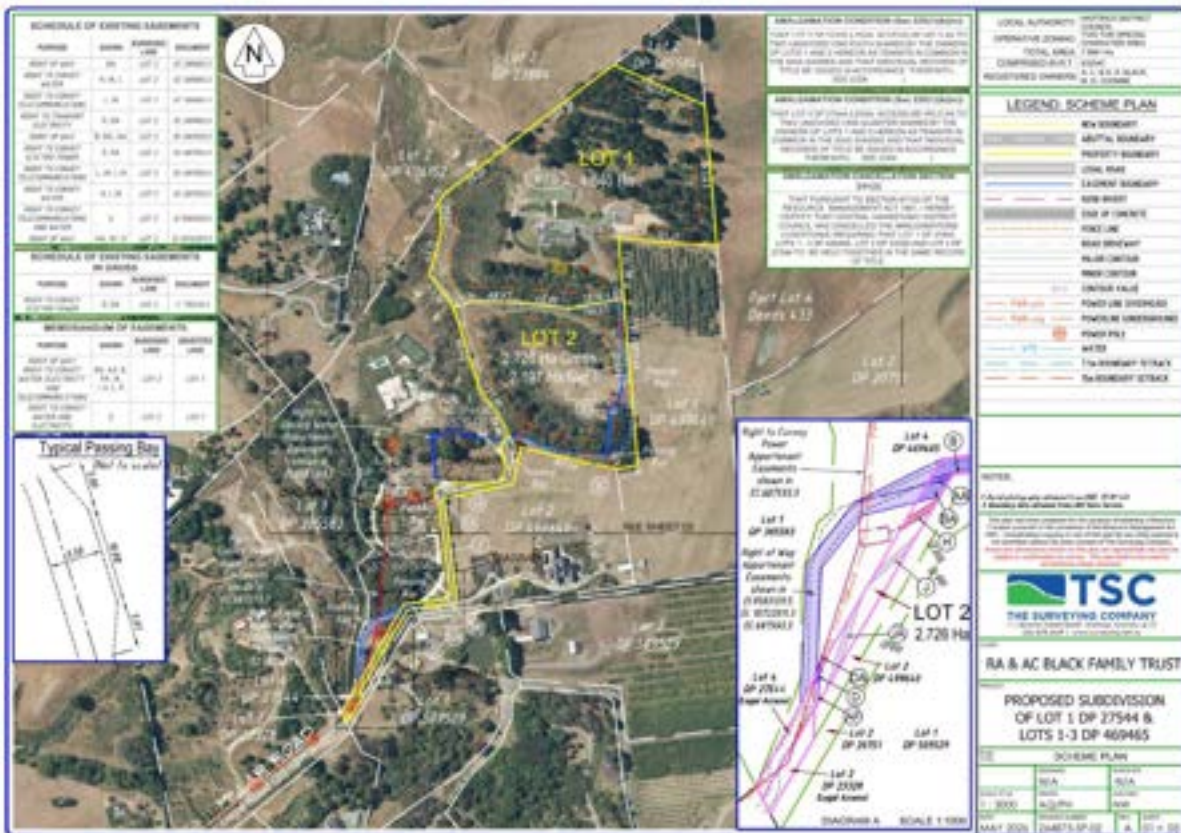
15. To avoid doubt, except as otherwise allowed by this resource consent, all land uses must comply with all remaining standards and terms of the relevant Hastings District Plan. The proposal must also comply with the Building Act 2004, Engineering Code of Practice 2020 and Hawke's Bay Regional Council requirements. All necessary consents and permits shall be obtained prior to development.
16. This approval does not override any existing private easements, land covenants or other interests on the Record of Title. The consent holder should seek independent legal advice on such matters and how they might impact on the development.

Development Contributions

17. Please note that a development contribution may be required under the provisions of the HDC Development Contributions Policy applicable at the time of application. The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection. Development contribution requirements are as defined in Council's Development Contributions Policy established under the Local Government Act 2002. Full details of the policy are available from the Council website. The relevant assessment for Development Contributions for this development will follow in due course.

Approved Scheme Plans

(HDC Reference: RMA20260191#0004)







Hastings District Council

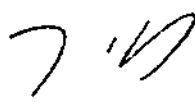
BUILDING CONSENT NO: ABA 20011593

Section 35, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

BLACK, RUSSELL ANDREW
P O BOX 15
WHAKATU 4201

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: BLACK, RUSSELL ANDREW	ALL ☒
Mailing Address: P O BOX 15, WHAKATU 4201	Stage No of an intended stages
PROJECT LOCATION	New Building: ☒
Street Address: 73 MILLAR ROAD, TUKI TUKI	Alteration: ☐
LEGAL DESCRIPTION	Intended Use(s) in detail: ERECT DWELLING
Property Number: 57022	Intended Life:
Valuation Roll Number: 09650 46500	Indefinite, but not less than 50 years ☒
Legal Description: LOTS 1 1/2 SH 4 DP 27544 1/4 SH IN LOT 2	Specific as years
COUNCIL CHARGES	Demolition ☐
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are:	Estimated Value: \$600000
Total: \$	Signed for and on behalf of the Council: 
ALL FEES ARE GST INCLUSIVE	Name: Tania Diack
	Position: Consents Administrator (Building)
	Date: 8 March, 2002

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions or Building Consent No: 20011593".



HASTINGS DISTRICT COUNCIL

HASTINGS. THE LIFESTYLE OF CHOICE.
A PLACE OF OPPORTUNITIES

CODE COMPLIANCE CERTIFICATE NO: ABA 20011593

Section 43(3), Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

BLACK, RUSSELL ANDREW
P O BOX 15
WHAKATU 4201

(Insert a cross in each applicable box. Attach relevant documents).

PROJECT	PROJECT LOCATION
All ☒	Name: BLACK, RUSSELL ANDREW
Stage No. of an intended stages	Street Address: 75 MILLAR ROAD, TUKI TUKI
New Building ☒	Mailing Address: P O BOX 15, WHAKATU 4201
Alteration ☐	
Intended Use(s) in Detail:	LEGAL DESCRIPTION
ERECT DWELLING	Property Number: 57022
Intended Life:	Valuation Roll Number: 09650 46500
Indefinite, not less than 50 years ☒	Legal Description:
Specified as years ☐	LOTS 1 1/2 SH 4 DP 27544 1/4 SH IN LOT 2
Demolition ☐	

This is:

- ☒ A final code compliance issued in respect of all the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No" (being this certificate)

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$

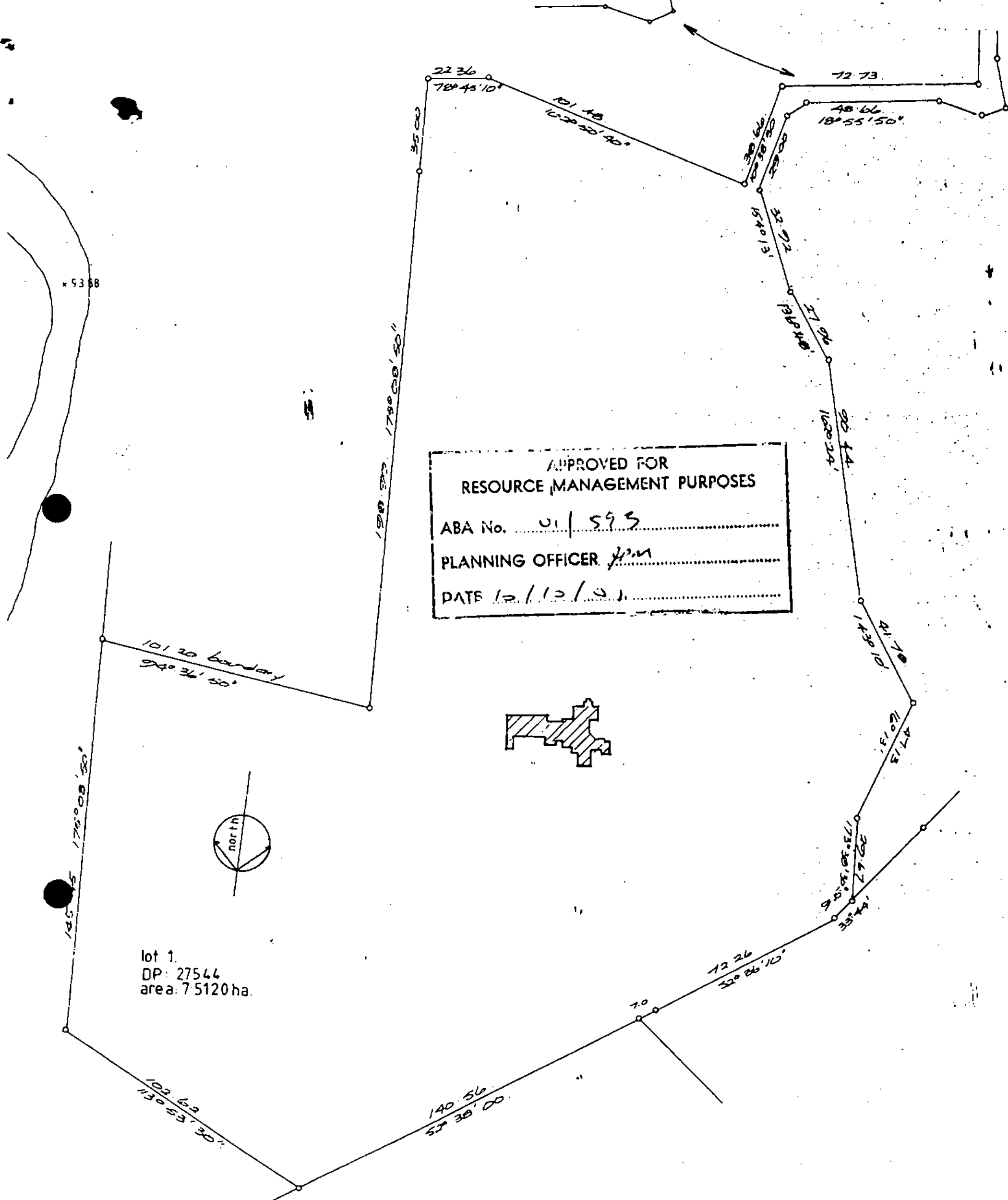
Receipt No:

Signed for and on behalf of the Council:

Name: Molly Matchitt
Position: Administrative Support Officer

Date: 11/07/2003

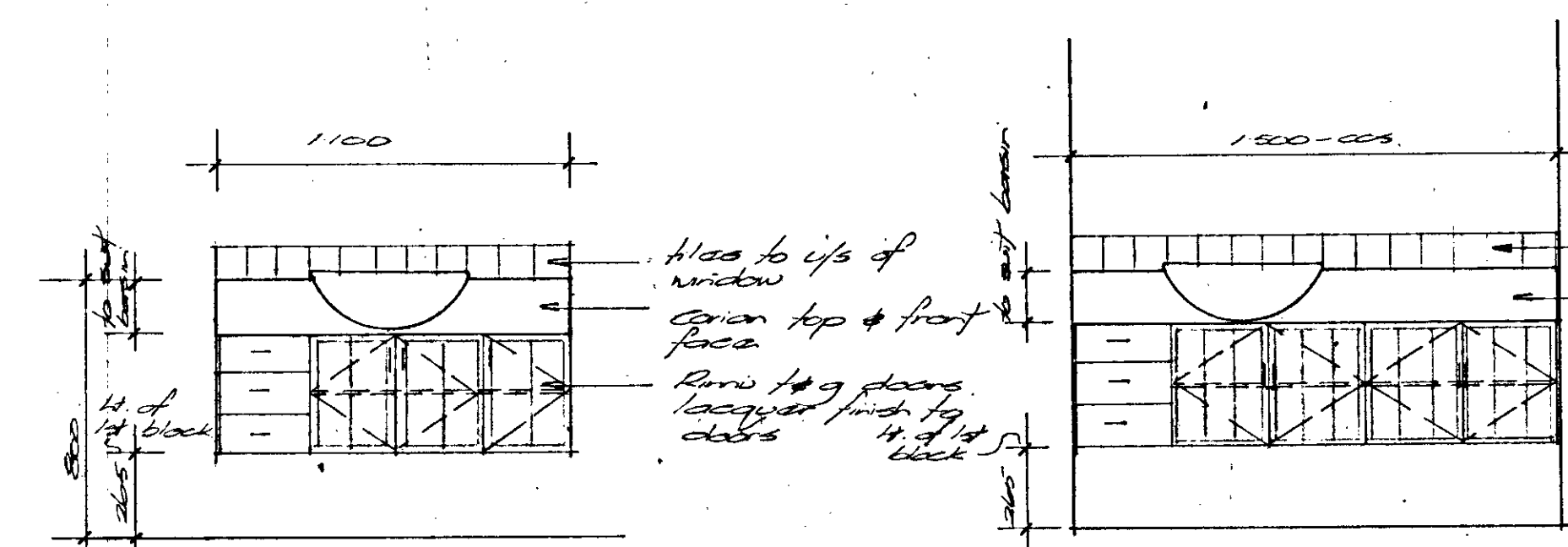
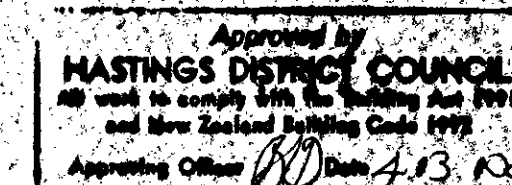
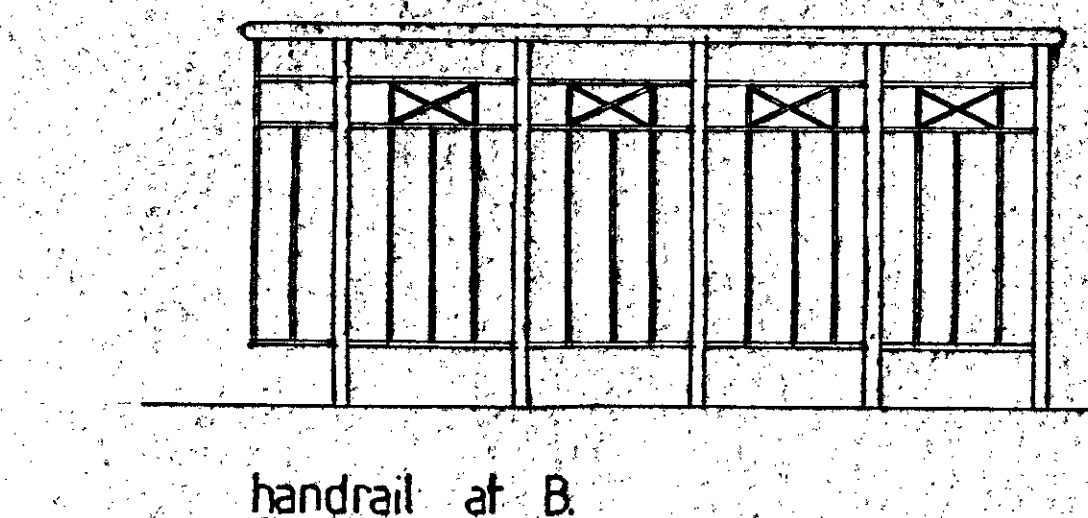
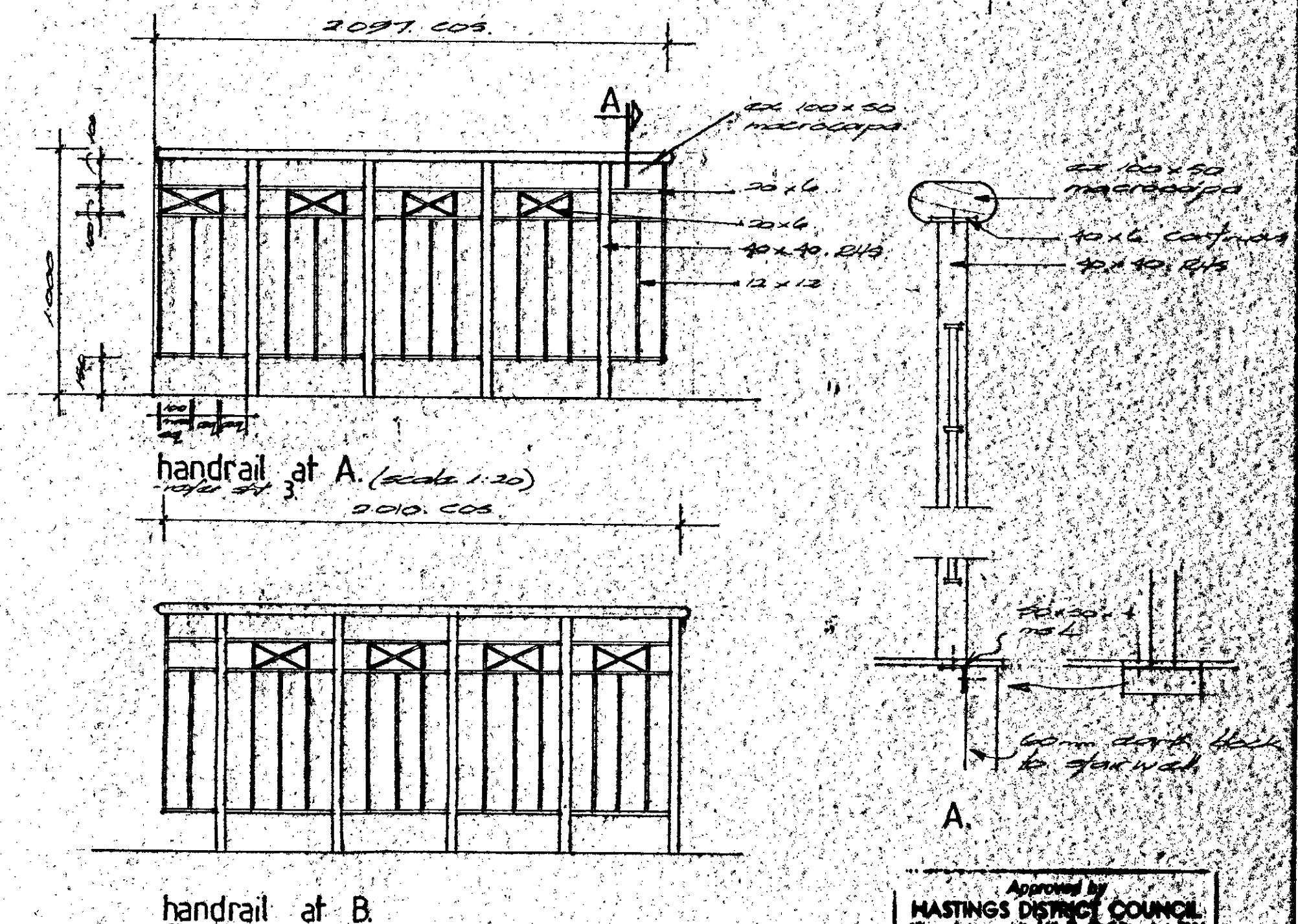
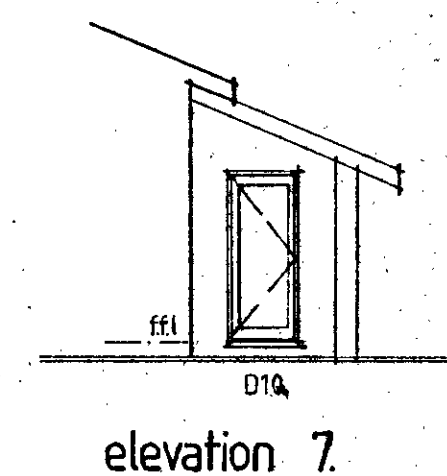
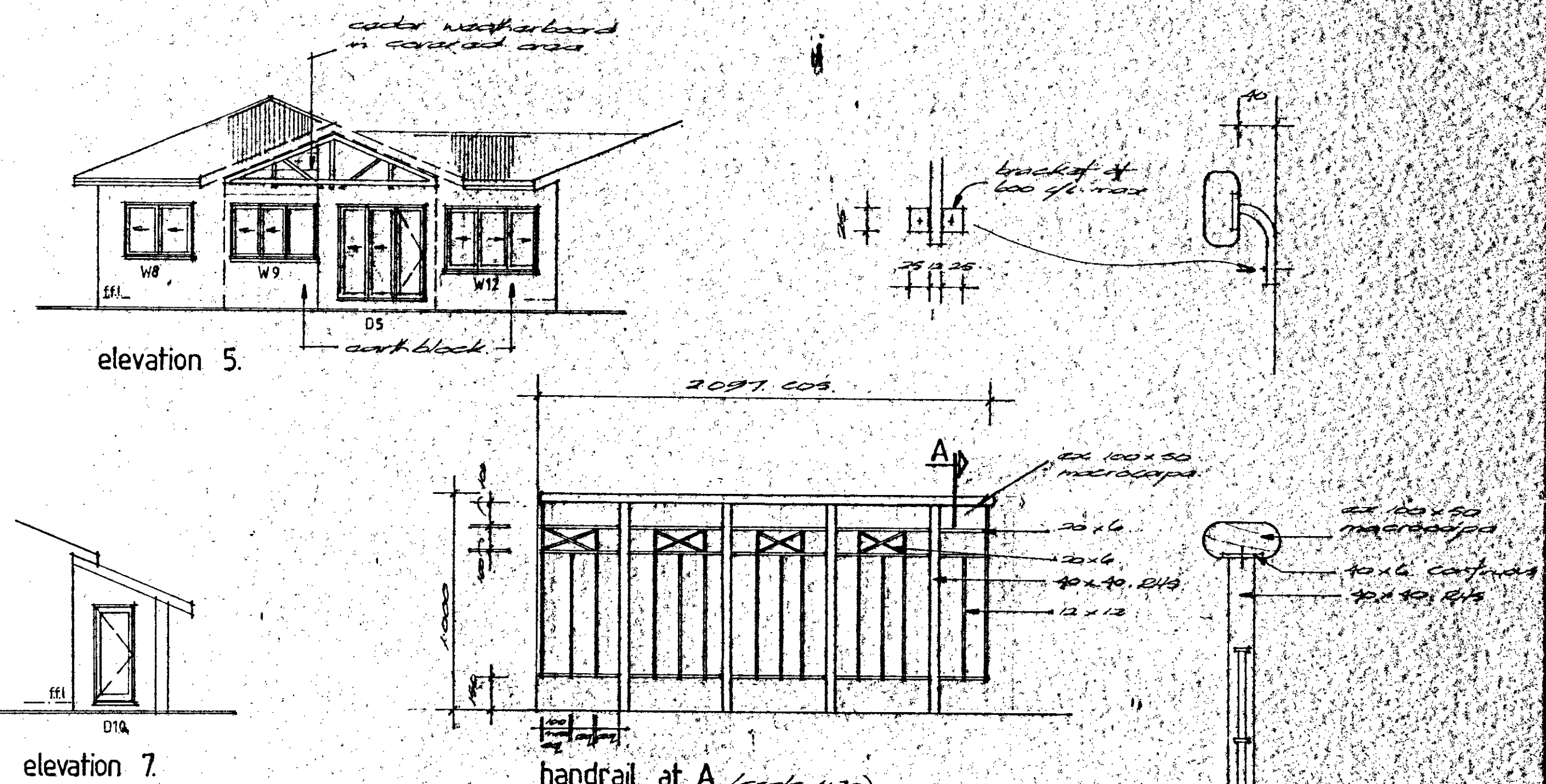
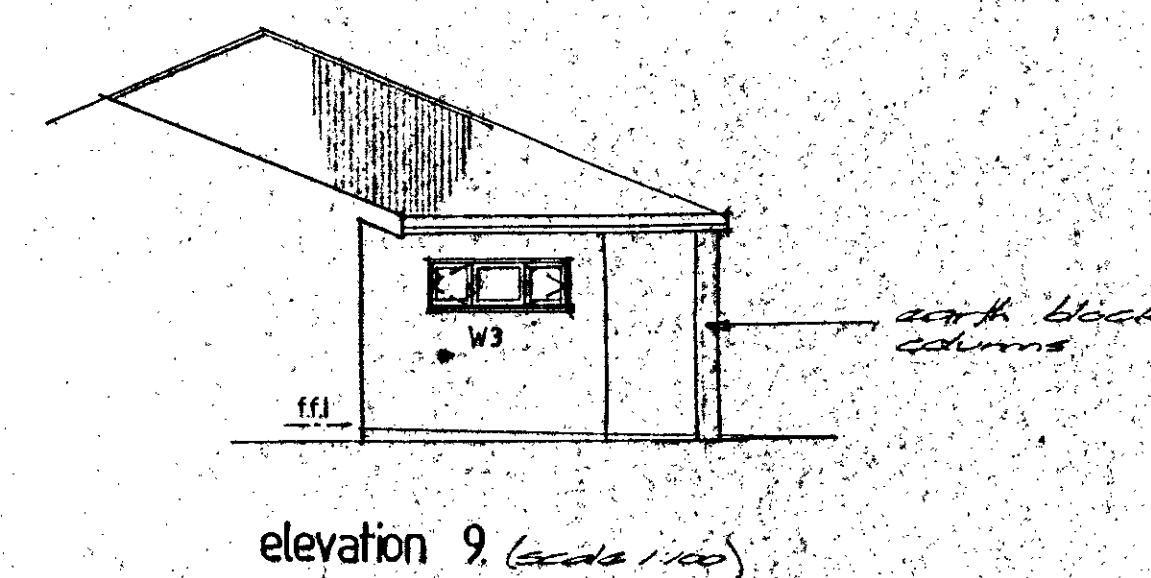
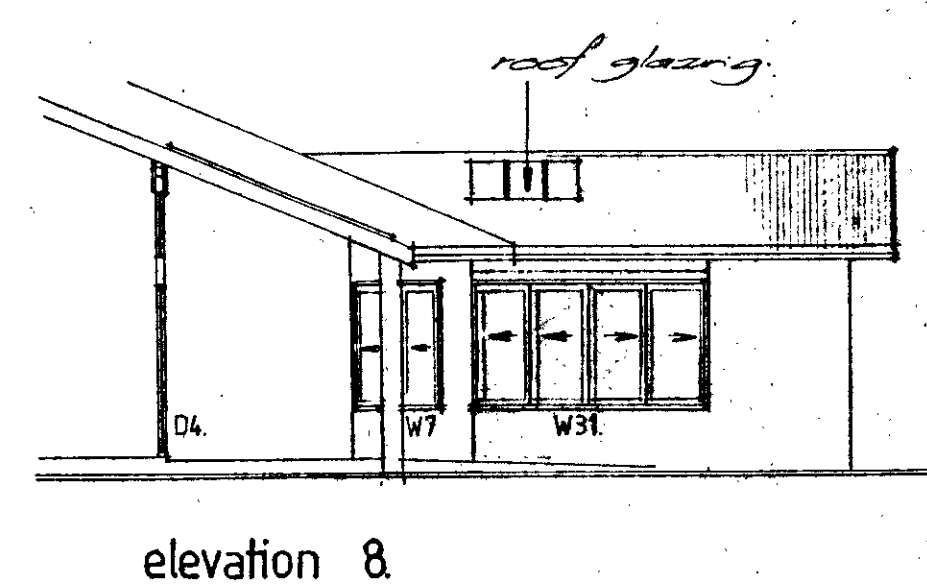
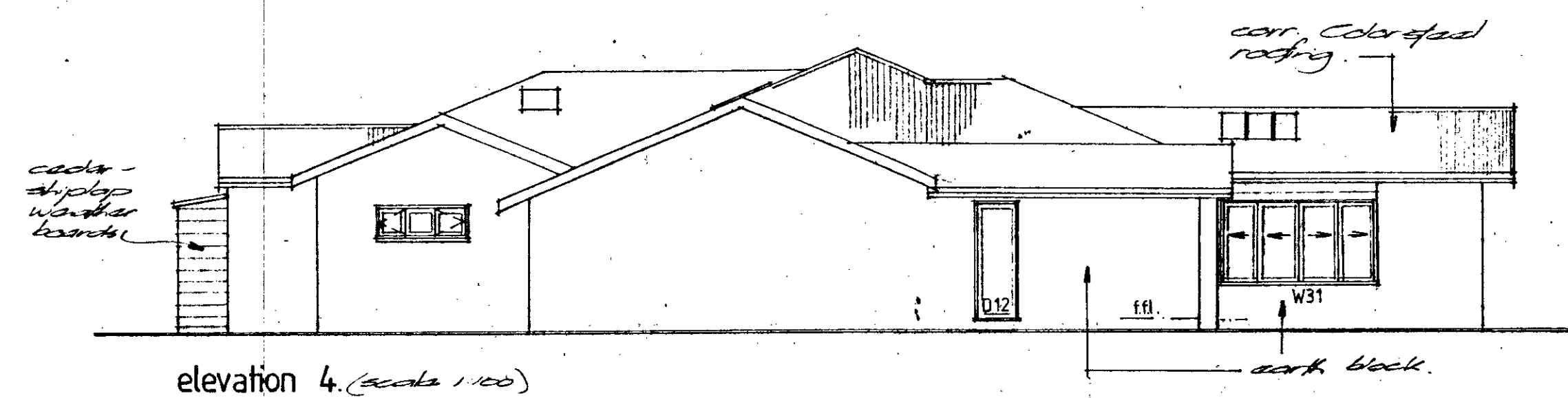
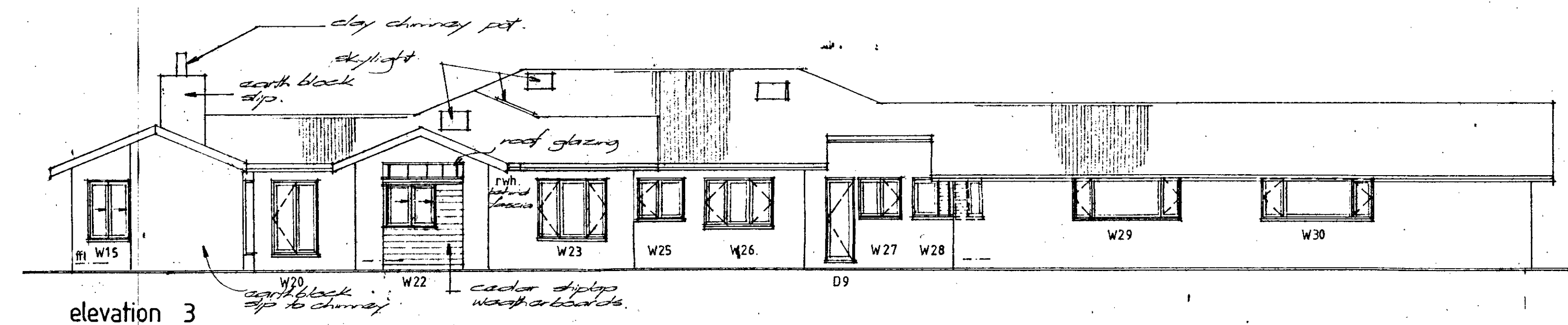
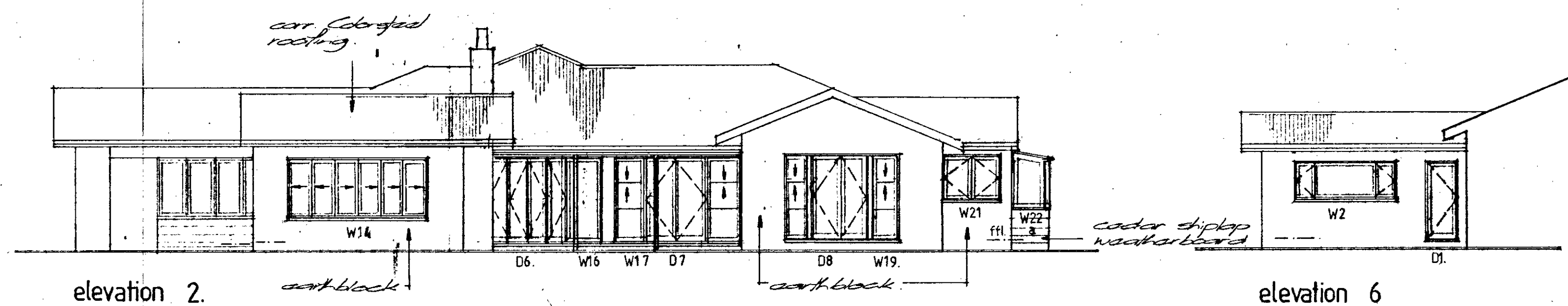
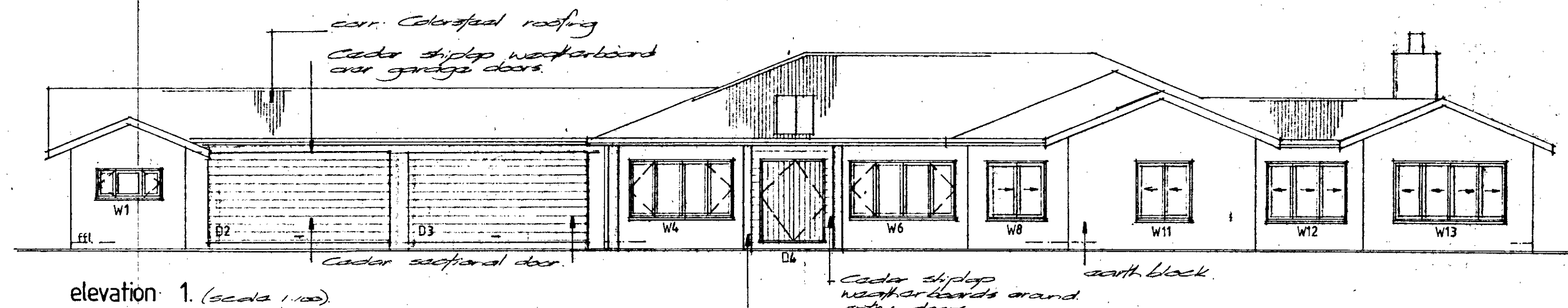
cccn.doc



APPROVED FOR
 RESOURCE MANAGEMENT PURPOSES
 ABA No. 01/593
 PLANNING OFFICER *J.M.*
 DATE 10/10/01

lot 1.
 DP: 27544
 area: 7 5120 ha.

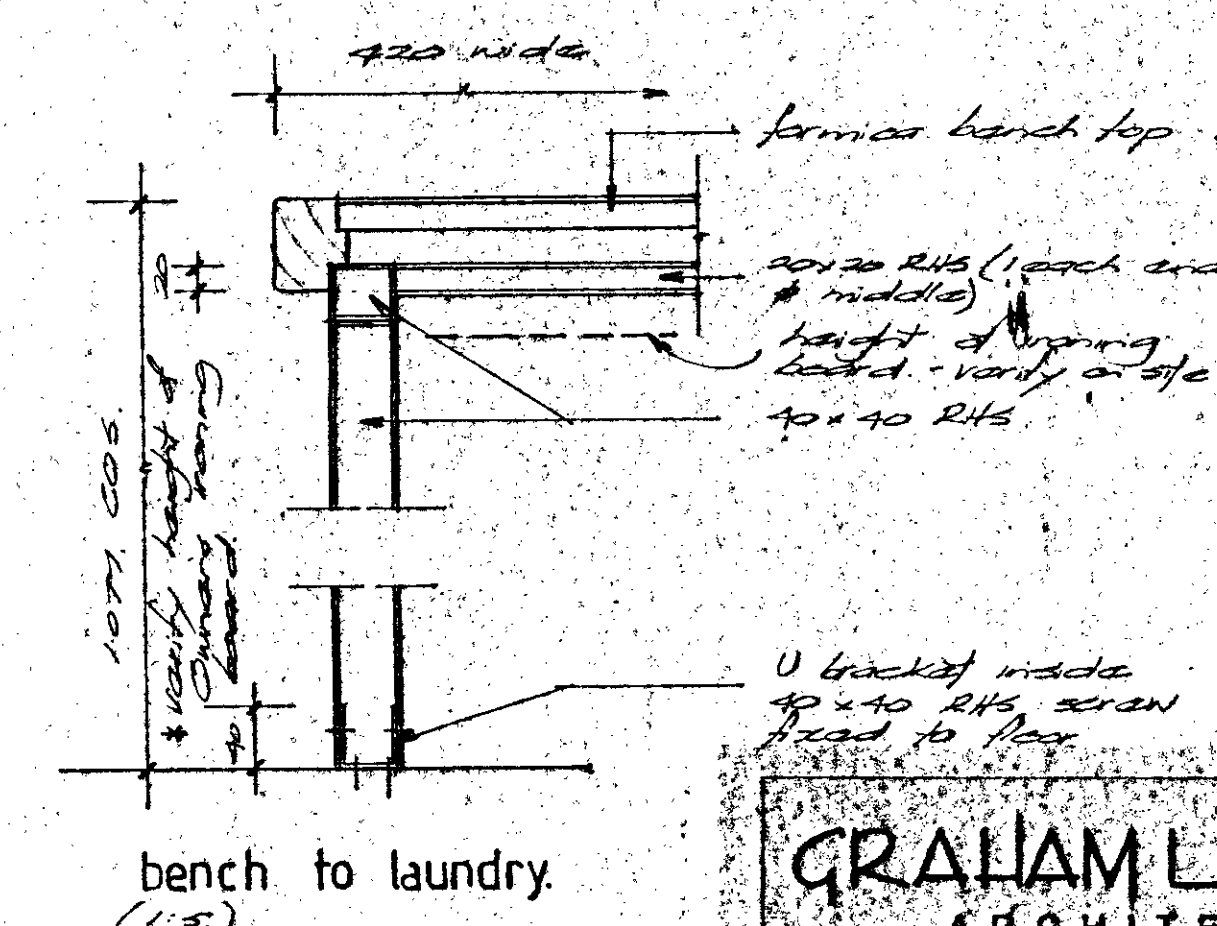
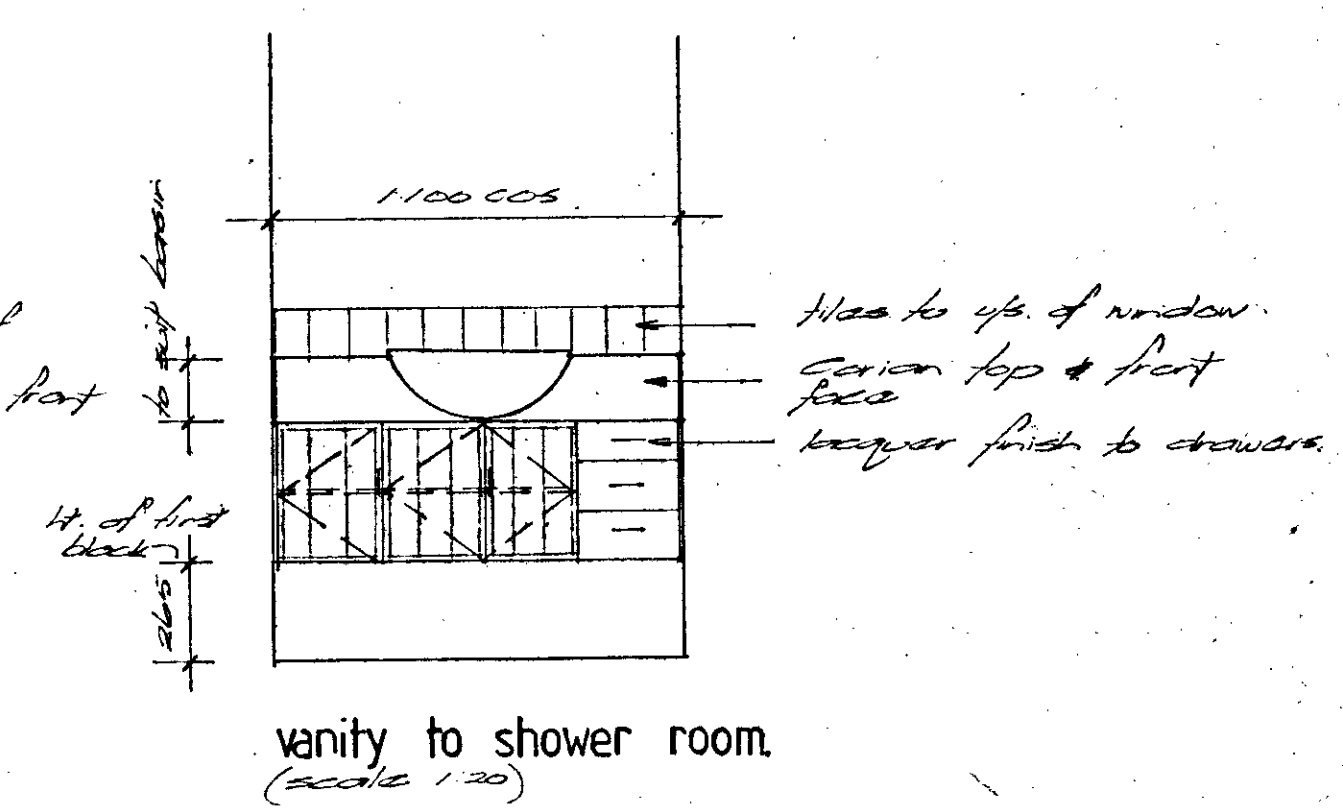
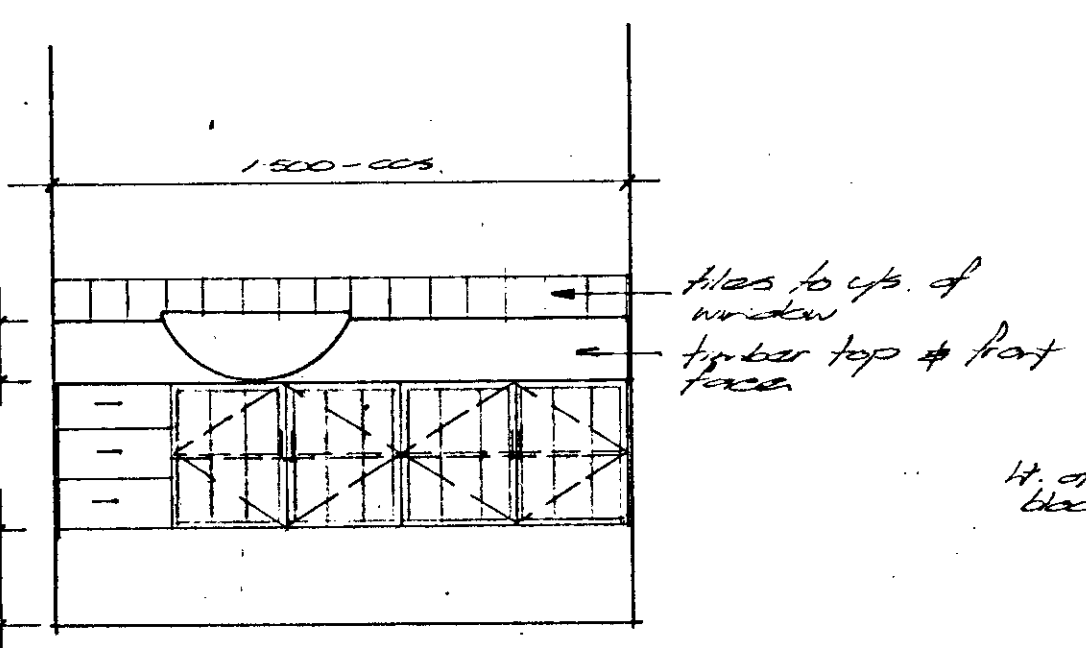
site plan (scale 1:1250)
 note: *sting to be confirmed on site by owner & architect.*



vanity to bathroom. (scale 1/20)

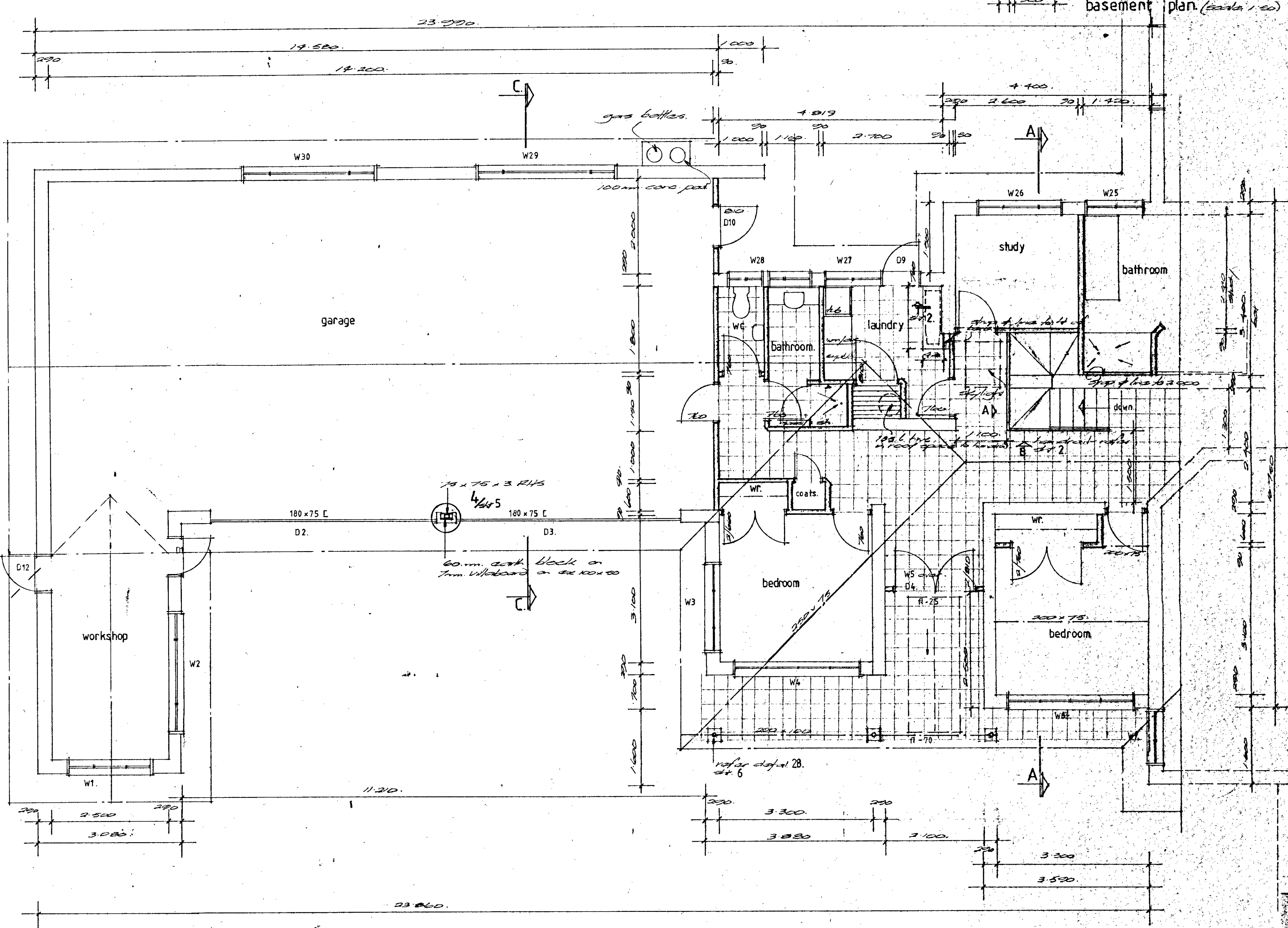
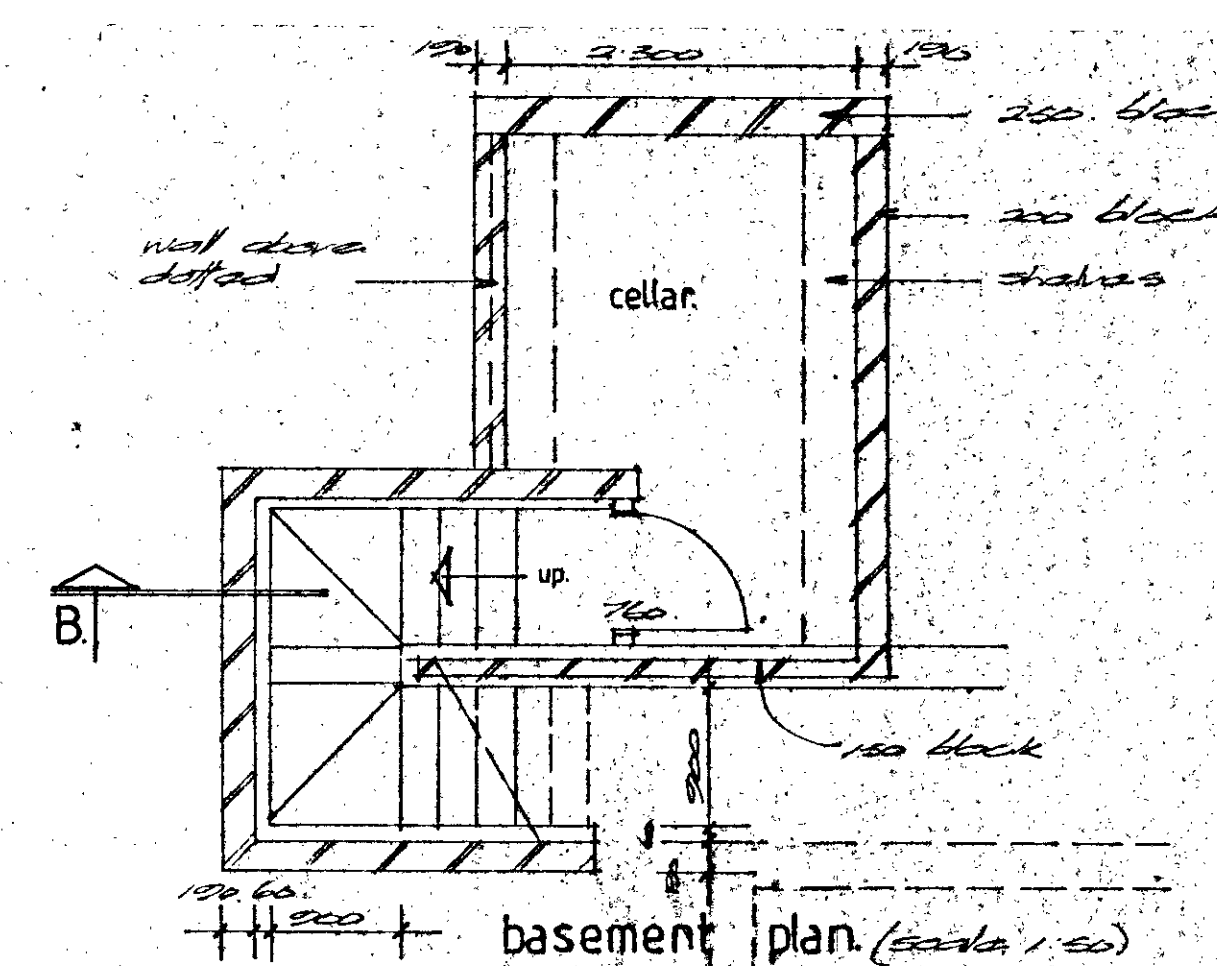
note:

- had mirror to family bedroom.
- lacquer finish to drawers.
- mirror of drawers & shelf
bracket with style Malacca.



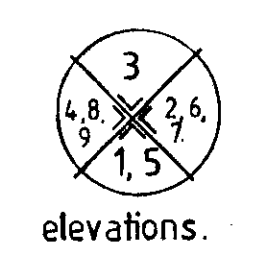
GRAHAM LINCOLN ARCHITECTS PO Box 1255, 112 Nelson Street South Hastings, New Zealand Tel 06 878 2400, Fax 06 878 2412			BLACK RA & AC Miller Road, Hastings District		
			Date: elevations:		
			East		
			West		
			North		
			South		
			Diagon		
			Ground		

Customer is pleased to acknowledge it has before mentioned work.
 Dated _____
 Signature _____
 Company Name _____

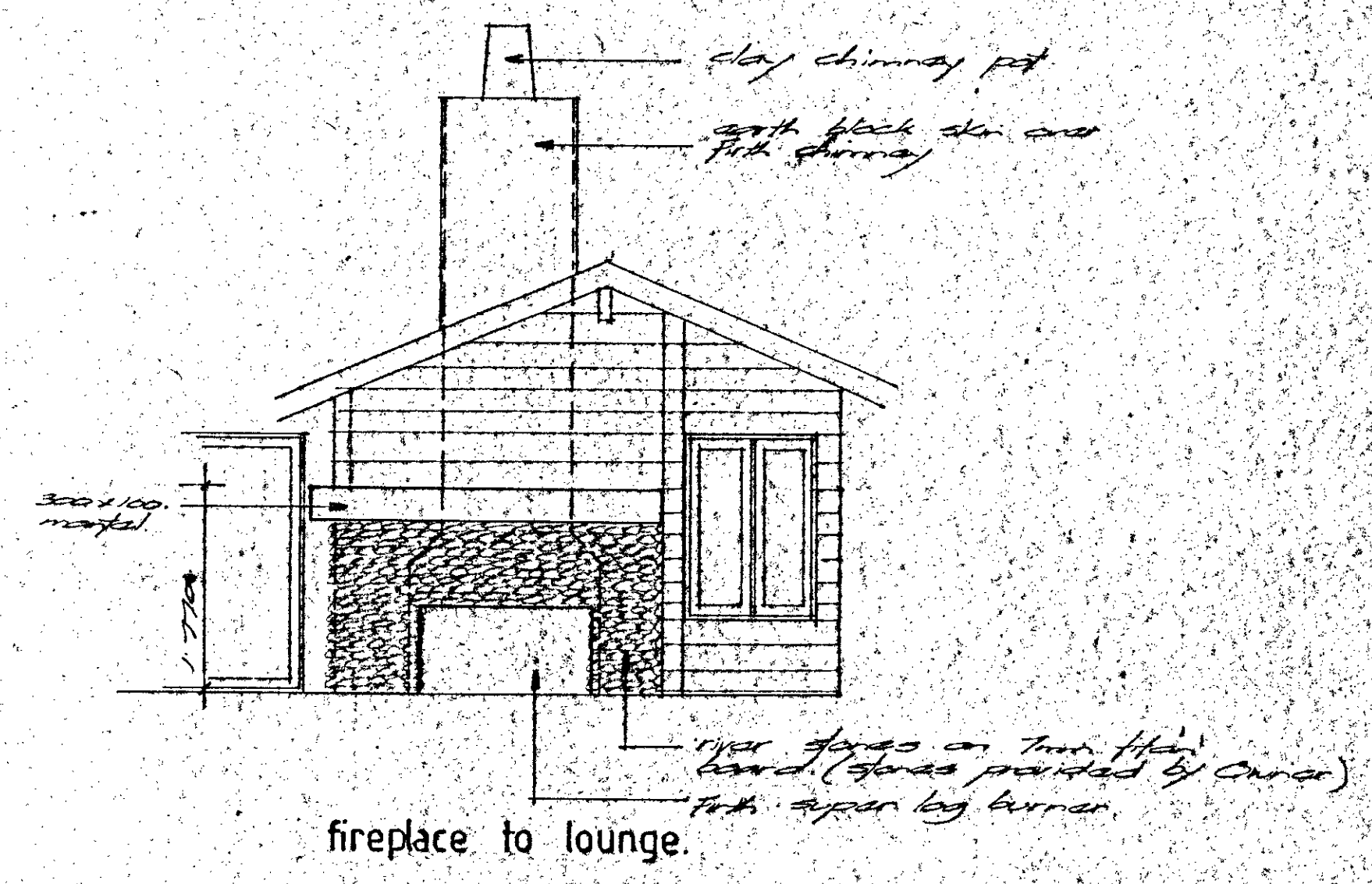


Approved by
HASTINGS DISTRICT COUNCIL
 All work to comply with the Building Act 1991
 and New Zealand Building Code 1992
 Approving Officer: [Signature] Date: 13/12/02

plan B refer sheet 4



GRAHAM LINWOOD ARCHITECTS PO Box 1255, 112 Nelson Street South Hastings New Zealand Tel: 06 878 7402, Fax: 06 878 7412		BLACK, RA & AC Miller Road Hastings District plan A	
Date: 13/12/02 Drawn: [Signature] Checked: [Signature]	Scale: 1:50 Sheet: 1 of 1	Project: 01/005	



Approved by
HASTINGS DISTRICT COUNCIL
All work to comply with the Building Act 1991
and New Zealand Building Code 1992
Approving Officer *BO* Date *4.3.02*



pt. floor plan.
(scale 1:50).

GRAHAM L INWOOD ARCHITECTS PO Box 1255, 112 Nelson Street South Hastings, New Zealand Tel 06 878 2402, Fax 06 878 7412		BLACK RA & AC Miller Road Hastings District	
Project plan B & fireplace		Scale 1:100	
Client Mr & Mrs [illegible]		Address 4 [illegible]	
Site [illegible]		Notes [illegible]	
Drawn [illegible]		Check [illegible]	
Date [illegible]		Scale [illegible]	

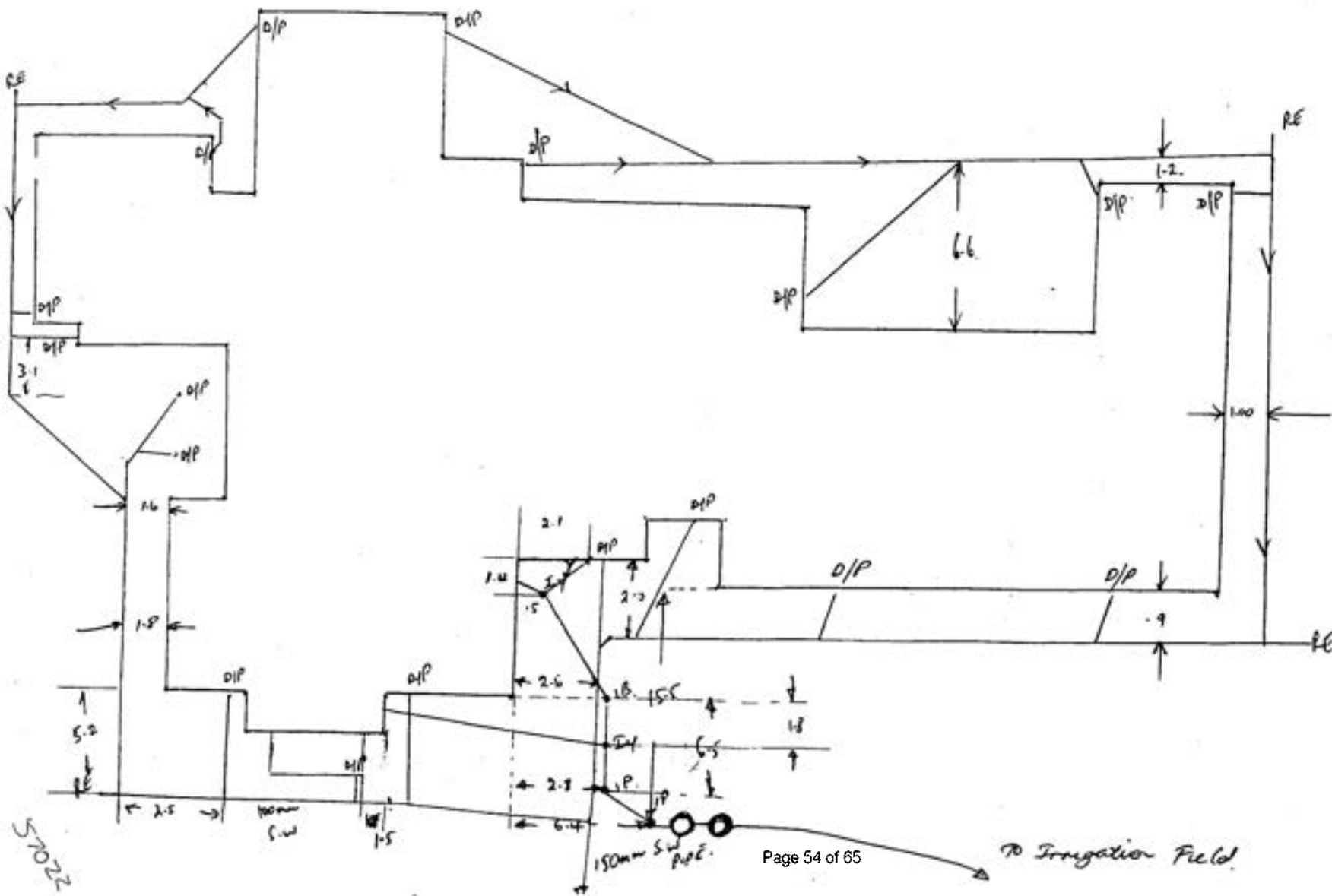
BLACK HOUSE
75 MILLAR Rd HASTINGS DISTRICT.
HAWKES Bay.
2001/1593.

COPAS
PLUMBING & ELECTRICAL
58 MUNROE STREET
PH. (561) 836-7933 FAX (561) 836-9072

RESOURCES: 08/02/2011

19 JUN 2003

RECEIVED



ALL S. WATER
100mm Spile
150mm Saddle
from
connection point
00mm Saddle



HASTINGS DISTRICT COUNCIL

HASTINGS, THE LIFESTYLE OF CHOICE.
A PLACE OF OPPORTUNITIES

BUILDING CONSENT NO: ABA 20032113

Section 35, Building Act 1991

ISSUED BY: HASTINGS DISTRICT COUNCIL

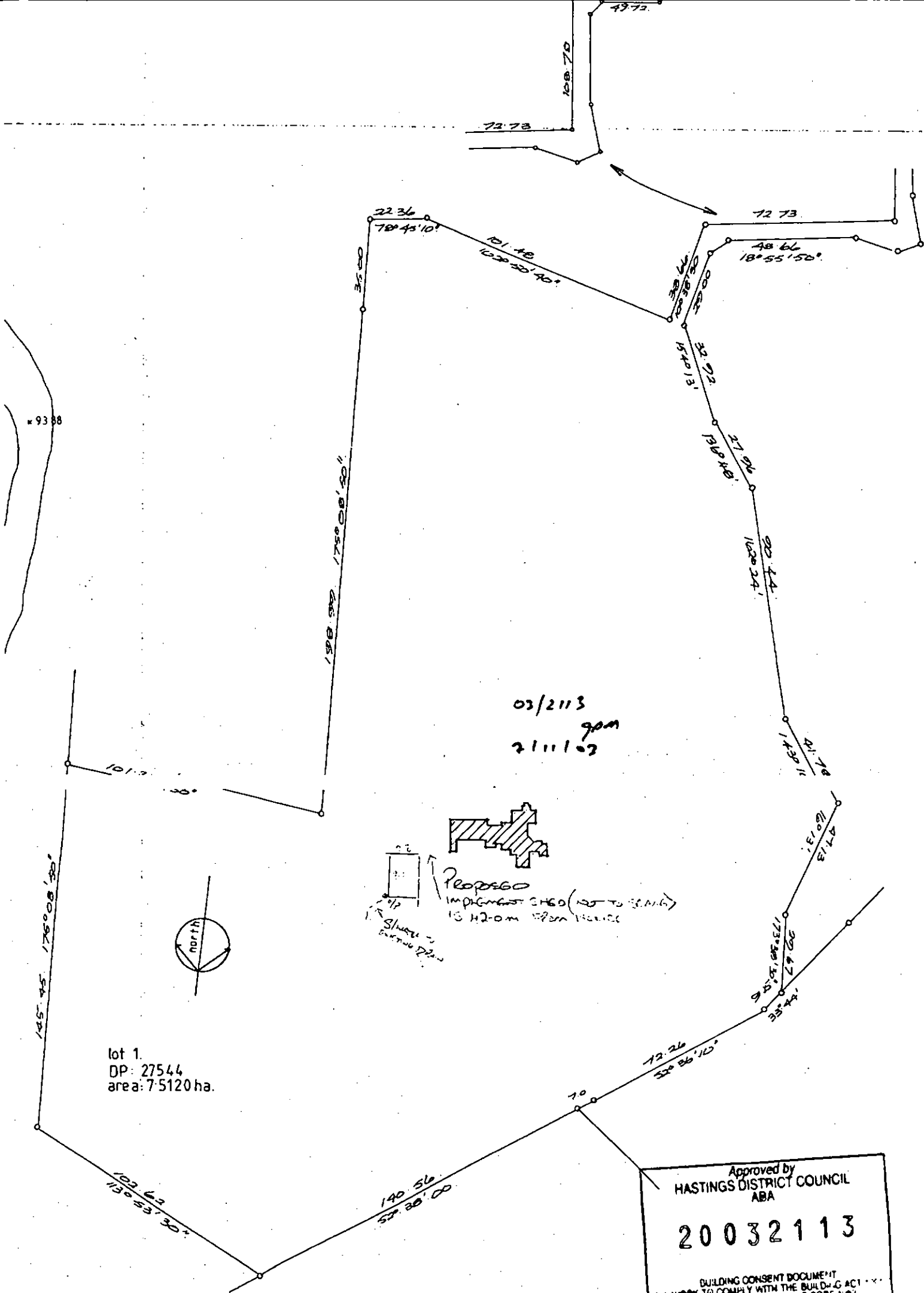
BLACK, RUSSELL ANDREW
C/O R A & A C BLACK FAMILY TRUST
P O BOX 550
NAPIER 4015

(Insert a cross in each applicable box. Attach relevant documents).

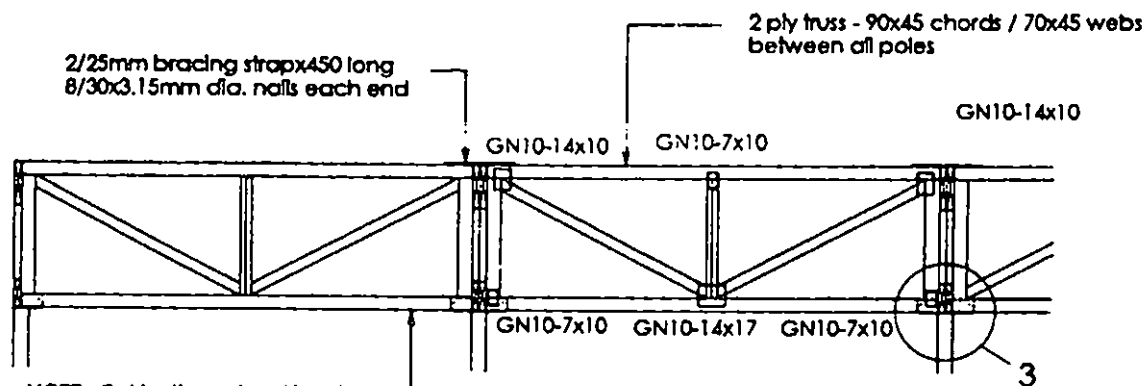
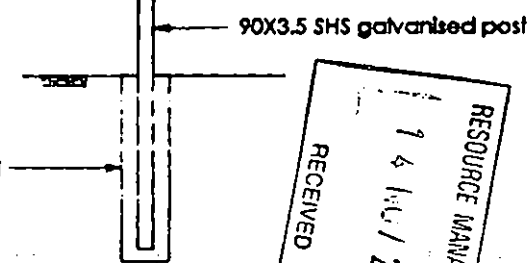
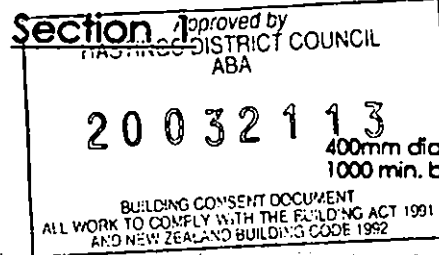
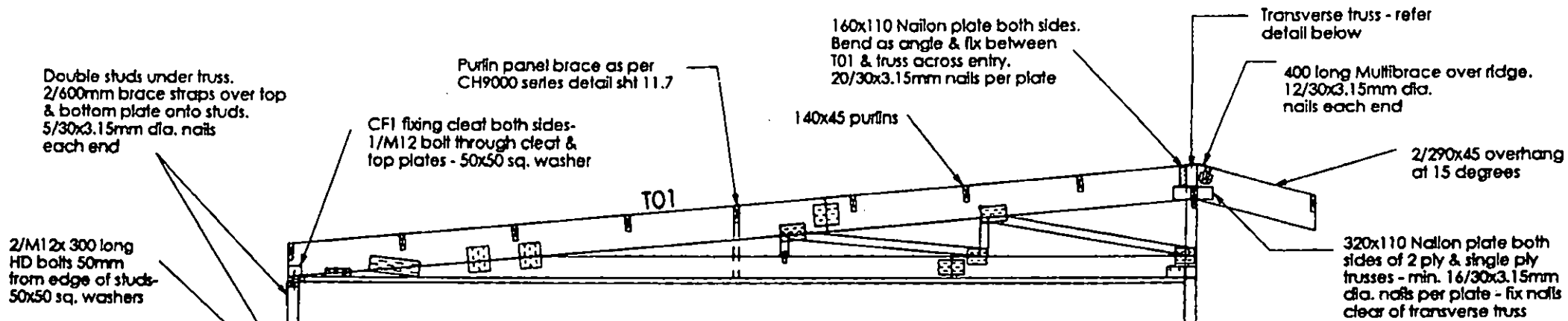
APPLICANT	PROJECT
Name: BLACK, RUSSELL ANDREW	ALL ☒
Mailing Address: C/O R A & A C BLACK FAMILY TRUST, P O BOX 550, NAPIER 4015	Stage No of an intended stages
PROJECT LOCATION	New Building: ☒
Street Address: 75 MILLAR ROAD, TUKI TUKI	Alteration: ☐
LEGAL DESCRIPTION	Intended Use(s) in detail: ERECT IMPLEMENT SHED
Property Number: 57022	Intended Life:
Valuation Roll Number: 09650 46500	Indefinite, but not less than 50 years ☒
Legal Description: LOTS 1 1/2 SH 4 DP 27544 1/4 SH IN LOT 2	Specific as years
COUNCIL CHARGES	Demolition ☐
The balance of Council's charges payable on the uplifting of this building consent, in accordance with the tax invoice are:	Estimated Value: \$13527
Total: \$	Signed for and on behalf of the Council: Name: Molly Matchitt Position: Administrative Support Officer Date: 26 November, 2003
ALL FEES ARE GST INCLUSIVE	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

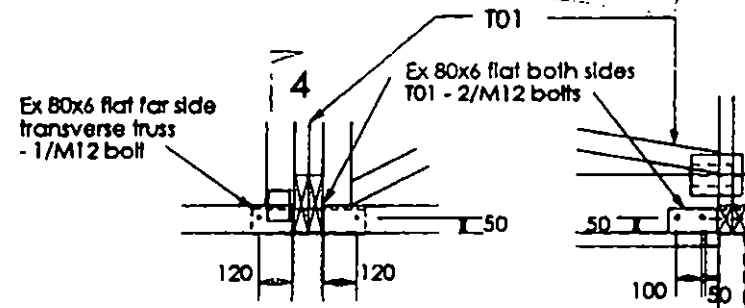
This building consent is issued subject to the conditions specified in the attached pages headed "Conditions or Building Consent No: 20032113".



site plan (scale 1:1250)
note: siting to be confirmed on site by owner & architect.



Section 2



Detail 3

Section 4

A4



MITek New Zealand Ltd.

ALDERLAND
PO Box 88-014, Greenbank
Phoner: (08) 274 7108
Fax: (08) 274 7100
www.pritahm.co.nz

Quin Buildings - Implement Shed

Truss / Foundation Details

17992

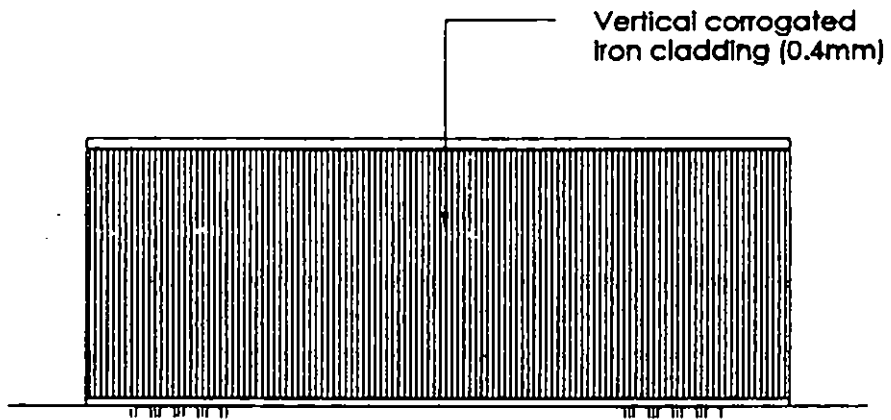
Date: 21/10/03
Scale: 1:50

Designer: BLP
Drawn: BLP

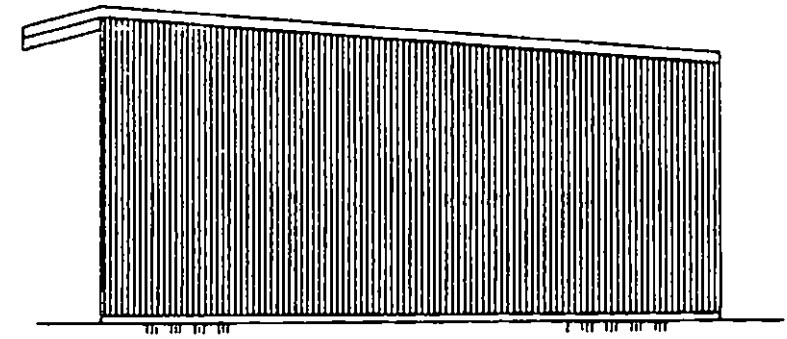
Checked:
Corrected:

Sheet: 2/3

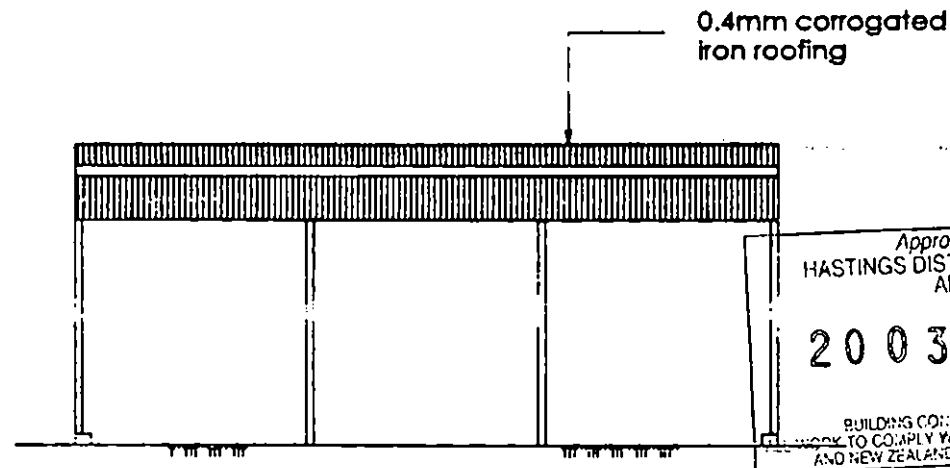
Pa
58
of
65



Elevation 1

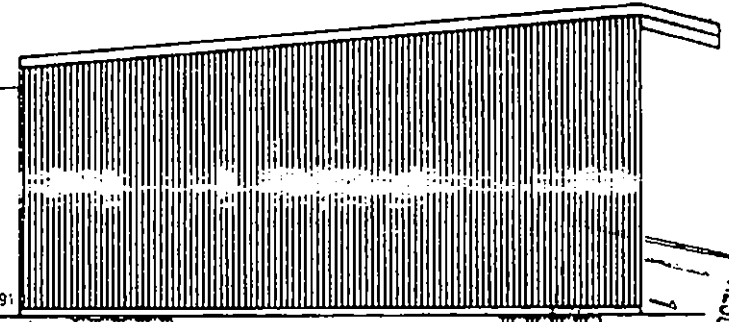


Elevation 2



Elevation 3

Approved by
HASTINGS DISTRICT COUNCIL
ABA
20032113
BUILDING CONSENT DOCUMENT
WORK TO COMPLY WITH THE BUILDING ACT 1991
AND NEW ZEALAND BUILDING CODE 1992



Elevation 4

RECEIVED
14 NOV 2003
RESOURCE MANAGEMENT

 MITek New Zealand Ltd. AUCKLAND PO Box 99-014, Greenmount Ph: (09) 274 7100 Fax: (09) 274 7100 www.mitek.co.nz HOME OF GANG-MAIL® BUILDING SYSTEMS	Job Title : Quin Buildings - Implement Shed	Sheet Title : Elevations Date : 13/11/03 Scale : 1:100 Designed : BLP Drawn : BLP Checked : Certified :	Drawing Number : 17992 Sheet : 3/3
--	---	---	--

FORM 5
BUILDING CONSENT
Section 51, Building Act 2004



Building Consent Number ABA20111029

The Building

Street address of building: 75 Millar Road TUKI TUKI 4172

Legal description of land where building is located: LOT 1 DP 27544 CT W4/293

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: ONE

The Owner

Name of owner: Russell Andrew Black & Annette Cherie Black

Contact person: C/O AGENT

Mailing address: 1583 Taihape Road RD 9 HASTINGS 4179

Street address/registered office: C/O AGENT

Phone number: Landline: 06 8700599

Mobile: 021 426 498

Daytime: 06 8700599

After hours: 06 875 0122

Facsimile number:

Email address: black@fernridge.co.nz

First point of contact for communications with the council/building consent authority:

C/O AGENT

Building Work

The following building work is authorised by this building consent:

Erect Boat Shed

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Certificate attached to project information memorandum (Form 4)
- Building Consent Conditions Associated with this Consent
- Inspections to be Undertaken
- Advisory Notes
- Producer Statements / Certificates (Documents for CCC Issue)
- Features Associated with this Project
- Confirmation of Correct Siting of Building



Signature
Position: Building Officer
On behalf of Hastings District Council
8 December 2011

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

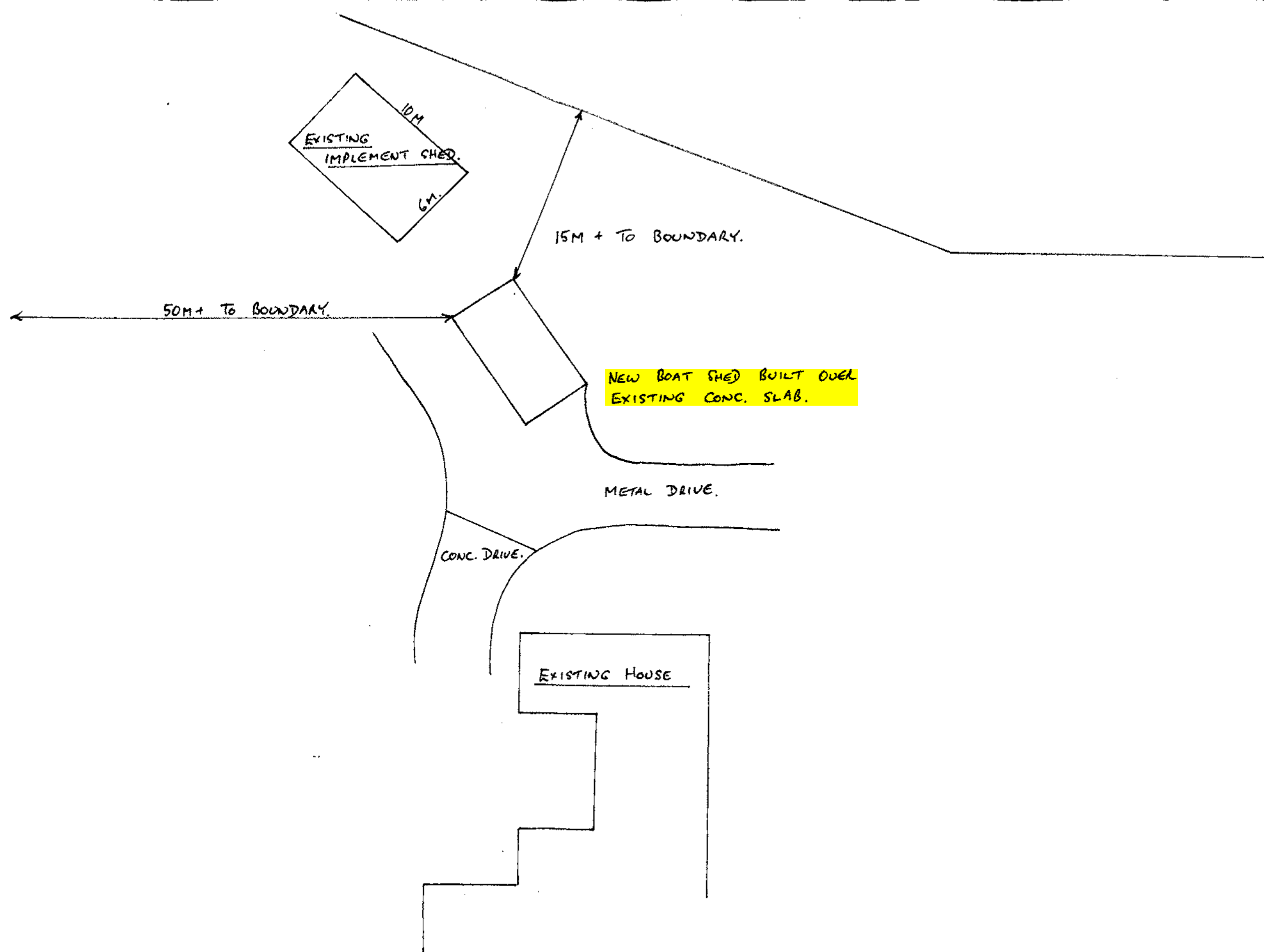
SECTION 1		THE BUILDING	
Building consent number		Issued by:	
ABA20111029		Hastings District Council	
Description of Work:		Erect Boat Shed	
Street Address of Building:		75 Millar Road TUKI TUKI 4172	
Legal Description of land where building is located:		LOT 1 DP 27544 CT W4/293	
Building Name:		N/A	
Location of building within site/block number:		N/A	
Level/unit number:		ONE	
Current, lawfully established, use:		BOAT SHED	
Year first constructed:		2011	
Intended Specified Life:		Indefinite	

SECTION 2		THE OWNER	
Name of owner:		Russell Andrew Black, Annette Cherie Black, Mark David Coombe	
*Contact Person:			
Owner's mailing address:		Street address/Registered office:	
Mr D Margerison 1583 Taihape Road RD 9			

98

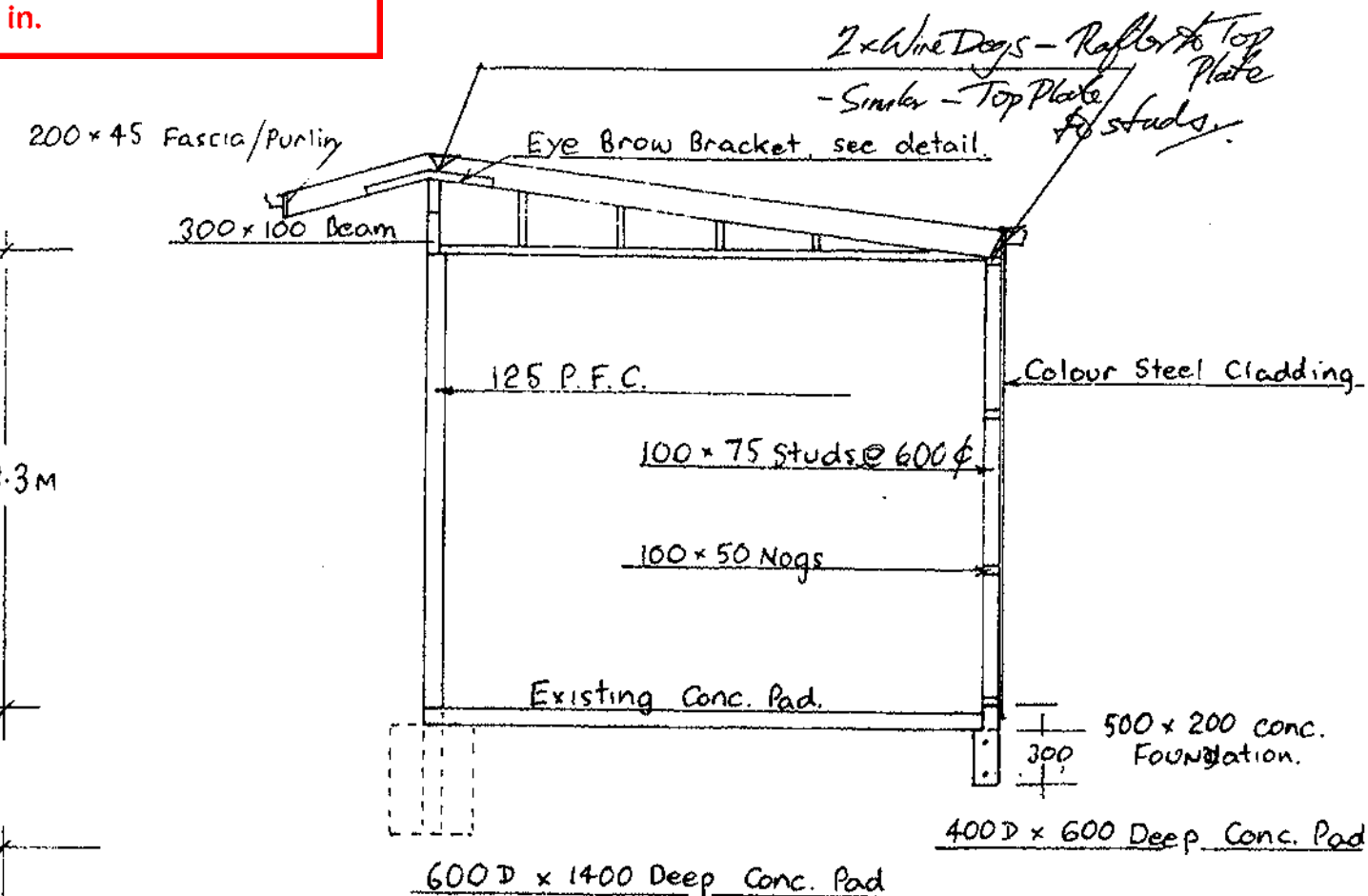
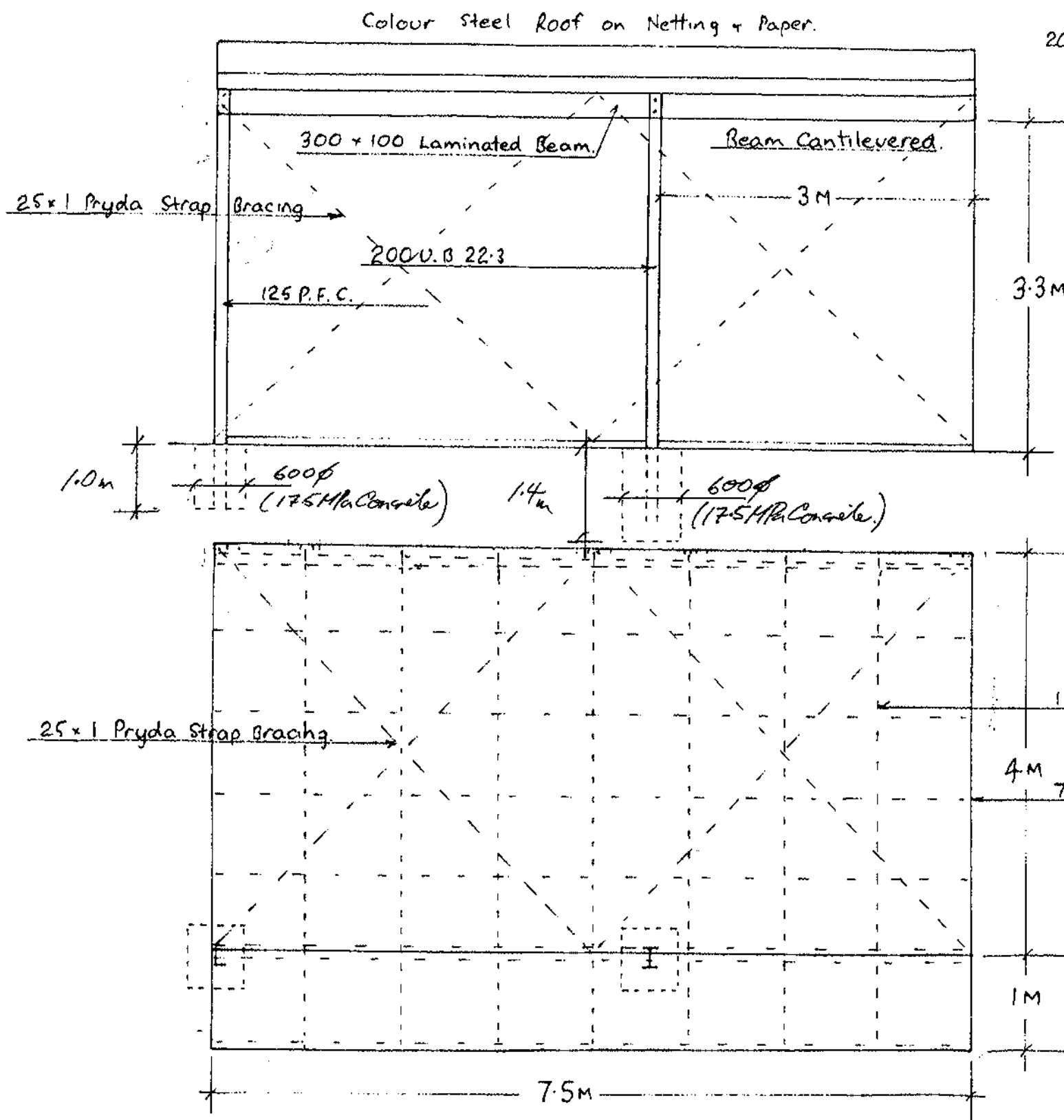


Signature
 Position Senior Business Support Officer
 On behalf of Hastings District Council
 26 March 2013



PROPOSED NEW BOAT SHED FOR R. BLACK, 75 MILLAR RD, RD2. HASTINGS.
SITE PLAN, NOT TO SCALE.

NOT APPROVED FOR HABITABLE USE
The building or addition covered by this
Consent is not approved for habitable
use, for living, sleeping, eating or
preparing food in.



190 x 45 Rafters @ 900

4M

75 x 50 Purlins on edge @ 800

- 10g 55mm x 80mm - each purlin end to rafter.

1M

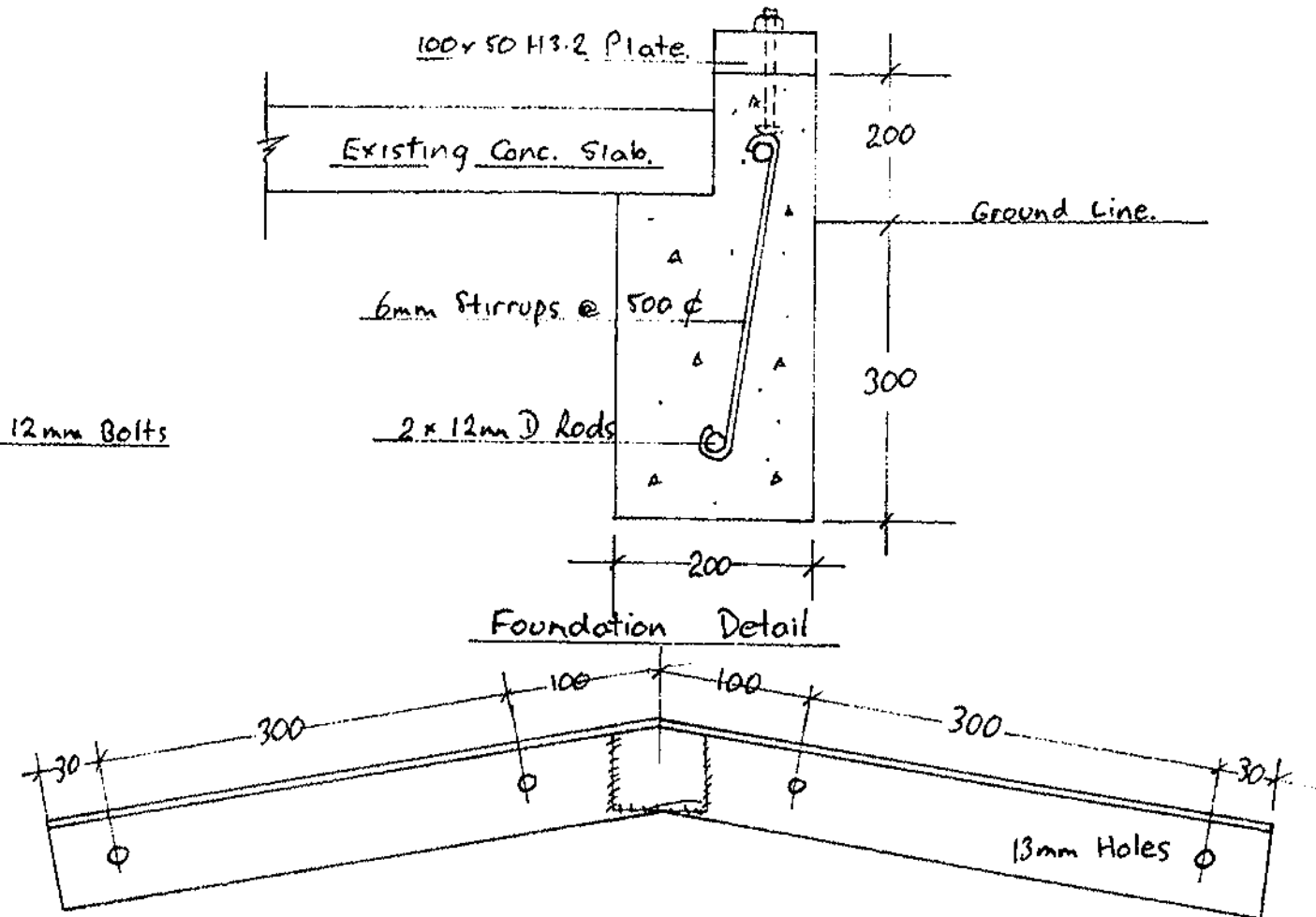
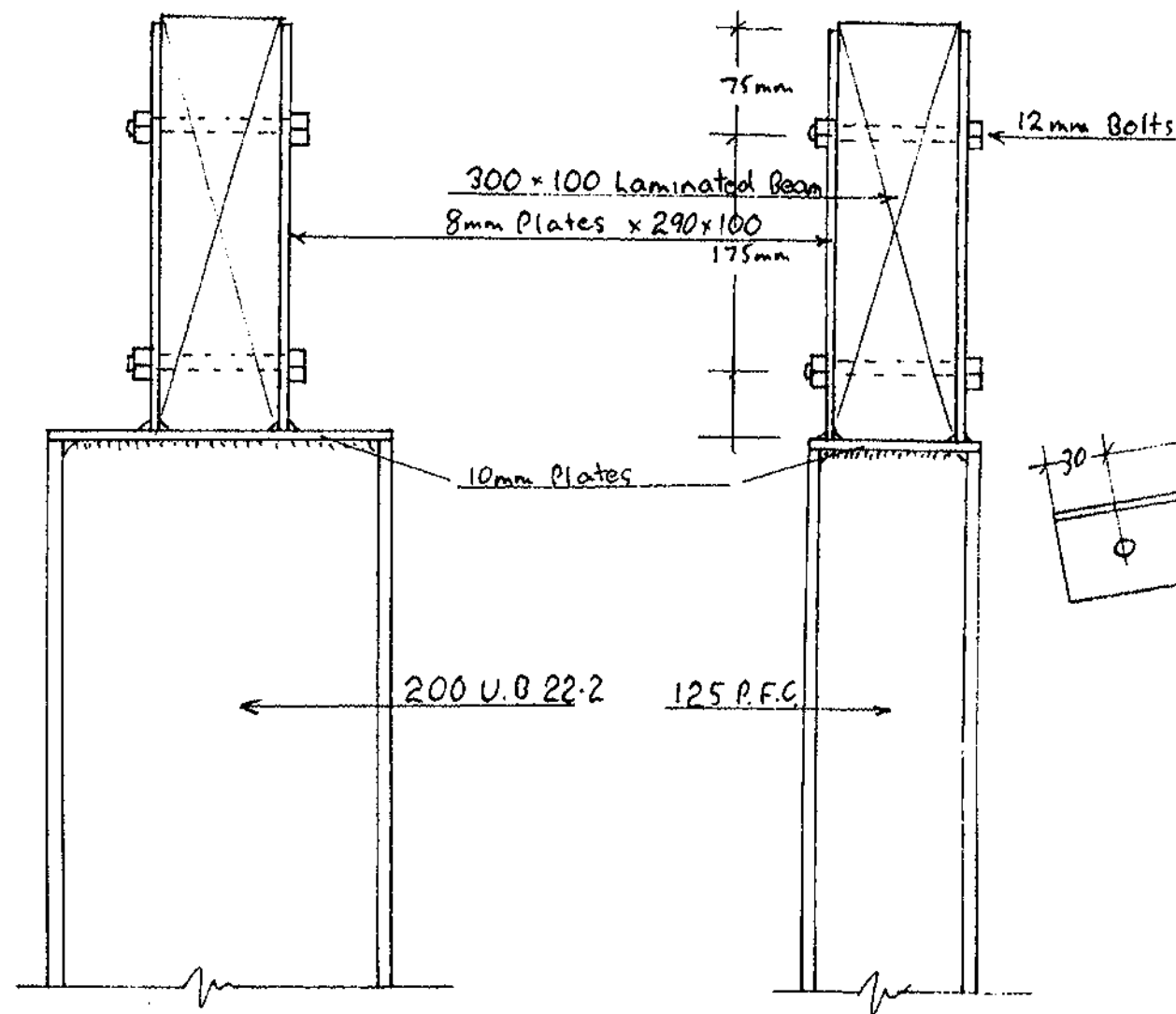
PROPOSED BOAT SHED FOR MR R. BLACK, 75 MILLAR RD, R.D. 2, HASTINGS.

SCALE: 1 TO 50

1 of 3

12/08/11
B. H. WILLIAMS CONSULTING ENGINEERING LTD
Consulting Civil, Structural and Transport Engineers

NOT APPROVED FOR HABITABLE USE
 The building or addition covered by this
 Consent is not approved for habitable
 use, for living, sleeping, eating or
 preparing food in.



Eye Brow Brackets, 65 x 65 x 6 Angle M.S.
 Full Butt Welded, 6mm Gusset Plate.
 Fixed Both Ends and CENTRE of Structure.

STRUCTURAL STEEL DETAILS FOR R. BLACK BOAT SHED.

2 of 2

17/08/11
 B. H. WILLIAMS CONSULTING ENGINEERS LTD.
 CONSULTING CIVIL, STRUCTURAL AND TRAFFIC ENGINEERS

Stormwater system for new boat shed
for Mr R. Black, 75 Millar Road, Hastings.

ABA20111029
APPROVED - Site Copy
Hastings District Council
8/12/2011

EXISTING CONC. SLAB.

Proposed shed built over
this conc. slab.

EXISTING SLUMP 

SLUMP DRAINS
TO GULLEY

CONNECTED TO
SLUMP DRAIN.

DOWN PIPE 

DOWN PIPE. 