

# **RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS**

**Participants:**

L Newport

T Wooster



**Decision Date:** .....

**Granted Date:** .....

**Issued Date:** 14-4-2010

**RMA Number** : RC-2100461-RMASUB

**RFS Type** : Subdivision

**Legal Description** : Lot 1 DP 68142, Lot 13 DP 68142

**Applicant** : Catherine Bew

**Start Date** : 11 March 2010

**Location** : 251 State Highway 12, Omapere 0473

**Hearing Date** : n/a

**Activity** : Controlled

**Outcome** : Approved under delegated authority

**No. of lots** : 3 from 2 Lots

**Types of lots** : Residential

**Zone** : Coastal Residential

**Area of Site** : 3.474ha

**Proposal** : To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way previously approved under RC 2080118

**Issues** : The access to the site via a limited access State Highway. Approval was obtained from NZTA.

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



**Application No: RC-2100461-RMASUB**

14 April 2010

Catherine Jane Bew  
C/- Williams & King  
PO Box 937  
Kerikeri 0245

*Te Kaunihera o Tai Tokerau Ki Te Raki*

*Frontier of opportunity*

Dear Sir / Madam

**Re: RESOURCE CONSENT APPLICATION BY Catherine Bew**

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 34(4) 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 under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent within five years from the date of resource consent approval.

If you are dissatisfied with the decision or any part of it, you have the right (under Section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and be received by Council within 15 working days of your receipt of this 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 within 20 working days of receipt 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

Queenie Harding  
Specialist RMA Support  
**Environmental Management**



**FAR NORTH DISTRICT COUNCIL**

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

**Resource Consent Number: RC-2100461-RMASUB**

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

**Catherine Bew**

**The activity to which this decision relates:**

- **To create 3 coastal residential lots,**
- **To create a right of way,**
- **The cancellation of an existing right of way.**

**Subject Site Details**

Address: 251 State Highway 12, Omapere  
Legal Description: Lot 1 & 2 DP 68142 and Lot 1 DP 113775  
Certificate of Title reference: NA-23C/662, NA-23C/663 & NA-64C/147

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

**Decision A:**

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 1 & 2 DP 68142 and easement over Lot 1 DP 113775, dated 11/03/10, 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 that agreement has been reached with the owner of Lot 1 DP 113775 for the creation of ROW "A" and provide a Solicitor's undertaking to have the easements registered against the appropriate titles.
  - (b) Provide evidence that existing buildings on lots 2 & 3 comply with rules 10.8.5.1.5 (Sunlight) and 10.8.5.1.7 (Setback) under chapter 10.8 Coastal Residential Zone.



- (c) Upgrade the entrance from Waianga Place to provide a double width entrance complying with the Council's engineering standard **FNDC/S/02**.
- (d) Provide a formed and sealed or concreted access on ROW easements 'A' & 'B' to **3m** carriageway width.
- (e) Provide formed and metalled parking and manoeuvring areas for 2 vehicles within lots 2 & 3.
- (f) Provide evidence that the requirement of power and telephone service providers have been met and that these services have been reticulated to the boundary of Lot 1.
- (g) Provide evidence that each lot has a separate metered connection to Council's Reticulated Water Supply complying with the requirements of Council's Utilities Manager.
- (h) Provide evidence that each lot has a separate connection to Council's Sanitary Sewer complying with the requirements of Council's Utilities Manager.
- (i) Provide Section 93 certification that all Transit NZ requirements have been met.
- (j) Secure the conditions below by way of a Consent Notice issued under **Section 221** of the Act, to be registered against the title of the affected Lots. The costs of preparing, checking and executing the Notice shall be met by the Applicant.
  - (i) Any new dwelling erected on site shall require a geotechnical assessment and foundations specifically designed by a suitably qualified Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent Application. **[Lots 1 to 3]**
  - (ii) All stormwater from roofs, paved surfaces and tank overflows shall be piped and discharged into the open drain along western boundary or into the stream along the northern boundary. **[Lot 1]**
  - (iii) No building shall be set within **10m** of the Waianga stream, complying with the setback requirement from smaller rivers in the Plan. **[Lot 1]**

#### **Decision B:**

Council resolves, pursuant to section 348 of the Local Government Act 1974, to approve the granting of easement 'A' being a right of way over Lot 1 DP 113775 in favour of Lots 2 & 3 as shown on the approved plan of subdivision prepared by Williams & King, referenced Proposed Subdivision of Lots 1 & 2 DP 68142 and easement over Lot 1 DP 113775, dated 11/03/10, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.

#### **Decision C:**

Council further resolves, pursuant to section 243(e) of the Resource Management Act 1991, to approve the granting of consent for existing right of way E.C. 025099 approved under DP 68142, to be surrendered. The easement to be revoked is shown as "C" on the approved plan of subdivision prepared by Williams & King, referenced Proposed Subdivision of Lots 1 & 2 DP 68142 and easement over Lot 1 DP 113775, dated 11/03/10, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.



## Advice Notes

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 New Zealand 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).

## 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 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.

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](http://www.fndc.govt.nz)

## Reasons for the Decision

1. **Description of the Activity:**
  - To create 3 coastal residential lots,
  - To create a right of way,
  - The cancellation of an existing right of way.
2. **District Plan Rules Affected:**

The proposal complies with controlled activity subdivision rules of the Operative District Plan and is a controlled activity in accordance with Chapter 13 of the Operative District Plan.
3. **Principal Issue in Contention and Main Findings on those Issues:**

The principal issue was access to the site, and its use of State Highway 12, which is a limited access road along that portion of the highway.

However under RC 2080118 New Zealand Transport Agency approval was obtained for the proposed access to all three sites. It is not considered that this new application creates any additional effects to what was considered and approved under RC 2080118.
4. **Relevant Statutory Provisions:**

**Policy Statements & Plan Provisions:**  
As the proposal was a controlled activity, it was considered that the District Plan was the most relevant statutory provision.



It was considered that the proposal was consistent with the objectives and policies of Chapter 13 (Subdivision) and Chapter 10 (Coastal Residential)

### **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**

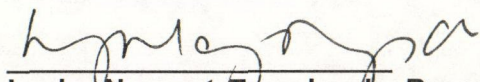
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

**6. Overall Evaluation**

It was considered that the proposal overall would result in no more than minor effects, and did not create any additional effects to what was approved under RC 2080118.

### **Approval**

This resource consent has been prepared by Tammy Wooster, 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:



**Lynley Newport, Team Leader Resource Consents**

14th April 2010

**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.

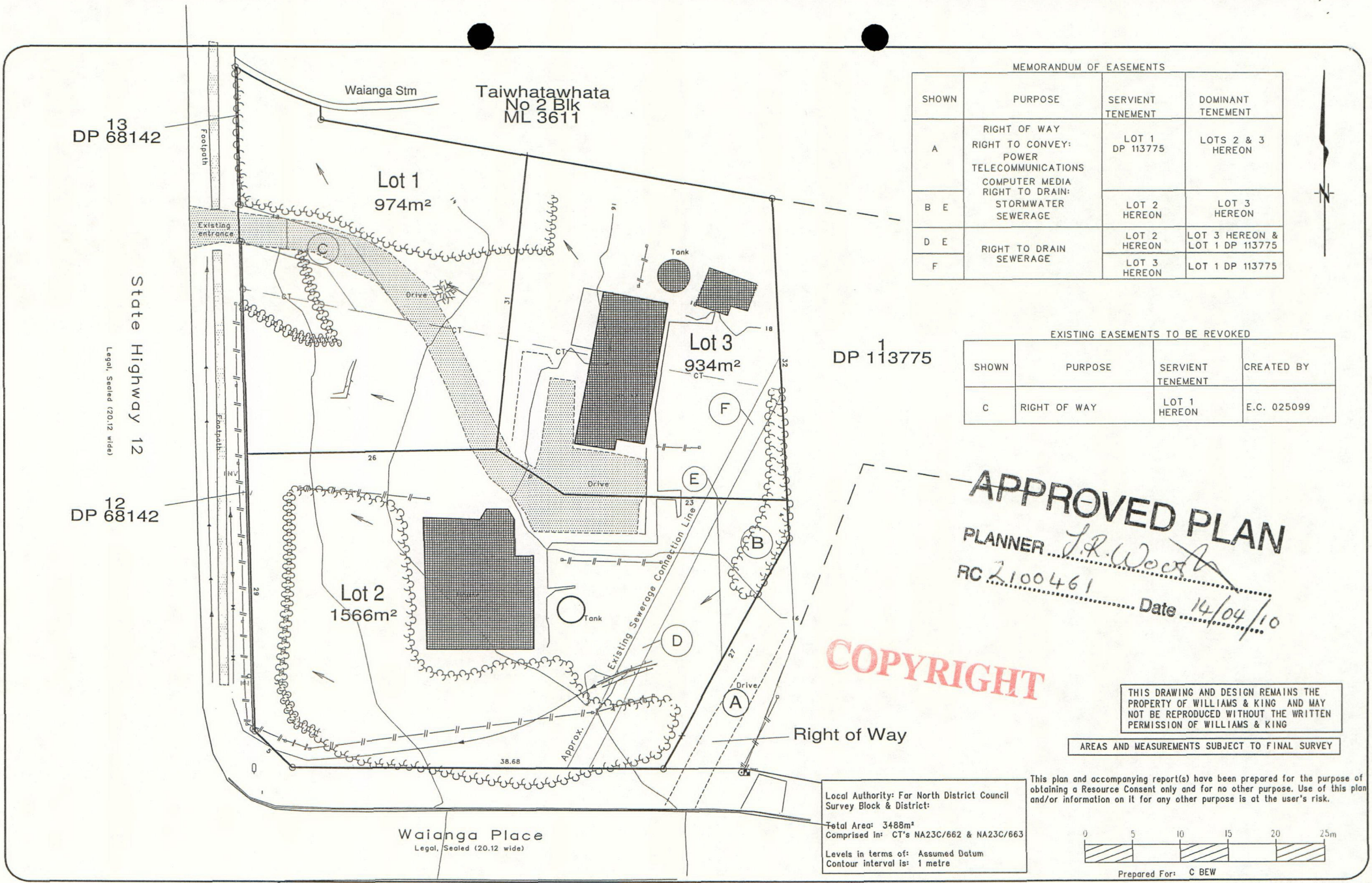
### **Lapsing Of Consent**

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.





MEMORANDUM OF EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
A	RIGHT OF WAY RIGHT TO CONVEY: POWER TELECOMMUNICATIONS COMPUTER MEDIA RIGHT TO DRAIN:	LOT 1 DP 113775	LOTS 2 & 3 HEREON
B E	STORMWATER SEWERAGE	LOT 2 HEREON	LOT 3 HEREON
D E	RIGHT TO DRAIN SEWERAGE	LOT 2 HEREON	LOT 3 HEREON & LOT 1 DP 113775
F		LOT 3 HEREON	LOT 1 DP 113775

EXISTING EASEMENTS TO BE REVOKED			
SHOWN	PURPOSE	SERVIENT TENEMENT	CREATED BY
C	RIGHT OF WAY	LOT 1 HEREON	E.C. 025099

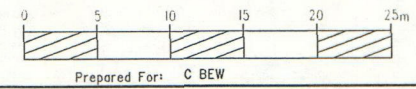
**APPROVED PLAN**  
 PLANNER *J.R. Wood*  
 RC 2100461  
 Date 14/04/10

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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council  
 Survey Block & District:  
 Total Area: 3488m²  
 Comprised in: CT's NA23C/662 & NA23C/663  
 Levels in terms of: Assumed Datum  
 Contour interval is: 1 metre



**WILLIAMS AND KING**  
 Registered Land Surveyors, Planners &  
 Land Development Consultants  
 Ph: (09) 407 6030 27 Hobson Avenue,  
 Fax: (09) 407 6032 PO Box 937 Kerikeri  
 Email: kerikeri@saps.co.nz

**PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 68142  
 AND EASEMENT OVER LOT 1 DP 113775**

ORIGINAL SCALE SHEET SIZE		
Survey	Name	Date
Design	SF	5/07
Drawn	CNW	5/07
Rev	KAG	11/03/10

20396-2





**Far North  
District Council**

**FAR NORTH DISTRICT COUNCIL**

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DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

**Resource Consent Number: RC-2100461-RMASUB**

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**Catherine Bew**

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- **To create 3 coastal residential lots,**
- **To create a right of way,**
- **The cancellation of an existing right of way.**

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### 1. Description of the Activity:

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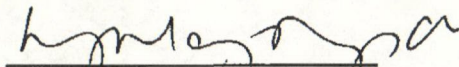
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Lynley Newport, Team Leader Resource Consents

14th April 2010

Date

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DP 68142

State Highway 12  
Legal, Sealed (20.12 wide)

DP 68142

Waianga Strm

Taiwhatawhata  
No 2 Blk  
ML 3611

Lot 1  
974m<sup>2</sup>

Lot 3  
934m<sup>2</sup>

Lot 2  
1566m<sup>2</sup>

Waianga Place  
Legal, Sealed (20.12 wide)

MEMORANDUM OF EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
A	RIGHT OF WAY RIGHT TO CONVEY: POWER TELECOMMUNICATIONS COMPUTER MEDIA RIGHT TO DRAIN: STORMWATER SEWERAGE	LOT 1 DP 113775	LOTS 2 & 3 HEREON
B E		LOT 2 HEREON	LOT 3 HEREON
D E		LOT 2 HEREON	LOT 3 HEREON & LOT 1 DP 113775
F		LOT 3 HEREON	LOT 1 DP 113775

DP 113775

EXISTING EASEMENTS TO BE REVOKED			
SHOWN	PURPOSE	SERVIENT TENEMENT	CREATED BY
C	RIGHT OF WAY	LOT 1 HEREON	E.C. 025099

**APPROVED PLAN**  
PLANNER *J.R. Wood*  
RC 2100461

Date 14/04/10

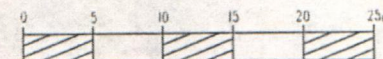
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PERMISSION OF WILLIAMS & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: For North District Council  
Survey Block & District:  
Total Area: 3488m<sup>2</sup>  
Comprised in: CT's NA23C/662 & NA23C/663  
Levels in terms of: Assumed Datum  
Contour interval is: 1 metre

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.



Prepared For: C BEW



**WILLIAMS AND KING**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 407 6030 27 Hobson Avenue,  
Fax: (09) 407 6032 PO Box 937 Karikeri  
Email: karikeri@waks.co.nz

PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 68142  
AND EASEMENT OVER LOT 1 DP 113775

ORIGINAL SCALE SHEET SIZE		
Survey	SF	5/07
Design	CHW	5/07
Drawn	KAG	11/03/10

1:250 A2

20396-2



COPY

# RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

**Participants:**
L Newport
T Wooster
**Decision Date:** .....

**Granted Date:** .....

**Issued Date:** 14-4-2010

**RMA Number** : RC-2100461-RMASUB  
**RFS Type** : Subdivision  
**Legal Description** : Lot 1 DP 68142, Lot 13 DP 68142  
**Applicant** : Catherine Bew  
**Start Date** : 11 March 2010  
**Location** : 251 State Highway 12, Omapere 0473  
**Hearing Date** : n/a  
**Activity** : Controlled  
**Outcome** : Approved under delegated authority  
**No. of lots** : 3 from 2 Lots  
**Types of lots** : Residential  
**Zone** : Coastal Residential  
**Area of Site** : 3.474ha  
**Proposal** : To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way previously approved under RC 2080118  
**Issues** : The access to the site via a limited access State Highway. Approval was obtained from NZTA.

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✓					✓			
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**Far North  
District Council**

**FAR NORTH DISTRICT COUNCIL**

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- Rms* ✓  
*14/06/12*  
*Rex Shand*
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- Top Energy* (f) Provide evidence that the requirement of power and telephone service providers have been met and that these services have been reticulated to the boundary of Lot 1. *no.*
- Chorus Ltd*
- FNDC* (g) Provide evidence that each lot has a separate metered connection to Council's Reticulated Water Supply complying with the requirements of Council's Utilities Manager. *evidence? For lot 2 & 3?*
- email Rachel Kake.* (h) Provide evidence that each lot has a separate connection to Council's Sanitary Sewer complying with the requirements of Council's Utilities Manager. *?*
- S93 received* (i) Provide Section 93 certification that all Transit NZ requirements have been met.
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- (i) Any new dwelling erected on site shall require a geotechnical assessment and foundations specifically designed by a suitably qualified Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent Application. **[Lots 1 to 3]**
- (ii) All stormwater from roofs, paved surfaces and tank overflows shall be piped and discharged into the open drain along western boundary or into the stream along the northern boundary. **[Lot 1]**
- (iii) No building shall be set within **10m** of the Waianga stream, complying with the setback requirement from smaller rivers in the Plan. **[Lot 1]**

#### **Decision B:**

Council resolves, pursuant to section 348 of the Local Government Act 1974, to approve the granting of easement 'A' being a right of way over Lot 1 DP 113775 in favour of Lots 2 & 3 as shown on the approved plan of subdivision prepared by Williams & King, referenced Proposed Subdivision of Lots 1 & 2 DP 68142 and easement over Lot 1 DP 113775, dated 11/03/10, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.

#### **Decision C:**

Council further resolves, pursuant to section 243(e) of the Resource Management Act 1991, to approve the granting of consent for existing right of way E.C. 025099 approved under DP 68142, to be surrendered. The easement to be revoked is shown as "C" on the approved plan of subdivision prepared by Williams & King, referenced Proposed Subdivision of Lots 1 & 2 DP 68142 and easement over Lot 1 DP 113775, dated 11/03/10, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.



## Advice Notes

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 New Zealand 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).

## 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 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.

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](http://www.fndc.govt.nz)

## Reasons for the Decision

1. **Description of the Activity:**
  - To create 3 coastal residential lots,
  - To create a right of way,
  - The cancellation of an existing right of way.
2. **District Plan Rules Affected:**

The proposal complies with controlled activity subdivision rules of the Operative District Plan and is a controlled activity in accordance with Chapter 13 of the Operative District Plan.
3. **Principal Issue in Contention and Main Findings on those Issues:**

The principal issue was access to the site, and its use of State Highway 12, which is a limited access road along that portion of the highway.

However under RC 2080118 New Zealand Transport Agency approval was obtained for the proposed access to all three sites. It is not considered that this new application creates any additional effects to what was considered and approved under RC 2080118.
4. **Relevant Statutory Provisions:**

**Policy Statements & Plan Provisions:**  
As the proposal was a controlled activity, it was considered that the District Plan was the most relevant statutory provision.



It was considered that the proposal was consistent with the objectives and policies of Chapter 13 (Subdivision) and Chapter 10 (Coastal Residential)

#### **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**

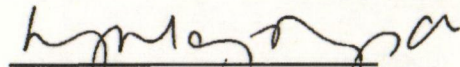
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

**6. Overall Evaluation**

It was considered that the proposal overall would result in no more than minor effects, and did not create any additional effects to what was approved under RC 2080118.

#### **Approval**

This resource consent has been prepared by Tammy Wooster, 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:



Lynley Newport, Team Leader Resource Consents

14th April 2010

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.



13  
DP 68142

State Highway 12  
Legal, Sealed (20.12 wide)

12  
DP 68142

Waianga Strm

Taiwhatawhata  
No 2 Blk  
ML 3611

Lot 1  
974m<sup>2</sup>

Lot 3  
934m<sup>2</sup>

Lot 2  
1566m<sup>2</sup>

Waianga Place  
Legal, Sealed (20.12 wide)

MEMORANDUM OF EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
A	RIGHT OF WAY RIGHT TO CONVEY: POWER TELECOMMUNICATIONS COMPUTER MEDIA RIGHT TO DRAIN: STORMWATER SEWERAGE	LOT 1 DP 113775	LOTS 2 & 3 HEREON
B E		LOT 2 HEREON	LOT 3 HEREON
D E	RIGHT TO DRAIN SEWERAGE	LOT 2 HEREON	LOT 3 HEREON & LOT 1 DP 113775
F		LOT 3 HEREON	LOT 1 DP 113775

DP 113775

EXISTING EASEMENTS TO BE REVOKED			
SHOWN	PURPOSE	SERVIENT TENEMENT	CREATED BY
C	RIGHT OF WAY	LOT 1 HEREON	E.C. 025099

**APPROVED PLAN**

PLANNER *J.R. Wood*  
RC 2100461 Date 14/04/10

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NOT BE REPRODUCED WITHOUT THE WRITTEN  
PERMISSION OF WILLIAMS & KING

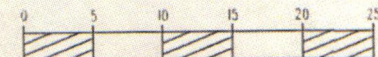
AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

Local Authority: Far North District Council  
Survey Block & District:

Total Area: 3488m<sup>2</sup>  
Comprised in: CT's NA23C/662 & NA23C/663

Levels in terms of: Assumed Datum  
Contour interval is: 1 metre

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.



Prepared For: C BEW

**WILLIAMS AND KING**

Registered Land Surveyors, Planners &  
Land Development Consultants

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

**PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 68142  
AND EASEMENT OVER LOT 1 DP 113775**

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey	SF 5/07		
Design			
Drawn	CNW 5/07	1:250	A2
Rev	KAG 11/03/10		

20396-2



COPY



Far North  
District Council

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

REGARDING RC 2100461

Being the Subdivision of Lot 1 & 2 DP 68142

and Lot 1 DP 113775

North Auckland Registry

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) 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 these are to be registered on the titles of the allotments specified below.

### SCHEDULE

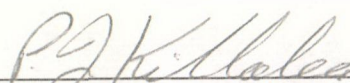
#### Lot 1 – DP 431990

- (i) All stormwater from roofs, paved surfaces and tank overflows shall be piped and discharged into the open drain along western boundary or into the stream along the northern boundary.
- (ii) No building shall be set within **10m** of the Waianga stream, complying with the setback requirement from smaller rivers in the Plan.

#### Lots 1 to 3 – DP 431990

- (iii) Any new dwelling erected on site shall require a geotechnical assessment and foundations specifically designed by a suitably qualified Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent Application.

SIGNED:

  
By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 20<sup>th</sup> day of June

2012.