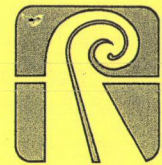




# FAR NORTH DISTRICT COUNCIL



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

VALUATION NO :	617-007-00
FILE NUMBER :	RC 1980220
APPLICANT :	ALAN DAWN

### IN THE MATTER OF LAND TRANSFER PLAN NO: 202237

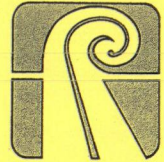
And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions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

DATED at Kaikohe this *2nd* day of *October* 2002.

  
\_\_\_\_\_  
RESOURCE CONSENTS MANAGER



# FAR NORTH DISTRICT COUNCIL




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

VALUATION NO :	617-007-00
FILE NUMBER :	RC 1980220
APPLICANT :	ALAN DAWN

### IN THE MATTER OF LAND TRANSFER PLAN NO: 208551

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

DATED at Kaikohe this *25<sup>th</sup>* day of *September* 2002.

  
\_\_\_\_\_  
RESOURCE CONSENTS MANAGER



# FAR NORTH DISTRICT COUNCIL

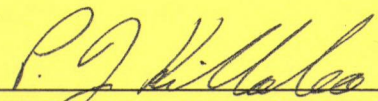


## CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 617-007-00
FILE NUMBER	: RC 1980220
APPLICANT	: ALAN DAWN

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent 1980220 being subdivision of Part O.L.C. 186, W26 & E26 Parrish of Omanaia and Part Opara Block at Opara Road, Rawene, adequate access is provided to Lots 1 - 5 pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

**DATED** at Kaikohe this 25<sup>th</sup> day of September 2002.

  
\_\_\_\_\_  
**RESOURCE CONSENTS MANAGER**



# FAR NORTH DISTRICT COUNCIL



## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 : CONSENT NOTICE

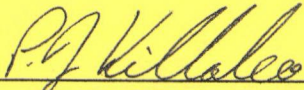
REGARDING RC 1980220 The subdivision of Part O.L.C. 186, W26 & E26 Parish of Omanaia & Part Opara Block, North Auckland Registry North Auckland Registry

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that condition described in the schedule below is to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of for Lot 4 DP 202237

### SCHEDULE

- i. The landowner(s) of Lot 4 DP 202237 shall be required to preserve the indigenous trees and vegetation on Lot 4 DP 202237 as shown by the area marked 'E' on the survey plan DP 202237. The landowner(s) shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die with natural causes not attributable to any act or default by or on behalf of the landowners or for the landowner is responsible.

SIGNED:

  
by the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *25<sup>th</sup>* day of *September* 2002



RC 1980220

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN  
(Hokianga Section)

AND PROPOSED FAR NORTH DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application under the aforesaid Act by  
ALAN DAWN

APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia.

The property in respect of which the application is made, is situated at Opara Road, Hokianga.

Pursuant to Section 114 of the aforesaid Act, the following is the decision:

DELEGATION

Under the authority delegated to the Manager, Environmental Services of the Far North District Council, the application was considered and determined.

DECISION

THAT pursuant to Sections 105 and 220 of the Resource Management Act 1991, Council grants consent to the application being RC 1980220 by Alan Dawn to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia, such land being situated at Opara Road, Hokianga, subject to the following conditions:

1. That the survey plan shall show:
  - (a) All easements be duly granted or reserved.
  - (b) That the areas of significant fauna and flora be indicated on the plan. These areas must be identified in consultation with representatives of the Queen Elizabeth II Trust and Department of Conservation.



2. That before a Certificate is issued pursuant to Section 224(c) of the Act the subdividing owner shall:
- (a) Submit for the approval of Council a site suitability report prepared by a registered engineer identifying a suitable building site for each lot and the wastewater treatment and disposal system required for each lot.
  - (b) Prior to the commencement of construction submit for the approval of Council details and design of the proposed access both on the legal road and on the Right-of-way A and B. Details provided should specifically include the following:
    - (i) Control of the stormwater.
    - (ii) Proposed stabilisation measures in areas of unstable subgrade.
    - (iii) Details of fill disposal areas.
    - (iv) The carriageway should be 5.5m metalled width on a 7.5m wide formation.
  - (c) Construct the access and provide certification from a registered engineer that the work has been completed in accordance with the approved plan.
  - (d) Reticulate power and telephone to the boundary of each lot in accordance with the requirements of the respective supply authorities.
  - (e) Pay to Council a Road Upgrading Contribution of \$500.00 per additional lot created towards the upgrading of Opara Road.
  - (f) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.
    - (i) That the owners of the residue of Pt OLC 186 and allotments W26 and E26 Parish of Omanaia and Lot 5 hereon shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the others.
    - (ii) The applicant shall preserve the trees and bush now on the area and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council cut down damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The applicant shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the applicant or for which the applicant is responsible.

#### RIGHT OF OBJECTION

Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

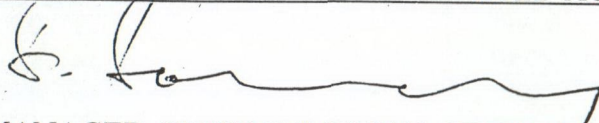


REASONS FOR THE DECISION

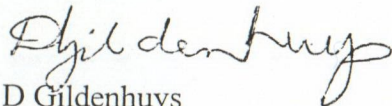
Pursuant to Section 113 of the Act the reasons for the decision are:

Council considers this subdivision application to meet the policies and objectives of the Hokianga Section of the District Plan and the Proposed Far North District Plan. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



MANAGER, ENVIRONMENTAL SERVICES



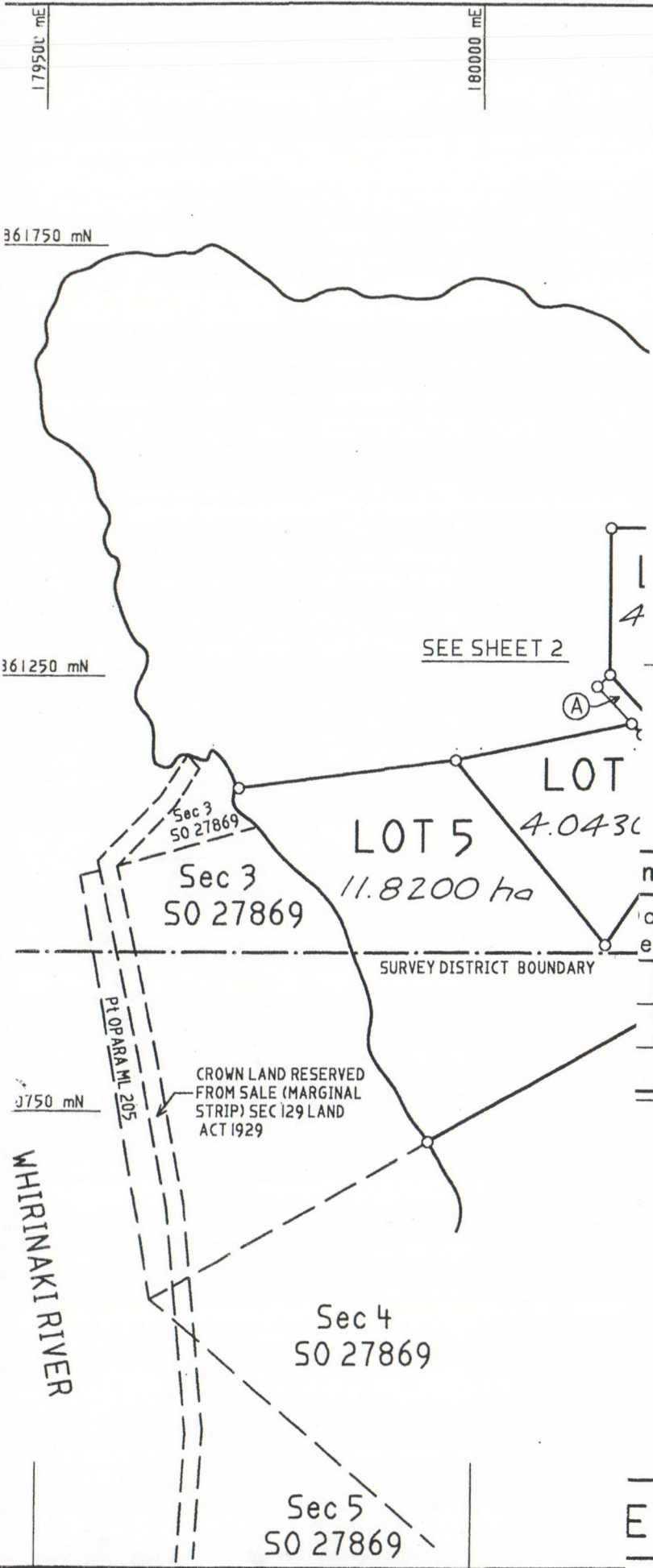
D Gildehuys  
RESOURCE PLANNER

Date: 3 November 1997

RC 1980220

ALAN DAWN





Approvals  
 ALAN DAWN.....  
 GAYLENE ELMA DAWN.....  
 REGISTERED OWNERS

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 30<sup>th</sup> day of November 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer: *P.J. Killalea*  
 RC 1980220

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(A)	LOT 7 HEREON	LOTS 1-6 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON

AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.

CLASS OF SURVEY:

NEW CsT ALLOCATED:

LOT 1:	LOT 5:
LOT 2:	LOT 6:
LOT 3:	LOT 7:
LOT 4:	

Total Area

Comprised in C.T 752/138 (Ltd) & C.T 1315/1 (Ltd).

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that -  
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.  
 (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....

(Date).....19.....

Field Book ..... p ..... Traverse Book ..... p .....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey

..... / ..... / ..... Chief Surveyor

Deposited this ..... day of ..... 19 .....

For Registrar General of Land

File REF: 5837\A. DAWN  
 Received .....  
 Instructions .....

LAND DISTRICT: NORTH AUCKLAND  
 SURVEY BLK & DIST: XIII MANGAMUKA & I WAOKU  
 NZMS 261 SHEET No. 005/5.4

LOT PAR 999



# FAR NORTH DISTRICT COUNCIL



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

VALUATION NO :	617-007-00
FILE NUMBER :	RC 1980220
APPLICANT :	ALAN DAWN

### IN THE MATTER OF LAND TRANSFER PLAN NO: 202237

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

DATED at Kaikohe this 2<sup>nd</sup> day of October 2002.

  
\_\_\_\_\_  
RESOURCE CONSENTS MANAGER



# FAR NORTH DISTRICT COUNCIL



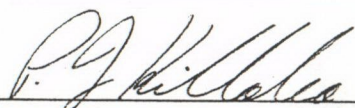
## CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-00
FILE NUMBER :	RC 1980220
APPLICANT :	ALAN DAWN

### IN THE MATTER OF LAND TRANSFER PLAN NO: 208551

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

DATED at Kaikohe this *25<sup>th</sup>* day of *September* 2002.

  
\_\_\_\_\_  
RESOURCE CONSENTS MANAGER

# FAR NORTH DISTRICT COUNCIL

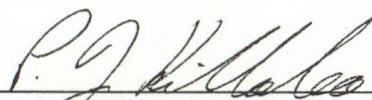


## CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 617-007-00
FILE NUMBER	: RC 1980220
APPLICANT	: ALAN DAWN

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent 1980220 being subdivision of Part O.L.C. 186, W26 & E26 Parrish of Omanaia and Part Opara Block at Opara Road, Rawene, adequate access is provided to Lots 1 - 5 pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

**DATED** at Kaikohe this 25<sup>th</sup> day of September 2002.

  
\_\_\_\_\_  
**RESOURCE CONSENTS MANAGER**



# FAR NORTH DISTRICT COUNCIL



## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221 : CONSENT NOTICE

REGARDING RC 1980220 The subdivision of Part O.L.C. 186, W26 & E26 Parish of Omanaia & Part Opara Block, North Auckland Registry North Auckland Registry

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that condition described in the schedule below is to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of for Lot 4 DP 202237

### SCHEDULE

- i. The landowner(s) of Lot 4 DP 202237 shall be required to preserve the indigenous trees and vegetation on Lot 4 DP 202237 as shown by the area marked 'E' on the survey plan DP 202237. The landowner(s) shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die with natural causes not attributable to any act or default by or on behalf of the landowners or for the landowner is responsible.

SIGNED:

by the FAR NORTH DISTRICT COUNCIL  
under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this *25<sup>th</sup>* day of *September* 2002

RC 1980220

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN  
(Hokianga Section)

AND PROPOSED FAR NORTH DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application under the aforesaid Act by  
ALAN DAWN

APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia.

The property in respect of which the application is made, is situated at Opara Road, Hokianga.

Pursuant to Section 114 of the aforesaid Act, the following is the decision:

DELEGATION

Under the authority delegated to the Manager, Environmental Services of the Far North District Council, the application was considered and determined.

DECISION

THAT pursuant to Sections 105 and 220 of the Resource Management Act 1991, Council grants consent to the application being RC 1980220 by Alan Dawn to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia, such land being situated at Opara Road, Hokianga, subject to the following conditions:

1. That the survey plan shall show:
  - (a) All easements be duly granted or reserved.
  - (b) That the areas of significant fauna and flora be indicated on the plan. These areas must be identified in consultation with representatives of the Queen Elizabeth II Trust and Department of Conservation.



2. That before a Certificate is issued pursuant to Section 224(c) of the Act the subdividing owner shall:
- (a) Submit for the approval of Council a site suitability report prepared by a registered engineer identifying a suitable building site for each lot and the wastewater treatment and disposal system required for each lot.
  - (b) Prior to the commencement of construction submit for the approval of Council details and design of the proposed access both on the legal road and on the Right-of-way A and B. Details provided should specifically include the following:
    - (i) Control of the stormwater.
    - (ii) Proposed stabilisation measures in areas of unstable subgrade.
    - (iii) Details of fill disposal areas.
    - (iv) The carriageway should be 5.5m metalled width on a 7.5m wide formation.
  - (c) Construct the access and provide certification from a registered engineer that the work has been completed in accordance with the approved plan.
  - (d) Reticulate power and telephone to the boundary of each lot in accordance with the requirements of the respective supply authorities. ?
  - (e) Pay to Council a Road Upgrading Contribution of \$500.00 per additional lot created towards the upgrading of Opara Road. ? - 20/09/02
  - (f) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.
    - (i) That the owners of the residue of Pt OLC 186 and allotments W26 and E26 Parish of Omanaia and Lot 5 hereon shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the others. Lot 7 & Lot 6 of approved survey plan
    - (ii) The applicant shall preserve the trees and bush now on the area and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council cut down damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The applicant shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the applicant or for which the applicant is responsible.

#### RIGHT OF OBJECTION

Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

REASONS FOR THE DECISION

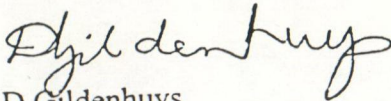
Pursuant to Section 113 of the Act the reasons for the decision are:

Council considers this subdivision application to meet the policies and objectives of the Hokianga Section of the District Plan and the Proposed Far North District Plan. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



MANAGER, ENVIRONMENTAL SERVICES



D Gildenhuys  
RESOURCE PLANNER

Date: 3 November 1997

RC 1980220

ALAN DAWN



FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN  
(Hokianga Section)

AND PROPOSED FAR NORTH DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application under the aforesaid Act by  
ALAN DAWN

APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia.

The property in respect of which the application is made, is situated at Opara Road, Hokianga.

Pursuant to Section 114 of the aforesaid Act, the following is the decision:

DELEGATION

Under the authority delegated to the Manager, Environmental Services of the Far North District Council, the application was considered and determined.

DECISION

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  - (b) Prior to the commencement of construction submit for the approval of Council details and design of the proposed access both on the legal road and on the Right-of-way A and B. Details provided should specifically include the following:
    - (i) Control of the stormwater.
    - (ii) Proposed stabilisation measures in areas of unstable subgrade.
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    - (i) That the owners of the residue of Pt OLC 186 and allotments W26 and E26 Parish of Omanaia and Lot 5 hereon shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the others.
    - (ii) The applicant shall preserve the trees and bush now on the area and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council cut down damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The applicant shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the applicant or for which the applicant is responsible.

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Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

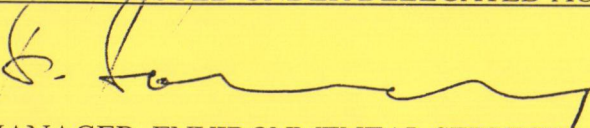


REASONS FOR THE DECISION

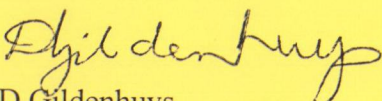
Pursuant to Section 113 of the Act the reasons for the decision are:

Council considers this subdivision application to meet the policies and objectives of the Hokianga Section of the District Plan and the Proposed Far North District Plan. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



MANAGER, ENVIRONMENTAL SERVICES



D Gildenhuys  
RESOURCE PLANNER

Date: 3 November 1997

RC 1980220

ALAN DAWN

FAR NORTH  
DISTRICT COUNCIL



Kawakawa Service Centre  
Main North Rd, PO Box 11, Kawakawa  
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference RC 1980220

If calling, please ask for

Resource Planner

Thomson & King  
P O Box 372  
KERIKERI

Dear Sir/Madam,

**RC 1980220 APPLICATION BY ALAN DAWN.**

Council's decision is attached.

The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991. If you are dissatisfied with the decision or any part of it, you have the right (under Section 357 of the Act) 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 your receipt of this decision.

Yours faithfully

  
D. Gildehuys  
**RESOURCE PLANNER**



**RECORD OF DECISION ON  
RESOURCE CONSENT APPLICATIONS**

Participants:

Decision Date:

\_\_\_\_\_  
PJK  
\_\_\_\_\_  
BIB  
\_\_\_\_\_

\_\_\_\_\_

RC Number : *RC 1980 220*

Val Number : *617-007*

Lodged :

Applicant : *Alan Dawson*

Location : *Opara Rd, Rawene*

Zoning -- Transitional Plan : *Rural1*  
Proposed Plan : *GR/GC/SKU/SNA.*

Proposal : *To subdivide <sup>each of the</sup> two titles into 3 allotments.*

Type -- Transitional Plan : *Controlled.*  
Proposed Plan : *Restricted Discretionary*

Issues : *Consent notice. No explained reserve required.*

Approvals : *N/A.*

Notified : *NON*

Hearing : *N/A.*

Decision : *Approved with conditions.*

Findings :

Building (JSM)	Sewerage (MMG)	Roading (GKC)	Com Fac (GCR)	Projects (MPK)

Monitoring (CCO)	Health (BMD)	Liquor License (JEP)	Legal (SMH)	Transit