



025

INTERNAL ASSESSMENT



ENVIRONMENTAL MANAGEMENT CERTIFICATE CHECKLIST

Date:	07-May-2014	RC :	2140233
Client	Leone Elayne Anderson	Landonline Ref:	474279
LT/DP No:	LOT 2 DP 61404	Property Address:	6 Prospect Street, Russell 0202

COMBINED CERTIFICATES APPLIED FOR: STAGE:

CER – 6571 – 223	\$375.00	PAID	
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RESOURCE CONSENT WILL REQUIRE CHECKS AND INSPECTION BY THE FOLLOWING:

Planning Check:	Yes		Condition:
Other Check:	Yes	No	Condition:

TIMESHEET ENTRY

Certificate	Planner/ Engineer	Date	Units	Recommendation		Reason for Failed Planner/ Engineer Check
223	L SEARLE	7/5	2	Passed	Failed	OK
Principal Planner issue Certificates		12/5		Approved	Issued	

RESOURCE PLANNER:

L Searle

DATE:

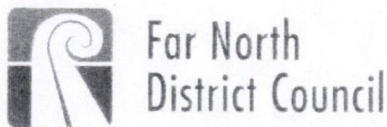
7-5-14

OTHER:

DATE:

To be returned to:

Williams & King
PO Box 937
Kerikeri



FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: 2140233-RMASUB

Pursuant to section 104A of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Leone Anderson

The activity to which this decision relates:

Subdivision by way of Boundary Adjustment in the Russell Township Zone to create two lots being 1375m² [Lot 1], and 2312m² [Lot 2] in area.

Subject Site Details

Address: 6 Prospect Street, Russell
Legal Descriptions: Lot 2 DP 61404, Lot 3 DP 43559
Certificate of Title reference: NA-8A/587, NA-7C/1341

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

- 1 The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Williams and King, referenced "Proposed subdivision of Lots 2 & 3 DP 43559, dated February 2014, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - (a) All easements to be duly granted or reserved.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Provide evidence from service providers that power and telecommunication services have been provided to the boundary of each allotment.
 - (b) Provide evidence that a separate 100mm sewage connection has been provided to the boundary of each lot in compliance with Council's Engineering Standards and Guidelines.
 - (c) Provide a formed entrance to Lot 2 that is contained within the boundaries of the Lot 2. The entrance shall comply with Council's Engineering Standard FNDC/S/6 and section 3.3.17 of the Engineering Standards and NZS 4404:2004.

- (d) Provide a formed and sealed (or concreted) entrance to the boundary of Lot 1 that complies with Council's Engineering Standard FNDC/S/6 and section 3.3.17 of the Engineering Standards and NZS 4404:2004.
- (e) Secure the condition below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
 - (i) Any habitable building shall have a roof water collection system with a minimum tank storage of 45, 000 litres. The tank(s) shall be positioned so that they are safely accessible for fire-fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with fittings that are compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.

(Lot 1)
 - (i) Stormwater collected from the roof of buildings, overflow from water tanks, and from paved surfaces shall be controlled and directed to Prospect Street to Council's stormwater system.

(Lots 1 and 2)

Advice Note:

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage, or destroy an archaeological site without an archaeological authority obtained from the Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of the Historic Places Trust's Accidental Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.

Statutory Information:

1. Pursuant to section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a development contributions policy. Under this policy, the activity to which this consent relates may be subject to development contributions.

You will be advised of the assessment of the development contributions payable under separate cover in the near future.

It is important to note that the development contributions must be paid prior to commencement of the work or activity to which this consent relates.

Further information regarding council's development contributions policy may be obtained from the long term council community plan (LTCCP) or council's web page at www.fndc.govt.nz

Reasons for the Decision

1. Description of the Activity:

The proposal is a boundary adjustment in the Russell Township Zone. The subdivision will create two lots being 1375m² [Lot 1], and 2312m² [Lot 2] in area.

2. District Plan Rules Affected:

The proposed activity complies with rule 13.7.1 'Boundary Adjustments' of the Operative District plan and is a controlled activity in accordance with rule 13.7 'Controlled Subdivision Activities' of the Operative District Plan.

3. Principal Issues in Contention and Main Findings on those Issues:

Main Issues:

- (a) CHARACTER OF THE EXISTING ENVIRONMENT
- (b) PROPERTY ACCESS
- (c) SANITARY SEWAGE DISPOSAL
- (d) STORMWATER DISPOSAL and WATER SUPPLY

Main Findings:

- (a) The surrounding area is characterised by residential development. The lots sizes are consistent, or larger in size than the allotments in the surrounding area. The allotments comply with the controlled activity minimum allotment dimensions and minimum lot sizes for the Coastal Residential Zone. The allotments are considered to be consistent with the character of the existing environment.
- (b) The site is accessed from Prospect Street, Russell. This road is formed and sealed to an appropriate standard and is maintained by Council. The crossing place to proposed Lot 2 is currently formed and sealed, however it is relatively narrow and will need to be upgraded to comply with Council's Engineering Standards. The internal access to the existing dwelling within Lot 2 is via a concrete driveway. The crossing place to Lot 1 is not currently formed; it is conditioned to be formed to Council's Engineering Standards for urban areas. Overall, with conditions of consent given effect to for the upgrade and construction of the vehicle crossing places to the allotments, it is considered that the effects of the proposal on traffic and access will be less than minor.
- (c) The subject sites are not currently serviced by reticulated sewer. A condition of consent has been included for the installation of connections to the Council reticulated sewer system to both proposed allotments. Lot 1 will require a sewer connection to be installed to the boundary. Lot 2 will require reticulated sewer to be provided to the existing dwelling. The existing septic tank within Lot 2 will be decommissioned. Overall, with the condition of consent for separate sewer connections to be installed given effect to, it is considered that potential sanitary sewage disposal effects will be avoided.
- (d) Council provides stormwater services along Prospect Street. A condition consent notice condition has been included for stormwater on the allotments to be directed from the site to Council's stormwater system on Prospect Street. With this condition of consent given effect to, it is considered that the proposal will not create potential stormwater effects on the surrounding properties.

Russell does not have a reticulated water supply available for connection. Water supply to the existing dwelling within Lot 2 is provided by way of roof collection and water tank storage. A condition has been included for Lot 1 to have minimum water tank storage of 45,000 litres. With this condition of consent given effect to, it is considered that there will be adequate storage of potable water supply and also the provision of water for fire fighting.

4. **Relevant Statutory Provisions:
Policy Statements & Plan Provisions:**

- (a) The New Zealand Coastal Policy Statement;
- (b) The Operative Far North District Plan;

New Zealand Coastal Policy Statement encourages the consolidation of existing coastal settlements and urban areas. The subdivision is located in an area of existing urban development and is therefore considered to be consistent with the objectives and policies of this Policy Statement.

The boundary adjustment is a controlled activity and is considered to be consistent with the objectives and policies from the Operative Far North District Plan.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. **Notification and Affected Parties**

The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. **Overall Evaluation**

Overall, it is considered that the proposal, subject to conditions of consent, will have no more than minor effects on the environment. The proposal is considered to be consistent with the objectives and policies of the Far North District Plan, and also consistent with the sustainable management purpose of the Resource Management Act 1991.

Approval

This resource consent has been prepared by Felicity Foy – Resource Planner, and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:


Pat Killalea, Principal Planner, Resource Consents

25th March 2014.

Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

POOR QUALITY

(Presumed) Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Drain Sewerage Right to Drain Water, Right to Convey Electricity, Telecommu- nications & Computer Media	A	Lot 1 hereon	Lot 2 hereon



APPROVED PLAN

PLANNER *F. Fay*

RC 2140233 Date 21/03/2014

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF WILLIAMS & KING AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WILLIAMS & KING

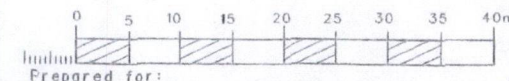
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.

Local Authority: Far North District Council

Total Area: 0.3690ha
Comprised in: CT's NABA/587 & NA7C/1341

Levels in terms of: L&S One Tree Point Datum
Contour interval is: 1m



Prepared for:

Proposed subdivision of Lots 2 & 3 DP 43559



WILLIAMS & KING

Registered Land Surveyors, Planners &
Land Development Consultants

Ph: (09) 407 6030 27 Hobson Ave
Fax: (09) 407 6032 PO Box 937 Kerikeri
Email: kerikeri@surveyandplanning.co.nz

Survey	Name	Date
Design		
Drawn	<i>W&K</i>	<i>2014</i>
Rev		

ORIGINAL
SCALE SHEET
SIZE
1:500 A3

21247



Far North
District Council

Private Bag 752, Memorial Ave
Kaitiaki 6440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fnhc.govt.nz
Website: www.fnhc.govt.nz

Application No: 2140233-RMASUB

Te Kaunihera o Tai Tokerau Ki Te Raki

26 March 2014

Leone Elayne Anderson
C/- Williams and King Surveyors
PO Box 937
Kerikeri 0245

Dear Ms Anderson.

Re: **RESOURCE CONSENT APPLICATION BY Leone Anderson**

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Team Leader Resource Consents of the Far North District Council, pursuant to Section 34A of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the planner who prepared the decision.

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid by the 20th of the month following the date of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully

Sharon Tipene
Customer Services Officer - Planning
Environmental Management



Felicity Foy

From: Felicity Foy
Sent: Wednesday, 26 March 2014 9:40 a.m.
To: 'Natalie Watson'
Subject: RC 2140233 Anderson Subdivision Decision attached.
Attachments: 26032014083804-0001.pdf

Please see the attached decision for RC 2140233 Anderson.

The original will be forwarded via post.

Felicity Foy
Resource Planner
Environmental Management
Ph. 09 401 5200 or 0800 920 029

-----Original Message-----

From: Felicity.Foy@fndc.govt.nz [<mailto:Felicity.Foy@fndc.govt.nz>]
Sent: Wednesday, 26 March 2014 9:38 a.m.
To: Felicity Foy
Subject: rc2140233 decision

Sent by: ffoy [Felicity.Foy@fndc.govt.nz] Number of Images: 6 Attachment File Type: PDF

Device Name: ApeosPort-IV C5575
Device Location: FNDC - Kerikeri

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

Pat Killalea

Felicity Foy

Decision Date: 21st March 2014

Granted Date: 25/03/14

Issued Date:

RMA Number : 2140233-RMASUB

RFS Type : Subdivision

Legal Description : LOT 2 DP 61404

Applicant : Leone Anderson

Start Date : 13 February 2014

Location : 6 Prospect Street, Russell

Hearing Date : N/A

Activity : Controlled Activity

Outcome : Approved under Delegated Authority

No. of lots : Two [No additional titles created]

Types of lots : Fee Simple

Zone : Russell Township

Proposal : Subdivision by way of Boundary Adjustment in the Russell Township Zone to create two lots being 1375m² [Lot 1], and 2312m² [Lot 2] in area.

Issues : (a) Character of the existing environment
 (b) Property access
 (c) Sanitary sewage disposal
 (d) Stormwater disposal and water supply

Property File	Utilities	Roading	Com Fac	Finance	NZTA	DoC	Projects	Property Co-ordinator
x								
Monitoring	Env Health	Liq License	Legal	NZHPT	NRC	PIMS	Comm. Brd	Kerikeri Irrigation Co / Doubtless Bay Water Supply Co