

COPY

**RECORD OF DECISION ON  
RESOURCE CONSENT APPLICATIONS**

Participants:  
LED  
PJK *la*

Decision Date: 06. 03. 2001



Granted Date: *7/03/01*  
Issued Date:

RMA Number : 2010550  
 Val Number : 611-271-00  
 Applicant : N Allen  
 Start Date : 09. 01. 2001  
 Location : Manning Street, Rawene  
 RMA Type : Non Notified  
 Hearing Date : N/A  
 Activity (TDP/PDP) : **B10...** Controlled/Controlled  
 Outcome : Approved under delegated authority  
 No. Lots : Nil  
 Type of Lot : Residential  
 Zone (TDP/PDP) : **H6/COR ....** (Hokianga – Residential 1/ Coastal Residential)  
 Area of Site : **0.9155** hectares  
 Proposal : To subdivide Sections 52 and 57 Suburbs of Rawene into 6 allotments  
 Issues: : TDP/PDP – Complies with the required subdivision standards.

Engineering requirements: Access, sewer connections, stormwater easement, water connection, upgrading contributions for road, footpath & watersupply, contribution toward Rawene Sewerage Scheme, consent notice regarding foundation details of dwellings.

Reserve contribution for 4 lots.

Telecom & Top Energy requirements.

Property File	Sewerage (GKC)	Roothing (GI)	Com Fac (SMH)	Finance (RS)	Transit	DOC	Projects LMN
<i>✓</i>							
Monitoring (CAS)	EHO Keri (JG)	Liquor License (JEP)	Legal (JBR)	HPT	NRC	OTHER <i>*✓</i>	

*\* Pat Robinson - Comm. Bd*

Copy only  
See Original on  
Prop file 611-271-00

RC 2010550

**FAR NORTH DISTRICT COUNCIL**

**FAR NORTH PROPOSED DISTRICT PLAN**

**AND**

**FAR NORTH TRANSITIONAL DISTRICT PLAN**  
**(Hokianga Section)**

IN THE MATTER of the Resource Management Act 1991

**AND**

IN THE MATTER of an application under the aforesaid Act by  
**N ALLEN**

**APPLICATION**

APPLICATION FOR RESOURCE CONSENT to subdivide Sections 52 and 57 suburbs of Rawene into six (6) allotments of varying sizes ranging from 900 m<sup>2</sup> to 3190m<sup>2</sup>.

The properties, in respect of which the application is made, are situated at Manning Street, Rawene.

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

**DELEGATION**

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

**DECISION**

That pursuant to Sections 105 (1)(a), 108 and 220 of the Resource Management Act 1991, Council grants its consent to N Allen to subdivide two properties at Manning street, Rawene, being more particularly described as Sections 52 and 57 Suburbs of Rawene (CTs 33A/1478 and 33A/1479) (North Auckland Registry), subject to the following conditions:

- 1 THE subdivision shall be carried out in accordance with the approved plan of subdivision: Plan Ref. 4691 dated 26.07.2000 prepared by Surveyors North and attached to this consent.
- 2 THAT prior to approval under Section 223 of the Act, the survey plan shall show:
  - (a) All easements shown on the plan, including a stormwater easement in favour of Council over the proposed easement B & C, be duly granted or reserved.

- 3 THAT before a certificate is issued pursuant to Section 224 (c) of the Act, the subdividing owner shall
- a) Pay to Council a GST inclusive reserves contribution being the value of 130 m<sup>2</sup> or 7.5% (whichever is the lesser) of the estimated market value of Lots 1, 2, 3, & 5. Such a value is to be obtained by the applicant from a registered valuer, and a copy sent to Council in conjunction with the Section 224 (c) certificate request.
  - b) Provide formed and metalled entrances to Lots 1 and 2 constructed in accordance with the Council standard FNDC/S/6B.
  - c) Provide a formed and metalled double width entrance to Right of Way B & C constructed in accordance with the Council Standard FNDC/S/6B.
  - d) Provide formed and metalled access for the full length of Right of Way B & C with entrances into each of the lots serviced. The access is to be formed to 3.5 m wide and consist of a minimum of 150 mm of compacted hard fill plus a GAP 30 running course. The formation is to include water table drain and culverts as required to direct and control stormwater runoff.
  - e) Provide a separate sewer connection to each lot constructed in accordance with the requirements of Council's Manager for Water and Wastewater.
  - f) Provide evidence that the required easements have been created over Section 58 Suburbs of Rawene.
  - g) Provide a metered water connection to the boundary of each lot complying with the requirements of Council's Manager for Water and Wastewater.
  - h) Pay a road upgrading contribution of \$ 1000 per additional lot created toward the upgrading of Manning Street.
  - i) Pay a contribution toward the Rawene Sewerage Scheme of \$ 2000 per additional lot connected.
  - j) Pay a water supply upgrading contribution of \$ 180 per additional lot connected.
  - k) Pay a footpath upgrading contribution of \$ 400 per additional lot created.
  - l) Provide evidence that the requirements of Top Energy has been met as per their letter dated 13.02.2001
  - m) Provide evidence that the requirements of Telecom has been met as per their letter dated 01.02.2001
  - n) Secure the condition below by way of a Consent Notice issued under section 221 of the Act, to be registered against each lot on the appropriate new title. The costs of preparing, checking and executing the Notice shall be met by the Trust.

"Any dwelling on the lot will require foundation specifically designed by a registered engineer, the details of which are to be submitted in conjunction with the Building Consent application"

#### **RIGHT OF OBJECTION**

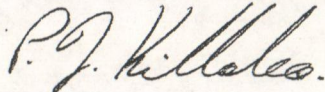
Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

**REASONS FOR THE DECISION**

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

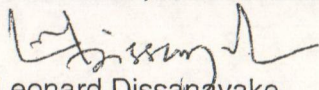
1. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Section 6, 7, and 8 of the Act, nor with the objectives and policies of the Hokianga Section of the Transitional District Plan and Far North Proposed District Plan.

**CONSENT ISSUED UNDER DELEGATED AUTHORITY:**



P J Killalea

**MANAGER, RESOURCE CONSENTS**



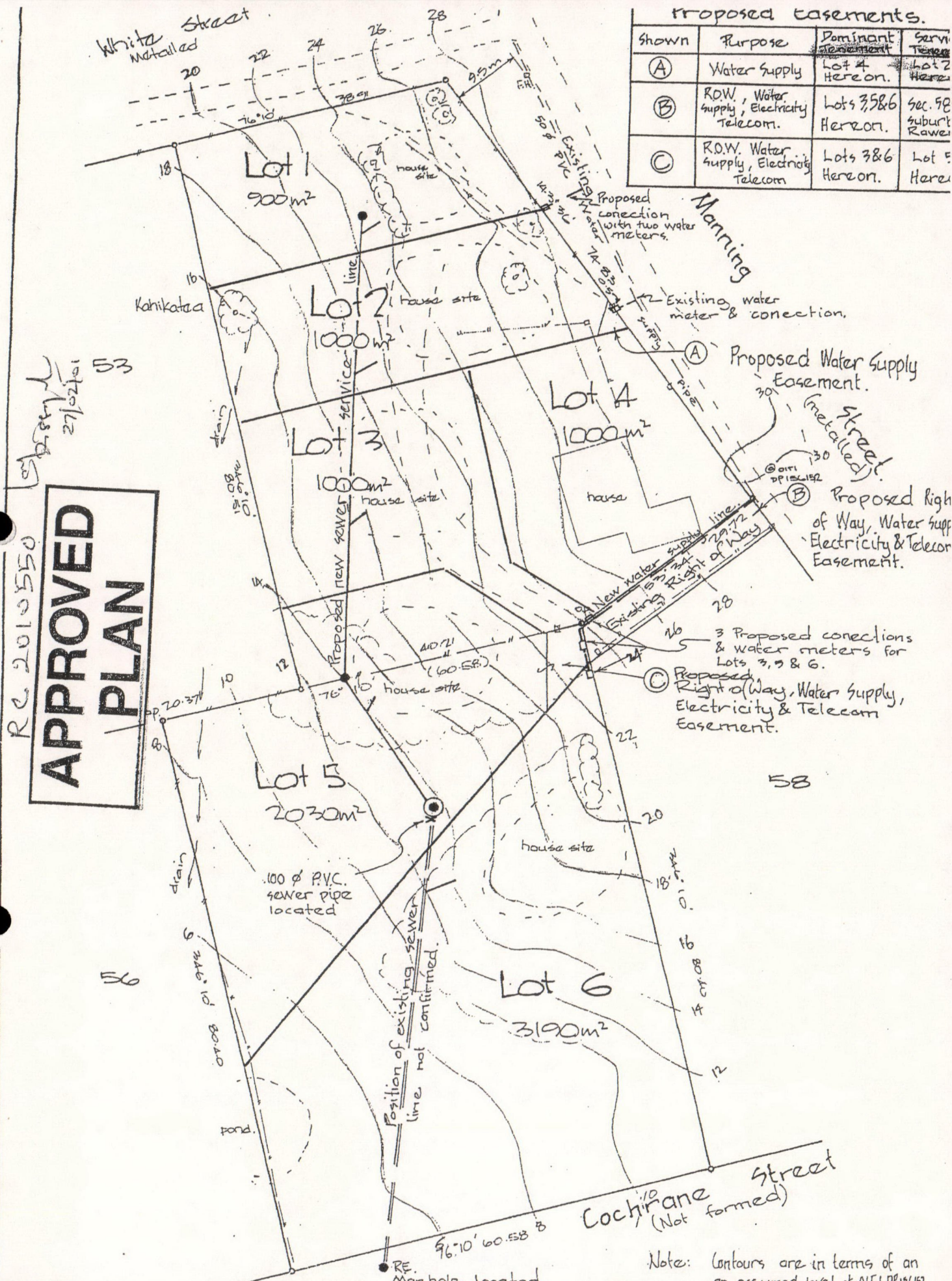
Leonard Dissanayake

**RESOURCE PLANNER**

Date: 7<sup>th</sup> March 2001

RC 2010550

Proposed Easements.			
Shown	Purpose	Dominant Tenement	Servi Tenement
(A)	Water Supply	Lot 4 Hereon.	Lot 2 Hereon.
(B)	R.O.W., Water supply, Electricity Telecom.	Lots 3, 5 & 6 Hereon.	Sec. 52 Suburb Rawera
(C)	R.O.W., Water supply, Electricity Telecom.	Lots 3 & 6 Hereon.	Lot 5 Hereon.



**APPROVED PLAN**

RE 2010550

Prepared by  
**Surveyors North**  
 Raikara Street Kaikōte  
 PO Box 49 Ph 09 4010507

Proposed Subdivision of  
 Secs 52 & 57 Subs of Rawera

Prepared for  
**N. Allen**

Drawn Keith	Date 26.7.00	Scale 1:500	Sheet 1
			Ref 4691

Note: Contours are in terms of an assumed level at O.I.T. 1 D.P. 15642 of 30.00m.

4691