



\*RCPAD\*



**Far North  
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221 : CONSENT NOTICE**

**REGARDING RC 2080065**

The Subdivision of Secs 115-116 Rawene Township  
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 under each condition below.

To be registered against the title of Lot 1:

- i. The owner of Lot 1 will be required to install and maintain a sewage pump and chamber, which includes 24 hour emergency storage capacity on site, to pump wastewater up to Council's reticulated sanitary sewer.
- ii. Any building proposed on Lot 1 shall be required to comply with the minimum setback from water requirement as set out in the District Plan.
- iii. Any dwelling erected on proposed Lot 1 will require a geotechnical assessment and foundations specifically designed by a suitably qualified Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent Application.

To be registered against the title of Lots 1 & 2:

- iv. All stormwater from roofs, paved surfaces and tank overflows is to be piped to and discharged into stormwater pipeline at the south-western edge of the site.

SIGNED:

Mr Pat Killalea

By the FAR NORTH DISTRICT COUNCIL  
Under delegated authority:  
RESOURCE CONSENTS MANAGER

DATED at KERIKERI this 8<sup>th</sup> day of August 2008



**RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS**

**Participants:**

PJK  
VAA

**Decision Date:** 14/09/07

**Granted Date:** 20/09/07

**Issued Date:**

**RMA Number** : RC-2080065-RMASUB  
**RFS Type** : Subdivision  
**Legal Description** : SECS 115 116 RAWENE TOWNSHIP  
**Applicant** : Ngawha Springs Ltd  
**Start Date** : 25 July 2007  
**Location** : 5 Manning Street, Rawene 0473  
**Hearing Date** : N/A  
**Activity (PDP):** Controlled  
**Outcome** : Approved (Delegated)  
**No. of lots** : 2 lots; 1 additional lot  
**Types of lots** : Coastal/ Residential  
**Zone (TDP/PDP)** : Coastal Residential  
**Area of Site** : 1628m<sup>2</sup>  
**Proposal** : Subdivision as a Controlled Activity under the Proposed plan to create one additional lot  
**Issues** : Allotment size, Access, Stormwater and Wastewater disposal.

**Contributions** :

ROADING	RESERVES	SEWERAGE	STORM WATER	COMMUNITY INFRASTRUCTURE	PARKING	WATER

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



# FAR NORTH DISTRICT COUNCIL

## 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

Ngawha Springs Ltd

**FILE NUMBER RC-2080065-RMASUB**

That pursuant to Section 37 of the Resource Management Act 1991, the Council hereby extends the time period for processing this resource consent from 20 working days to 40 to account for staff resourcing and increased workloads.

That pursuant to Sections 104A, 108 and 220 of the Resource Management Act 1991, the Council grants its consent to Ngawha Springs Ltd to subdivide a property at 5 Manning Street, Rawene, being more particularly described as Secs 115-116 Rawene Township contained in certificate of title reference NA-139/23, MX-3326011 (North Auckland Registry) subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by **Von Sturmers** referenced **11676**, dated **June 07** 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 duly granted or reserved.
3. That before a certificate is issued pursuant to **Section 224** of the Act, the applicant shall:
  - a. Demolish existing buildings on site, after obtaining a Demolition Consent under the Building Act.
  - b. Provide a formed entrance to each lot, complying with Council's Engineering standard **FNDC/S/6B**. Seal each entrance between the existing seal edge and the property boundary.
  - c. Provide evidence that each lot has a separate connection to Council's Sanitary Sewer complying with the requirements of Council's Utilities Manager.



- d. Provide evidence that each Lot has a separate metered connection to Council's Reticulated Water Supply complying with the requirements of Council's Utilities Manager.
- e. Provide evidence that the requirements of the electricity and telecommunication providers have been fully met.
- 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.

***To be registered against the title of Lot 1:***

- i. The owner of Lot 1 will be required to install and maintain a sewage pump and chamber, which includes 24 hour emergency storage capacity on site, to pump wastewater up to Council's reticulated sanitary sewer.
- ii. Any building proposed on Lot 1 shall be required to comply with the minimum setback from water requirement as set out in the District Plan.
- iii. Any dwelling erected on proposed Lot 1 will require a geotechnical assessment and foundations specifically designed by a suitably qualified Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent Application.

***To be registered against the title of Lots 1 & 2:***

- iv. All stormwater from roofs, paved surfaces and tank overflows is to be piped to and discharged into stormwater pipeline at the south-western edge of the site.

**After consideration of the application under Section 104, the following reasons are given for this decision pursuant to Section 113 of the Act:**

- A. Consideration was given to the Far North Proposed District Plan (Revised July 2003). Particular consideration was given to Chapters 12, 14 and the associated appendices of the Proposed District Plan. The proposal was also assessed against the relevant District Wide Provisions outlined in Volume 2 of the Proposed Plan.
- B. The principal issues that were in contention were Allotment size, access, and stormwater and wastewater disposal.

The Iwi, Northland Regional Council, Department of Conservation were served a copy of the application, as Interested Parties. No response was received from these parties within the specified timeframe.



- C. 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 granting of consent to the proposal.
- D. The imposed conditions will ensure that the effect of the consent will be compliance with the relevant provisions of the applicable District Plans; and that such conditions will adequately avoid, or mitigate to a minor impact level, the expected adverse effects on the environment.
- E. 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.

#### **STATUTORY INFORMATION / ADVICE NOTE:**

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 Development Contributions.

You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this Consent relates or, in the case of a subdivision, prior to the issue at a **Section 224 (c)** Certificate.

Further information regarding Councils Development Contributions Policy may be obtained from the Long Term Community Consultation Plan (LTCCP) or Councils web page at [www.fndc.govt.nz](http://www.fndc.govt.nz)

- 2) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local Iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993

DECISION PREPARED BY: Victoria Araba, Reosource Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P. J. Killalea RESOURCE CONSENTS MANAGER  
Pat Killalea

20th September 2007 DATE  
RC-2080065-RMASUB



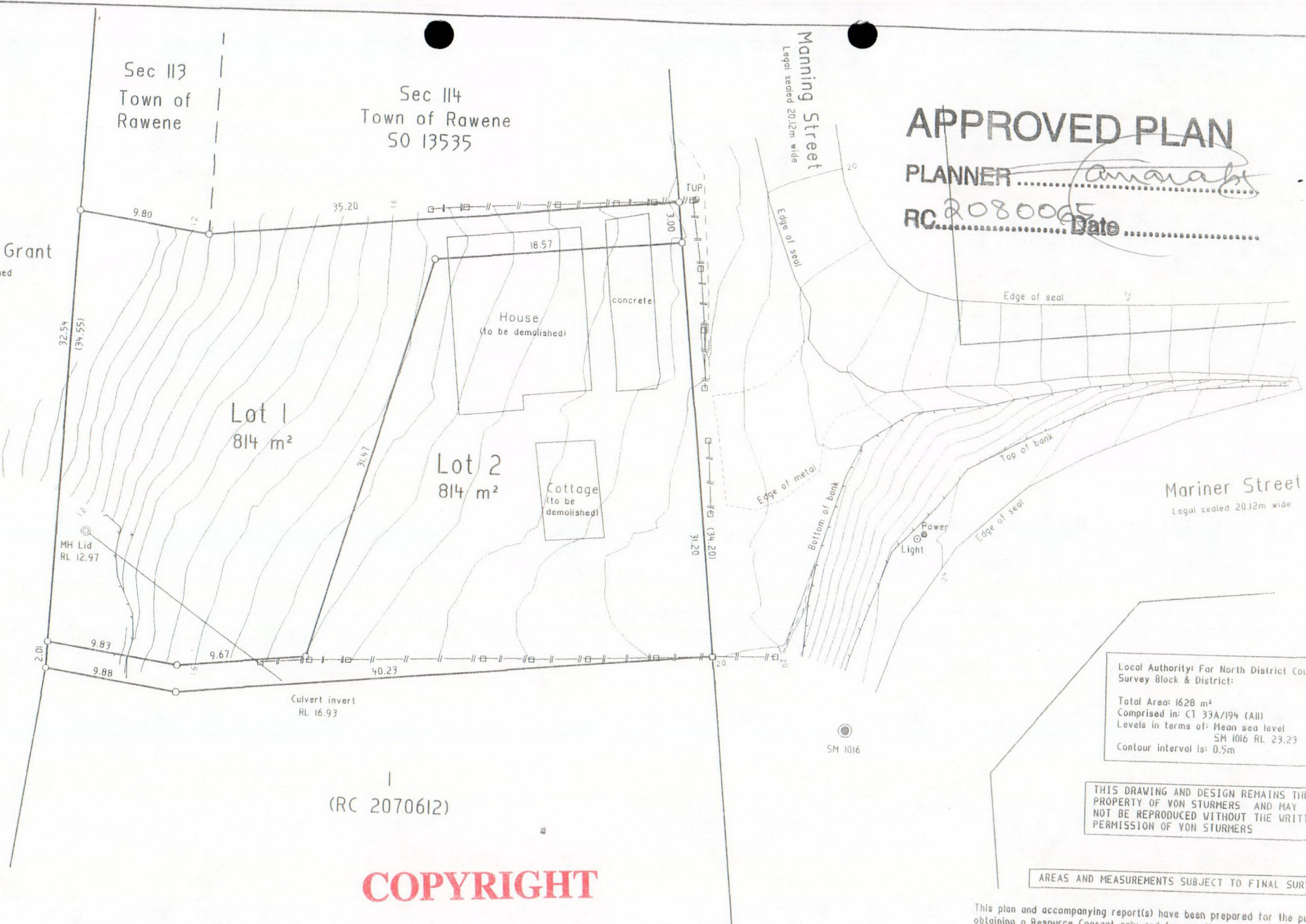
Sec 113  
Town of  
Rawene

Sec 114  
Town of Rawene  
S0 13535

**APPROVED PLAN**

PLANNER *amarah*  
RC 2080065  
Date .....

Road - Crown Grant  
Legal road not formed



(RC 2070612)

**COPYRIGHT**

Local Authority: Far North District Council  
Survey Block & District:  
  
Total Area: 1628 m²  
Comprised in: CT 33A/194 (All)  
Levels in terms of: Mean sea level  
SM 1016 RL 23.23  
Contour interval is: 0.5m

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PROPERTY OF VON STURMERS AND MAY  
NOT BE REPRODUCED WITHOUT THE WRITTEN  
PERMISSION OF VON STURMERS

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of  
obtaining a Resource Consent only and for no other purpose. Use of this plan  
and/or information on it for any other purpose is at the user's risk.

Prepared For: Ngawho Springs Limited

Lots 1 & 2 Being A Proposed Subdivision  
of Sections 115 & 116 Town Of Rawene

**VON STURMERS**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 408 6000 117 Commerce St  
Fax: (09) 408 6002 P.O. Box 128  
Email: kaitiako@surveyandplanning.co.nz Kaitiako

Survey	Name	Date	ORIGINAL SCALE	SHEET SIZE
Design				
Drawn	RN	June 07	1:200	A2
Approved				
Rev				

Surveyors  
Ref. No:  
**11676**  
Series  
Sheet of



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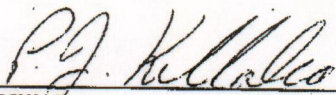
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**DECISION PREPARED BY: Victoria Araba, Resource Planner**

**CONSENT GRANTED UNDER DELEGATED AUTHORITY:**

  
\_\_\_\_\_  
Pat Killalea **RESOURCE CONSENTS MANAGER**

20th September 2007 **DATE**  
**RC-2080065-RMASUB**



Sec 113  
Town of  
Rawene

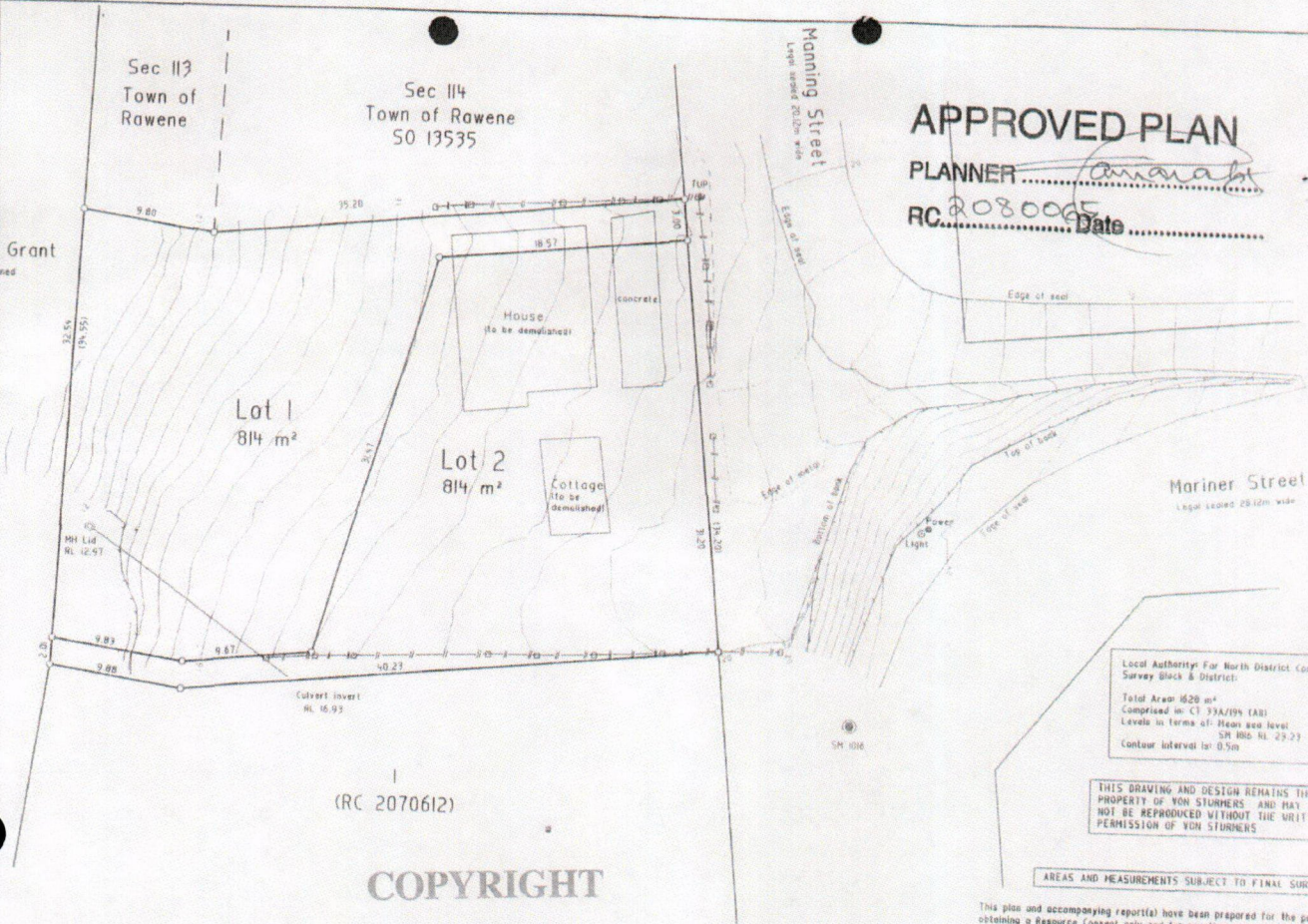
Sec 114  
Town of Rawene  
SO 13535

**APPROVED PLAN**

PLANNER *Amara*

RC 208006 Date .....

Road - Crown Grant  
Legal road not formed



(RC 2070612)

**COPYRIGHT**

Local Authority: For North District Council  
Survey Block & District:  
Total Area: 1620 m²  
Comprised in C1 33A/194 1AB1  
Levels in terms of Mean sea level  
SM 186 SL 23.23  
Contour Interval is: 0.5m

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AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

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Prepared For: Ngawha Springs Limited

**VON STURMERS**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
Ph: (09) 408 6000  
Fax: (09) 408 4062  
Email: kate@surveyandplanning.co.nz  
17 Commerce St  
P.O. Box 128  
Kaitiaki

**Lots 1 & 2 Being A Proposed Subdivision  
of Sections 115 & 116 Town Of Rawene**

Survey	Name Date	ORIGINAL SCALE SHEET SIZE
Design		
Drawn	BN June 07	1:200 A2
Approved		
Rev		

Surveyors  
Ref. No:  
**11676**  
Series  
Sheet of