

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

PJK
MAM



RCPAD

Decision Date:

Granted Date: 22/12/08

Issued Date:

RMA Number: RC-2060481-RMAOBJ
RFS Type: Objection
Legal Description: Lot 48 DP 345836
Val No: 081-058-85
Applicant: TOKERAU BEACH ESTATES LIMITED
Start Date: 17 November 2005
Location: Lot 48, Tokerau Beach Road, Karikari Peninsula 0500
Hearing Date: n/a
Activity (TDP/PDP): n/a
Outcome: Upheld in part
No. of lots: n/a
Types of lots: n/a
Zone (TDP/PDP): Res/Res
Area of Site: 0.1394ha
Proposal: Objection to RC 2060272 -Tokerau Beach Estates

Issues : Objection to requirement to provide building platforms & formation of entrance to Lot 1. Engineers after further considering matter have agreed that it is possible to develop without filling sites. As such appropriate to remove condition but to replace it with consent notice requiring any filling to be done to design of Chartered Professional engineer. Due to length of frontage of Lot 1 not reasonable to require entrance to be formed as location not known until site is developed. Also replace condition with consent notice requiring future entrance to be constructed in accordance with Council's engineering standards.

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	



Far North District Council

Application No: 2060481

16 December 2005

Tokerau Beach Estates Limited
C/- Beca & Co.
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Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Sir

Re: **RC-2060481-RMAOBJ – RESOURCE CONSENT APPLICATION**

I am pleased to inform you that your objection to conditions of an existing resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

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

Yours faithfully

Environmental Services Administrator

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL 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 objection to conditions of resource consent
under the aforesaid Act by

Tokerau Beach Estates Limited

FILE NUMBER: RC-2060481-RMAOBJ

That pursuant to Section 357 of the Resource Management Act 1991, Council upholds in part the objection by Tokerau Beach Estates Ltd to conditions of a resource consent (RC 2060272) to subdivide Lot 48 DP 345836, such land being located at Tokerau Beach Road, Karikari.

The following changes are made to the consent conditions:

1. Condition 2(a) is deleted.
2. Condition 2(d) is amended as follows:
Provide an entrance to Lot 2 in accordance with the Council Standard FNDC/S/02. Such work shall be completed to the satisfaction of Council's Environmental Services Engineer.
3. Condition 3(e) is amended as follows:
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 allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.

Any development of Lots 1 or 2 that includes filling shall be designed by a Chartered Professional Engineer to ensure that suitable material is utilised to maintain existing rates of soakage and the material is properly compacted to allow building development. The design of the fill shall be submitted to Council in conjunction with a Building Consent application.

A sewage pump shall be required for Lot 2 to connect to Council's reticulated system. The details of the pump and connection shall be provided to Council in conjunction with any relevant Building Consent application.

Any entrance to Lot 1 shall be in accordance with the Council Standard FNDC/S/02. The details of the entrance shall be provided to Council in conjunction with any relevant Building Consent application.

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

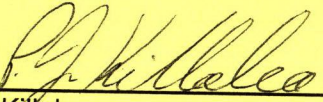
1. It is accepted that the future development of Lots 1 & 2 may not require filling of the

sites to create a building platform. As such it considered that it is inappropriate to require the construction of such platforms as a condition of consent.. However it is considered necessary that a consent notice be registered against the new titles requiring any filling that may be required to be designed by Chartered Professional Engineer.

2. Due to the size of the road frontage of Lot 1 it is not appropriate to require the formation of the entrance at this stage as the location will be dependent on the future building location. It is however appropriate that the formation of the entrance to Council's standard to be secured by way of consent notice.
2. There are no parties who may be considered to be adversely affected by the granting of amendments to the consent.

DECISION PREPARED BY: Murray McDonald, Consultant Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:


Pat Killalea

RESOURCE CONSENTS MANAGER

20th December 2005 DATE
RC-2060481-RMAOBJ