

HF3

41166  
41234



RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

PJK  
RJP RMS

Decision Date: ..... 19 April 2004

Granted Date: ..... 20/04/04

Issued Date: ..... 20.04.04

RMA Number : 2040754  
RFS Type : Subdivision Consent  
Val Number / Property ID : 00617-563-02  
Applicant : G & P SVENSON  
Start Date : 15/03/2003  
Location : Cabbage Tree Bay Rd, Southern Hokianga – Lot 3 DP 123798  
Hearing Date : N/A  
Activity (TDP/PDP) : B10 Controlled/ Controlled  
Outcome : Approved under delegated authority  
No. of lots : 3 plus reserve to vest  
Types of lots : Coastal  
Zone (TDP/PDP) : H10 Rural 1/ COL Coastal Living  
Area of Site : 10.3090 hectares  
Proposal : To subdivide lot 3 to create 3 additional lots plus a reserve to vest in Council in lieu of a reserve contribution payment.

Issues:

The proposed subdivision is to create 3 additional titles plus the balance lot (lot 4) to be vested in Council. Due to Council's Reserves manager not wanting the reserve offer, Donaldsons Surveyors has asked to proceed with the application and they will amalgamate the proposed Lot 4 into Lot 3.

The proposal is deemed a controlled activity under both the Transitional and Revised Proposed District Plans.

No other parties are deemed adversely affected by this Proposal, the applicants have however obtained the adjacent neighbours (the owner of Pt Lot 1 DP 16084) written approval.

There are no existing dwellings currently located on the subject site. Resource Consent will be required in the future to construct any dwelling on the proposed lots because of the visual amenity rule etc under the Revised Proposed District Plan. Councils engineer evaluated the

proposal and has imposed conditions that are included in the consent.

An advice note will be put on this consent to remind the applicant regarding the district plan rules for vegetation clearance.

Sue Hodge – Council’s Reserves Manager has no specific concerns other than not wanting the reserve to vest in Council. A reserve contribution will be required for lots 1-3. A roading contribution is also required.

Any adverse effects can be mitigated by conditions, the adverse effects are considered to be no more than minor.

**Contributions** :

ROADING	RESERVES	SEWERAGE	STORM WATER	WATER
\$3726.00	*			

Property File	Sewerage (BES)	Roading (GCI)	Com Fac (SMH)	Finance (AJB)	Transit NZ	DoC	Projects (LMN)	Parks Manager
✓								✓
Monitoring (DSM)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAS)	NZHPT	NRC	Building (MIM)	Comm. Brd	WDE
						✓	✓	✓



# FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE 0400  
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137  
Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

**Application No: RC 2040754**

15 April 2004

G & P Svenson  
C/-RJ Donaldsons & Associates  
PO Box 211  
KERIKERI

Dear Sir / Madam

**Re: RC 2040754 – SUBDIVISION RESOURCE CONSENT APPLICATION**

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

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the Planner who prepared the decision.

Your consent expires five years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent by way of obtaining Section 223 (survey plan) approval from the Council within the five year period.

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.

Depending on the costs charged against your consent, you will find enclosed either an invoice or a credit note. Any additional costs shown on an invoice need to be paid as soon as possible. If you receive a credit note, you have the option of requesting a refund by cheque, or transferring the amount to any other Council account.

If you have any further queries regarding this matter, please contact me on 09 401-5262.

Yours faithfully

Cristal Bennett  
**Resource Planner**

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH OPERATIVE DISTRICT PLAN**  
**[HOKIANGA COUNTY SECTION]**

**AND**

**FAR NORTH PROPOSED DISTRICT PLAN**

**IN THE MATTER OF**

The Resource Management Act 1991

**AND**

**IN THE MATTER OF**

an application for Resource Consent  
under the aforesaid Act by

GA & PT SVENSON

FILE NUMBER RC 2040754

That pursuant to Sections 104(A) and 220 of the Resource Management Act 1991, the Council grants its consent to GA & PT Svenson to subdivide a property at Cabbage Tree Rd, Hokianga, being more particularly described as Lot 3 DP 123798 contained in certificate of title reference NA72B/132 (North Auckland Registry) to subdivide lot 3 to create 3 additional lots subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Donaldsons Surveyors, referenced Proposed subdivision of Lot 3 DP 123798, dated December 2003, job no 4515 and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. That, prior to approval under Section 223 of the Act, the survey plan shall show:
  - (a) All easements be duly granted or reserved.
  - (b) Lot 4 (4300m<sup>2</sup>) be amalgamated with Lot 3.
3. That, prior to the approval under section 223 of the Act. The applicant shall submit plans for the approval of Council showing:
  - (a) The first 500m of Cabbage Tree Bay Road widened and metalled to comply with Council's Standard for a type A rural Road.
4. That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:
  - (a) Following approval of the plans for the road upgrading, the applicant shall, provide to Council's Manager of Roading and Drainage;
    - (i) Details of the successful Roading contractor.
    - (ii) Details of the planned Start Date and the duration of the contract.

- (iii) Details of the supervising engineer or an independent qualified person.
  
- (b) Complete all work required to upgrade Cabbage Tree Road and provide certification from a chartered professional engineer that all work has been completed in accordance with the approved plans.
  
- (c) Upgrade the existing formed access on Right of Way's B & C to provide a 3m wide metalled carriageway finished with a GAP 30 running course with a metalled entrance to each lot.
  
- (d) Provide three copies of as-built plans which are to include the following information;
  - i. Information for RAMM Database:
    - Subgrade depth, aggregate type and source;
    - Base Course depth, aggregate type and source;
    - Lime or cement stabilization details;
    - Seal coat details including binder type/grade and residual application rate;
    - Details of asphaltic concrete where used
  
- (e) Provide evidence that electricity and telecommunications have been reticulated to the boundary of each lot.
  
- (f) Pay to Council a reserves contribution being the value of 7.5% or 130 m<sup>2</sup>, whichever is the lesser, of the estimated market value of Lots 1 and 3. Such a value is to be determined by a registered valuer and all costs are to be met by the applicant.

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

1. Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.
  
2. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.
  
3. The imposed conditions will ensure compliance with the relevant rules of the District Plans, and will adequately avoid, or mitigate to a minor impact level, the expected effects on the environment.

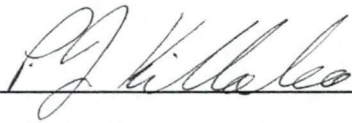
### STATUTORY INFORMATION

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- (1) Pursuant to Section 102 of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this policy, the activity to which this consent relates is subject to a **roading** contribution(s) as specified in the attached correspondence Council will raise an invoice for the amount shown at s224(c) application stage. The invoice will need to be paid in full before a completion certificate can be issued.
- (2) The clearance of indigenous vegetation, for the purpose of providing a house site and/or vehicle access is a permitted activity, provided that the clearance does not increase the total area of cleared land on the site above 500m<sup>2</sup>.

**DECISION PREPARED BY: Cristal Bennett, Resource Planner**

**CONSENT GRANTED UNDER DELEGATED AUTHORITY:**



**RESOURCE CONSENTS MANAGER**

20th April 2004 DATE  
**RC 2040754**