

IN THE MATTER of the Town and Country
Planning Act 1977



AND

IN THE MATTER of the Application under
Section 74 by

DOUGLAS PHILIP McCRAE

AND

CHRISTINE THERESE McCRAE

for consent to a Specified
Departure.

Application No. 84/434

Applicants -- Douglas Philip McCrae and Christine Therese McCrae, C/- Patterson
and Lord, P.O. Box 283, Kaitaia.

Proposal -- Subdivision of Pt. Allot. 11 Parish of Oruru, Blk. I Maungataniwha
S.D. (21.6054 ha) to create a separate lot of approximately 8 ha
for sale and the erection of a dwelling thereon. The property
is located at the end of Taylor Road, and is in the Rural A Zone.
No objections.

Comment by the Northland Catchment Commission and Regional Water
Board.

Hearing: Before the Mangonui County Council on Friday 16th March, 1984.

Mr C.A. Patterson for the applicants.

Application read.

Counsel's submissions.

Evidence of Douglas Philip McCrae on behalf of the applicants on
Oath.

Evidence of Brian Gordon Wadsworth (proposed purchaser) on Oath.

Decision: The Council finds:

- (1) That the applicants have established a Sphagnum Moss farm
on that part of the property which they intend to retain and
are also engaged in the cultivation and sale of native and
exotic Orchid plants and flowers. This is considered to be
an economic unit.
- (2) That the proposed subdivision will create a lot itself capable
of development as an economic Stonefruit/horticulture unit.
- (3) That the proposed purchaser has submitted a feasible five
year development programme to be undertaken while he and his
wife continue their off-farm permanent employment.
- (4) That the proposal has been discussed with both the Ministry
of Agriculture and Fisheries and the Northland Catchment Commission.
- (5) That legal access to the proposed new lot is off an unformed
"paper" road but that physical access is presently gained
via the applicants' driveway on that part of the property
being retained. The applicants are prepared to grant a Right-
of-Way in favour of the subdivided lot.

THE MANGONUI COUNTY COUNCIL being satisfied that the requirements of the Town
and Country Planning Act 1977 have been complied with, and that the effect of
the departure will not be contrary to the public interest and will have little
town and country significance beyond the immediate vicinity of the land concerned,
and that the provisions of the scheme can remain with change or variation DOETH
HEREBY GRANT CONSENT to the application subject to the following conditions:

- (1) The County Engineer to be satisfied that the land is suitable for the effective disposal of household wastes and effluents.
- (2) Practical physical and legal access to be provided to the subdivided lot by the applicants to the satisfaction of the County Engineer prior to the issue of any certificate under Section 306 Local Government Act 1974.

DATED at Kaitaia this 30th day of March 1984.



Administration Officer

for the MANGONUI COUNTY COUNCIL.