



Far North
District Council

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
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Email: ask.us@fndc.govt.nz
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RCPAD

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

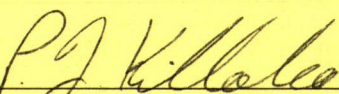
REGARDING RC2050797
the Subdivision of Lot 3 DP 187780
North Auckland Registry

PURSUANT to Section 221 for the purpose 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 the schedule 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 is to be registered on the title of Lots 1 & 2 DP 370981.

SCHEDULE

- (i) No building shall be erected on proposed Lot 2 without the prior approval of the Council to specific designs for foundations, prepared by a Chartered Professional Engineer (CPEng) with geotechnical expertise
- (ii) Provide, at the time of lodging a building consent application for Lot 1 or Lot 2, a specific design for stormwater management and effluent disposal by a suitably qualified Chartered Professional Engineer, or another approved IQP (eg a "TP 58 writer" for effluent disposal), which addresses those issues in terms of the building and impermeable surfaces being proposed in the application.
- (iii) Due to the potential effects of inundation from overland flow of stormwater, no building shall be erected on proposed Lot 2 within Area 'A' as identified on the survey plan for the site

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 20th day of July 2006



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**CERTIFICATE OF LOCAL AUTHORITY
UNDER SECTION 224 (c)
RESOURCE MANAGEMENT ACT, 1991**

**CURRENT LEGAL
DESCRIPTION:** LOT 3 DP 187780

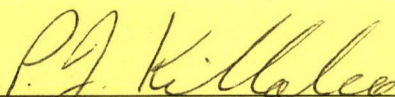
FILE NUMBER: RC 2050797

APPLICANT: Stanley Roy Watson and Caroline Wynne Watson

**IN THE MATTER OF LAND TRANSFER PLAN
NO: 370981**

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the **FAR NORTH DISTRICT COUNCIL**, and that in every respect of such conditions that have not been complied with, a Consent Notice has been issued, in relation to such of the conditions to which Section 221 applies.

DATED at **KAIKOHE** this *20th* day of *July* 2006



Pat Killalea
RESOURCE CONSENTS MANAGER

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

PJK
DOM 

Decision Date: 18 December 2005

Granted Date: 20.01.06.....

Issued Date:

RMA Number : RC 2050797
RFS Type : SUB
Legal Description : Lot 3 DP 187780
Valuation Number : 013-651-14
Applicant : STANLEY AND CAROLINE WATSON
Start Date : 22 February 2005
Location : Corner of Arawhata Road and Mangatete Heights, Kaingaroa
Hearing Date : Not Applicable
Activity (TDP/PDP) : Non-Complying/Non-Complying [E25]
Outcome : Approved under delegated authority
No. of lots : Two (One additional)
Types of lots : Rural Residential
Zone (TDP/PDP) : Rural A/Rural Production [M9/RPR]
Area of Site : 1.6 hectares
Proposal : Subdivision to create one additional vacant allotment of 4,100m² and a balance area of 1.19ha.

Issues : The site is zoned Rural A under the Transitional Plan which provides for the subdivision of Bona Fide Rural allotments. Neither proposed allotment contains sufficient area to be considered a *bona fide* Rural Allotment. The proposal therefore constitutes a non-complying activity in relation to the Transitional District Plan.

In terms of the Revised Proposed District Plan the site is zoned Rural Production, which provides for a number of "once off" opportunities for subdivision provided that the title is older than 28th April 2000. The existing site however contains insufficient site area to qualify for subdivision as either a controlled or discretionary activity.

The proposal also fails to meet Rule 14.1.6.1.3 under the Transportation Chapter. This requires existing roads that front any new subdivisions to be up to Councils standards. Arawhata Road does not meet this standard as there is more than five (5) household units utilising the road and the site is within 300m of another sealed road (State Highway 10), so is required to be

sealed as per the Engineering Standards and Guidelines. The breach of Rule 12.8.2.1 is mitigated by the undertaking of works to the value of \$5,000 for the additional allotment for the upgrading of Arawhata Road. This works is in addition to the District Wide payment for roading under the Local Government Act which is also payable for one additional allotment.

Top Energy has advised that the supply of power to Lot 2 would need to be brought from Arawhata Road and Mangatete Heights intersection. Telecom has advised that they have no requirements for this proposal.

The applicant has supplied a suitability report for the proposed subdivision. In terms of stormwater, the site is able to accommodate the additional stormwater from a dwelling, driveway and tank overflow via a natural runoff toward the valley without affect any adjoining or downstream properties. However the report states that the water-table drains along Mangatete Heights are barely adequate and not well maintained. During a significant rainstorm it is expected that runoff will traverse the newly created allotment. The area anticipated for the future house site will not be affected by this but it is recommended that this path be recorded so that future owners avoid placing buildings in this area. The site is not assessed as having any issues with accommodating an on-site effluent disposal system or complying with the NRC Regional Water and Soil Plan.

Both stormwater and effluent disposal is currently contained on site. Any new buildings on Lot 2 will require an engineering report for both stormwater and effluent disposal at time of applying for building consent. To ensure that this is complied with a consent notice has been required as a condition of consent.

Development Contributions under the LGA are also payable based on the creation of one additional allotment.

The proposed subdivision is in accordance with the objectives and policies of the relevant Plans and Policy Statements and is not contrary to Part II of the RMA.

Contributions : TBA

ROADING	RESERVES	SEWERAGE	STORM WATER	WATER

Property File	Sewerage (BES)	Roading (GCI)	Com Fac (SMH)	Finance (AJB)	Transit NZ	DoC	Projects (LMN)	Property Co-ordinator
✓								
Monitoring (DSM)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAS)	NZHPT	NRC	Building (HAH)	Comm. Brd	Kerikeri Irrigation Co / Doubtless Bay Water Supply Co

FAR NORTH DISTRICT COUNCIL

FAR NORTH OPERATIVE DISTRICT PLAN [Mangonui section]

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
under the aforesaid Act by

STANLEY AND CAROLINE WATSON

FILE NUMBER RC 2050797

That pursuant to Sections 104B, 108 and 220 of the Resource Management Act 1991, the Council grants its consent to Stanley and Caroline Watson to subdivide a property on the corner of Arawhata Road and Mangatete Heights, Kaingaroa, being more particularly described as Lot 3 DP 187780 contained in certificate of title reference 117C/702 (North Auckland Registry) to create one additional allotment of 4,100m², and a balance area of 1.19ha, subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by *Thomson Survey*, referenced 7142, and attached to this consent with the Council's "Approved Plan" stamp affixed to it and dated 18 December 2005.
2. That the overland flow path identified in the report by *Haigh Workman* shall be shown on the face of the survey as Area 'A', being subject to a consent notice.
3. That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:
- Provide documentation that the service providers of electric power and telecommunications to the sites are satisfied with the arrangements made for the provision of these services.
 - Carry out works towards the upgrading of Arawhata Road to the value equivalent to \$5,000 per additional allotment created by the subdivision, PROVIDED THAT a schedule of works shall be submitted to the Council's Roading Manager for approval prior to commencement of any works
 - Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected

allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.

- (i) No building shall be erected on proposed Lot 2 without the prior approval of the Council to specific designs for foundations, prepared by a Chartered Professional Engineer (CPEng) with geotechnical expertise
- (ii) Provide, at the time of lodging a building consent application for any of the allotments on the subdivision plan, a specific design for stormwater management and effluent disposal by a suitably qualified Chartered Professional Engineer, or another approved IQP (eg a "TP 58 writer" for effluent disposal), which addresses those issues in terms of the building and impermeable surfaces being proposed in the application.
- (iii) Due to the potential effects of inundation from overland flow of stormwater, no building shall be erected on proposed Lot 2 within Area 'A' as identified on the survey plan for the site.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

- 1. Written approval from all persons who are considered to be adversely affected by the activities for which consent is sought has been obtained.
- 2. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.
- 3. The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.

STATUTORY INFORMATION

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- (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 is subject to Development Contributions.

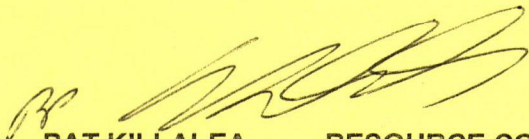
You will be advised of the assessment of the Development Contributions payable under separate cover in the near future. It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this consent relates or, in the case of a subdivision, prior to the issue at a Section 224(c) Certificate.

- (2) Prior to constructing a new or an additional vehicle access point to any site, the owner shall apply for and obtain a permit from the Council as to the siting (from a

traffic safety point-of-view), earthworks, formation and drainage of such access in terms of the Council's Control of Vehicle Crossings Bylaw 2004.

DECISION PREPARED BY: ^WDerryn Mawson, Planning Consultant (xplan Ltd)

CONSENT GRANTED UNDER DELEGATED AUTHORITY:


PAT KILLALEA

RESOURCE CONSENTS MANAGER

20th January 2006

RC 2050797

APPROVED PLAN

PLANNER Do Mawson

RC 2050797 Date 18 December 2005



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.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY.
POSITIONS OF FEATURES SHOWN ARE APPROXIMATE ONLY.

THIS DRAWING AND DESIGN REMAINS THE
PROPERTY OF THOMSON SURVEY LTD. AND
MAY NOT BE REPRODUCED WITHOUT THE
WRITTEN PERMISSION OF THOMSON SURVEY

Total Area : 1.60 ha.
Comprised in : NAH7C/702

2
DP 320788

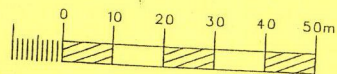
1
DP 320788

LOT 2
4100m²

LOT 1
1.19 ha

MANGATEHE HEIGHTS
(Legal, metalled, 20.12m wide)

ARAWHATA ROAD
(Legal, metalled, 20.12m wide)



PROPOSED SUBDIVISION OF LOT 3 DP 187780
For S & C Watson

THOMSON SURVEY
LIMITED

315 Kerikeri Rd
P.O. Box 372 Kerikeri
Email: kerikeri@thomson.co.nz
Ph: (09) 4077360 Fax (09) 4077322

Registered Land Surveyors, Planners & Land Development Consultants

7142watson.lcd			ORIGINAL	
Survey	Name	Date	SCALE	SHEET
Design				SIZE
Drawn	CJS	27/09/05	1:750	A2
Approved				
Rev.				

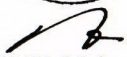
Surveyors
Ref. No:
7142
WATSON
Series
Ch...



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **NA117C/702**
Land Registration District **North Auckland**
Date Issued 05 August 1998

Prior References
NA108D/239

Estate Fee Simple
Area 1.6000 hectares more or less
Legal Description Lot 3 Deposited Plan 187780

Proprietors
Stanley Roy Watson and Caroline Wynne Watson

Interests

Subject to Section 59 Land Act 1948
D417710.2 Mortgage to Public Trust - 6.8.1999 at 12.44 pm
D574432.1 Variation of Mortgage D417710.2 - 25.1.2001 at 9.00 am

