



Office Use Only
 Application Number:
 2200176

APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT

(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))
(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

1. Pre-Lodgement Meeting

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / No

2. Type of Consent being applied for (more than one circle can be ticked):

- Land Use
- Fast Track Land Use*
- Subdivision
- Discharge
- Extension of time (s.125)
- Change of conditions (s.127)
- Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) _____

*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

3. Would you like to opt out of the Fast Track Process? Yes / No

4. Applicant Details:

Name/s: Daniel Cleary

Electronic Address for Service (E-mail): djcleary@orcon.net.nz

Phone Numbers: Work: _____ Home: _____

Postal Address: _____
(or alternative method of service under section 352 of the Act) _____
Post Code: _____

5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).

Name/s: Denis Thomson

Thomson Survey Ltd

Electronic Address for Service (E-mail): denis@tsurvey.co.nz

Phone Numbers: Work: 4077360 Home: 021407732

Postal Address: PO Box 372
Kerikeri
Post Code: _____

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.
Kerikeri Service Centre

17 SEP 2019

6. Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)

Name/s: Dan Cleary

Property Address/
Location _____

7. Application Site Details:

Location and/or Property Street Address of the proposed activity:

Site Address/
Location: End of Waranga place

Legal Description: Lot 7 Dp 525890 Val Number: _____

Certificate of Title: 842903
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff? Yes No

Is there a dog on the property? Yes No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

phone Dan 021780085

8. Description of the Proposal:

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

Proposed Subdivision

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. Would you like to request Public Notification Yes/No

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known)
- Regional Council Consent (ref # if known)
- National Environmental Standard consent
- Other (please specify)

11. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL) yes no don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know

- Subdividing land
- Changing the use of a piece of land
- Disturbing, removing or sampling soil
- Removing or replacing a fuel storage system

9. Assessment of Environmental Effects:

Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.

Please attach your AEE to this application.

10. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full)

Daniel J. Cleary

Email:

djcleary@orcon.net.nz

Postal Address:

65 KITENUI AVE

MT ALBERT Post Code: 1025

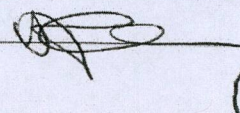
Phone Numbers:

Work 021 780085 Home: 021 780085 Fax: _____

Fees Information: An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20th of the month following invoice date. You may also be required to make additional payments if your application requires notification.

Declaration concerning Payment of Fees: I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: Daniel J. Cleary (please print)

Signature:  (signature of bill payer – mandatory) Date: 16-09-19

10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):

- Building Consent (BC ref # if known) Regional Council Consent (ref # if known)
- National Environmental Standard consent Other (please specify)

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Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle). yes no don't know
Subdivision

- Subdividing land Changing the use of a piece of land
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Please attach your AEE to this application.

10. Billing Details:

This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full) _____

Email: _____

Postal Address: _____

_____ Post Code: _____

Phone Numbers: Work: _____ Home: _____ Fax: _____

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Name: _____ (please print)

Signature: _____ (signature of bill payer – **mandatory**) Date: _____

12. Important Information:

Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, www.fndc.govt.nz. These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

Declaration: The information I have supplied with this application is true and complete to the best of my knowledge.

Name: Denis Tomson (please print)

Signature: D Tomson (signature)

Date: 17, 9, 19

(A signature is not required if the application is made by electronic means)

Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

13. Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be

UNBOUND

SINGLE SIDED

NO LARGER THAN A3 in SIZE

Daniel James Cleary

Proposed Subdivision

Waianga Place

Omapere

Surveyor's Report including an Assessment of Environmental Effects¹

Thomson Survey Ltd²

Kerikeri

Description of Proposal

Our client proposes to carry out a subdivision of land zoned Coastal Residential to create 8 lots with areas ranging between 1150² to 7700m². It is also proposed to create two access lots which would be held in equal shares and amalgamated with the properties for which they provide access. The application site is vacant. The proposed lots have been designed to have access via Rights of Way and the access lots.

Refer to Scheme Plan attached as *Appendix 1*.

Refer to Locality plan attached as *Appendix 2*.

Site Description

The property is zoned Coastal Residential under the District Plan.

The application site is legally described as Lot 7 DP 525890, comprised in Certificate of Title 842903, dated May 2019, with an area of 1.74ha.

Refer to *Appendix 3* for a copy of CT 525890.

The application site is located at the end of Waianga Place, Omapere.

Refer to *Appendix 4* for a topographical plan showing the location of the application site.

This plan was prepared by a different surveyor for a previous application for the same client. This plan has previously been submitted to Council. The topography is steep.

¹ This assessment accompanies the resource consent, and is provided in accordance with RMA sections 88 and 4th Schedule

² Thomson Survey Ltd Surveyors, Planners, Resource Managers

PO Box 372 Kerikeri Phone (09) 407 7360 Fax (09) 407 7322 Email: denis@tsurvey.co.nz

Planning Provisions

District Plan

The application site is zoned Coastal Residential. The site is connected to the Council sewerage scheme. The area requirement for sewered sites is 800m². All of the proposed lots have areas greater than 800m². From a subdivision point of view this would be an application for a controlled resource consent.

Under a controlled activity, 8 lots can have access from a Right of Way.

The combination of existing lots having access from Easements A, B and C plus the proposed new lots in this subdivision will create a total of 15 lots having access over easements A, B and C.

This does not comply with Rules in Chapter 15.1 of the District Plan, and this breach results in Discretionary activity status.

The number of lots designed to have access over the two access lots are less than 8. Access lot 100 is designed for 5 properties and access lot 101 is designed for 7 properties.

It is only along the portion where the two groups of properties have common access being easements A, B and C that result in a breach of the Access rules in Chapter 15.1, where there are more than 8 lots serviced. The drive formation along Easement A, B and C is good concrete and suitable for the proposed number of Lots.

Due to the access breach I understand that the more restrictive of the two categories of activity apply, and that the application becomes a Discretionary application.

Further Statutory Assessment

District Plan Objectives and Policies

Being a residential activity in a Coastal Residential Zone, I do not believe there is likely to be any inconsistency with objectives and policies applying to that zone, especially when there are no zone rule breaches.

Other Objectives and Policies in the District Plan are those in Chapter 13 Subdivision, the relevant ones being:

13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.

13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.

13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.

13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.

13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).

13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.

The site has no outstanding landscape, heritage, natural character or significant indigenous habitat values. The site is serviced and power supply is available. The proposal is a residential subdivision within a residential zone and consistent with the zone purpose. The development has no more than minor adverse effects on the environment. In summary the proposal is consistent with the above objectives.

13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:

- (a) natural character, particularly of the coastal environment;
- (b) ecological values;
- (c) landscape values;
- (d) amenity values;
- (e) cultural values;
- (f) heritage values; and
- (g) existing land uses.

13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.

13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.

13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.

13.4.8 That the provision of water storage be taken into account in the design of any subdivision.

13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.

13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques....

13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of Part 3 of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.

The site is not subject to hazard. Whilst the site is within the Coastal Environment, there are no natural character values. The site is zoned Coastal Residential and the subdivision is a residential one. Other aspects in the above policies replicate the Objectives. The sites are on reticulated sewerage, and likely also reticulated water. Supplementary on site storage of water is also possible. The lot sizes are generous and envisaged by the District Plan. I consider the proposal to be consistent with the Subdivision chapter Policies.

Part 2 Matters

I consider the proposed subdivision of Coastal Residential zoned sewered sites, for residential use, to be consistent with the Purpose of the Act in s5.

The only relevant matter in s6 Matters of national importance is:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*

The site is zoned Coastal Residential and is in an area already developed. The site possesses very little, if any 'natural character' value.

I consider the proposal has had adequate regard to s7 matters. The proposal is a residential subdivision within a Coastal Residential Zone, with reticulated wastewater.

The proposal does not, in my opinion, offend the principles of the Treaty of Waitangi (s8 matters).

NZ Coastal Policy Statement

The property is within the coastal environment and as such the NZ Coastal Policy Statement (NZCPS) is relevant to some degree.

Objective 1 seeks to "safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems"

Objective 2 seeks to "preserve the natural character of the coastal environment and protect natural features and landscape values"

Objective 3 seeks to "take account of the principles of the Treaty of Waitangi"

Objective 4 seeks to "maintain and enhance the public open space qualities and recreation opportunities of the coastal environment"

Objective 5 focuses on coastal hazard risks and climate change and is not specifically related to fire risk.

Objective 6 seeks "to enable people and communities to provide for their social, economic and cultural wellbeing, and their health and safety"

Regard has been had to all of the above Objectives. The site is zoned for residential purposes and is not identified as having any outstanding landscape or natural character values. The development does nothing to threaten the ability to safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems and does not offend the principles of the Treaty. The proposal has no adverse effect on public access. The proposal is consistent with the intent of the zone, therefore is consistent with Objective 6.

Policy 2 of the NZCPS requires people to take account of the principles of the Treaty of Waitangi in relation to the coastal environment. I consider the use of a residential zoned property for residential use, to have adequately done so.

Policy 3 requires a precautionary approach to coastal hazards. The site is not identified as being subject to any coastal hazards.

Policy 6, part (c) encourages the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;

I consider use of residential zoned land for residential purposes to be consistent with this Policy. Other clauses within this policy address character and visual impact. I believe the proposed development to be in keeping with the existing character.

Policy 11 seeks to “protect indigenous biological diversity in the coastal environment” by avoiding, remedying or mitigating adverse effects.

The site does not contain any areas of significant indigenous vegetation or habitat and is zoned for residential use.

Policy 19 seeks to recognise public expectations of, and need for, walking access; and to maintain and enhance existing public walking access.

The proposal does not adjoin the coastal marine area or any existing esplanade reserve access. The proposal does not adversely impact on public access.

Policy 23 (2) addresses the management of discharge of human sewage but is primarily concerned about discharge to water. The site is within the area serviced by a reticulated system.

Policy 24 addresses coastal hazards, but the site is not identified as being subject to these risks.

Regional Policy Statement for Northland

In preparing this application, the Regional Policy Statement for Northland has been considered.

3.5 Enabling economic wellbeing

Northland's natural and physical resources are sustainably managed in a way that is attractive for business and investment that will improve the economic wellbeing of Northland and its communities.

The proposal is to subdivide land in a Coastal Residential Zone for residential purposes, with lots compliant with minimum lot sizes. This is considered a sustainable and anticipated use of the site.

Policy 5.1.1 – Planned and coordinated development.

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

-*
- (c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
- (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;*
- (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;*
-*
- (g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.*
- (h) Is or will be serviced by necessary infrastructure.*

The site is within the serviced area for wastewater and water. It is within an existing area of settlement, and is a compatible land use for the area.

Policy 5.1.2 – Development in the coastal environment

- Enable people and communities to provide for their wellbeing through appropriate subdivision, use, and development that:*
- (a) Consolidates urban development within or adjacent to existing coastal settlements and avoids sprawling or sporadic patterns of development;*
 - (b) Ensures sufficient development setbacks from the coastal marine area to.....*
 - (c) Takes into account the values of adjoining or adjacent land and established activities (both within the coastal marine area and on land);*
 - (d) Ensures adequate infrastructure services will be provided for the development; ...*

The proposal consolidates urban development within an existing settlement area, and achieves sufficient setback from the coastal marine area. It is compatible with adjacent land use.

Objective 3.14 Natural character, outstanding natural features, outstanding natural landscapes and historic heritage

Identify and protect from inappropriate subdivision, use and development;

(a) The qualities and characteristics that make up the natural character of the coastal environment, and the natural character of freshwater bodies and their margins;

(c) The integrity of historic heritage.

The property is zoned Coastal Residential and within an existing coastal settlement. As such it is not in an area displaying a high degree of natural character.

Policies in the Regional Policy Statement relevant to development within the Coastal Environment include:

Policy 4.6.1 – Managing effects on the characteristics and qualities natural character, natural features and landscapes

(1) In the coastal environment:

a) Avoid adverse effects of subdivision use, and development on the characteristics and qualities which make up the outstanding values of areas of outstanding natural character, outstanding natural features and outstanding natural landscapes.

b) Where (a) does not apply, avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of subdivision, use and development on natural character, natural features and natural landscapes.

One of the stated methods in this policy to achieve the above is by encouraging any new subdivision and built development to consolidate within and around existing settlements or where natural character and landscape has already been compromised. This is considered to be the case with the proposed development of the site. It does not increase development or intensify use beyond the anticipated residential intensity for the area, and is within an existing coastal settlement.

NES

The application site has not been used for horticulture. In my opinion it is not a HAIL site.

Environmental Effects and Mitigation

Allotment Sizes and Dimensions

Suitable for intended use.

Buildable Areas

The new Lots can accommodate the requisite buildable areas.

Property Access

The properties have access from Waianga Place initially via Easements A, B and C. Lots 10, 11, and 13 have been designed to have an undivided $\frac{1}{3}$ share in access Lot 100.

Lots 7, 8 and 12 have been designed to have access via Easements D and E. Lots 7, 8 and 9 have been designed to have an undivided $\frac{1}{3}$ in access Lot No 101.

Easements A, B, C and D and Lot 101 have existing concrete formation. It is expected that the balance of Easement E and Lot 100 will have concrete formation constructed.

Earthworks

The proposed subdivision will not involve additional earthworks.

Natural & Other Hazards & Site Stability

There are no hazards recorded for the application site.

Water Supply

The as built plans show Council water to the site. However water pressure could be low with the height of the land in the subdivision. If the council supply is not suitable for domestic supply and fire fighting, then roof catchment would be available.

Stormwater Disposal

Stormwater from proposed Lot 13 will flow towards the school property. It is reasonable for storm water from roof catchment to be detained. Calculations for this detention to be prepared by a suitably qualified person.

Stormwater from proposed Lots 9, 10 and 11 can flow onto the concrete drive and enter the Councils stormwater system as approved in RC 2160057, the previous subdivision.

Stormwater from proposed 7, 8 and 12 will flow via the easements, then into the rock-lined open drain shown on the as built plans for RC 2160057, then into the Council stormwater system.

Wastewater Disposal

Wastewater reticulation is in place and the property is connected to the Council wastewater reticulation. Additional reticulation will need to be constructed along easements G and H.

Power Supply & Telecommunications

Refer to *Appendix 6* for copy of the consultation with Top Energy and Chorus.

Existing Easements & Covenants

The application site is subject to consent notice 11372472.2, requiring building foundations to be designed by a chartered professional engineer. This same consent notice would be carried over to the Titles of the new lots in this subdivision.

Heritage, Cultural Resources

There are no archaeological, heritage or sites of significance to Maori recorded in the NZAA Archaeological site recording scheme.

Flora and Fauna

There are no trees of significance on the application site. The application site is not within a kiwi area.

Consultation

Due to the number of properties to have access via Right of Way A, B and C, this application has become a Discretionary activity.

Refer to *Appendix 7* for a copy of approval forms signed by neighbours and a plan showing the properties owned by the approving neighbours.

Approval from the owner of Lot 5 DP 525890 has not been achieved.

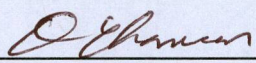
In my opinion the location of the Easements A, B and C is an extension of Waianga Place (legal road), and the effects of this number of properties having access is no greater than the effects of a legal road.

Conclusion

In my opinion:

- (a) The subdivision portion of this application is a controlled activity; and the access (land use) portion of this application is a Discretionary activity.
- (b) This application is therefore a discretionary activity and is consistent with those provisions
- (c) The effects on the environment will be no more than minor; and
- (d) The written approvals of most of the neighbours have been obtained; and
- (e) No additional consents are required under Regional Plans.

I request that Council grant consent to this application under delegated authority.

Signed  Date 17, 9, 19

Denis Thomson
Licensed Cadastral Surveyor
Thomson Survey Ltd

Appendices

- | | |
|-------------------|---|
| Appendix 1 | Scheme Plan |
| Appendix 2 | Locality Plan |
| Appendix 3 | Certificate of Title 842903 |
| Appendix 4 | Topographical plan |
| Appendix 5 | Plan showing the number of properties sharing access |
| Appendix 6 | Consultation with Top Energy & Chorus |
| Appendix 7 | Consultations with neighbours. |

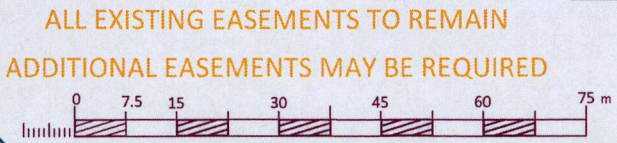


MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOM, ELECTRICITY	A B C	LOT 12 HEREON	LOTS 7 - 11 HEREON
CONVEY WATER, DRAIN WATER & SEWAGE	D & E	LOT 12 HEREON	LOTS 7 & 8 & 9 HEREON
SEWAGE	G	LOT 12 HEREON	LOTS 7 & 8 HEREON
	H	LOT 10 HEREON	LOT 9 HEREON

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.

Local Authority: Far North District Council
 Comprised in: 842903
 Title Area: 1.7449 Ha
 Zoning: Coastal Residential

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON SURVEY LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON SURVEY LTD
 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY



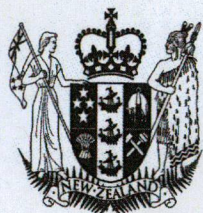
AMALGAMATION CONDITION: LOT 100 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 7, 8 & 9 HEREON
 AMALGAMATION CONDITION: LOT 101 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 10, 11 & 13 HEREON

THOMSON SURVEY LIMITED
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 7 DP 525890
 WAIANGA PLACE - OMAPERE
 PREPARED FOR: CLEARY

Survey	Name	Date	ORIGINAL
Design			SCALE SHEET SIZE
Drawn	SL	13.08.19	1:750 A3
Approved			
Rev			
9608 SCHEME C.LCD			

Surveyors Ref. No: 9608



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**



R. W. Muir
Registrar-General
of Land

Identifier **842903**
Land Registration District **North Auckland**
Date Issued 31 May 2019

Prior References

695354

Estate	Fee Simple
Area	1.7449 hectares more or less
Legal Description	Lot 7 Deposited Plan 525890

Registered Owners

Daniel James Cleary

Interests

Subject to a water right (in gross) over part marked B on DP 525890 in favour of Her Majesty the Queen created by Transfer 702541.1 - 13.4.1977 at 1.50 pm

Subject to Part IVA Conservation Act 1987 (affects part formerly Lot 8 DP 120046)

Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Lot 8 DP 120046)

Subject to a right of way, right to convey telecommunications, computer media and water and right to drain sewage and water over parts marked A, B & C on DP 525890 created by Easement Instrument 8063467.2 - 12.3.2009 at 9:36 am

The easements created by Easement Instrument 8063467.2 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked A, B & C on DP 525890 in favour of Top Energy Limited created by Easement Instrument 8063467.3 - 12.3.2009 at 9:36 am

The easements created by Easement Instrument 8063467.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over parts marked A, B & C on DP 525890 in favour of Telecom New Zealand Limited created by Easement Instrument 8063467.4 - 12.3.2009 at 9:36 am

Some of the easements created by Easement Instrument 8063467.4 are subject to Section 243 (a) Resource Management Act 1991 (See DP 409674)

8412521.4 Mortgage to TSB Bank Limited - 18.2.2010 at 11:39 am

Subject to a right of way, right to convey water, electricity, telecommunications and computer media over part marked A, B, C and D on DP 525890 created by Easement Instrument 9360402.3 - 24.4.2013 at 4:46 pm

The easements created by Easement Instrument 9360402.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain sewage and convey water over part marked D on DP 525890 in favour of Far North District Council created by Easement Instrument 9360402.4 - 24.4.2013 at 4:46 pm

The easements created by Easement Instrument 9360402.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, right to convey electricity, telecommunications, computer media and water over parts marked A, B, C, D & E on DP 525890 created by Easement Instrument 10103761.3 - 30.10.2015 at 12:17 pm

Identifier

842903

The easements created by Easement Instrument 10103761.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked E & D on DP 525890 in favour of Top Energy created by Easement Instrument 10103761.4 - 30.10.2015 at 12:17 pm

Subject to a right (in gross) to convey telecommunications and computer media over parts marked D & E on DP 525890 in favour of Chorus New Zealand Limited created by Easement Instrument 10103761.5 - 30.10.2015 at 12:17 pm

Subject to a right (in gross) to drain sewage and water over part marked E on DP 525890 in favour of Far North District Council created by Easement Instrument 10103761.6 - 30.10.2015 at 12:17 pm

11372472.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 31.5.2019 at 12:07 pm

Subject to a right of way and right to convey electricity, telecommunications and water over part marked A, B, C and F on DP 525890 created by Easement Instrument 11372472.3 - 31.5.2019 at 12:07 pm

The easements created by Easement Instrument 11372472.3 are subject to Section 243 (a) Resource Management Act 1991

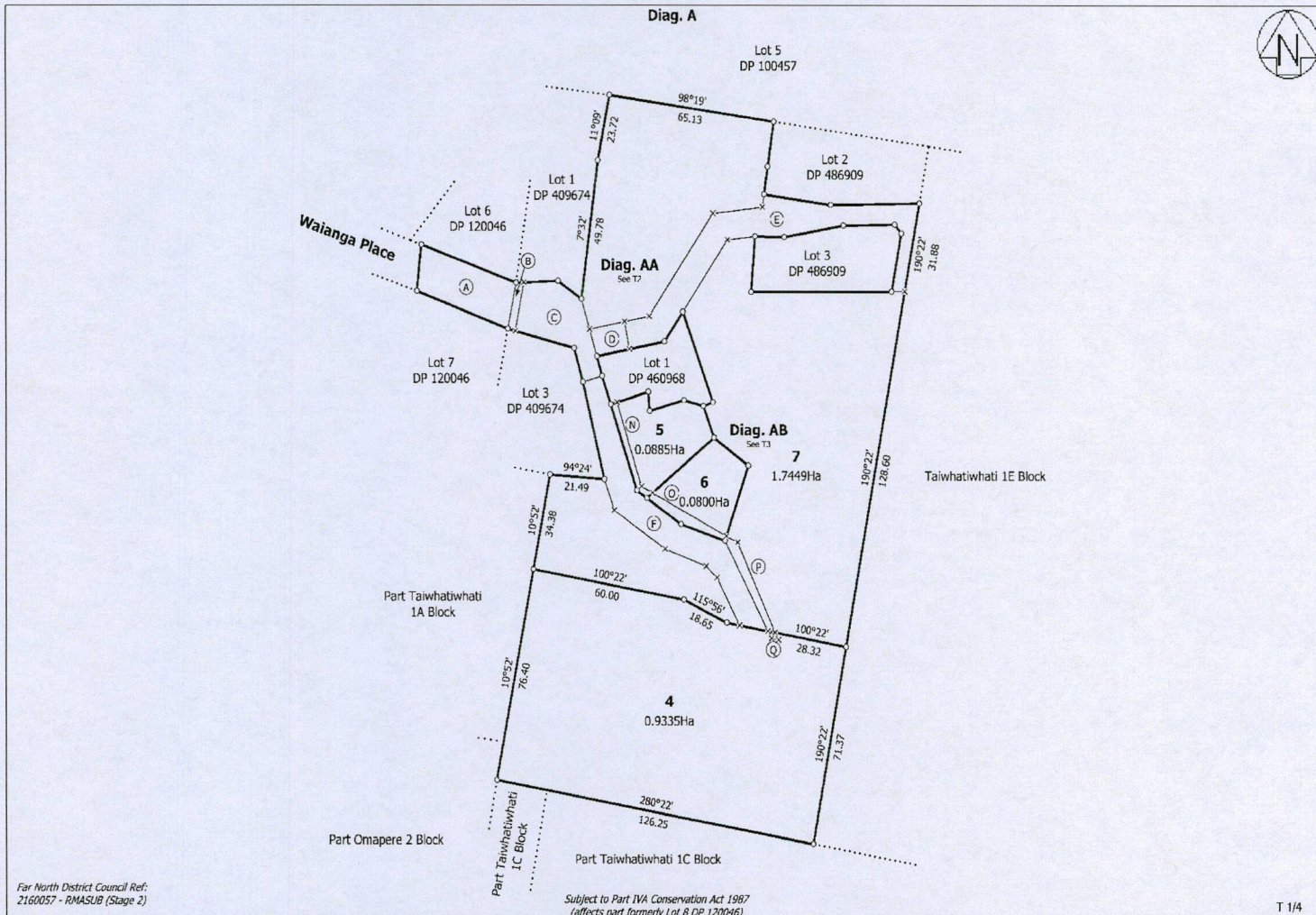
Subject to a right (in gross) to convey water over part marked F on DP 525890 and a right (in gross) to drain sewage over part marked P on DP 525890 in favour of Far North District Council created by Easement Instrument 11372472.4 - 31.5.2019 at 12:07 pm

The easements created by Easement Instrument 11372472.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part marked F on DP 525890 in favour of Top Energy Limited created by Easement Instrument 11372472.5 - 31.5.2019 at 12:07 pm

Subject to a right (in gross) to convey telecommunications over part marked F on DP 525890 in favour of Chorus New Zealand Limited created by Easement Instrument 11372472.6 - 31.5.2019 at 12:07 pm

Appendix 3 page 3



Far North District Council Ref:
2160057 - RMA SUB (Stage 2)

Subject to Part IVA Conservation Act 1987
(affects part formerly Lot 8 DP 120046)

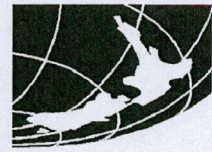
T 1/4

Land District: North Auckland	Lots 4-7 being a subdivision of Lot 101 DP 486909	Surveyor: Richard Alexander Hudson Firm: Thornley & Associates Ltd	Title Plan LT 525890 Approved on: 6/06/2019
Digitally Generated Plan Generated on: 06/06/2019 08:36am Page 4 of 7			



View Instrument Details

Toitu te
Land whenua
Information
New Zealand



Instrument No. 11372472.2
Status Registered
Date & Time Lodged 31 May 2019 12:07
Lodged By Coleman, Irene Anne
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

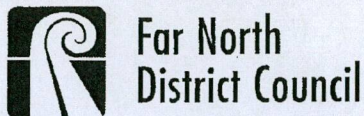
Affected Records of Title	Land District
842900	North Auckland
842901	North Auckland
842902	North Auckland
842903	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Danny James Tuatoo as Territorial Authority Representative on 31/05/2019 12:02 PM

*** End of Report ***



Private Bag 752, Memorial Ave
Kaikohe 0440, New Zealand
Freephone: 0800 920 029
Phone: (09) 401 5200
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Te Kaunihera o Tai Tokerau Ki Te Raki

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2160057

Being the Subdivision of Lot 2 DP 409674
North Auckland Registry

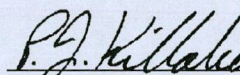
PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner 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

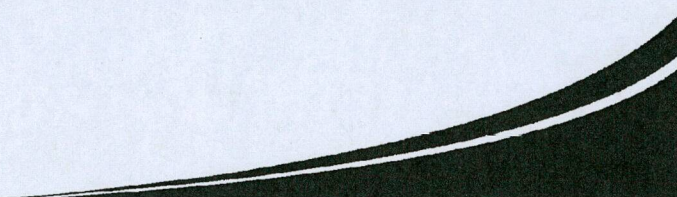
Lots 4, 5, 6 and 7 DP 525890

- (i) Any dwelling on the lot will require foundations specifically designed by a suitably qualified Chartered Professional Engineer. The details of which shall be submitted in conjunction with a building consent application.

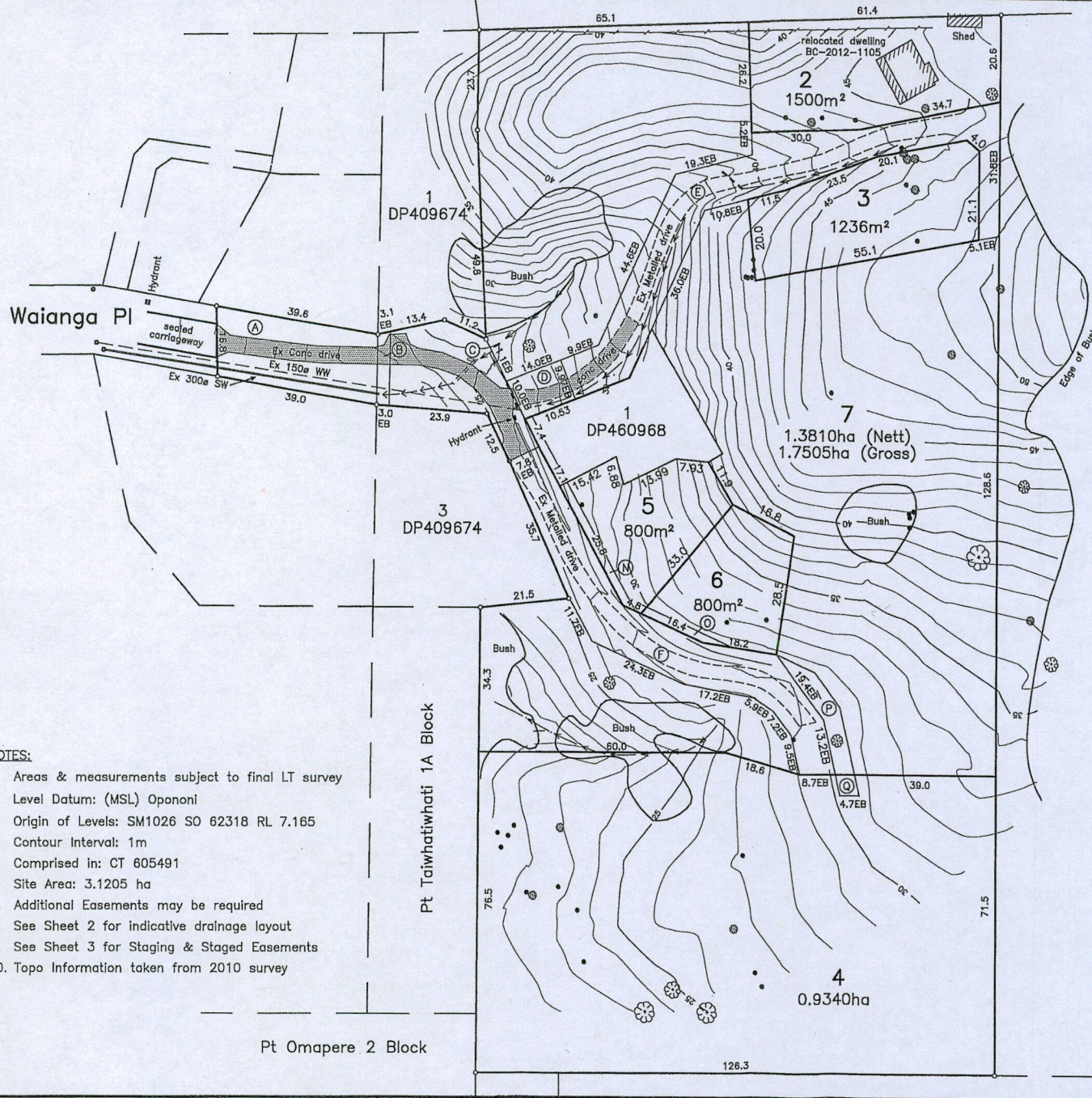
SIGNED:

 Mr Patrick John Killalea - Authorised Officer
By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 22nd day of March 2019



Appendix 4



Taiwhatiwhati 1E Block

- NOTES:**
1. Areas & measurements subject to final LT survey
 2. Level Datum: (MSL) Opononi
 3. Origin of Levels: SM1026 SO 62318 RL 7.165
 4. Contour Interval: 1m
 5. Comprised in: CT 605491
 6. Site Area: 3.1205 ha
 7. Additional Easements may be required
 8. See Sheet 2 for indicative drainage layout
 9. See Sheet 3 for Staging & Staged Easements
 10. Topo Information taken from 2010 survey

EXISTING EASEMENTS			
Purpose	Shown	Servient Tenement	created by
Right of way, Right to convey; water, electricity, Telecommunications, Computer Media, Right to drain sewage & water	(A) (B) (C)	Lot 100	E063467.2
Right of way, Right to convey; water, electricity, Telecommunications, Computer Media	(A) (B) (C) (D)		E360402.3
EXISTING EASEMENTS IN GROSS			
Purpose	Shown	Servient Tenement	Created by
Water Right	(B)	Lot 100	T702541.1
Right to convey Electricity	(A)		E063467.3
Right to convey Telecommunications & Computer Media	(B) (C)		E063467.4
Right to drain sewage, Right to convey water	(D)		E360402.4

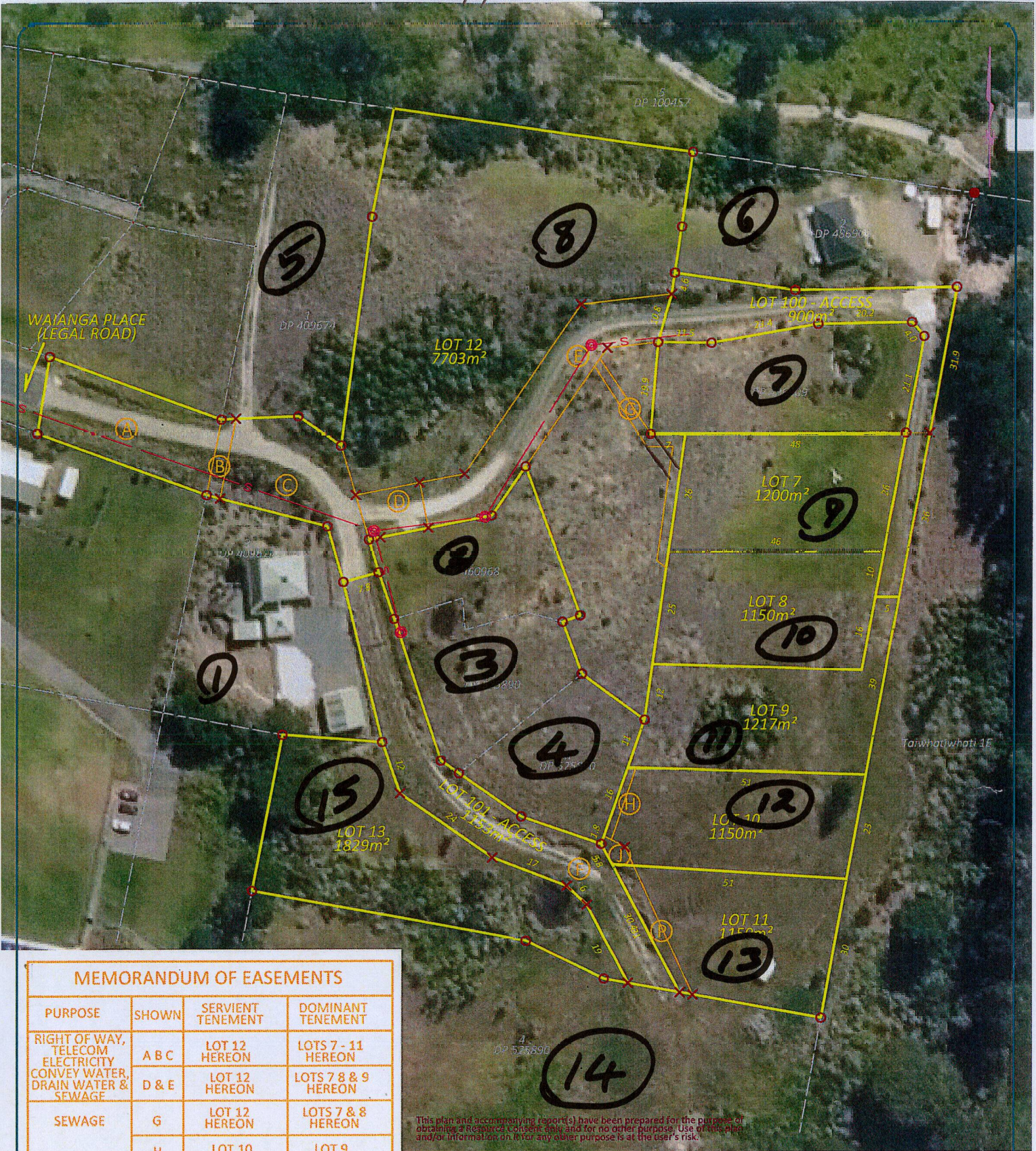
see sheet 3 for new staged easements



THORNLEY & ASSOCIATES LTD - CONSULTING SURVEYORS
 Telephone: 820 5252 Fax: 820 5253
 P.O. Box 15438 New Lynn Auckland 0640

Proposed Staged Subdivision of 20 Waianga PI, Omapere
 (Lot 100 DP 460968)

Scheme Plan Rev B		SHEET	
prepared for Dan Cleary		1	
DRAWN	CHECKED	SCALES 1:500 (A1)	SERIES OF 3
TRACED	DATE 04 Aug 2015	1:1000 (A3)	REF 7168



MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOM, ELECTRICITY, CONVEY WATER, DRAIN WATER & SEWAGE	A B C	LOT 12 HEREON	LOTS 7 - 11 HEREON
	D & E	LOT 12 HEREON	LOTS 7 & 8 & 9 HEREON
SEWAGE	G	LOT 12 HEREON	LOTS 7 & 8 HEREON
	H	LOT 10 HEREON	LOT 9 HEREON

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.

Local Authority: Far North District Council
 Comprised in: 842903
 Title Area: 1.7449 Ha
 Zoning: Coastal Residential

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 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

ALL EXISTING EASEMENTS TO REMAIN
 ADDITIONAL EASEMENTS MAY BE REQUIRED

AMALGAMATION CONDITION: LOT 100 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 7, 8 & 9 HEREON
 AMALGAMATION CONDITION: LOT 101 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 10, 11 & 13 HEREON

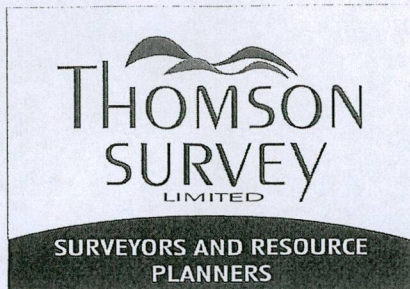


315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION
 OF LOT 7 DP 525890
 WAIANGA PLACE - OMAPERE
 PREPARED FOR: CLEARY

	Name	Date	ORIGINAL	SHEET SIZE
Survey			1:750	A3
Design				
Drawn	SL	13.08.19		
Approved				
Rev				
9608 SCHEME C.LCD				

Surveyors Ref. No: 9608



APPENDIX 6

PH: 09 407 7360
PO Box 372 Kerikeri
EMAIL: kerikeri@tsurvey.co.nz

E-MAILED
17/9/19

TO: Chorus, PO Box 9405, Waikato Mail Centre,
Hamilton 3200

ATTN: The Subdivision Group

EMAIL: develop@chorus.co.nz **PHONE:** 0800 782 386

FROM: Denis Thomson **DATE:** 17 September 2019

NO OF PAGES (INC. THIS COVER SHEET) 3 **OUR REF:** 9608

SUBJECT: Chorus Requirements - Simple Estimate

Proposed Subdivision

Applicant: Daniel Cleary

Location: Waianga Place, Omapere

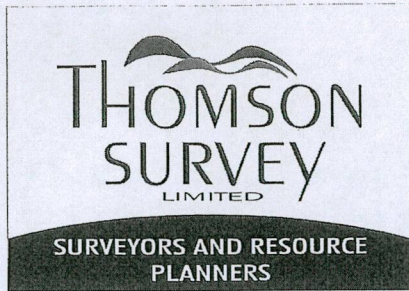
Attached is a location plan and a copy of the draft scheme plan for the above subdivision. We would like a simple estimate please.

Please specify your requirements, if any, for the proposed subdivision. A copy of this letter and the Chorus response will be sent to the Far North District Council with the application for resource consent.

If you require any further information please do not hesitate to contact us.

Yours sincerely

Denis Thomson
Registered Surveyor
Thomson Survey Ltd



APPENDIX 6

PH: 09 407 7360

PO Box 372 Kerikeri

EMAIL: kerikeri@survey.co.nz

EMAILED
17/9/19

TO:	Top Energy Ltd - Engineering Department	
	PO Box 43, KERIKERI 0245	
ATTN:	Marcia Wendelborn	DATE: 17 September 2019
EMAIL:	subdivisions@topenergy.co.nz	
NO OF PAGES (INC. THIS COVER SHEET)	3	OUR REF: 9608

Proposed Subdivision

Applicant: Daniel Cleary

Location: Waianga place, Omapere

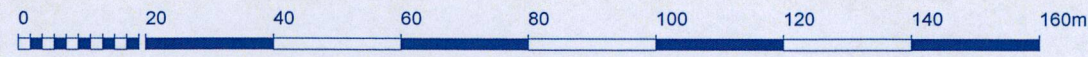
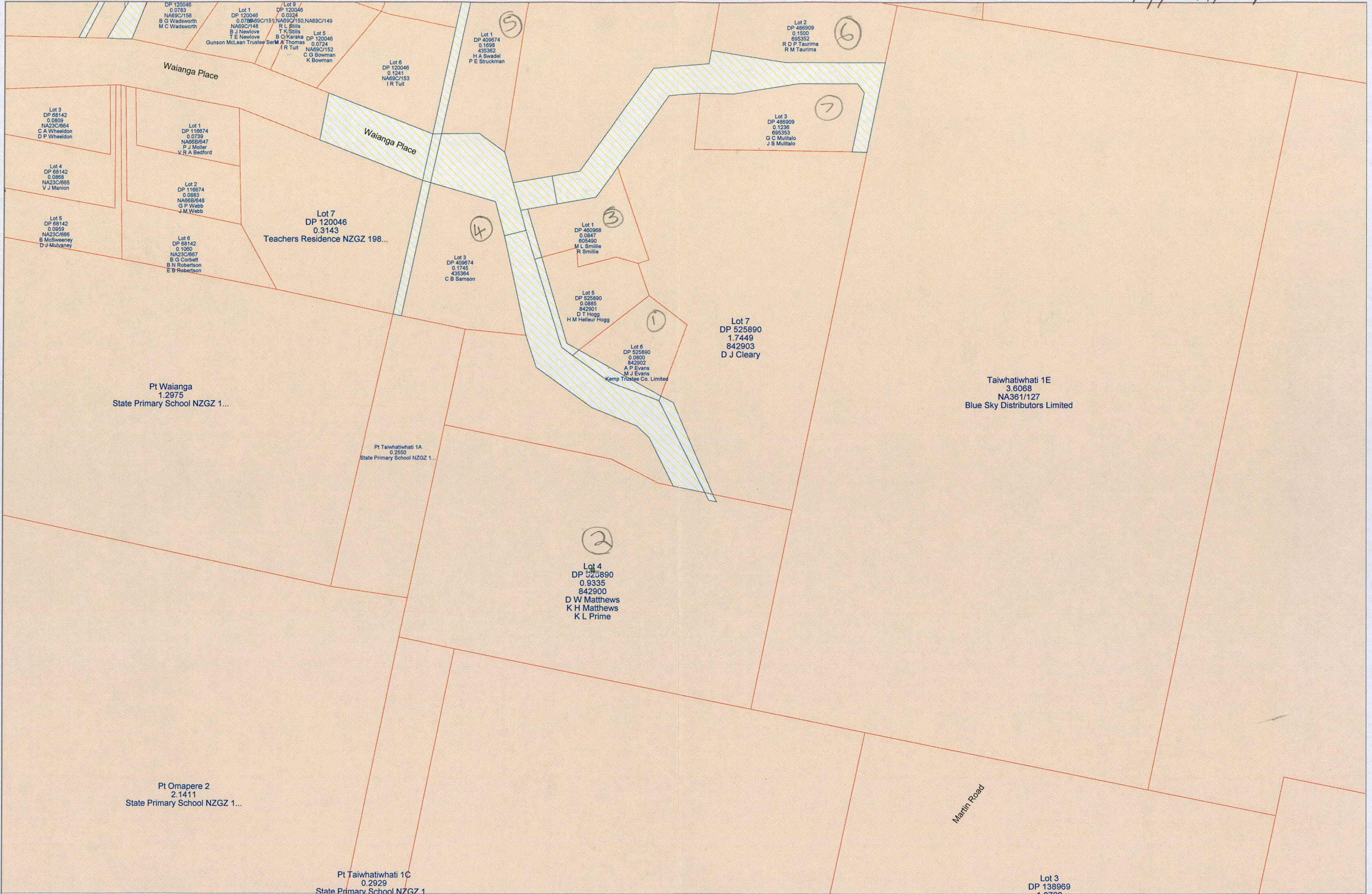
Attached is a location plan and a copy of the draft scheme plan for the above subdivision.

Please specify your supply requirements, if any, for the proposal. A copy of this letter will be sent to the Far North District Council with the application for Resource Consent.

If you require any further information please do not hesitate to contact us.

Yours sincerely

Denis Thomson
Registered Surveyor
Thomson Survey Ltd





NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Address of proposed activity:

Legal description:

Description of the proposal (including what you need resource consent):
To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

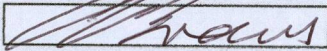
1.	<u>scheme plan</u>
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____

- Notes to Applicant:**
1. Written approval must be obtained from all registered owners and occupiers.
 2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council.
 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Anthony Philip Evans		
Address of affected property including legal description	20 Waranga Place, Omapere - Lot 6 DP 460968		
Contact Phone Number/s and email address	Daytime: 021 719060	email: tony@villagegreenseed.com	
I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)			
<i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i>			
<ol style="list-style-type: none">1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.			
Signature		Date	27/8/19
Signature		Date	
Signature		Date	
Signature		Date	



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Daniel Cleary

Address of proposed activity:

Waianga Place, Omapere

Legal description

Lot 7 OP525890

Description of the proposal (including what you need resource consent):

To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

- 1. Scheme plan
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

Notes to Applicant:

1. Written approval must be obtained from all registered owners and occupiers.
2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Anthony Philip Evans

Address of affected property including legal description

20 Waranga Place, Omapere -
Lot 6 DP 460968

Contact Phone Number/s and email address

Daytime: 021 719060 email: tony@villagegreenseed.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

27/8/19

Signature

Date

Signature

Date

Signature

Date

NOTICE OF WRITTEN APPROVAL

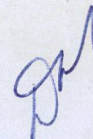
Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:	Daniel Cleary												
Address of proposed activity:	Waianga Place, Omapere												
Legal description:	Lot 7 DP525890												
Description of the proposal (including what you need resource consent):	<i>To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"</i>												
Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):	<table border="1"><tr><td>1.</td><td>scheme plan</td></tr><tr><td>2.</td><td></td></tr><tr><td>3.</td><td></td></tr><tr><td>4.</td><td></td></tr><tr><td>5.</td><td></td></tr><tr><td>6.</td><td></td></tr></table>	1.	scheme plan	2.		3.		4.		5.		6.	
1.	scheme plan												
2.													
3.													
4.													
5.													
6.													

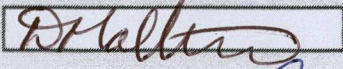
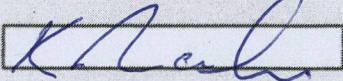
Notes to Applicant:

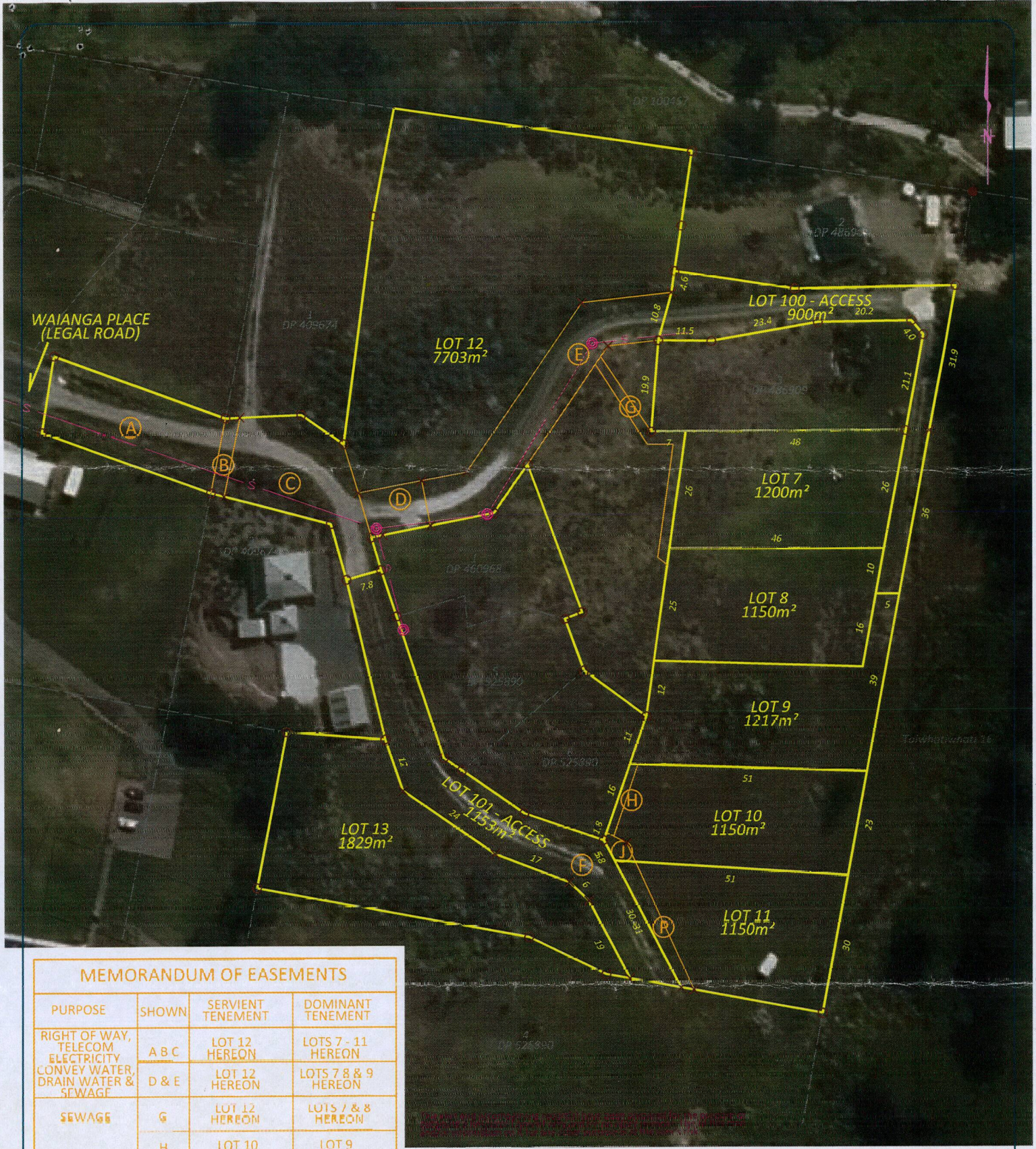
1. Written approval must be obtained from all registered owners and occupiers.
2. The original copy of this signed form and signed plans and accompanying documents must be supplied to the Far North District Council.
3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.



PART B – To be completed by Parties giving approval

- Notes to the party giving written approval:**
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 4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
 5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:	Kaurea Washukaa Family Trust		
Address of affected property including legal description	Lot 4 DP 525890		
Contact Phone Number/s and email address	Daytime: 0274430446	email: dwmattthews@3@gmail.com	
I am/we are the <u>OWNER(S)</u> OCCUPIER(S) of the property (circle which is applicable)			
<i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i>			
<ol style="list-style-type: none">1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.			
Signature		Date	22/8/19
Signature		Date	23/8/19
Signature		Date	
Signature		Date	



MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOM, ELECTRICITY, CONVEY WATER, DRAIN WATER & SEWAGE	A B C	LOT 12 HEREON	LOTS 7 - 11 HEREON
	D & E	LOT 12 HEREON	LOTS 7 & 8 & 9 HEREON
SEWAGE	G	LOT 12 HEREON	LOTS 7 & 8 HEREON
	H	LOT 10 HEREON	LOT 9 HEREON

A, B, C - to remain private accessway.

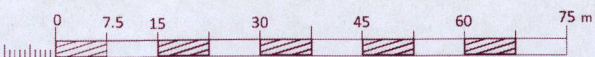
Local Authority: Far North District Council
 Comprised in: 842903
 Title Area: 1.7449 Ha
 Zoning: Coastal Residential

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 AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY
 TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

ALL EXISTING EASEMENTS TO REMAIN
 ADDITIONAL EASEMENTS MAY BE REQUIRED

AMALGAMATION CONDITION: LOT 100 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 7, 8 & 9 HEREON

AMALGAMATION CONDITION: LOT 101 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 10, 11 & 13 HEREON



THOMSON SURVEY LIMITED
 315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360 Fax (09) 4077322
 Registered Land Surveyors, Planners & Land Development Consultants

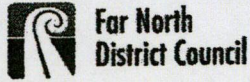
PROPOSED SUBDIVISION OF LOT 7 DP 525890
 WAIANGA PLACE - OMAPERE
 PREPARED FOR: CLEARY

Name	Date	ORIGINAL SCALE	SHEET SIZE
Survey		1:750	A3
Design			
Drawn	SL 13.08.19		
Approved			
Rev			
9608 SCHEME C.LCD			

Surveyors Ref. No:
9608

[Handwritten signature]

2



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

FAIR NOTICE OF WRITTEN APPROVAL

Applicant's Name: Daniel Cleary

Address of proposed activity: Waianga Place, Omapere

Legal description: Lot 7 0P525890

Description of the proposal (including what you need resource consent):
To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

Details of the application are given in the attached documents & plans (if what documents & plans have been provided to the party being asked to provide written approval):

1. scheme plan
2. _____
3. _____
4. _____
5. _____
6. _____

- Notes to Applicant:**
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 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

DM

PART B - To be completed by Parties giving approval

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Full name/s of party giving approval: Kaunoa Waihuka Family Trust

Address of affected property including legal description: Lot 4 DP 525890

Contact Phone Number/s and email address: Daytime: 0274430446 email: dummatthews@30gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (cross which is applicable)

Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.

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Signature	<u>[Signature]</u>	Date	<u>22/8/19</u>
Signature	<u>[Signature]</u>	Date	<u>23/8/19</u>
Signature	<u> </u>	Date	<u> </u>
Signature	<u> </u>	Date	<u> </u>

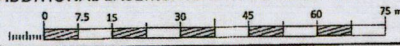


MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY, TELECOM, ELECTRICITY	A B C	LOT 12 HEREON	LOTS 7 - 11 HEREON
CONVEY WATER, DRAIN WATER & SEWAGE	D & E	LOT 12 HEREON	LOTS 7 & 8 & 9 HEREON
SEWAGE	G	LOT 12 HEREON	LOTS 7 & 8 HEREON
	H	LOT 10 HEREON	LOT 9 HEREON

**A, B, C - to remain private accessway*

ALL EXISTING EASEMENTS TO REMAIN
ADDITIONAL EASEMENTS MAY BE REQUIRED



Local Authority: Far North District Council
Copyright In: 842903
Title Area: 1.7449 Ha
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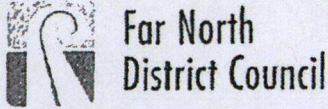
PROPOSED SUBDIVISION OF LOT 7 DP 525890
WAIANGA PLACE - OMAPERE
PREPARED FOR: CLEARY

Name	Date	ORIGINAL	SCALE	SHEET
Survey				
Design				
Drawn	SL	23.08.19	1:750	A3
Approved				
Rev				

5208 SCHEME C1CD

Surveyors Ref. No: 9608

[Handwritten signature]



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: Daniel Cleary

Address of proposed activity: Waianga Place, Omapere

Legal description: Lot 7 DP525890

Description of the proposal (including what you need resource consent):
To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

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Full name/s of party giving approval:

Bebj & Lynn Smillie

Address of affected property including legal description

Lot 1, 20 Waiwanga Place

Contact Phone Number/s and email address

Daytime:

021 2461612

email:

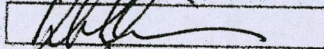
mainsys@xtra.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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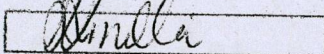
Signature



Date

22 Aug. 2019

Signature



Date

22 Aug 2019

Signature

Date

Signature

Date



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Daniel Cleary

Address of proposed activity:

Waianga Place, Omapere

Legal description:

Lot 7 DP525890

Description of the proposal (including what you need resource consent):

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Full name/s of party giving approval:

Bebj & Lynn Smillie

Address of affected property including legal description

Lot 1, 20 Waiwanga Place

Contact Phone Number/s and email address

Daytime:

021 2461612

email:

mainsys@xtra.co.nz

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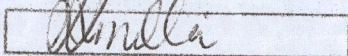
Signature



Date

22 Aug. 2019

Signature



Date

22 Aug 2019

Signature

Date

Signature

Date



MEMORANDUM OF EASEMENTS

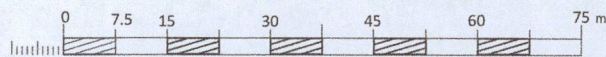
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	D & E	LOT 12 HEREOF	LOTS 7 & 8 & 9 HEREOF
SEWAGE	G	LOT 12 HEREOF	LOTS 7 & 8 HEREOF
	H	LOT 10 HEREOF	LOT 9 HEREOF

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 the plan and/or information on it for any other purpose is at the user's risk.

Local Authority: Far North District Council
 Comprised in: 842903
 Title Area: 1.7449 Ha
 Zoning: Coastal Residential

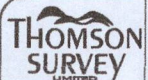
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AMALGAMATION CONDITION: LOT 101 TO BE HELD IN EQUAL UNDIVIDED SHARES BY LOTS 10, 11 & 13 HEREOF



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

Registered Land Surveyors, Planners & Land Development Consultants

**PROPOSED SUBDIVISION
 OF LOT 7 DP 52890
 WAIANGA PLACE - OMAPERE
 PREPARED FOR: CLEARY**

Name	Date	ORIGINAL
Survey		SCALE SHEET SIZE
Design		1:750 A3
Drawn	SL 13.08.19	
Approved		
Rev		
9608 SCHEME C.LCD		

Surveyors Ref. No:
9608

3

PART B – To be completed by Parties giving approval

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Full name/s of party giving approval:

Address of affected property including legal description:

Contact Phone Number/s and email address: Daytime: email:

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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Signature	<input type="text" value="Bob"/>	Date	<input type="text" value="22 Aug. 2019"/>
Signature	<input type="text" value="Lynn"/>	Date	<input type="text" value="22 Aug 2019"/>
Signature	<input type="text"/>	Date	<input type="text"/>
Signature	<input type="text"/>	Date	<input type="text"/>



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Address of proposed activity:

Legal description:

Description of the proposal (including what you need resource consent):

To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

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Full name/s of party giving approval:

CLYDE BAXTER SAMSON

Address of affected property including legal description

18 WAIANGA PLACE DP 409674

Contact Phone Number/s and email address

Daytime:

021-425042

email:

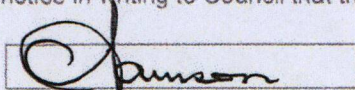
CLYDES@YAHOO.CO.NZ

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Signature



Date

20.08.2019

Signature

Date

Signature

Date

Signature

Date



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: Daniel Cleary

Address of proposed activity: Waianga Place, Omapere

Legal description: Lot 7 OP525890

Description of the proposal (including what you need resource consent):
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PART B – To be completed by Parties giving approval

Notes to the party giving written approval:

1. If the owner and the occupier of your property are different people then separate written approvals are required from each.
2. You should only sign in the place provided on this form and accompanying plans and documents if you **fully understand** the proposal and if you **support** or have **no opposition** to the proposal. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.
3. Please note that when you give your written approval to an application, council cannot take into consideration any actual or potential effects of the proposed activity on you unless you formally withdraw your written approval **before** a decision has been made as to whether the application is to be notified or not. After that time you can no longer withdraw your written approval.
4. Please sign and date all associated plans and documentation as referenced overleaf and return with this form.
5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

CLYDE BAXTER SAMSON

Address of affected property including legal description

18 WAIANGA PLACE DP 409674

Contact Phone Number/s and email address

Daytime: 021-425042

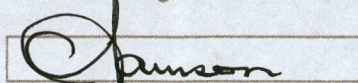
email: CLYDES@YAHOO.CO.NZ

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

Please note: in most instances the approval of **all** the legal owners and the occupiers of the affected property will be necessary.

1. I/We have been provided with the details concerning the application submitted to Council and understand the proposal and aspects of non-compliance with the Operative District Plan.
2. I/We have signed each page of the plans and documentation in respect of this proposal (these need to accompany this form).
3. I/We understand and accept that once I/we give my/our approval the Consent Authority (Council) cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Consent Authority may refuse to grant the application.
4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

Signature



Date

20.08.2019

Signature

Date

Signature

Date

Signature

Date



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Daniel Cleary

Address of proposed activity:

Waianga Place, Omapere

Legal description:

Lot 7 DP525890

Description of the proposal (including what you need resource consent):

To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

- 1. scheme plan
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

Notes to Applicant:

- 1. Written approval must be obtained from all registered owners and occupiers.
- 2. The **original copy** of this signed form and **signed plans and accompanying documents** must be supplied to the Far North District Council.
- 3. The amount and type of information provided to the party from whom you seek written approval should be sufficient to give them a full understanding of your proposal, its effects and why resource consent is needed.

PART B – To be completed by Parties giving approval

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5. If you have any concerns about giving your written approval or need help understanding this process, please feel free to contact the duty planner on 0800 920 029 or (09) 401 5200.

Full name/s of party giving approval:

Holly Struckman / Paul Struckman

Address of affected property including legal description

19 Waianga Place, Omapere. Lot 1 DP 409674

Contact Phone Number/s and email address

Daytime: 027 3006062 / 027 2424 230

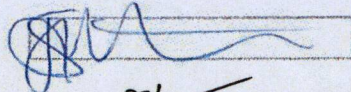
email: holly.swadel@gmail.com

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.

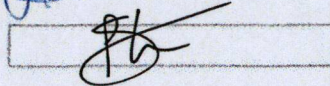
Signature



Date

23/8/19

Signature



Date

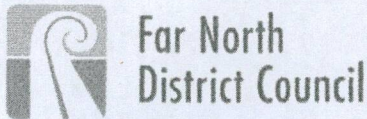
23/08/19

Signature

Date

Signature

Date



NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: Daniel Cleary

Address of proposed activity: Waianga Place, Omapere

Legal description: Lot 7 DP525890

Description of the proposal (including what you need resource consent):
To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

Details of the application are given in the attached documents & plans (list what documents & plans have been provided to the party being asked to provide written approval):

1.	<u>scheme plan</u>
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____

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Full name/s of party giving approval:

Holly Struckman / Paul Struckman

Address of affected property including legal description

19 Waianga Place, Omarepa - Lot 1 DP 409674

Contact Phone Number/s and email address

Daytime: 027 2424250

email:

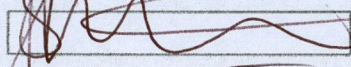
paul.struckman@govt.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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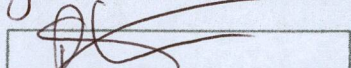
Signature



Date

29/8/2019

Signature



Date

29/8/2019

Signature

Date

Signature

Date

6



Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name:

Daniel Cleary

Address of proposed activity:

Waianga Place, Omapere

Legal description:

Lot 7 DP525890

Description of the proposal (including what you need resource consent):

To carry out a subdivision that will retain the portion of the accessway that will serve more than 8 lots as a private accessway, as opposed to it becoming public road. The proposal is in breach of District plan rule 15.1.6C.1.1(c) Which states: "A private accessway may serve a maximum of 8 household equivalents" And rule 15.1.6C.1.1(d) which states "Where a subdivision serves 9 or more sites, access shall be by public road"

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Full name/s of party giving approval:

ROBERT DENNIS PAORIA TAURIMA

Address of affected property including legal description

20 VIATANGA PLAGE, EMAREKE. LOT 2 DP 486909

Contact Phone Number/s and email address

Daytime: 021 467 256

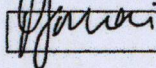
email: robert.taurima@farmers.co.nz

I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)

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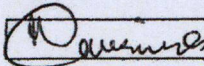
Signature



Date

26/08/19

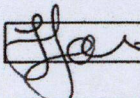
Signature



Date

26/08/19

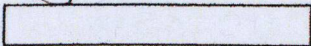
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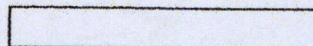
Date

26.08.19

Signature



Date



7



Far North District Council

NOTICE OF WRITTEN APPROVAL

Written Approval of Affected Parties in accordance with Section 95E of the Resource Management Act

PART A – To be completed by Applicant

Applicant/s Name: Daniel Cleary

Address of proposed activity: Waianga Place, Omapere

Legal description: Lot 7 DP525890

Description of the proposal (including what you need resource consent):
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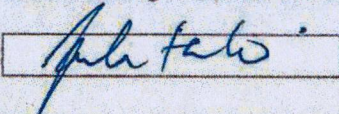
1. scheme plan
2. _____
3. _____
4. _____
5. _____
6. _____

- Notes to Applicant:**
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Full name/s of party giving approval:	GENAYA CHARD MULITALO		
Address of affected property including legal description	20 A HAIANGA PLACE OMAREU		
Contact Phone Number/s and email address	Daytime:	email:	
	0212387632	genaya2@hotmail.com	
I am/we are the OWNER(S) / OCCUPIER(S) of the property (circle which is applicable)			
<i>Please note: in most instances the approval of all the legal owners and the occupiers of the affected property will be necessary.</i>			
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4. I/We understand that at any time before the notification decision is made on the application, I/we may give notice in writing to Council that this approval is withdrawn.			
Signature		Date	24/8/19
Signature		Date	
Signature		Date	
Signature		Date	

