

APPLICATION FOR LANDUSE CONSENT

Applicant

Ruke JW

Resource Application No.

RC

2030102

Date Received

13.08.02

Application Fees

\$400:00

Receipt/Number

192141

Type of Application

PERMITTED (TAP)

CONTROLLED (PAP)

Zoning of Land

RES (TAP)

RES (PAP)

Legal Description

Lot 3

DP 190340

Property Address and Location

Brimo-Whitlock Rd
TOKERAU BCH RD.

Valuation Reference No.

81-05528

Cross References

Date Allocated

Standard Letters

Assessment

Section 92

Decision

Notification Date

Summary of Submissions

Hearing Date

Report Prepared

Decision

Monitoring

Decision/Invoice

Planner

AJH



PLANNING COST SHEET

PRE-APPROVAL

RC 2030102

[illegible]

** Applicant is only to be charged travel time and mileage from nearest Service Centre.
Enviro/forms/1plancostsheet*

RC 2030102

A.	WRITTEN APPROVAL REQUIRED	Obtained
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THAT pursuant to Section 94 Council considers that ~~the above persons/no persons~~ may be affected by the granting of this resource consent."

Date: 4/9/02
Date: 5/09/02

or Non-Notification:

PERMITTED/CONTROLLED STATUS UNDER TAP & ASP
ENGINEERS REPORT PROVIDED TO ADDRESS COASTAL HAZARD
ISSUE. NO OTHER ADVERSE EFFECTS GIVEN RESIDENTIAL ZONING.

Resource Planner _____ Date: 4/9/02
ESM/RCM _____ Date: 5/8/02

Reasons for Notification:

Resource Planner Date:

ESM/RCM Date:

CONSENT COMPLIANCE



Consent No. 2030102 Consent Holder Rule Month 6 Sep 02

Consent Description: Construct a dwelling

Location: Tokerau Beach

Site Visit:

☐ Routine ☐ Follow up to non-complying ☐ Complaint ☐ Abatement Notice check-up

4/8/03 Advised by Mrs Rule ready for inspection.
21/8/03 site visit - compliance met. - Please file to

Follow up work required:

Next Visit Date/...../..... or ☐ Final Visit

Generate Invoice: ☐ Yes ☐ No ☐ Final Invoice ☐ Interim Invoice

Date:/...../..... Initials:



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE 0400
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

John Rule
c/- Richard Catterall
P O Box 53
Manganui 0557

RE. RESOURCE CONSENT MONITORING

Please be advised that pursuant to Section 35 of the Resource Management Act 1991 a site inspection by a member of Council Monitoring staff is required to monitor compliance of your Resource Consent -

Nº 2030102 - construct dwelling

Please advise whether the conditions of the consent have been completed. If Council receive no response by 12 / 8 / 2003 we will presume that the consent conditions are completed and ready for monitoring.

The standard fee of \$80 for monitoring the conditions of consent (pursuant to Section 36 (1) (c) of the Resource Management Act 1991), has already been invoiced to you. Please be advised that if conditions are not met at the time of inspection, a further inspection will be required and a re-inspection fee will be charged. It is therefore advisable that you inform whether the conditions have been completed to avoid further charges.

Your consent expires two years from the date that your consent is issued. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you make significant progress towards giving effect to the consent within the two year period.

If your consent has requested that you submit, for example, a landscaping plan, colour scheme, parking plan etc. please ensure that this has been completed.

Please contact the writer with any queries you may have.

D. McMillan
Darryl McMillan
Monitoring Officer

29th July 03
Date

COPY

G.S.T. REG No. 52-004-926

TAX INVOICE ONLY

RULE, JOHN WILLIAM
C/- RICHARD CATTERALL
P O BOX 53
MANGONUI 0557

RMA A/C: 158720
INVOICE DATE: 06/09/2002
INVOICE NO: 14898
RFS NUMBER: RMA 2030102

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: NEW BEACH HOUSE WITHIN CHZ 2 ZONE

Site Address: SIMON URLICH ROAD

Description	Amount
Land Use-Non Notified	400.00 CR
Monitoring Fee	80.00
Time	183.70

This invoice includes GST of: \$ 15.14 CR

TOTAL \$ 136.30 CR

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

"An applicant shall upon request be entitled to an itemised breakdown of costs."

NAME OF A/C:

RULE, JOHN WILLIAM
C/- RICHARD CATTERALL
P O BOX 53
MANGONUI 0557

RMA A/C: 158720
INVOICE DATE: 06/09/2002
INVOICE NO: 14898
RFS NUMBER: RMA 2030102
TOTAL: \$ 136.30 CR

RFS: RMA2030102

Fee Code: T

Stage: 1 Initial Assessment

Action Seq:	Date	Code:	Line	Desc:	Officer	Quantity	Rate	Amount	Operation
109	15/ 8/02	109	1	Support Log& Prepare File	JKR RUSSELL , J	1	0	25.00	
	20/ 8/02		1		HAH HOLGATE , H	0	0	5.00	
113	14/ 8/02	113	10	Manager Assigns File	PJK KILLALEA , P	0	0	19.60	
								Stage: 1 total	49.60

Stage: 2 Standard Letters & Memos

Action Seq:	205	Code:	205	Desc:	Support Print Standard Letters
Action Seq:	209	Code:	209	Desc:	Support-Memos to Engineers etc

Stage: 3 Assess- Notify? Further Info.?

Action Seq:	Date	Code:	Line	Desc:	Officer	Quantity	Rate	Amount	Operation
305	4/ 9/02	305	1	Planner-s92-Further Info req'd	AJH HARTSTONE , A	0	0	26.40	
	4/ 9/02		3		AJH HARTSTONE , A	0	0	0.00	DTA
309		309		Pln-s94 Notification needed					
								Stage: 3 total	26.40

Stage: 4 Not Notified - Decision

Action Seq:	401	Code:	401	Desc:	Engineer-Assess & Report				
Action Seq:	405	Code:	405	Desc:	Planner-Check responses-stage2				
Action Seq:	409	Code:	409	Desc:	Planner prepares report				
Time:	4/ 9/02		2	Officer	AJH HARTSTONE , A	Quantity 1	Rate 0	Amount 66.00	Operation
Action Seq:	413	Code:	413	Desc:	RC Manager reviews				
Time:	5/ 9/02		1	Officer	PJK KILLALEA , P	Quantity 0	Rate 0	Amount 19.60	Operation
Action Seq:	417	Code:	417	Desc:	Support mail Decision&Invoice				
Time:	6/ 9/02		6	Officer	PRN NORMAN , P	Quantity 0	Rate 0	Amount 15.00	Operation
								Stage: 4 total	100.60

Stage: 5 Notification

Action Seq:	501	Code:	501	Desc:	Pln- Notification to Proceed?
Action Seq:	505	Code:	505	Desc:	Pln-Identify Affected Parties
Action Seq:	509	Code:	509	Desc:	Pln-PrepPublicNotice&Circulate
Action Seq:	513	Code:	513	Desc:	Planner-Erect Public Notice

Stage: 6 Register Submissions

Action Seq:	605	Code:	605	Desc:	Pln-Notify Appl of Submittors
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Stage: 7 Hearing

Action Seq:	705	Code:	705	Desc:	Planner-Establish Hearing Date
Action Seq:	713	Code:	713	Desc:	Planner-Prepares Report
Action Seq:	717	Code:	717	Desc:	RC Manager reviews
Action Seq:	721	Code:	721	Desc:	Pln-Sends Notice of Hearing
Action Seq:	725	Code:	725	Desc:	Pln-Report toAppl&Submittors
Action Seq:	729	Code:	729	Desc:	Corp Services- Place on Agenda
Action Seq:	733	Code:	733	Desc:	Planner/RC Manager - Hearing

Stage: 8 Decision & Invoice Processed

Action Seq:	801	Code:	801	Desc:	CS-Draft Minutes for Checking
Action Seq:	805	Code:	805	Desc:	Pln-check draft Mins &Charges
Action Seq:	809	Code:	809	Desc:	CS-Invoice & Decision Mailed

Stage: 9 Check Monitoring Requirements

Action Seq:	Date	Line	Officer	Quantity	Rate	Amount	Operation
905	6/ 9/02	3	DSM MCMILLAN , S	0	0	7.10	
	6/ 9/02	4	DSM MCMILLAN , S	1	0.	80.00	R80

Stage: 9 total 87.10

Fee Code: T total 263.70

RFS: RMA2030102 total 263.70

FAX MESSAGE**Date:** 4 September, 2002**Number of sheets:** 2

To: Alister Hartstone
Far North District Council
Kaitiaia

From: Richard I R Catterall, Consulting Engineer
P O Box 53, Mangonui

Phone/Fax 09-406 0668

Subject: RC 2030102 - J W RULE

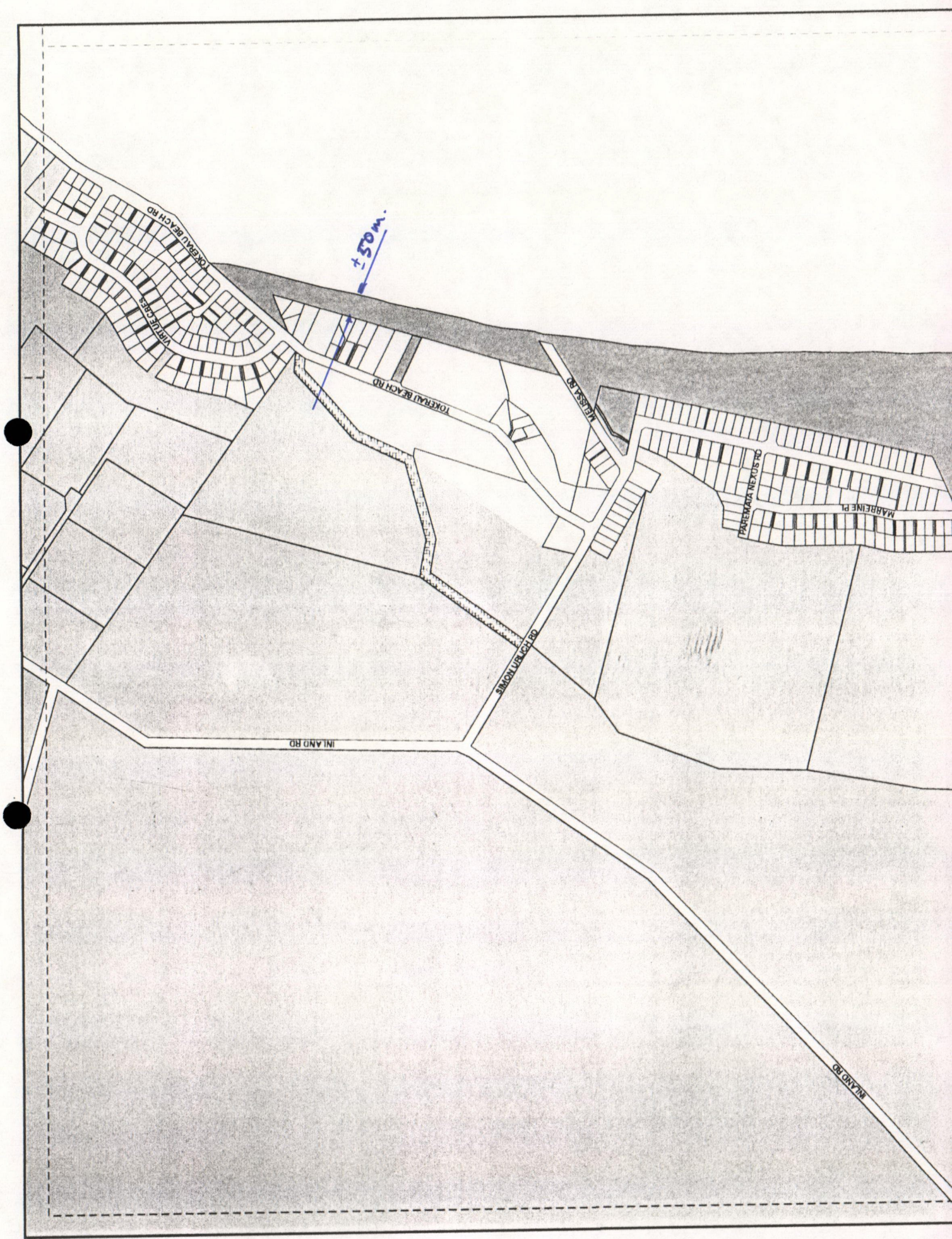
Attached is a copy of part of the district plan maps. This shows that the crown land between the seaward boundary of the section and the toe of the fore dune (which can conservatively be taken as MHWS) is approximately 50 m and the requirement of the 30 m set back therefore complies. The distance to the road being approximately 150 m.

As a double check the aerial photograph provided as part of the NRC Coastal Hazard report has also been checked and this shows a similar separation from the foredune to the road.

Trust that this answers your query.

Regards

A handwritten signature in blue ink, appearing to be 'Richard I R Catterall', with a long horizontal line extending from the bottom right of the signature.



FAX MESSAGE**Date:** 4 September, 2002**Number of sheets:** 2

To: Alister Hartstone
Far North District Council
Kaitaia

From: Richard I R Catterall, Consulting Engineer
P O Box 53, Mangonui

Phone/Fax 09-406 0668

Subject: RC 2030102 - J W RULE

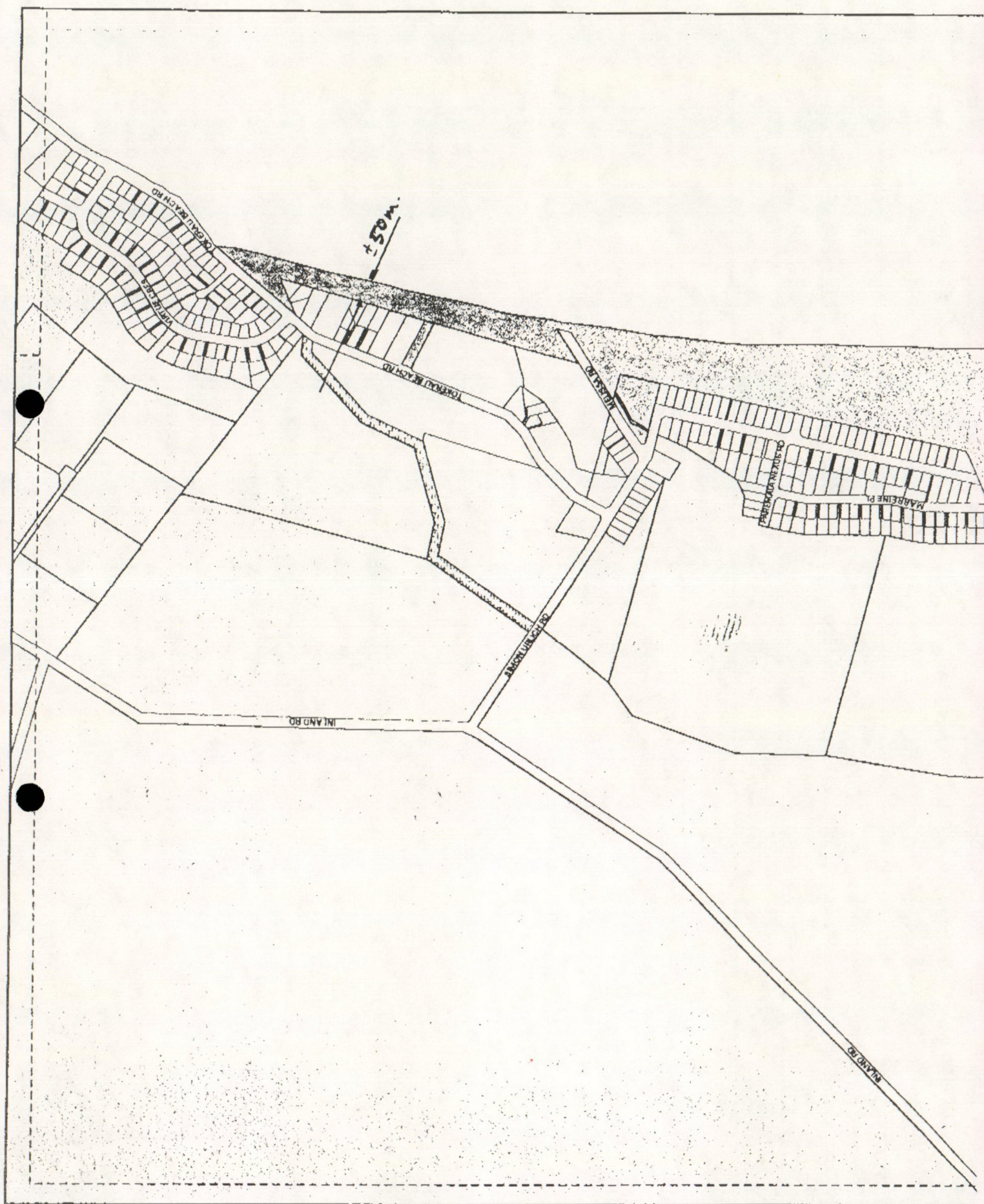
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Regards





FAR NORTH DISTRICT COUNCIL

DISTRICT OFFICE: MEMORIAL AVE, PRIVATE BAG 752, KAIKOHE

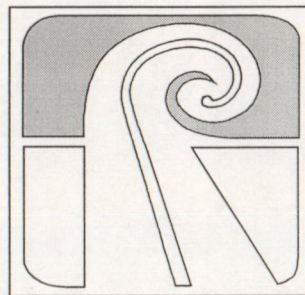
PH: (09) 401 2101

FAX: (09) 405 2863 (ENVIRONMENTAL DEPT)

KAITAIA SERVICE CENTRE

PH: (09) 408 1400

FAX: (09) 408 1404



ENVIRONMENTAL SERVICES DEPARTMENT

TO: Richard Catterall
ATTENTION:
FAX NUMBER: Auto
DATE: Wednesday, 4 September 2002
FROM: Alister Hartstone -- Resource Planner
NUMBER OF PAGES (INCLUDING THIS SHEET): 1

Re: RC 2030102 – J W RULE

With regard to the above application, it is noted that the proposed building will be sited some 17.5 metres from the beachfront boundary. The distance from the proposed dwelling to Mean High Water Springs is not stated in the application, and it is therefore not clear as to whether the building will comply with the Proposed District Plan setback of 30 metres from MHWS.

Could you please address this issue.

This request is made pursuant to Section 92 of the Resource Management Act 1991.

Regards

Alister Hartstone
SECTION PLANNER

IF YOU DO NOT RECEIVE ALL THE PAGES . . . PLEASE CONTACT US IMMEDIATELY
THANK YOU

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING:

The Subdivision of Lot 1 DP 152546
Block III Rangaunu SD
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in Schedule 1 below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and this Notice is to be registered on the new titles, as set out in Schedule 2 herein.

SCHEDULE 1

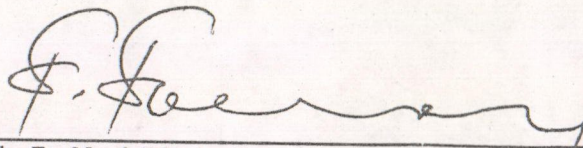
Any building to be erected on Lot 3 shall meet the following standards:

- (i) To be set back a minimum of 15 metres from the eastern (seaward) boundary
- (ii) To have a minimum floor level of 500 mm above average ground level
- (iii) To be constructed with pile foundations.

SCHEDULE 2

Lot 3 DP 190340 being all Certificate of Title 120B/545

SIGNED:

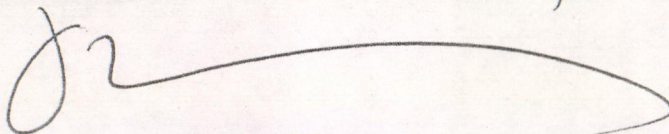


By the Far North District Council - by its Environmental Services Manager

DATE: 28th OCTOBER 1998

SIGNED by Simon Matthew URLICH
as registered proprietor
in the presence of:

) S M Ulrich
)
)



D.F. LEANING
SOLICITOR
MANGONUI

APPLICATION ASSESSMENT

This form is to be included in all consent application files received by Council.

APPLICANT Rik JW RC 2030102

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Transit New Zealand | <input type="checkbox"/> NZHPT |
| <input type="checkbox"/> Department of Conservation | <input type="checkbox"/> Northland RC |
| <input type="checkbox"/> Community Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Applicant advised of application receipt – date <u>15/8/02</u> | |
| <input type="checkbox"/> Copy of application to Engineer – date <u> </u> | |

ASSESSMENT

- | | | |
|--------------------------------------|---|------------------------------------|
| <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Landuse | <input type="checkbox"/> Discharge |
|--------------------------------------|---|------------------------------------|

Pre-application meeting held? (record sheet to be attached)

Activity status

TDP - PERMITTED

PDP - _____

Comments

ENGINEERS REPORT PROVIDED.
WATER SETBACK?

SECTION 92 CONSIDERATION

Additional information required?

- | | |
|-----------------------------|---|
| <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes – Date sent <u>4/9/02</u> |
|-----------------------------|---|

Additional information received – Date _____

Refer to Section 94 form for decision regarding notification once all information has been received.

APPLICATION ASSESSMENT

APPLICANT RULE

RC _____

RULES IN ZONE	STANDARD		COMPLIANCE	
	TDP	PDP	TDP	PDP
Road/Primary Road Setback Internal Setback	✓	✓		
Water Setback	/	? 30m		
Landscaping / Screening for Neighbours (NR)	✓	/		
Relocated Buildings	✓	/		
Height	✓	/		
Height in Relation to Boundary/Sunlight	✓	/		
Plot Ratio/Building Coverage / Bldg Scale / Imperm Surface	✓	/		
Residential Intensity	✓	/		
Multi Unit Development	✓	/		
Scale of Activities	✓	/		
Visual Amenity	✓	/		
Parking	✓	/		
Traffic Intensity	✓	/		
Outdoor Activities	✓	/		
Site Intensity	✓	/		
Hours of Operation (NR)	✓	/		
Keeping of Animals	✓	/		
Noise	✓	/		
Noise Mitigation for Residential Activities	✓	/		

Bush/Vegetation Clearance	✓	✓		
OLU / OLF / ONF	✓	✓		
Transportation/Access	✓	✓		
Natural Hazards	✓	✓		
Earthworks –Volume P. . Cut Face	✓	✓		
Signage/Lighting	✓	✓		
Heritage / Heritage Precinct	✓	✓		
Glare	✓	✓		
SUBDIVISION				
Lot size				
Allotment dimensions				
Management Plan				

MATTERS TO NOTE

Can infrastructure cope with additional demand as a result of development?

Are any financial contributions payable?

Are any esplanade reserves or strips necessary?

Are any covenants / consent notices / building line restrictions existing or necessary?

Are any amalgamation conditions required?

Are any new assets to be vested to Council?

13 AUG 2002

RECEIVED



APPLICATION FOR A RESOURCE CONSENT

In the Far North District

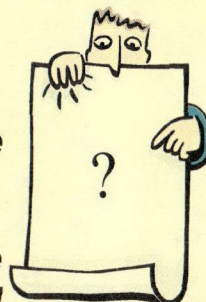
Section 88, Resource Management Act 1991

IMPORTANT INFORMATION

TO ASSIST IN COMPLETING THE APPLICATION FORM

Lack of information is the most likely cause of hold-ups in the processing of your consent.

Please Ensure all information as listed in the check box on the back page, is provided when lodging your application. This will assist in reducing delays and incurring further costs in the processing of your consent.



- Your application should include, where relevant, any other information required by the District Plan or Regional Plan or Resource Management Act or Regulations including, where appropriate, environmental impact assessment. **(For further information, see the pamphlet 'Assessment of Environmental Effects' which gives details of the 4th Schedule of the Act).**
- The pamphlet 'Neighbours Approval' provides information in regard to obtaining written approval from your neighbours, should this be a requirement.
- A resource consent application must include adequate supporting information, in the form of written material and plans. The level of detail and scope of the information must be appropriate to the particular application and must be sufficient to enable those who might wish to make a submission on the application, to be able to assess its likely effects on the environment.

Please read notes on page 3 thoroughly.....

Would you Like to Know More?

Far North District Council Staff will be happy to assist you if you have any further queries.

Local Offices Here to Help

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kawakawa Service Centre
Gillies Street
KAWAKAWA

Kerikeri Service Centre
Hobson Avenue
KERIKERI

Kaeo Service Centre
Main Road
KAEO

Kaitia Service Centre
Redan Road
KAITIA

Rawene Service Centre
Parnell Street
RAWENE

SPECIALIST STAFF - Specialist Staff are available by appointment only. There is no charge for this service for the first half hour of initial request.

Dialing **0800 920029** will connect you with your nearest Service Centre. The Customer Liaison Officer will then assist in making an appointment with the appropriate officer.

-158720 (See Notes Opposite)

1. I (full name of applicant)

Surname RULE First Names JOHNHereby apply for a) **LAND USE CONSENT** ☒ b) **SUBDIVISION CONSENT** ☐I am the OWNER of the property, (Owner, Occupier, Lessee, etc.,)

Name and Address of Owner (If different from above)

Address P.O. Box 60 108 TITIRANGI AUCKLAND2. Any Additional **FEES & CHARGES** relating to this application shall be invoiced to : (Please tick appropriate box)A. APPLICANT (as in 1.above) ☒ or B. AGENT (as in Note 6 opposite - application must be signed by agent) ☐

3. The following additional resource consents are required in relation to this proposal and have/have not been applied for :

Have you lodged an application with Council for a building consent ? No



Yes

BC N°

4. DESCRIPTION OF ACTIVITY :

NEW BEACH HOUSE WITHIN CHZ2 zone.

5. LEGAL DESCRIPTION

The application site is located at :

Street address Simon Ulrich Road 3338794.Valuation Roll Number 81/05528

(Can be obtained from your rates notice or a Customer Liaison Officer PH : 0800 920029)

Lot(s) or Section N° : 190340 LOT 3DP N° 152546 BLKCertificate of Title :
(Not more than 6 months old)

ADDRESS FOR SERVICE/CORRESPONDENCE - AGENT/REPRESENTATIVE :

Name of Agent/Representative (if appropriate) R. CatterallAddress For Service : P.O. Box 53 MANGONUI 0557Phone : Home 4060668 Business 4060668 Fax N° 4060668Email Address : Richard.Catterall@xtra.co.nz

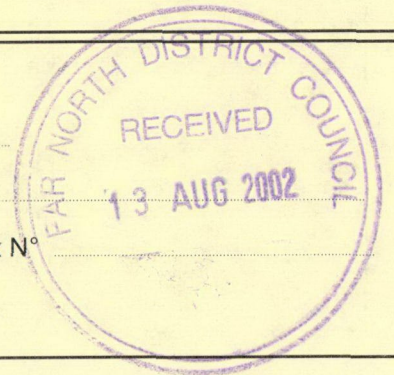
7. ADDRESS FOR SERVICE/CORRESPONDENCE - APPLICANT :

Name of Applicant

Address For Service :

Phone : Home Business Fax N°

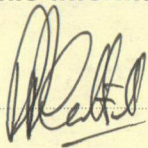
Email Address :



APPLICATION CHECK LIST

Please Mark with a ✓ for yes	✓	Office Use Only
ALL APPLICATIONS		
Completed application Form (or equivalent). Please ensure that all questions are answered correctly	✓	
Standard Charge A Standard Charge (\$400 for Land Use, \$500 for 1 or 2 Lot Subdivisions. \$800 for Subdivisions of 3 Lots or more) must be paid when the application is lodged. Any costs incurred over and above this amount will be invoiced prior to release of the consent.	✓	Rec N°
Copy of Certificate of Title (must be less than 6 months old) Can be obtained from "Land Information New Zealand, PO Box 92016, Auckland (small fee charged).		
Completed Assessment of Effects of the Environment * (see separate leaflet) <ul style="list-style-type: none"> All applications are required to include an assessment as prescribed under the Fourth Schedule of the Resource Management Act 1991 	✓	
Written Approvals from Affected Parties * (see separate leaflet) <ul style="list-style-type: none"> Ensure that you include written approvals from potentially affected persons such as surrounding land owners/occupiers 	N/A	
LAND USE APPLICATIONS - All boxes must be ticked		
Full Set of Plans and Drawings (Drawn to an approved scale—No larger than A3) <ul style="list-style-type: none"> Site Plan showing all property boundaries, existing and proposed buildings, existing and proposed vegetation, any watercourses, contours, driveways and parking/maneuvering space. 	✓	
<ul style="list-style-type: none"> Floor Plan showing details of interior of building (area and use). 	✓	
<ul style="list-style-type: none"> Elevations of every exterior face of the building (existing and or proposed) showing height, and height in relation to boundary. 	✓	
Please note that all plans must indicate the degree of infringement and must be labeled, numbered and dated and drawn to an appropriate scale.		
SUBDIVISION APPLICATIONS - All boxes must be ticked		
Full Set of Plans and Drawings (drawn to an approved scale - No larger than A3) <ul style="list-style-type: none"> The position of all new boundaries 		
<ul style="list-style-type: none"> The areas of all new allotments 		
<ul style="list-style-type: none"> The location and areas of land below mean high water springs of the sea or of any part of the bed of river or lake which is to be vested in the Crown under Section 235 of the Act 		
<ul style="list-style-type: none"> The location and areas of land to be set aside as new road 		
<ul style="list-style-type: none"> Dimension of all boundaries 		

The information supplied with this application is true and complete to the best of my knowledge. I understand that Council is relying on this information in making its decision on this resource consent.

Signature of ~~Applicant~~ Agent :  pp John Rule
(Strike out that which does not apply)

Dated : 5/8/02

Please Note : Council is unable to accept your application until *all* details are completed, *all* relevant information provided, the application signed and the Standard fees paid. (See notes below and check list back page). Application must be signed by agent if receiving invoices as in question 2 opposite.

NOTES

1. Full name and address of applicant must be given, however if applicant is not the owner of the property, name and postal address of owner must be supplied.
2. Additional fees and charges associated with the processing of the consent can be invoiced directly to the applicant or alternatively, to the agent who is acting on his/her behalf.
3. Additional consents - Specify the following : Land use consent, subdivision consent, coastal permit, water permit, discharge permit or other consents as relevant, as well as any consent required under other legislation or other authority (ie Northland Regional Council) that may be important in regard to the proposal. Indicate if this application is in relation to a Building Consent, if so, give BC number.
4. Briefly describe the activity, i.e. Subdivide into three Lots; Build new cattery; New building too close to boundary etc.,
5. Legal Description. Describe the location in a manner which will allow it to be readily identified, eg. The street address, legal description, the name of any relevant stream, river or other body to which the application may relate, proximity to any well known landmark, etc.
- 6.& 7 Address for Service/Correspondence - If you are making your application through a consultant or other agent, then those details must also be provided. The agent is authorised to sign on behalf of the person making an application, and **must** sign the application if 'Box B' is ticked in question 2.

SUBDIVISION APPLICATIONS - You are advised to employ a registered land surveyor to submit your application. He or she can advise you about the most appropriate type of subdivision for your land and estimate the total cost.

Office Use Only

Resource Consent N° : 2030102.

Valuation N° : 81/05528

Applicant I.D. N° : 158720

Agent/Rep I.D. :

RECEIVED AT Kaitiaki OFFICE

DATE 13/8 RECEIPT N° 192141.

FEES RECEIVED \$ 400.

CHECKED BY SNW

Customer Liaison Officer

Reference:

Prior CT: 91A/541

Document No.: D351342.3



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 25th day of January One Thousand Nine Hundred and Ninety Nine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that **SIMON MATTHEW URLICH**

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1232 square metres, more or less being **LOT 3**

DEPOSITED PLAN 190340



Subject to Section 59 Land Act 1948

D028421.4 Consent Notice under Section 221(1) Resource Management Act 1991- 5.8.1996 at 1.19

D351342.2 Consent Notice under Section 221(1) Resource Management Act 1991

D351342.4 Easement certificate affecting Lots on DP 190340

NATURE	SERVIENT LAND	DOMINANT LAND
Drainage	3-B	1 - 2 CsT 120B/543-544

D507434.1 Transfer of a 1/2 share to Simon Matthew Urlich
19.5.2000 at 2.46

for RGL

D664459.1 Transfer to John William Rule and Andrea Marie Rule
11.12.2001 at 9.03

for RGL

The above easement will be subject to Section 243(a) Resource Management Act 1991 when created both 25.1.1999 at 3.08

For DLR

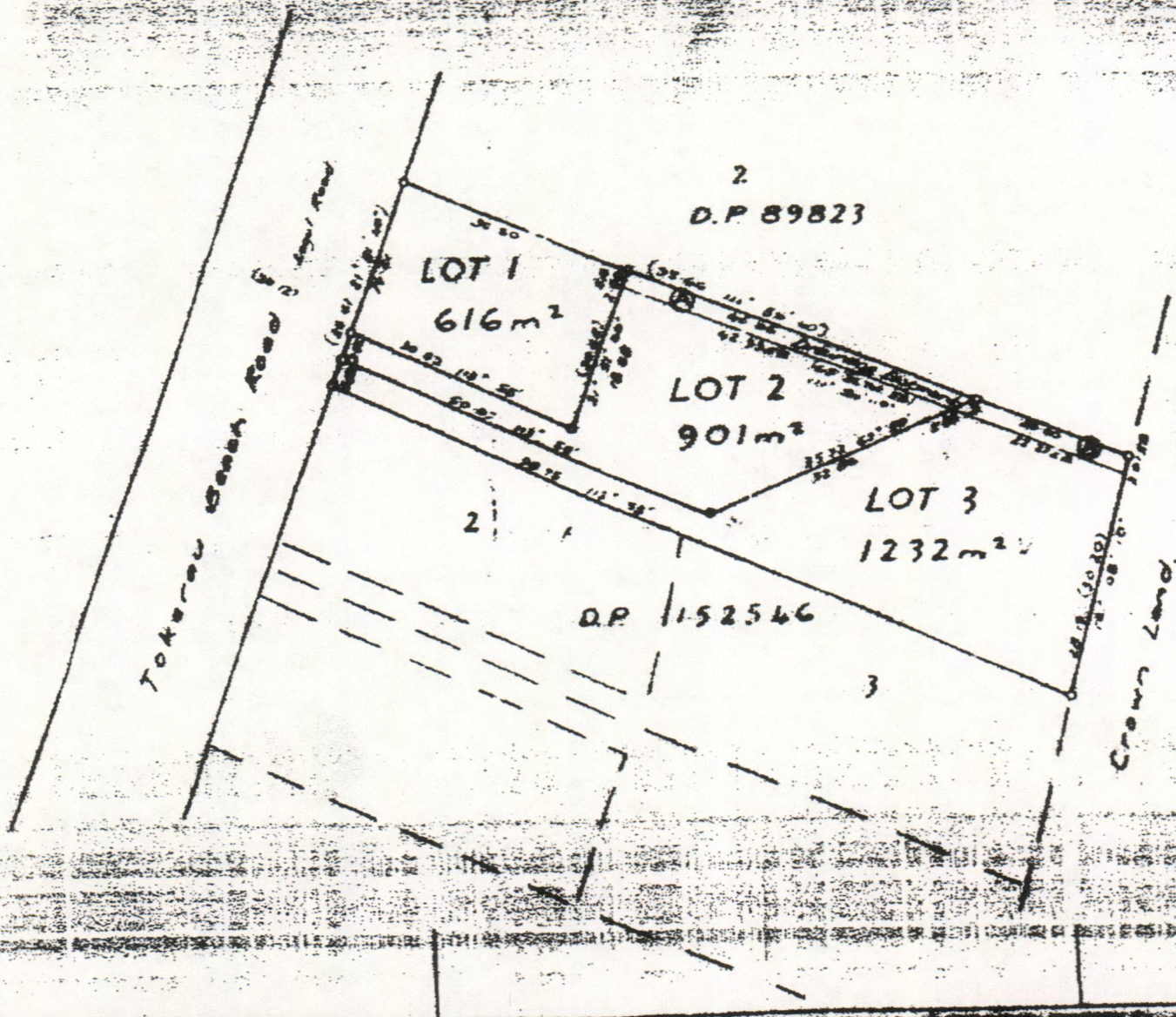
Subject to a pedestrian access over the part marked 'B' on DP 190340 appurtenant to Lot 1 CT 120B/543 created by Transfer D403373.1
25.6.1999 at 12.52.

for RGL

D461664.2 Transfer to Olivia Urlich
10.12.1999 at 3.33

for RGL

100-5 2



Approved pursuant to Section 223 of the Resource Management Act 1991 this 10th day of July 1993
Subject to the granting or reserving of the easements shown in the accompanying plan
The Council of the Tokereu District Council is satisfied that the proposed plan is in the public interest

Authorised Officer (under delegated authority)

Statement of Easements

Proposed	Shown	Benefit To	Dominant Tenement
Drainage	(A)	Lot 2	Lot 1
Drainage	(B)	Lot 3	Lots 1 & 2

New Cat Allocation Lot 1 170° 54' 3
Lot 2 170° 54' 3
Lot 3 170° 54' 3

Approved

[Signature]
Registrar General

Land Area 2749 m²

Complied in C.T. 91A/541 AM

I, the Registrar General, do hereby certify that the plan has been duly lodged and that the plan has been duly examined and found to be in accordance with the provisions of the Resource Management Act 1991 and the Regulations made thereunder.

Full Fee _____
Stamp Fee _____
Total Fee _____

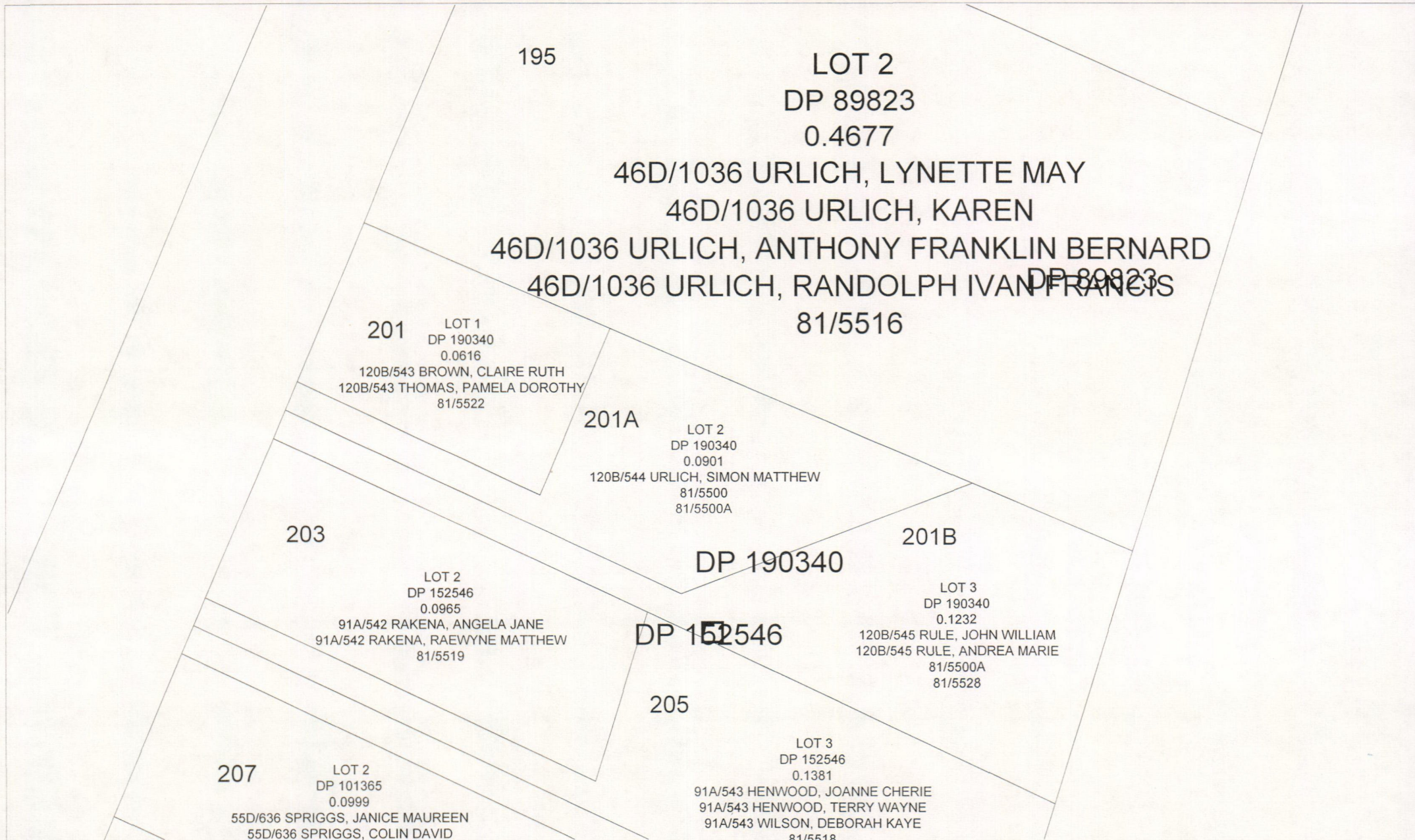
Deposited at the Office of the Registrar General on the 10th day of July 1993

Deposited this 25th day of July 1993

[Signature]
Registrar General

DP 190340

LOTS 1, 2, 3 BEING SUBDN OF LOT 1



RESOURCE CONSENT INFORMATION PACK

**PLEASE COMPLETE THIS FORM TO THE BEST OF YOUR ABILITY AND
INCLUDE WITH YOUR RESOURCE CONSENT APPLICATION FORM**

WHAT ARE YOU PROPOSING TO DO?

Build a new house

WILL YOUR PROPOSAL REQUIRE ANY OF THE FOLLOWING?

- The Construction / Extension / Demolition of Buildings
If yes, please provide plans / diagrams drawn to scale showing the location, design and finished exteriors of the building(s)

☒ Yes ☐ No

- Earthworks

☒ Yes ☐ No

If yes - What volume

max ± 20cm.

- Maximum height / depth

500mm

(Please note that Council requires an engineers report for any earthworks over 50 cubic metres in volume and / or creates a cut face over 1.5 metres in height)

- Vegetation Clearance

☐ Yes ☒ No

If yes - What type

- How much

- Formation of an Accessway and / or Parking Area

☒ Yes ☐ No

If yes, the parking and associated manoeuvring areas will need to be shown on a site plan drawn to scale

- Effluent and Stormwater Disposal Systems

☒ Yes ☐ No

If yes - How will effluent be disposed of (on-site or to a reticulated system)

reticulated system

- How will stormwater be disposed of (on-site or to a reticulated system)

on site.

- Has an engineer designed the system(s)

☐ Yes ☒ No

- Any Buildings Within 40 Metres of a Water Body
(i.e. stream, river, the sea, lake, etc.)

☒ Yes ☐ No

If yes - How far

See plans.

**WHERE POSSIBLE PLEASE USE DIAGRAMS AND PLANS DRAWN TO A
RECOGNISED SCALE TO DETAIL THE PROPOSAL**

DESCRIPTION OF THE SITE AND SURROUNDING AREA

- What is the Area of the Site

1232 sq m

- What is the Topography of the Site (Flat / Rolling / Sandy / Wetland, etc.)

Flat / sandy

- What Vegetation is Contained on the Site

grass

- Are There any Existing Buildings on the Site
If yes, please describe and provide a site plan showing their location and any access to these buildings

Yes / No

- Are There any Special Features On or Near the Site
(e.g. archaeological sites, notable trees, historic buildings)
If yes, please describe

Yes / No

If you are unsure regarding the possibility of historic sites, such as pa sites and buildings, you are advised to contact the New Zealand Historic Places Trust, who will be able to tell you more regarding possible sites.

- What is the Current Use of the Site and Surrounding Areas

Game section

ASSESSMENT OF ENVIRONMENTAL EFFECTS

An Assessment of Environmental Effects is required with all resource consent applications. You will need to consider actual and potential effects, and whether they will be minor or significant.

The detail of the assessment should reflect the magnitude of your proposal, i.e. if you are constructing a garage, your Assessment of Environmental Effects will be simple, as opposed to an Assessment for a motel complex. If any effects are unknown, it is recommended that you obtain professional advice to determine what the effects will be.

WHAT ASPECT(S) OF YOUR PROPOSAL WILL AFFECT:

- Others on Your Property and / or Your Neighbours?
(e.g. shading of their property, stormwater flows, increased noise)

Nil - Residential site

Will these Effects be Significant or Minor, and How Can They be Reduced?

N/A

- What Effects Will the Proposal Have on the Wider Community?

Minor - planned development of area
complying with council plans.

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Maori Culture? (e.g. destroy or occupy site of significance to Maori)

Nil

- Any Ecosystems? (e.g. habitats for flora / fauna)

Nil

- The Landscape and Visual Amenity of the Environment?
(e.g. buildings seen from the coast, vegetation clearance / earthworks)

None will be visible over the top of the dunes

Will these Effects be Significant or Minor, and How Can They be Reduced?

minor - in keeping with other
development of the area

- Any Archaeological Sites, Historic Buildings, Notable Trees, or any other Area with a Recognised Value? (e.g. recreation or scientific area or site)

None known

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Waterways in the Area?

No

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Any Existing or Potential Natural Hazards? (e.g. flooding, slips)

within CH22 zone - see report attached

Will these Effects be Significant or Minor, and How Can They be Reduced?

WILL YOUR PROPOSAL INVOLVE THE:

- Discharge of Contaminants Into the Environment?
If yes, please describe

Yes / No

No

- Use of Hazardous Substances or Hazardous Installations
If yes, please describe

Yes / No

CONSULTATION WITH POTENTIALLY AFFECTED PARTIES

Where the District Plan(s) provides, and / or where Council deems it necessary, you may be required to undertake consultation with any parties who may be affected by your proposal, to obtain their written approval consenting to your proposal. As a guideline, Council generally requires written consents from all adjoining landowners and a local Iwi representative.

- Have you Discussed your Proposal with People who may be Affected by your Proposal?
If yes, please list those people

Yes / No

- Have any People Given Their Written Approval?
If yes, you will need to include these as part of your consent

Yes / No

**COASTAL HAZARD ASSESSMENT REPORT
PROPOSED HOUSE, TOKERAU BEACH ROAD.
LOT 3 DP 190340
For Mr & Mrs Rule**

INTRODUCTION

It is proposed to build a new house at Tokerau Beach Road, Tokerau Beach. The land is within the CHZ 2 zone as designated on the proposed District Plan Maps

This report assesses the risks associated with the hazard and provides confirmation that the proposal will not increase the risk to people, property or the environment, caused by the coastal hazard provided that the floor level of the building is elevated above the potential flood level and provision is made for the house to be relocated if necessary.

COASTAL HAZARD AT TAIPA BEACH

The Northland Regional Council 1991 Coastal Hazard Identification in the former Mangonui County Area (TP 191/3) defines the hazard associated with the backshore area of this part of Tokerau Beach as being an increased risk of erosion due to a sea level rise. There is also a risk of flooding during storm surge tides.

The risk is that should there be an increase in mean sea level then there would be a tendency for the shoreline to retreat further than is the case at present. The actual movement of the shoreline cannot be determined with any certainty as it is dependant on a variety of factors the most critical being the sea level rise. The most likely situation is that there would be a gradual, but definite breakdown of the dunes and this would therefore be a foreseeable event

In addition there is a risk of flooding of the land due to storm surge tides at a time follow a rise in sea levels.

The extent of the rise in sea level is still undetermined, but is likely to be small for a number of years yet. Current research indicates that the likely rise will be between 200 and 350 mm over the next 50 years although there are still some opinions which predict a more significant increase. It is therefore reasonable to use the data provided by the NRC report as being a relatively conservative assessment.

The risks to any building are therefore firstly that the land could be flooded should a storm surge tide occur after a significant general sea level rise and secondly that there may be erosion of the land.

The risk of flooding is best addressed by elevating the floor level above the predicted flood levels.

The risks of shoreline erosion may be able to be addressed by shoreline defences, but should this not be possible then the house should be capable of being relocated to another site.

On review of the land it is considered that the actual risks are small and unlikely to affect any structure within the next 50 years.

ENVIRONMENTAL EFFECTS

The erection of the house as shown on the plans will have no significant effect on the environment and provided that the floor level is raised 500 mm above the general ground level at the boundary of the CHZ 2 zone and the house is built in a manner which will allow it to be relocated should there be significant erosion of the shore line.

CONCLUSIONS

The proposed new house will not increase the risk to people, property or the environment.

The area is at some risk of shoreline erosion and flooding. This would be more significant should there be a general rise in sea levels as predicted. The risk is seen as being acceptably small.

R I R CATTERALL
MA, MICE, MIPENZ



Mangonui
24 July 2002

TAX INVOICE ONLY

RULE, JOHN WILLIAM
C/- RICHARD CATTERALL
P O BOX 53
MANGONUI 0557

RMA A/C: 158720
INVOICE DATE: 14/08/2002
INVOICE NO: 14456
RFS NUMBER: RMA 2030102

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: NEW BEACH HOUSE WITHIN CHZ 2 ZONE

Site Address: SIMON URLICH ROAD

Description
Land Use-Non Notified

Amount
400.00

COPY

This invoice includes GST of: \$ 44.44

TOTAL \$ 400.00

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

"An applicant shall upon request be entitled to an itemised breakdown of costs."

NAME OF A/C:

RULE, JOHN WILLIAM
C/- RICHARD CATTERALL
P O BOX 53
MANGONUI 0557

RMA A/C: 158720
INVOICE DATE: 14/08/2002
INVOICE NO: 14456
RFS NUMBER: RMA 2030102
TOTAL: \$ 400.00



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

Application No: RC 2030102

Your Ref:

15 August 2002

R C Catterall
P O Box 53
MANGONUI 0557

Dear Sir / Madam

Acknowledgement of Receipt of Resource Consent Application

Thank you for your application for land use consent John Rule.

This letter serves as acknowledgement of receipt of your application, and to advise you that the application has been allocated to the following Planner with a number for future reference:

A J Hartstone RC 2030102

We are currently checking your application to ensure that we have all the information we require to properly assess your proposal. In the event that further information is required, you will be advised within 10 working days of the date of this letter. The processing of your application will stop until all the requested information has been received.

In the event that a site visit is required, the Planner will contact you to verify the time and place of the visit.

Once we are satisfied that we have all the information necessary, we will decide how your application will be processed. Either your application will be publicly notified or will be processed without public notification (non-notified).

If the application is to proceed on a non-notified basis, you will most likely receive a decision within 20 working days from either the date we receive any further information requested, or if we did not request further information, the date we received your application.

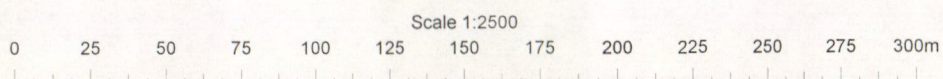
If you have any further queries regarding the process or progress of the application, please contact the assigned Planner.

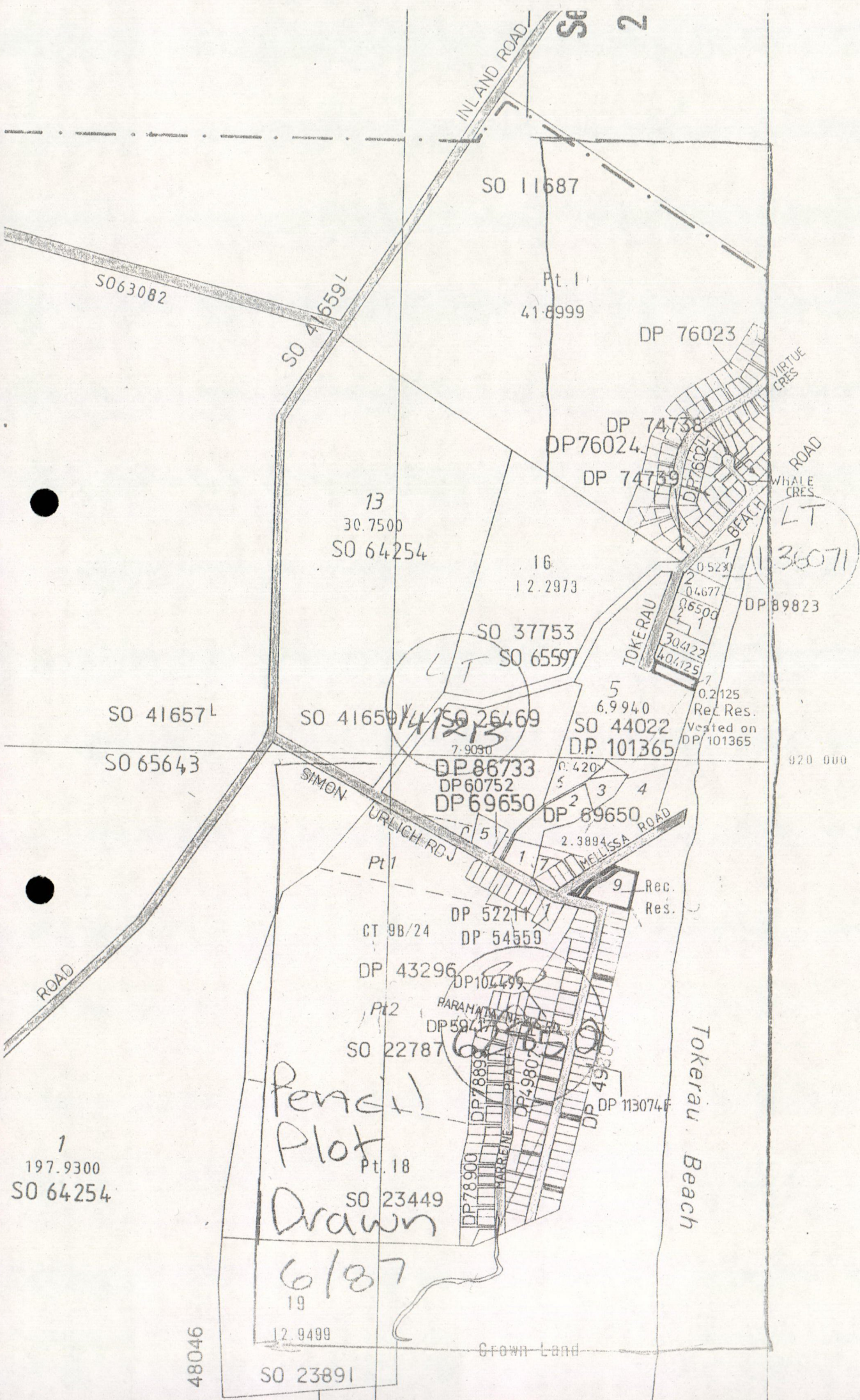
Yours faithfully

J K RUSSELL
SUPPORT OFFICER, ENVIRONMENTAL SERVICES

[illegible]

Man 003.3.4





SO 63082

SO 416591

SO 11687

Pt. 1
41.8999

DP 76023

DP 74738
DP 76024
DP 74739

13
30.7500
SO 64254

16
12.2973

SO 37753
SO 65597

SO 41657L

SO 416591
SO 26469
7.9050

5
6.9940
SO 44022
DP 101365

SO 65643

DP 86733
DP 60752
DP 69650

DP 69650

SIMON

URLICH RDJ

Pt 1

DP 52211
DP 54559

CT 9B/24

DP 43296

Pt 2

SO 22787

Pencil Plot
Drawn
6/87

Pt. 18

SO 23449

1
197.9300
SO 64254

SO 23891

Crown Land

Tokerau Beach

LT
36071

DP 89823

0.2125
Rec. Res.
Vested on
DP 101365

920 000

48046