


APPLICATION FOR SUBDIVISION CONSENT

Applicant

Resource Application No.

Belinda Goodwin

RC 2100412

Date Received	15 February 2010
Application Fees	\$878.00
Receipt/Number	
Type of Application	RMASUB 
Zoning of Land	
Legal Description	Secs 215, 217, 218 Rawene Township
Property Address and Location	10 Marmon Street, West Rawene
Valuation Reference No./Property ID	0611-08300
Cross References	Bldg RC
Section 88 Date	
Section 92	
Notification Date	
Amendments/dated	
Notification Date/Closing Date	
Hearing Date	
Decision	
Deposited plan number	
Survey Plan Approval...S223	
Certification...S.224 (c)	
Other Certificate...S.221/222	
Monitoring	Yes <input type="checkbox"/> No <input type="checkbox"/>
Planner	Theresa Burkhardt

**DETERMINATIONS PURSUANT TO SECTIONS 93 AND 94 OF
THE RESOURCE MANAGEMENT ACT 1991**

(Note: for applications other than minor / straight forward ones, also complete the 3 sheet 593 / 94 Determination form, attached to the consent template).

Applicant:

RC

Activity:	Permitted	<input type="checkbox"/>	Controlled	<input type="checkbox"/>	Discretionary	<input type="checkbox"/>	Non-Complying	<input type="checkbox"/>
	Permitted	<input type="checkbox"/>	Controlled	<input type="checkbox"/>	Discretionary or Restricted Discretionary	<input type="checkbox"/>	Non-Complying	<input type="checkbox"/>

A. WRITTEN APPROVAL REQUIRED

Obtained

Name:	How Affected:	Yes	No

“THAT pursuant to Section 94 Council considers that the above persons/no persons may be affected by the granting of this resource consent.”

Planner

Date:

1

Date:

NON-NOTIFICATION

Reasons for Non-Notification:

Decision “THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above that this application need not be notified.”

Resource Planner

Date:

ESM/RCM

Date:

C. NOTIFICATION / LIMITED NOTIFICATION

Decision “THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above that this application be notified / processed by serving notice.”

Resource Planner

Date:

ESM/RCM

Date:

COPY



Application Fees Summary

Application Number :
2100412 , Belinda Goodwin

Re To subdivide Section 215, 217 & 218 Town of Rawene, and transfer to Section 211 Town of Rawene, to improve access, within the Coastal Residential zone.

Fees from Timesheets

Date	Officer	Comment	Units	Rate	Amount
16/02/2010	Sharon Tipene	Lodge application, scan / attach to pathway.	0.70	70.00	49.00
16/02/2010	Marius Gabriels	assess application for road and drainage requirements	0.34	140.00	47.60
17/02/2010	Wayne Smith	Section 88 check and allocate	0.30	130.00	39.00
17/02/2010	Mana Blackburn	Interested parties and workflow	0.25	70.00	17.50
19/02/2010	Rex Shand	RC - Engineering Assessment	0.50	155.00	77.50
23/02/2010	Theresa Burkhardt	Initial assessment	1.00	80.00	80.00
25/02/2010	Theresa Burkhardt	S95	0.25	80.00	20.00
3/03/2010	Theresa Burkhardt	S95 and Decision	3.00	80.00	240.00
8/03/2010	Wayne Smith	peer review	0.70	145.00	101.50
9/03/2010	Lynley Newport	sign off decision	0.50	145.00	72.50
10/03/2010	Queenie Harding	process final invoice, fax, scan, copy decision & email to applicant/agent & update workflow. Attach to system.	0.50	80.00	40.00
10/03/2010	Queenie Harding	mail out process & file admin	0.35	80.00	28.00
Total from Timesheets					812.60

Miscellaneous Administration

Description	Amount
BOUNDARY ADJ - 2 LOTS ONLY - NOT NOTIFIED - paid	878.00
Engineering Assessment - Utilities	17.00
Engineering Assessment - Roading	11.65
Hourly Processing Charges - as detailed above	812.60
General Fee - Base Admin.	190.00
Photocopying etc.	6.40
Subtotal	1037.65
Less Payments	-878.00
Amount Due	159.65

21 December 2010

RC 2100412
10 Marman Street
Rawene 0443



The Manager, Resource Consents
Far North District Council TA Certification Division
Private Bag 752
Kaikohe 0000

Survey Ref: 12160 Goodwin

Territorial Authority Ref: RC 2100412 RMASUB

Deposit of DP 432156 North Auckland Land District

Cadastral Survey Dataset DP 432156 of Lots 1 & 2 being a Subdivision of Sections 215, 217, & 218 Town of Rawene Land Registration District of North Auckland lodged by David Brett King was deposited on 10/11/2010.

The following new Computer Register(s) have been issued:

Computer Register: 523874
Area: 3588 square metres
Legal Description: Lot 1 Deposited Plan 432156

Computer Register: 523875
Area: 1188 square metres
Legal Description: Lot 2 Deposited Plan 432156 and Section 211 Town of Rawene

Area Manager

Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Waikato Mail Centre
Hamilton 3240
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet <http://www.linz.govt.nz>

VON STURMERS

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia

www.saps.co.nz

File: 12160

21 June 2010



The Planning Department
Far North District Council
Redan Road
KAITAIA

Dear Sir/Madam

RC2100412 – Belinda Goodwin

I enclose herewith a Survey Plan for approval under Section 223 and Certification under Section 224(c) of the Resource Management Act 1991.

A Consent Notice will need to be prepared by Council, pursuant to Section 221 of the Resource Management Act 1991.

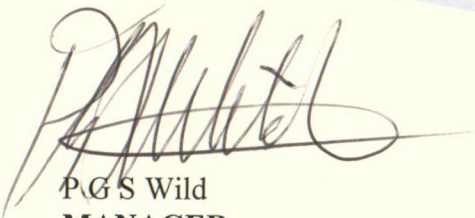
All conditions of consent have been complied with.

This application will be electronically lodged and submitted to Council for the required Certificates and this letter accompanies the paper copy follow-up including my cheque for **\$1210.00** required for this purpose.

I trust all is in order for an early approval and thank you for your assistance in this matter.

Yours faithfully

pp VON STURMERS



P.G.S Wild
MANAGER

Enc.

Kaitaia Office

117 Commerce Street
P.O. Box 128, Kaitaia, New Zealand
Telephone: 09 408 6000
Facsimile: 09 408 6002
Email: kaitaia@saps.co.nz

After Hours:

Manager/Surveyor: Peter Wild 09-408 0677



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2100412 RMASUB
Survey Number	LT 432156	Survey Purpose	LT Subdivision
Surveyor Reference	12160 Goodwin	Land District	North Auckland
Surveyor	David Brett King		
Surveyor Firm	Survey & Planning Solutions Ltd		
Dataset Description	Lots 1 & 2 being a Subdivision of Sections 215, 217, & 218 Town of Rawene		

TA Certificates

I hereby certify that plan 432156 was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 28th day of June 2010

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition that Lot 2 hereon be transferred to the owner of Section 211 Town of Rawene (CFR 1817/14) and one Certificate of Title be issued to include both parcels. Ref: 903116 set out hereon

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a consent notice has been issued in respect of those conditions that have not been complied with. Dated this 28th day of June 2010

Signature

Signed by Patrick John Killalea, Authorised Officer, on 28/06/2010 04:19 PM

Receipt Information

Transaction Receipt Number	4930951
Signing Certificate (Distinguished Name)	Killalea, Patrick John
Signing Certificate (Serial Number)	1019690208
Signature Date	28/06/2010

*** End of Report ***



Title Plan - LT 432156

Survey Number LT 432156
Surveyor Reference 12160 Goodwin
Surveyor David Brett King
Survey Firm Survey & Planning Solutions Ltd
Surveyor Declaration

Survey Details

Dataset Description Lots 1 & 2 being a Subdivision of Sections 215, 217, & 218 Town of Rawene
Status Initiated
Land District North Auckland
Submitted Date
Survey Class Class A Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

Far North District

Comprised In

CT NA1817/14
CT NA910/175

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 432156	Fee Simple Title	0.3588 Ha	523874
Lot 2 Deposited Plan 432156	Fee Simple Title	0.0176 Ha	523875
Total Area		<u>0.3764 Ha</u>	



ENVIRONMENTAL MANAGEMENT

Landonline Reference: LT: 432156

Date:	23 June 2010	Valuation:	
LT/DP No:	SECS 215 217 218 RAWENE TOWNSHIP	RC:	2100412
Client:	Belinda Goodwin		

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the condition imposed by Council on _____ (date) and approve the release of a Certificate under Section 306 of the Local Government Act 1974 / Section 224 of the Resource Management Act 1991

COMBINED CERTIFICATES APPLIED FOR:

STAGE:

CER:5153-221	\$350.00	Paid	Hard Copy
CER: 5154-223	\$350.00	Paid	LOL
CER: 5155-224	\$510.00	Paid	LOL

The attached : **224** a, b, c, (i), (ii), (iii), **221**, **223**, 243, 321
(Please circle correct certificate/s required)

Certificate Issued: _____

Resource Planner: _____ **Date:** _____

All other Certificates **Suspended** as conditions non complying / payment fee outstanding

Other Certificates required can now be released to Agent / Surveyor:

State lot and DP numbers of each lot with a new connection to the Council's WATER scheme	
State lot and DP numbers of each lot with a new connection to the Council's SEWERAGE scheme	
State lot and DP numbers of each lot with a existing connection to the Council's WATER scheme	
State lot and DP numbers of each lot with a existing connection to the Council's SEWERAGE scheme	
Send copy of this form to Property Database Officer with copy of Decision and S223 Certificate	

RESOURCE PLANNER: _____

ENGINEER: _____

UTILITIES DEPT: _____

OTHER CONSULTANT: _____

DATE: 25.06.2010

DATE: _____

DATE: _____

DATE: _____

To be returned to:

Von Sturmers
PO Box 128, Kaitaia 0441

Comments:



CSD Plan - LT 432156

Survey Number LT 432156
Surveyor Reference 12160 Goodwin
Surveyor David Brett King
Survey Firm Survey & Planning Solutions Ltd
Surveyor Declaration

Survey Details

Dataset Description Lots 1 & 2 being a Subdivision of Sections 215, 217, & 218 Town of Rawene
Purpose LT Subdivision
Status Initiated
Land District North Auckland
Coordinate System Mount Eden 2000

Type Survey
Survey Class Class A Cadastral Survey

Survey Dates

Surveyed Date 16/06/2010
Submitted Date
Deposit Date

Certified Date
Survey Approval Date

Referenced Surveys

Survey Number	Land District	Bearing Correction
SO 59663	North Auckland	0°00'00"
SO 62316	North Auckland	0°00'00"
DP 45608	North Auckland	0°00'00"
DP 23354	North Auckland	0°00'00"

Territorial Authorities

Far North District

Comprised In

CT NA1817/14
CT NA910/175

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 432156	Fee Simple Title	0.3588 Ha	523874
Lot 2 Deposited Plan 432156	Fee Simple Title	0.0176 Ha	523875
Total Area		0.3764 Ha	



Mark and Observation

Survey Number DP 432156
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SM 1004 SO 62316	IT II SO 59663	ob0	268°05'50"	A SO 62316	66.77	A SO 62316
IT II SO 59663	SM 1018 SO 62316	ob1	265°34'20"	A SO 62316	32.85	A SO 62316
SM 1018 SO 62316	SM 1017 SO 62316	ob3	256°32'40"	A SO 62316	90.15	A SO 62316
SM 1017 SO 62316	SM 1016 SO 62316	ob7	354°37'45"	A SO 62316	352.15	A SO 62316
SM 1016 SO 62316	SM 1015 SO 62316	ob8	74°53'05"	A SO 62316	155.21	A SO 62316
SM 1015 SO 62316	SM 1005 SO 62316	ob9	73°04'10"	A SO 62316	48.39	A SO 62316
SM 1005 SO 62316	SM 1006 SO 62316	ob10	349°50'10"	A SO 62316	121.35	A SO 62316
SM 1018 SO 62316	IS 1 DP 432156	ob4	256°32'40"	M	51.68	M
IS 1 DP 432156	SM 1017A DP 421224	ob11	256°32'40"	M	38.54	M
SM 1018 SO 62316	IT 2 DP 432156	ob5	331°20'00"	M	48.31	M
IT 2 DP 432156	IS 1 DP 432156	ob14	206°28'00"	M	60.78	M
IS 1 DP 432156	PEG 1 DP 432156	ob12	61°50'00"	M	25.35	M
PEG 1 DP 432156	PEG 2 DP 432156	ob17	354°35'00"	A DP 23354	50.29	A DP 23354
PEG DP 23354	PEG SO 59663	ob20	84°35'00"	A DP 23354	24.94	A DP 23354
PEG SO 59663	IS I SO 59663	ob21	195°10'00"	A SO 59663	24.79	A SO 59663
IS I SO 59663	SM 1018 SO 62316	ob22	198°52'40"	A SO 59663	32.54	A SO 59663
IT 2 DP 432156	PEG 2 DP 432156	ob15	308°47'00"	M	12.17	M
PEG 2 DP 432156	PEG 3 DP 432156	ob19	84°35'00"	A DP 23354	3.50	C
PEG 3 DP 432156	PEG DP 23354	ob24	84°35'00"	A DP 23354	21.45	C
PEG 1 DP 432156	PEG 4 DP 432156	ob18	84°35'00"	A DP 23354	3.50	C
PEG 4 DP 432156	PEG DP 23354	ob30	84°35'00"	A DP 23354	21.45	C
PEG DP 23354	PEG DP 23354	ob26	84°35'00"	A DP 23354	24.94	A DP 23354
PEG DP 23354	PEG DP 23354	ob27	84°35'00"	A DP 23354	24.94	A DP 23354
PEG SO 59663	PEG SO 59663	ob29	264°35'00"	A DP 23354	24.94	A DP 23354
PEG 3 DP 432156	PEG 4 DP 432156	ob25	174°35'00"	C	50.29	C
IT 2 DP 432156	PEG 3 DP 432156	ob16	322°59'00"	M	9.96	M
IS 1 DP 432156	PEG 4 DP 432156	ob13	64°33'00"	M	28.61	M
SM 1018 SO 62316	PEG 1 DP 45608	ob6	150°51'00"	M	19.19	M
PEG 1 DP 45608	IS VI DP 45608	ob31	138°47'10"	A DP 45608	13.47	A DP 45608
IS VI DP 45608	SM 1018 SO 62316	ob32	325°54'00"	A SO 59663	32.48	A SO 59663
IS I SO 59663	IS II SO 59663	ob23	77°09'30"	A SO 59663	30.32	A SO 59663
IS II SO 59663	IT II SO 59663	ob33	191°49'40"	A SO 59663	35.75	A SO 59663
IS II SO 59663	PEG SO 59663	ob34	5°08'00"	A SO 59663	19.61	A SO 59663
PEG DP 23354	PEG SO 59663	ob28	354°35'00"	A DP 23354	20.12	A DP 23354
PEG SO 59663	PEG SO 59663	ob36	354°35'00"	A DP 23354	30.17	A DP 23354
IS II SO 59663	PEG SO 59663	ob35	156°18'00"	A SO 59663	11.419	A SO 59663

Mark and Observation

Survey Number DP 432156
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SM 1018 SO 62316	A1 RAWENE	ob2	144°48'15" M			

Mark Name	Description
A1 RAWENE	10 mm s/s pin in 0.05 m dia galvanized iron pipe, 0.14 m above ground level. Bottle as buried mark.

*** End of Report ***



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 2100412

Being the Subdivision SECS 215 217 218 Rawene Township

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.

SCHEDULE

Lot 2 / Section 211 Town of Rawene

- (i) In the event that the access route contained within Lot 2 is to be formed and utilised, prior to its utilisation, the lot owner shall:
- Provide a formed entrance to proposed Lot 2 which complies with the Council's Engineering Standards FNDC S/6 & 6B. Seal the entrance plus splays between the existing seal edge and the property boundary;
 - Provide formed and metalled access within Lot 2, to a 3 metre finished metalled carriageway width. The formation shall include provision for the collection and disposal of stormwater runoff;
 - Evidence should also be provided that a building consent has been obtained, where a retaining wall is constructed to support the carriageway formation.

SIGNED:

Mr Patrick John Killalea

By the FAR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this 28th day of June 2010



See 223 \$ 350.00 }
See 224(c) 510.00 } 860.00

Application For Section 224 Certificate
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991

I/We Jon Sturmers (owner/agent) hereby apply for a Section 224© Certificate for Belinda Goodwin (consent holder name)

Located at: 10 Marmor St Lawrence (property location) being application NO: RC 2100412 (Council reference as the following have been carried out to satisfy the conditions of my subdivision consent.

- (Condition number should be shown corresponding evidence of completion of each condition)
- 2. Amalgamated Condition shown on Plan face
 - 3. Consent Notice to be prepared by Council.

I request Council inspect compliance with the conditions where necessary and, if to their satisfaction, issue the Section 224© certificate. The new DP number issued by the Land Title Office is 432156
Other certificates required: See 221 Consent Notice - 350.00

Contributions / Payments	Reserves Contribution	\$ _____
(please attach valuation report for	Road upgrading	\$ _____
Reserves contribution payments)	Stormwater	\$ _____
	Other	\$ _____
	Total:	\$ _____

Boys adjustment

Assets to be vested	Roading	\$ _____
Transferred to Council	Reticulated Services	\$ _____
	Other	\$ _____

NIL

NAME AND ADDRESS FOR SERVICE: Jon Sturmers
Po Box 128 KAITIARA
Phone: Bus: 4086000 Fax: 4086002 Home: ✓
Signed: [Signature] Date: 18-6-10

NAME AND ADDRESS FOR ACCOUNTS/REFUNDS: - as above
Phone: Bus: _____ Fax: _____ Home: _____

\$ 1210.00

COPY

18 June 2010



Sharon Mary-Anne Tipene
Far North District Council TA Certification Division
Private Bag 752
Kaikohe 0440

Surveyor Ref: 12160 Goodwin

Territorial Authority Ref: RC 2100412 RMASUB

Territorial Authority Notification: LT 432156 Far North District Council TA Certification Division

Surveyor David Brett King from Survey Firm Survey & Planning Solutions Ltd advises that Cadastral Survey Dataset LT 432156 requires TA Certification.

Licensed Cadastral Surveyor

Auckland Processing Centre
820 Victoria Street
Private Bag 3028
Waikato Mail Centre
Hamilton 3240
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-9-365 9901
Internet <http://www.linz.govt.nz>



**Far North
District Council**

COPY

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: osk.us@fndc.govt.nz

Website: www.fndc.govt.nz

RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443

31 March 2010

Belinda Goodwin
c/- von Sturmers
P O Box 128
KAITAIA 0410

Attn: Peter Wild

Dear Peter

**Re: RC-2100412-RMASUB – AMENDED TO CONSENT CONDITIONS PURSUANT
TO SECTION 133A**

Pursuant to s.133A of the Act, which provides for the consent authority to correct defects in the consent, *and further to your e-mail of 22 March 2010, the Council wishes to further amend consent conditions on the above referenced resource consent.*

Conditions 3(a), (b) and (c) of RC-2100412 to be deleted from Section 224(c) requirements and instead be added as Consent Notice requirements to apply to the new Title for amalgamated Lot 2 and Section 221 Town of Rawene.

An amended consent is attached. Please ensure that all copies of the consent already sent to you are clearly marked 'superceded'.

If you have any queries regarding this information, please do not hesitate to call the person who signed this letter, through our Call Centre, on 0800 920 029.

Yours sincerely,

Lynley Newport
TEAM LEADER – RESOURCE CONSENTS



Queenie Harding

From: Rachel Kake on behalf of DCFSupport
Sent: Wednesday, 23 June 2010 10:29 a.m.
To: Queenie Harding
Subject: RE: Application Received for Cer224

Kia Ora Queenie, No DC's apply on this RC. Cheers Rachel

Rachel Kake
Development Contributions Officer
Finance and Business Performance
Ph. 09 405 2750 or 0800 920 029

-----Original Message-----

From: Queenie Harding
Sent: Wednesday, 23 June 2010 10:07 a.m.
To: DCFSupport
Subject: Application Received for Cer224

CER:-5155

RC :-2100412

DCF:-Attn Rachel appears to be no DCF against RC, will continue to process & issue Cert accordingly, unless otherwise advised

Additional Info:

Attachment links to CER-5155-CER224, 10 Marmon Street, Rawene 0443



**Far North
District Council**

COPY

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

RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443

31 March 2010

Belinda Goodwin
c/- von Sturmern
P O Box 128
KAITAIA 0410

Attn: Peter Wild

Dear Peter

Re: RC-2100412-RMASUB – AMENDED TO CONSENT CONDITIONS PURSUANT TO SECTION 133A

Pursuant to s.133A of the Act, which provides for the consent authority to correct defects in the consent, *and further to your e-mail of 22 March 2010, the Council wishes to further* amend consent conditions on the above referenced resource consent.

Conditions 3(a), (b) and (c) of RC-2100412 to be deleted from Section 224(c) requirements and instead be added as Consent Notice requirements to apply to the new Title for amalgamated Lot 2 and Section 221 Town of Rawene.

An amended consent is attached. Please ensure that all copies of the consent already sent to you are clearly marked 'superceded'.

If you have any queries regarding this information, please do not hesitate to call the person who signed this letter, through our Call Centre, on 0800 920 029.

Yours sincerely,

Lynley Newport
TEAM LEADER – RESOURCE CONSENTS

Lynley Newport

From: Von Sturmerns [kaitaia@saps.co.nz]

Sent: Monday, 22 March 2010 8:52 a.m.

To: Lynley Newport

Subject: RC2100412 Belinda Goodwin

Good morning Lynley

Thank you for the amended Consent Conditions, however (and this was my fault), I should have included 3(a) as well as (b) and (c) as there is no point sealing the entrance Lot 2 unless it is to be used as a driveway. I apologise for the inconvenience this may have caused, however, my client has asked if the entrance can be formed to Council standard at the same time as the access is formed and secured by Consent Notice also.

Thank you for your assistance in this matter.

Regards

Peter Wild

Manager

VON STURMERS

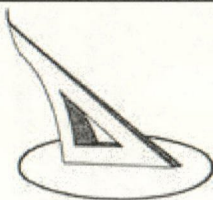
P +64 9 408 6000

F +64 9 408 6002

117 Commerce Street

P.O. Box 128, Kaitaia 0410, NZ

<http://www.saps.co.nz>



Ltd

A Division of Survey & Planning Solutions

Offices in Kaitaia and Kerikeri

This email is intended solely for the use of the addressee and may contain information that is confidential or subject to legal privilege. If you receive this email in error please immediately notify the sender and delete the email.

Queenie Harding

From: Queenie Harding
Sent: Monday, 22 March 2010 8:26 a.m.
To: 'VON STURMERS'
Subject: rc 2100412 dec2.pdf

Attachments: rc 2100412 dec2



rc 2100412
dec2.pdf (1 MB)

please find attached amended decision as per Lynley

kind regards

Queenie Harding
RMA Support Officer
Environmental Management

Ph. 09 405 2750 or 0800 920 029



**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

RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443

19 March 2010

Belinda Goodwin
c/- von Sturmern
P O Box 128
KAITAIA 0410

Attn: Peter Wild

Dear Peter

Re: RC-2100412-RMASUB – AMENDED TO CONSENT CONDITIONS PURSUANT TO SECTION 133A

Pursuant to s.133A of the Act, which provides for the consent authority to correct defects in the consent, the Council wishes to amend consent conditions on the above referenced resource consent.

Conditions 3(b) and (c) of RC-2100412 to be deleted from Section 224(c) requirements and instead be added as Consent Notice requirements to apply to the new Title for amalgamated Lot 2 and Section 221 Town of Rawene.

An amended consent is attached. Please ensure that all copies of the consent already sent to you are clearly marked 'superceded'.

If you have any queries regarding this information, please do not hesitate to call the person who signed this letter, through our Call Centre, on 0800 920 029.

Yours sincerely,

Lynley Newport
TEAM LEADER – RESOURCE CONSENTS



**Far North
District Council**

AMENDED PURSUANT TO SECTION 133A

FAR NORTH DISTRICT COUNCIL

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: RC-2100412-RMASUB

Pursuant to section 104A of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Belinda Goodwin

The activity to which this decision relates: To subdivide Sections 215, 217 & 218 Town of Rawene, and to transfer proposed Lot 2 to Section 211 Town of Rawene, to improve access, within the Coastal Residential zone.

Subject Site Details

Address: 10 Marmon Street, Rawene
Legal Description: SECS 215 217 218 RAWENE TOWNSHIP
Certificate of Title reference: NA-910/175

SUPERSEDED

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Von Sturm's Licensed Surveyors, referenced 'Proposed Subdivision of Secs. 215, 217 & 218 Town of Rawene, CT 910/175 – GJ & ED Clarke', undated, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the survey plan shall show the following amalgamation condition:

"THAT Lot 2 hereon be transferred to the owner of Section 211 Town of Rawene (CT 1817/14) and one Certificate of Title be issued to include both parcels." [Ref: 903116].
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Provide a formed entrance to proposed Lot 2 which complies with the Council's Engineering Standards FNDC S/6 & 6B. Seal the entrance plus splay between the existing seal edge and the property boundary.

4. 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) In the event that the access route contained within Lot 2 is to be formed and utilised, prior to its utilisation, the lot owner shall provide formed and metalled access within Lot 2, to a 3 metre finished metalled carriageway width. The formation shall include provision for the collection and disposal of stormwater runoff. Evidence should also be provided that a building consent has been obtained, where a retaining wall is constructed to support the carriageway formation. [Lot 2 / Section 211 Town of Rawene].

Advice Notes

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the New Zealand Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).
2. The consent holder will need to obtain an Earthworks Permit prior to commencing any works.

Reasons for the Decision

1. **Description of the Activity:**

The proposal is for a 2 lot subdivision of Sections 215, 217 & 218 Town of Rawene. The purpose of the proposal is to create a lot which will be amalgamated, with Section 211 Town of Rawene. The result of this proposal will be that no new titles are created.

2. **District Plan Rules Affected:**

The proposed activity is a controlled activity in accordance with Rule 13.7 Controlled (Subdivision) Activities of the Operative District Plan.

3. **Principal Issue in Contention and Main Finding on those Issues:**

The principal issue in contention is access. The main finding on this issue is that the purpose of the proposal will be to provide an alternative, improved access to 36 Manning Street.

4. **Relevant Statutory Provisions:**

Policy Statements & Plan Provisions:

The Far North District Plan is considered to be the most relevant plan provision in relation to the proposed subdivision. Given that it is a controlled activity it is deemed to be consistent with the of the District Plan provisions.

Part 2 Matters

The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. Notification and Affected Parties

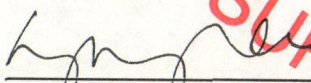
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.

6. Overall Evaluation

It is considered that the proposed subdivision will have a no more than minor effect on the receiving environment. In addition, it is considered that the proposal is not inconsistent with the policies and objectives of the District Plan, and is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Theresa Burkhardt, Graduate Planner, and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Lynley Newport, Team Leader Resource Consents

19th March 2010

Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) 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 the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Lynley Newport

From: Von Sturmerns [kaitaia@saps.co.nz]
Sent: Thursday, 11 March 2010 4:17 p.m.
To: Lynley Newport
Subject: RC2100412 - Belinda Goodwin

Good afternoon Lynley

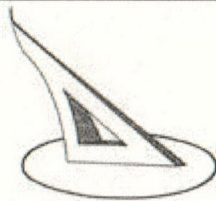
Further to my previous email today, I can advise that at the beginning of this exercise there appears to have been a miscommunication between myself and my client regarding Lot 2. My application to Council as presented, indicated that Lot 2 would be used primarily for access to an existing section. However I am told now that this is not the case and that the land was to be merely set aside incase it was needed one day. I believe in this instance, Section 133(a) of the RM Act would apply in that a minor correction can be made to the subdivision consent without a formal variation due to the fact that information was not provided to Council from the outset and an incorrect decision was made due to that fact. In the circumstances that prevail now, for this application, a Consent Notice would be the best solution to the situation, that if ever Lot 2 was used for access it could be formed etc etc and Conditions 3 (b) and (c) would be included in the Consent Notice.

Thank you for your assistance in this matter. ☺

Regards

Peter Wild

Manager
VON STURMERS
P +64 9 408 6000
F +64 9 408 6002
117 Commerce Street
P.O. Box 128, Kaitaia 0410, NZ
<http://www.saps.co.nz>



Ltd

A Division of Survey & Planning Solutions

Offices in Kaitaia and Kerikeri

This email is intended solely for the use of the addressee and may contain information that is confidential or subject to legal privilege. If you receive this email in error please immediately notify the sender and delete the email.

Queenie Harding

From: Queenie Harding
Sent: Wednesday, 10 March 2010 2:19 p.m.
To: 'VON STURMERS'
Subject: rc 2100412 dec.pdf

Attachments: rc 2100412 dec; rc 2100412 inv.pdf



rc 2100412 dec.pdf (1 MB) rc 2100412 inv.pdf (514 KB)

The Decision & invoice is attached for Belinda Goodwin RC

2100412

kind regards

Queenie Harding
RMA Support Officer
Environmental Management

Ph. 09 405 2750 or 0800 920 029



Far North
District Council

Private Bag 752, Memorial Ave

Kaikōhe 0440, 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

Application No: RC-2100412-RMASUB

9 March 2010

Belinda Goodwin
10 Victoria Street
Masterton 5810

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Dear Sir / Madam

Re: **RESOURCE CONSENT APPLICATION BY Belinda Goodwin**

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 Team Leader Resource Consents 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.

Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent within five years from the date of resource consent approval.

If you are dissatisfied with the decision or any part of it, you have the right (under Section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and be received by Council within 15 working days of your receipt of this decision.

Please note that you will be sent either an invoice or credit note depending on the actual cost of processing your application. Any additional costs shown on an invoice need to be paid within 20 working days of receipt of the invoice. If you receive a credit note, you have the option of requesting a refund by bank transfer, or transferring the amount to any other Council account. Please advise and supply a printed bank deposit slip and allow 10 working days for the refund to be processed.

If you have any further queries regarding this matter, please contact the reporting Planner.

Yours faithfully

Queenie Harding
Customer Services Officer - Planning
Environmental Management



**Far North
District Council**

FAR NORTH DISTRICT COUNCIL

COPY

**FAR NORTH OPERATIVE DISTRICT PLAN
DECISION ON RESOURCE CONSENT APPLICATION (SUBDIVISION)**

Resource Consent Number: RC-2100412-RMASUB

Pursuant to section 104A of the Resource Management Act 1991 (the Act), the Far North District Council hereby grants resource consent to:

Belinda Goodwin

The activity to which this decision relates: To subdivide Sections 215, 217 & 218 Town of Rawene, and to transfer proposed Lot 2 to Section 211 Town of Rawene, to improve access, within the Coastal Residential zone.

Subject Site Details

Address: 10 Marmon Street, Rawene
Legal Description: SECS 215 217 218 RAWENE TOWNSHIP
Certificate of Title reference: NA-910/175

SUPERSEDED

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Von Sturmers Licensed Surveyors, referenced 'Proposed Subdivision of Secs. 215, 217 & 218 Town of Rawene, CT 910/175 – GJ & ED Clarke', undated, and attached to this consent with the Council's "Approved Stamp" affixed to it.
2. Prior to the approval of the survey plan pursuant to Section 223 of the Act, the survey plan shall show the following amalgamation condition:

"THAT Lot 2 hereon be transferred to the owner of Section 211 Town of Rawene (CT 1817/14) and one Certificate of Title be issued to include both parcels." [Ref: 903116].
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Act, the consent holder shall:
 - (a) Provide a formed entrance to proposed Lot 2 which complies with the Council's Engineering Standards FNDC S/6 & 6B. Seal the entrance plus splays between the existing seal edge and the property boundary.
 - (b) Provide formed and metalled access to Lot 2, to a 3 metre finished metalled carriageway width. The formation shall include provision for the collection and disposal of stormwater runoff.
 - (c) Provide evidence that a building consent has been obtained, where a retaining wall is constructed to support the carriageway formation.

Advice Notes

1. Archaeological sites are protected pursuant to the Historic Places Act 1993. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority obtained from the New Zealand Historic Places Trust. Should any site be inadvertently uncovered, the procedure is that work should cease, with the trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains).
2. The consent holder will need to obtain an Earthworks Permit prior to commencing any works.

Reasons for the Decision

1. **Description of the Activity:**
The proposal is for a 2 lot subdivision of Sections 215, 217 & 218 Town of Rawene. The purpose of the proposal is to create a lot which will be amalgamated, with Section 211 Town of Rawene. The result of this proposal will be that no new titles are created.
2. **District Plan Rules Affected:**
The proposed activity is a controlled activity in accordance with Rule 13.7 Controlled (Subdivision) Activities of the Operative District Plan.
3. **Principal Issue in Contention and Main Finding on those Issues:**
The principal issue in contention is access. The main finding on this issue is that the purpose of the proposal will be to improve access to 36 Manning Street.
4. **Relevant Statutory Provisions:**
Policy Statements & Plan Provisions:
The Far North District Plan is considered to be the most relevant plan provision in relation to the proposed subdivision. Given that it is a controlled activity it is deemed to be consistent with the of the District Plan provisions.

Part 2 Matters

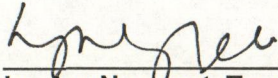
The Council has taken into account the purpose & principles outlined in sections 5, 6, 7 & 8 of the Act. It is considered that granting this resource consent application achieves the purpose of the Act.

5. **Notification and Affected Parties**
The Council has determined (by way of an earlier report and resolution) that the adverse environmental effects associated with the proposed activity are no more than minor and that there are no affected persons or affected order holders.
6. **Overall Evaluation**
It is considered that the proposed subdivision will have a no more than minor effect on the receiving environment. In addition, it is considered that the proposal is not inconsistent with the policies and objectives of the District Plan, and is consistent with the sustainable management purpose of the RMA.

Approval

This resource consent has been prepared by Theresa Burkhardt, Graduate Planner, and is

granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



Lynley Newport, Team Leader Resource Consents

9th March 2010

Date

Right of Objection

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Resource Management Act 1991) 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 the receipt of this decision.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

SUPERSEDED

DETERMINATION AS TO WHETHER A RESOURCE CONSENT APPLICATION SHOULD BE NOTIFIED OR NON NOTIFIED UNDER SECTIONS 95A, 95B & 95C, OF THE RESOURCE MANAGEMENT ACT 1991

1. Application details

Council Reference: RC-2100412-RMASUB
Reporting Planner: Theresa Burkhardt
Applicant: Belinda Goodwin
Description of Application: To subdivide Sections 215, 217 & 218 Town of Rawene, and transfer proposed Lot 2 to Section 211 Town of Rawene, to improve access, within the Coastal Residential zone.
Property Address: 10 Marmon Street, Rawene
Legal Description: SECS 215 217 218 RAWENE TOWNSHIP
Date Received: 16 February 2010
Site Visit: None necessary – 02 March 2010 consulted with Building Officer

2. Has the applicant requested that the application be publicly notified? (Section 95A(2)(a)).

No.

3. Does a rule in the district plan or a national environmental standard require public notification of the application? (Section 95A(2)(b)).

No.

4. Distributions

Internal:	Date Sent:	Comments Received
Engineers:	17/02/10	03/03/10
WDE:	16/02/10	16/02/10

5. District Plan Zoning & Notations

Zone: Coastal Residential

Other Notations (OLU, Coastal hazard etc): NA

6. Full description of application & reasons for the consent application

The proposal is for a subdivision to create a 3.5 metre wide access strip from Sections 215, 217 & 218 Town of Rawene, to provide more practical access to Section 211 Town of Rawene. The access strip (Lot 2 on the scheme plan, 176m² in area) is to be amalgamated with the applicant's property (Certificate of Title NA1817/14). This proposal will provide better access to her property at 36 Manning Street, Rawene.

The balance area remaining after the transfer of land for the access strip will be 3,588m² in area. This lot contains an existing residential dwelling and has existing road frontage.

Operative District Plan Activity Status:

The proposal is considered a controlled activity in that Lot 1 is an access lot (no minimum lot size applies) is to be transferred to Section 211 Town of Rawene, and the area of the remaining Lot 2 meets the controlled activity minimum lot size applying in the zone.

7. Description of site

The subject site is legally described as Sections 215, 217, 218 Town of Rawene and is held in Certificate of Title 910/175. The property being subdivided is located at 10 Marmon Street, Rawene. Legal access to Section 211 Town of Rawene is from Manning Street. The existing

access is very steep and better access can be achieved from Marmon Street, and therefore constitutes the reason for the access strip.

7A. Pursuant to section 95D, will the activity have, or is likely to have adverse effects on the environment that are more than minor?

An analysis of all of the effects of the proposal of the Resource Management Act 1991 has been undertaken. Effects on persons who own or occupy the land in, on, or over which the activity will occur or any land adjacent to that land must be disregarded (section 95D(a)). In the case of a controlled or restricted discretionary activity, adverse effects of the activity that do not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion must be disregarded. (Note all adverse effects for Discretionary/Non Complying Activities must be considered). Trade competition and the effects of trade competition must be also disregarded (section 95D(d) as must be any effect on a person who has given written approval to the application.

Possible Effects	Scale of Effect/Mitigation/Neighbour's Approval/Other Comments
Flora and fauna (including Kiwi Habitat) Landscape	Some vegetation removal is required in the formation of the access leg in. This will however be no more than the width of the access leg in and the effects of the proposal on flora, fauna and landscape are considered to be no more than minor.
Water bodies	There are no waterbodies within or adjacent to the subject site.
Site stability	A review of the application by Council's Resource Consent Engineer has not identified any issues with respect to site stability.
Shadowing / Sunlight / Privacy	The effects of the proposal on shadowing / sunlight / privacy are not considered relevant, as the proposal is to create an access leg in only.
Visual Amenity/Character	The effects of the proposal on Visual Amenity/Character are not considered relevant, as the proposal is to create an access leg in only
Infrastructure	A review of the application by the Council's Utilities Department has identified no issues with respect to wastewater, water and stormwater.
Traffic and Parking / Access including from State Highway	The purpose of the subdivision is to create an access leg in to improve access to 36 Manning Street, Rawene. Council's Resource Consent Engineer has recommended appropriate conditions.

7B Overall effects consideration conclusion

Overall, it is considered that the effects of the proposal will be no more than minor.

8. Do any special circumstances exist which would lead to the conclusion that the application should be notified? (Section 95A(4))

No

9. Recommendation:

That the application **need not be publicly notified** in accordance with Section 95A of the Resource Management Act 1991.

10. Are the activity's adverse effects on any person minor or more than minor (but not less than minor)? (Section 95E)

No persons or parties are considered to be adversely affected by the proposed boundary adjustment.

11. Is a person an affected order holder? (section 95F)

No, there are no customary rights orders presently within the Far North District.

12. Limited notification or non-notification?

As no persons or parties are considered to be adversely affected by the proposal it is considered that limited notification is not required and that the application can be processed non-notified.

13. Recommendation:

That the application be processed on a **non-notified** basis as there are no affected persons or affected order holders, or a rule or national environmental standard precludes limited notification and the application does not require public notification.

Report & Recommendation prepared by: Theresa Burkhardt Graduate Planner

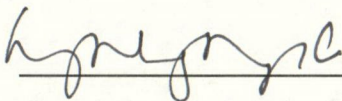
Dated: _____

Peer Reviewed by: Wayne Smith



Dated: 9/3/10

14 Decision: That the above recommendation be adopted.



Dated: 9/3/2010

Lynley Newport
Team Leader, Resource Consents
(ACTING UNDER DELEGATED AUTHORITY)

Your Ref: - RC-2100412-RMASUB

9.3.2010

Far North District Council
Private Bag 752
Kaikohe

Attention: Theresa Burkhardt

Dear Theresa,

Consultation under Section 220(3) Resource Management Act 1991

I refer to your letter dated 26.2.2010

We advise that the amalgamation condition and wording set out in your letter is practicable under s 220(1)(b)(iii) of the Resource Management Act 1991,

Please quote the following request number in the condition: **903116**

Please ensure that subdividing owners understand that all our normal requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.

This approval only relates to the practicability of the proposed amalgamation condition.

Yours faithfully

Jenny Osborne
Help Desk Technical Advisor
for Registrar General of Land.

Christchurch Regional
Office
Torrens House
195 Hereford Street
Private Bag 4721
DX WP20033
Christchurch, 8140.
New Zealand
Tel 0800 665 463
Fax 64-3-366 6422
Internet
<http://www.linz.govt.nz>



ENGINEERING REPORT	
TO RESOURCE PLANNER:	Theresa Burkhardt
ON PLANNING APPLICATION NO:	RC-2100412-RMASUB
APPLICANT:	Belinda Goodwin
PROPERTY LOCATION:	10 Marmon Street, Rawene 0443
FROM:	(Development Engineer)
Clock start date:	16 February 2010
ASPECT	COMMENTS/ CONDITIONS REQUIRED
Site Suitability:	
Topography, Stability, Erosion	
Flooding, Ground Cover, etc	
Access onto Site	* Provide a formed entrance to proposed lot 2 which complies with the Council's Engineering Str
Adequacy for Use	
Traffic Flows, etc	
Need for upgrading adjacent areas	Form 1/6 + 63 seal the entrance plus splash between the existing seal edge and the property boundary
* Provide formed and metalled access on lot 2 to 3m finished metalled carriageway with provision for the collection & disposal of SW runoff	
The formation shall include provision for the collection & disposal of SW runoff	
Advise Note: where a retaining wall is constructed to support the carriageway formation a Building Consent will be required and evidence that the Building Consent has been obtained shall be provided with the application for a completion certificate (pursuant to sect 224(c) of the Act)	
Drainage	
Stormwater and Effluent Disposal	
Earthworks:	
Controls required etc	

ASPECT	COMMENTS/ CONDITIONS REQUIRED
Easements:	
ROW, water, drainage, power	
Services:	
Water, Irrigation, Power,	
Telephone	
Street Lighting	
Amenities:	
Internal Accessways	
Surfacing of Car Parks etc	
Upgrading Contributions:	
Rooding, water, sewerage,	
Stormwater, footpaths	
Engineering Fees	
Other:	
Signed:	Date:
	Mileage:
	Time:

Theresa Burkhardt

From: Theresa Burkhardt
Sent: Thursday, 4 March 2010 9:15 a.m.
To: 'customersupport@linz.govt.nz'
Subject: FW: DLR response FNDC

Attachments: rc2100412.pdf



rc2100412.pdf (265 KB)

Dear Sir/Madam

As no response has been received to this earlier email I have been advised to forward the request to this email address.

Looking forward to your assistance with this matter.

Regards

Theresa Burkhardt

-----Original Message-----

From: Theresa Burkhardt
Sent: Friday, 26 February 2010 3:00 p.m.
To: 'info@linz.govt.nz'
Subject: DLR response FNDC

Application No: RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443

26 February 2010

The District Land Registrar
Land Information
Northern Processing Centre
Private Bag 3028
HAMILTON

Dear Sir/Madam

APPLICATION BY BELINDA GOODWIN TO SUBDIVIDE

It is proposed to grant consent to the attached plan of subdivision subject to the following amalgamation conditions, pursuant to Section 220(1)(b)(iii) of the Resource Management Act 1991:

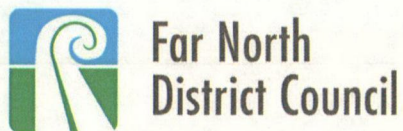
"THAT Lot 2 hereon be transferred to the owner of Section 211 Town of Rawene (CT 1817/14) and one Certificate of Title be issued to include both parcels."

Could you please advise on the practicability of this proposal?

Thank you for your assistance.

Yours faithfully

Theresa Burkhardt
GRADUATE PLANNER



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

Application No: RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443

26 February 2010

The District Land Registrar
Land Information
Northern Processing Centre
Private Bag 3028
HAMILTON

Dear Sir/Madam

APPLICATION BY BELINDA GOODWIN TO SUBDIVIDE

It is proposed to grant consent to the attached plan of subdivision subject to the following amalgamation conditions, pursuant to Section 220(1)(b)(iii) of the Resource Management Act 1991:

“**THAT** Lot 2 hereon be transferred to the owner of Section 211 Town of Rawene (CT 1817/14) and one Certificate of Title be issued to include both parcels.”

Could you please advise on the practicability of this proposal?

Thank you for your assistance.

Yours faithfully

Theresa Burkhardt
GRADUATE PLANNER

Theresa Burkhardt

From: Theresa Burkhardt
Sent: Friday, 26 February 2010 3:00 p.m.
To: 'info@linz.govt.nz'
Subject: DLR response FNDC

Attachments: rc2100412.pdf



rc2100412.pdf (265 KB)

Application No: RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443

26 February 2010

The District Land Registrar
Land Information
Northern Processing Centre
Private Bag 3028
HAMILTON

Dear Sir/Madam

APPLICATION BY BELINDA GOODWIN TO SUBDIVIDE

It is proposed to grant consent to the attached plan of subdivision subject to the following amalgamation conditions, pursuant to Section 220(1)(b)(iii) of the Resource Management Act 1991:

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Could you please advise on the practicability of this proposal?

Thank you for your assistance.

Yours faithfully

Theresa Burkhardt
GRADUATE PLANNER

APPLICATION ASSESSMENT Resource Manager page 1 of 2

This form is to be included in all consent application files received by Council.

APPLICATION: RC-2100412-RMASUB for Belinda Goodwin

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- Application Complete Application Incomplete
- Time Recording Letter Required
- S88 Letter
- Planner *Theresa*

Interested Parties List Attached : Please tick which is appropriate

- Department of Conservation Northland RC *Rex*
- Community Board Other *WDE*
- Application advised of applicant receipt – date _____
- Copy of application to Engineer – date _____



ASSESSMENT

- Subdivision Landuse Discharge

Pre-applicant meeting held? _____ (record sheet to be attached)

Activity status

TDP - _____

PDP - _____

Comments *amalgamation letter required*

RESOURCE CONSENT INFORMATION

Resource Planners

To be loaded into pathway by Technical Support Officer must be completed during initial assessment.

RC Number: RC-2100412-RMASUB **Applicant:** Belinda Goodwin

RFS Type: Subdivision

Hearing Date:

Activity (TDP/PDP):

No. of lots:

Types of lots::

Zone (TDP/PDP):

Area of Site:

Proposal: Boundary adjustment in property zoned Coastal Residential

APPLICATION ASSESSMENT

This form is to be included in all consent application files received by Council.

APPLICANT: Belinda Goodwin

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Transit New Zealand | <input type="checkbox"/> NZHPT |
| <input type="checkbox"/> Department of Conservation | <input type="checkbox"/> Northland RC |
| <input type="checkbox"/> Community Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Applicant advised of application receipt – date _____ | |
| <input type="checkbox"/> Copy of application to Engineer – date _____ | |

ASSESSMENT

- Subdivision Landuse Discharge

Pre-application meeting held? _____ (record sheet to be attached)

Activity status

TDP - _____

PDP - _____

Comments

SECTION 92 CONSIDERATION

Additional information required?

- No Yes – Date sent _____

Additional information received – Date _____

Refer to Section 94 form for decision regarding notification once all information has been received.

APPLICATION ASSESSMENT – SUBDIVISION

APPLICANT: Belinda Goodwin

AGENT ----- Related Files -----

(Note - this form is available in RMA folder to complete electronically and to add any other requirements or to delete parts which may not be applicable to a particular application)

SUMMARY OF SUBDIVISION PROPOSAL	
Title date	NA910/175 - 05/02/10 NA187/14 - 02/02/10
Legal Description	215/217-218 DP 23354 211 - DP 23354
Site Area	3764 m ² 1012 m ²
Number of Lots proposed	2
Lot sizes	Lot 1 - 3588 m ² / Lot 2 - 176 m ²
Access (SH/Council/ROW/Road to vest)	ROW
Site features (Flora/fauna/ archaeological/ water body)	
Land use consent required (Building setback/earthworks)	
Written approvals provided (Neighbours/ Utilities/ TNZ/DOC)	
Notification requested by applicant	

Applicable zones Planning Map Resource Maps (OL, Heritage Precinct, Heritage site, etc)	TDP —	ORPDP Map # 101	Comments
--	--------------	------------------------	----------

Transitional District Plan			
	Controlled standard	Discretionary standard	Compliance
Allotment size			
Other criteria <ul style="list-style-type: none"> • Title date • No of lots • Access width • Other 			
<div style="display: flex; justify-content: space-between;"> Revised Proposed District Plan <i>Operative</i> <i>Coastal Residential</i> </div>			

	Controlled	Discretionary	Compliance
12.8.1 13.7.2.1 Allotment size	3,000m ² (unsew) 800m ² (sew)	2,000m ² 600m ²	Controlled
12.8.1.2 13.7.2.2 Allotment Dimension			15x15
12.8.1.3 13.7.2.3 Amalgamation of land in Rural zone with urban zone	-	-	N/A
12.8.1.4 13.7.2.4 Lots subdivided by zone boundaries	-	-	N/A
12.8.1.5 13.7.2.5 Lots divided by an OL, OLF or ONF	-	-	N/A
12.8.1.6 13.7.2.6 Access, Utilities, Road, Reserves			Does this apply because it is an access lot?
12.8.1.7 13.7.2.7 Savings as to previous approvals	-	-	creating N/A
12.8.1.8 13.7.2.8 Proximity to transmission Lines			Does this rule apply?
12.8.2.1 13.7.3.1 Property access			lot 1 has existing access lot 2 is access
12.8.2.2 13.7.3.2 Natural and other Resources			?
12.8.2.3 13.7.3.3 Water supply			Reticulated water available
12.8.2.4 13.7.3.4 Stormwater disposal			Stormwater provided?
12.8.2.5 13.7.3.5 Sanitary Sewerage Disposal			Reticulated waste water.
12.8.2.6 13.7.3.6 Energy Supply			existing to lot
12.8.2.7 13.7.3.7 Telecommunication			existing to lot
12.8.2.8 13.7.3.8 Easements for any purpose			N/A
12.8.2.9 13.7.3.9 Preservation of Heritage resources, vegetation, fauna, landscape and land set aside for conservation purpose			
12.8.2.10 13.7.3.10 Access to reserves & water ways			N/A

12.8.2.11 13.7.3.11 Land use incompatibility			N/A
12.8.2.12 13.7.3.12 Proximity to airport			N/A
12.8.3 Land subject to a consent under integrated development			
12.9A Restricted Discretionary Activities Subdivision within 100m of minerals zone			N/A
12.9A.2 Subdivision within Golf Living sub zone			N/A
12.9.1 Minimum net area for vacant new Lots and new Lots which accommodate structures. Refer to table 7 'Discretionary Activity Status'			
12.9.2 Management Plans			N/A
12.9.3 Development Bonus			N/A
12.10 13.9.23. Assessment Criteria			
12.11 Non complying subdivision	-	-	N/A
12.12 Structure Plans	-	-	N/A
14.0 Transportation 15.0			
14.1.6.1.2 Access (attach rules)			
14.1.6.1.3 & 14.1.6.1.3 14.1.6.1. Limited Access Roads (see note 4)			N/A

MATTERS TO NOTE

- 1 Response from Community Board
- 2 Response from TNZ
- 3 Response from Utilities
- 4 Are any financial contributions payable?
- 5 Are any esplanade reserves or strips necessary?
- 6 Are any covenants / consent notices / building line restrictions necessary?
- 7 Are any amalgamation conditions required?
- 8 Are any new assets to be vested to Council?
- 9 Section 106 – Refusal of Subdivision

Pre 93/94 Report Reporting Planner & Team Leader Assessment

(To be completed within 3 days of allocation)

RC RC-2100412-RMASUB Applicant: Belinda Goodwin

Responsible Planner:

Description of Activity:

Category of Activity:

Site Visit Undertaken?

Yes

No

All written approvals provided?

Further information required?

Issues requiring consideration:

Further issues raised by Team Leader:

Likely processing method (non-notified, limited or full notification) & reasons:

Section 93/94 report to be prepared by:

Date: _____

Decision report to be prepared by:

Date: _____

20 working days:

Date: _____

Planner's initials: _____

Date: _____

Team Leader's initials: _____

Date: _____

VON STURMERS

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS
Kaitaia, Kerikeri & Paihia
www.surveyandplanning.co.nz

RC2100412
RMASUB.

Ref 12160

5 February 2010



Resource Consents Manager
Far North District Council
Private Bag 752
Kaikohe

Dear Sir

re: **Proposed Subdivision for Belinda Goodwin 10 Marmon Street West,
Rawene**

Please find attached an application form and a Report on the Assessment of Environmental Effects in support of our client's subdivision application.

The Report on the Assessment of Environmental Effects shows that the potential and actual effects on the environment will be minor or less.

We have assessed the application as being a controlled activity under the FNDP and accordingly attach our client's cheque of \$878 for your fees.

It is respectfully requested that Council consider this application.

Please do not hesitate to contact me should you require further information – preferably by telephone.

Yours faithfully
von Sturmern, Kaitaia

A handwritten signature in black ink, appearing to read "Peter Wild".

Peter Wild
Planning Coordinator

Attachments

1. Application for Subdivision Consent
2. Fees cheques for \$878
3. Report on Assessment of Environmental Effects

Kaitaia Office

117 Commerce Street
P.O. Box 128, Kaitaia, New Zealand
Telephone: 09 408 6000
Facsimile: 09 408 6002
Email: kaitaia@surveyandplanning.co.nz

After Hours:

Manager/Surveyor: Peter Wild 09-408 0677

APPLICATION FOR RESOURCE CONSENT
Pursuant to Section 88, Resource Management Act 1991

TO: Far North District Council

1. I, **Belinda Goodwin**, apply for a subdivision use resource consent:

2. The name(s) and address(s) of the owner (other than the applicant) of land to which the application relates is/are as follows:
Belinda Goodwin
10 Victoria Street
MASTERTON

06 3772349 027 3541315

GJ & ED Clarke (Owners)
14 Marmon Street
RAWENE

09 4057688 021 0333999

3. The location of the proposed activity is as follows:
Section 215, Section 217-218 Town of Rawene DP23354
NA910/175

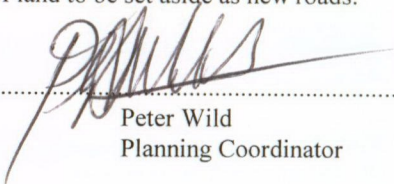
4. No additional resource consents are needed for the proposed activity.

5. I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

6. I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.(if any), required to be included in the application by the district or regional plan(s), or regulations.

7. As this is an application for a subdivision consent, I attach information that is sufficient to adequately define -
 - a) The position of all new boundaries; and
 - b) The areas of all new allotments [*not required for cross-lease, company leases, or unit plans*]; and
 - c) The location and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
 - d) The locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
 - e) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake to be vested in the Crown or local authority under Section 237A of the Resource Management Act 1991; and
 - f) The location and areas of land to be set aside as new roads.

Signature of applicant }
 or person authorised to }
 sign on behalf. }


 Peter Wild
 Planning Coordinator

Date 5-2-10

Address for service of applicant: **VON STURMERS**
PO BOX 128
KAITAIA

BELINDA GOODSIN

PROPOSED SUBDIVISION

10 Marmon Street, Rawene

PLANNER'S REPORT INCLUDING AN ASSESSMENT OF ENVIRONMENTAL EFFECTS

Von Sturmers¹

Kaitaia

1 Introduction

Our client, Belinda Goodwin, owns Section 211 Town of Rawene at 36 Manning Street, Rawene. She is purchasing a 5 metre strip from GJ & ED Clarke adjoining the rear of her property to provide a better access as the Manning Street frontage is extremely steep. There is a house and buildings on CT910/175 well clear of the proposed access strip. The subdivision (boundary adjustment) will have little effect on the running of the subject property. There is good access from Marmon Street to Lot 2 on the plan and existing access to Lot 1 (the Clarkes house).

The property is zoned Coastal Residential in the Far North District Plan, and this application is being made under the controlled activity provisions of that Plan as a boundary adjustment due to the Lot sizes.

This assessment accompanies the Resource Consent Application made by our clients, and is provided in accordance to Section 88 of the Resource Management Act 1991.

¹ Survey & Planning Solutions Ltd, t/a von Sturmers – Surveyors, Planners, Resource Managers, Kaitaia, and Kerikeri
PO Box 128 Kaitaia Phone (09) 408 6000 Fax (09) 408 6002 Email: kaitaia@saps.co.nz



It is intended to provide the necessary information for an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2 Description of Proposal

2.1 Purpose of the Proposal

The purpose of the proposal is to subdivide a 5 metre wide strip from CT910/175 in order to provide a better access to CT1817/14. Lot 2 on the plan will be transferred to the owner of CT1817/14 as a conditional amalgamation condition as a result of this subdivision. There is easy access to Lot 2 from Marmon Street. (See **Appendix 1**).

2.2 Site Description

The subject site is legally described as Sections 215, 217 and 218 Town of Rawene and is held in Certificate of Title 910/175 – refer to **Appendix 2**.

The property is located at 10 Marmon Street, Rawene

Access to the land

Legal access to CT1817/14 is from Manning Street, however, this is very steep and better access can be achieved from Marmon Street, the subject of this boundary adjustment. (see **Appendix 1**).

QuickMap and the FNDP show no recorded cultural or heritage sites on the property.

3 Planning Provisions

3.1 Far North District Plan (FNDP)

The site is zoned Coastal Residential and is not subject to any resource features in the FNDP. The following subdivision provisions are available for subdivision as a controlled activity in the Coastal Residential Zone:

In considering whether or not to impose conditions on applications for controlled subdivision activities the Council will consider the standards set out in Rules under 13.7.1, 13.7.2 and 13.7.3, as follows;



This application is a boundary adjustment considered in Rule 13.7.1.

We note that each of the existing lots are able to accommodate a 15m x 15m buildable area that does not encroach into the 1.2m permitted standard setbacks of the Residential Zone, in accordance with the controlled standard of Rule 13.7.2.2.

There are existing structures on Sections 211 and 215, 217 and 218, Town of Rawene (**Appendix 1**). The proposal meets permitted standards in terms the relevant land use rules in 7.6.5.1 of the FNDP, including the sunlight rule 7.6.5.1.5 (building height shall not exceed 2m plus the shortest horizontal setback), no more than 50% impermeable surfaces on a site (Rule 7.6.5.1.3), and 1.2m setbacks (Rule 7.6.5.1.7).

No vegetation clearance will be required to prepare building sites on either Lot as no new buildings are envisaged. However an entrance will need to be formed into Lot 2 and along the boundary to achieve the aim of this proposal.

Both Manning Street and Marmon Street are sealed and up to Council standard as far as they access Lot 2 and accordingly in compliance with Rule 15.1.6.3(b), public road adjoining the subdivision.

In summary, the proposal is considered to be a controlled activity.

13.7.3 Other Matters to be taken Into Account

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under Rules 13.7.3.1 to 13.7.3.12 (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see Chapter 14 Transportation)

A controlled (subdivision) activity application shall comply with rules for property access in Chapter 14, namely Rules 15.1.6.1.2 – 15.1.6.1.7 (inclusive).

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under Rule 13.7.3.2, the Council will restrict the exercise of its control to the following matters:

(a) The degree to which the proposed subdivision avoids, remedies or mitigates the adverse effects of:

- (i) Erosion;*
- (ii) Flooding and inundation;*
- (iii) Landslip;*
- (iv) Rockfall;*
- (v) Alluvion (deposition of alluvium);*
- (vi) Avulsion (erosion by streams or rivers);*
- (vii) Unconsolidated fill;*



- (viii) Soil contamination;
- (ix) Subsidence.
- (x) Fire Hazard

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (ii) Where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment;

In considering a controlled (subdivision) activity application under Rule 13.7.3.3 the Council will restrict the exercise of its control to the following matters:

- (a) The adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (b) Water supplies for fire fighting purposes;

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments.
- (c) The provision of grass swales and other water detention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) The stormwater system shall be designed in accordance with on-site volume control practices as contained in Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual ARC 2003.

In considering a controlled (subdivision) activity application under Rule 13.7.3.4 the Council will restrict the exercise of its control to the following matters:

- (a) Control of water-borne contaminants, litter and sediments;
- (c) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (ii) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as transformer).

In considering a controlled (subdivision) activity application under Rule 13.7.3.5, the Council will restrict the exercise of its control to the following matters:

- (a) The method and adequacy of sewage disposal where a Council owned reticulated system is not available;

13.7.3.6 ENERGY SUPPLY



In considering a controlled (subdivision) activity application under Rule 13.7.3.6, the Council will restrict the exercise of its control to the following matter:

- (a) *The adequacy and standard of any electrical utility system.*

13.7.3.7 TELECOMMUNICATIONS

In considering a controlled (subdivision) activity application under Rule 13.7.3.7, the Council will restrict the exercise of its control to the following matter:

- (a) *The adequacy and standard of telecommunication installations.*

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under Rule 13.7.3.8, the Council will restrict the exercise of its control to the following matters:

- (b) *Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title;*
(d) *The need for easements for any of the following purposes:*
(i) *Private ways, whether mutual or not;*
(ii) *Stormwater, sanitary sewer, water supply, electric power, gas reticulation;*
(iii) *Telecommunications;*

13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

Where any proposed allotment contains one or more of the following:

- (a) *a Notable Tree as listed in **Appendix 1D**;*
(b) *an Historic Site, Building or Object as listed in **Appendix 1E**;*
(c) *a Site of Cultural Significance to Maori as listed in **Appendix 1F**;*
(d) *an Outstanding Natural Feature as listed in **Appendix 1A**;*
(e) *an Outstanding Landscape Feature as listed in **Appendix 1B**;*
(f) *an archaeological site as listed in **Appendix 1G**;*
(g) *an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.*

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: *There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.*

Council encourages permanent protection by:

- (i) *a reserve of covenant under the Reserves Act;*
(ii) *a Maori reservation under s338 and s340 of the Te Ture Whenua Maori (Maori Land) Act;*
(iii) *a conservation covenant with the Department of Conservation or the Council;*
(iv) *an open space covenant with the Queen Elizabeth II National Trust;*
(v) *a heritage covenant with the New Zealand Historic Places Trust.*

*The Act also provides for a consent notice under s221 in accordance with **Rule 13.6.7**.*



*In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.*

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the New Zealand Historic Places Trust and the Department of Conservation;*
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;*
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.*

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under Rule 13.7.3.10, the Council will restrict the exercise of its control to the provisions of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 LANDUSE INCOMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of (reverse sensitivity) incompatible land uses. In considering a controlled subdivision activity under Rule 13.7.3.11 the Council will restrict the exercise of its control to the following matter:

- (a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.*

3.2 Regional Plans

We have considered the proposal in terms of the Regional Water and Soil Plan for Northland (RWSP).² The property is not recorded as being Erosion Prone Land in the RWSP Maps.

4 Consultation

Section 93(1) of the Act requires Council to notify an application for resource consent unless the application is for a controlled activity or the consent authority is satisfied that the adverse effects of the activity will be minor. We consider that the

² Regional Water and Soil Plan for Northland – Northland Regional Council – Relevant Sections made operative in August 2004.



potential adverse effects of the proposal will be no more than minor (refer to section 5 of this report) and therefore submit that public notification of this application is not necessary.

We also submit that there are no special circumstances in terms of Section 94C of the Act to warrant public notification.

If notification is not required under section 93(1); Section 94(1) of the Act requires Council to serve notice of the application on all persons who, in the opinion of the consent authority, may be adversely affected by the activity, even if some of those persons have given their written approval to the activity. This requirement does not apply if all affected persons have provided their written approvals.

There are houses on both Lots involved in this proposal and are in keeping with the existing pattern of subdivision and land use in the area, as detailed in Section 5.1 of this Report. For these reasons, we believe that the proposal will have no more than a *de minimis* effect on any person.

5 Environmental Effects and Mitigation

In considering whether or not to grant resource consent to this application, Council can consider the mitigation of fire hazards for the health and safety of residents. The scope of actual and potential effects, and the matters that should be considered in relation to the imposition of conditions of consent, has been derived from the relevant matters included in Section 13.7.3 of the Plan, and have been categorised as follows:

- **UTILITIES**
- **LANDUSE INCOMPATIBILITY/REVERSE SENSITIVITY**
- **NATURAL & OTHER HAZARDS**
- **STORMWATER & SEWERAGE**
- **PROPERTY ACCESS**
- **PUBLIC ACCESS TO WATERWAYS**

5.1 Utilities

A potable supply of water can be obtained from roof catchments of the existing dwellings, however both houses are on Rawene's reticulated water supply I have written to Telecom and Top Energy's for comments and their responses will be forwarded to Council when they come to hand.



5.2 Landuse Incompatibility/Reverse Sensitivity

Existing structures on the subject Lots and surrounding land can be accommodated by the proposed subdivision, and no land use incompatibility effects or reverse sensitivity issues are anticipated as a result of the subdivision. The Lots can easily comply with the permitted activity land use standards of the Coastal Residential Zone.

5.3 Natural & Other Hazards

The property is not recorded as being an area susceptible to flooding in the FNDP "Potential Flooding Maps" The area is not recorded as containing 'Erosion Prone Land' in the RWSP Maps.

As indicated previously both properties have reticulated water supply.

5.5 Stormwater and Sewage

The sites do not have access to reticulated stormwater; however at present stormwater appears to soak generally and run onto existing driveways where it can and into roadside channels where there is some reticulated drainage. The boundary adjustment will have not have an added effect to stormwater disposal as water table drains on the new driveway will be directed to Marmon Street and through Section 211 and to Manning Street as it does now.

There is a public sewer connection to both Lots. (See **Appendix 1**).

5.6 Property Access

There is easy access to Lot 2 from Marmon Street and the new driveway through to my clients house is quite level. Not a great deal of work will be required to remove vegetation from the fence line and achieve a driveway.

5.7 Public Access to Waterways

There are no waterways worthy of public access.

6 Conclusion

In terms of section 104 of the Resource Management Amendment Act 2003, we consider that:

- The proposal has regard to the objectives and policies of the Far North District Plan and the Resource Management Act 1991 and amendments.
- The effects on the environment are minor or less.



We also note that:

- The scale of the proposal is consistent with nearby developments.
- Written approvals have not been sought as we are of the opinion that the proposed subdivision will not cause any more than *de minimis* effects on any person.

For these reasons it is requested that in terms of Section 94 of the Resource Management Amendment Act 2003 that this application be considered to be a controlled activity and the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 

Peter Wild
Planning Coordinator

Date 5-2-10

VON STURMERS
Kaitaia

7 Appendices

Appendix 1 Scheme Plan.

Appendix 2 Certificates of Title

Appendix 3 Zoning Map and Reticulated Sewerage Map




Appendix 2.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA910/175
Land Registration District North Auckland
Date Issued 23 August 1948

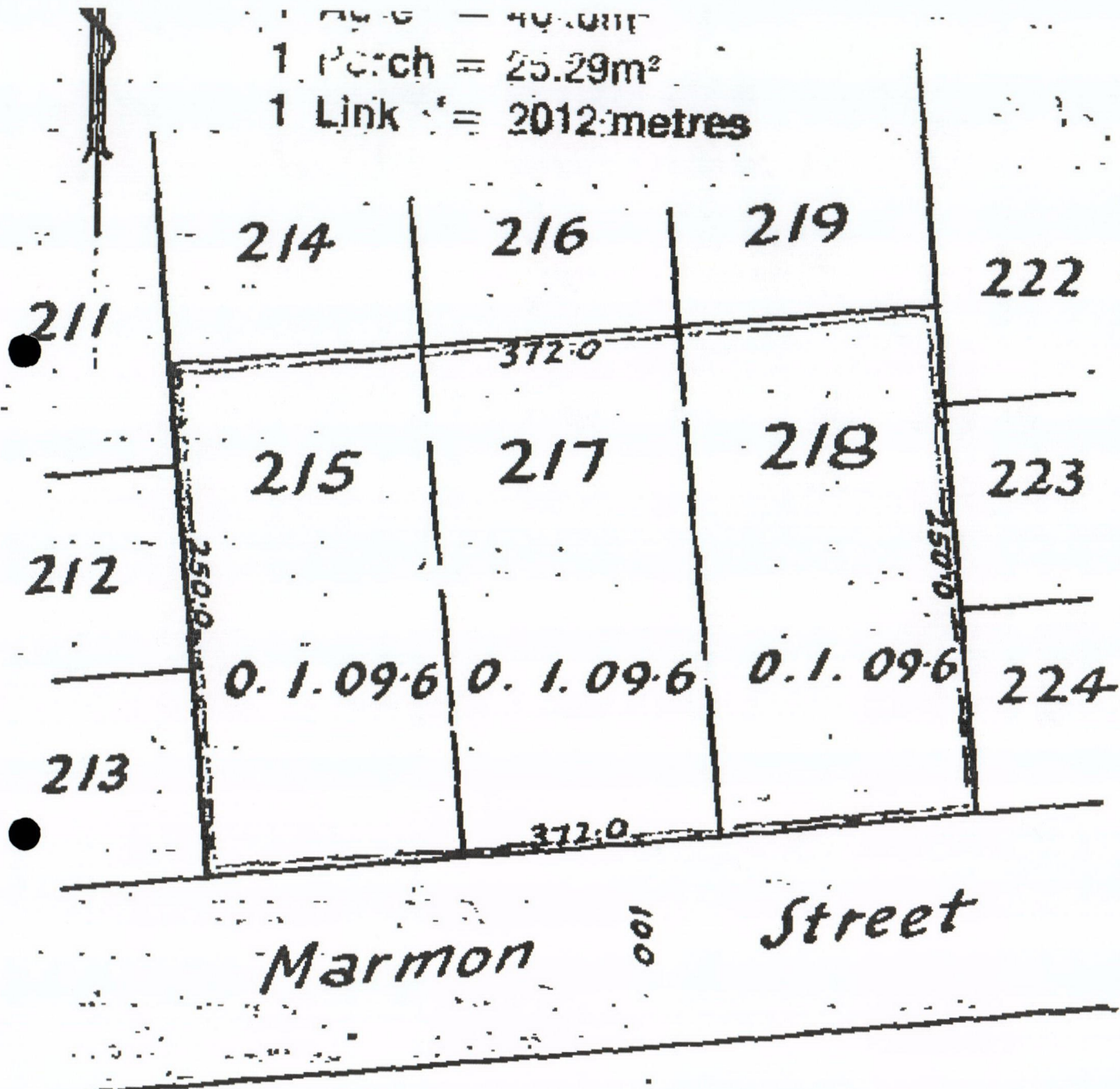
Prior References
NA886/97

Estate Fee Simple
Area 3764 square metres more or less
Legal Description Section 215 and Section 217-218 Town of
Rawene and Defined On Deposited Plan
23354

Proprietors
Garry John Clarke, Elizabeth Dagmar Clarke and CR Trustees Limited

Interests
D495769.2 Mortgage to Bank of New Zealand - 11.4.2000 at 11.06 am

1 Perch = 40.00m²
1 Perch = 25.29m²
1 Link = 2012 metres

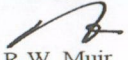




**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

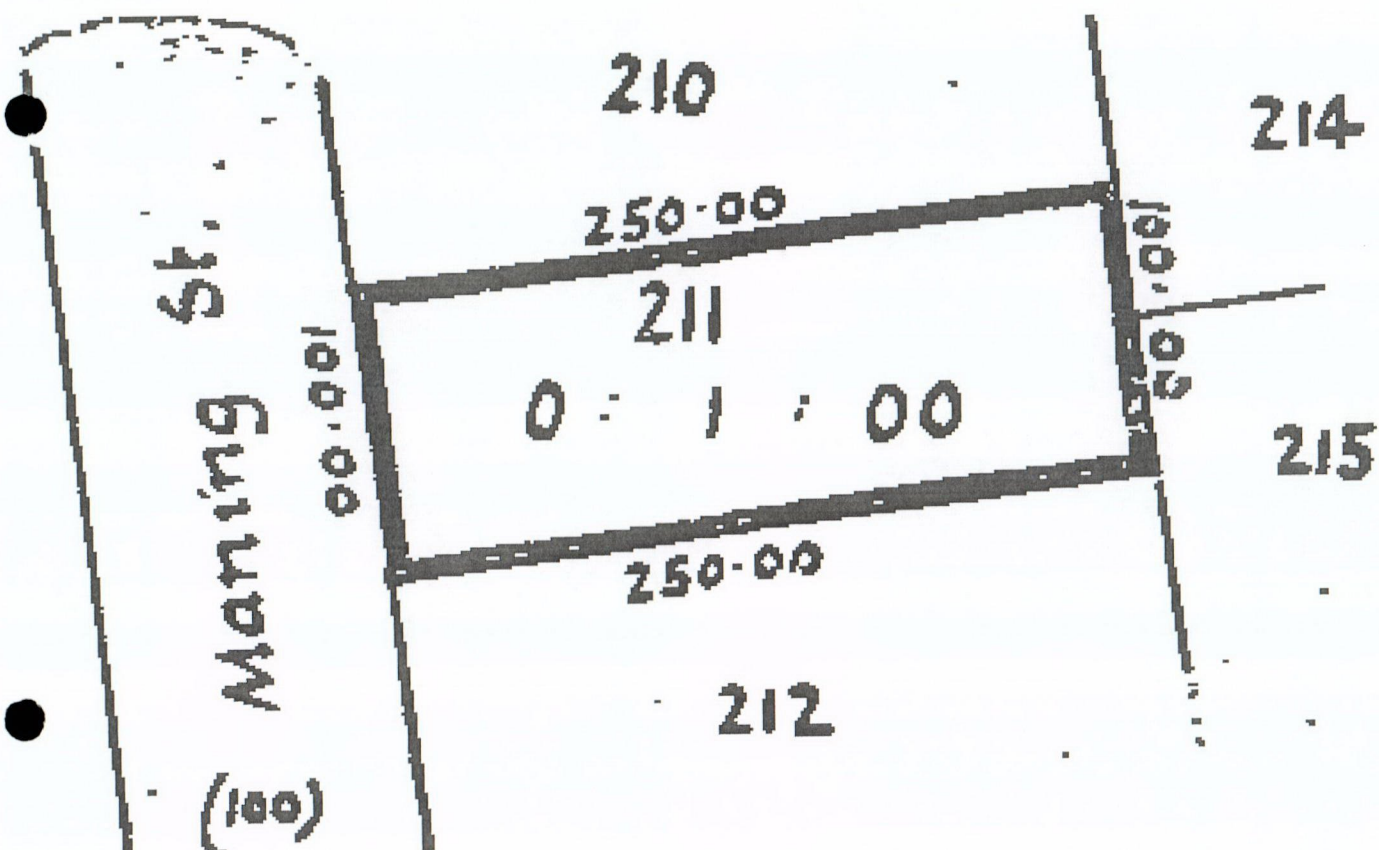
Identifier NA1817/14
Land Registration District North Auckland
Date Issued 11 March 1960

Prior References
NA137/240

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Section 211 Town of Rawene and Defined
On Deposited Plan 23354

Proprietors
Belinda Goodwin

Interests
7065735.3 Mortgage to Wairarapa Building Society - 9.11.2006 at 10:45 am



12160.

The Subdivision Group
32 Magdala Place
P O Box 1374
Christchurch
Telephone: (03) 339 3402
Facsimile: (03) 339 3329
Email: tsg@telecom.co.nz



8 February 2010

Chorus Ref: RWN11363
Your Ref:

G J & E D Clarke
C/- Von Sturmers
117 Commerce Street
PO Box 128
Kaitaia

Attention: **Peter Wild**

RE: TELEPHONE NETWORK PROVISIONING

For Subdivision: RWN: 36 Manning Street, Rawene - 1 lot Boundary Adjustment

(Subdivision Location: 36 Manning Street Rawene)

Dear Sir / Madam

Thank you for your letter and scheme plan for the above subdivision.

Telephone reticulation to the above subdivision can be provided through Chorus' existing Network, within standard provisioning guidelines, and as such Chorus has no further Network requirement of the Developer. Chorus reserves the right to defer or decline provisioning in exceptional cases, particularly where network growth is, in Chorus/Telecoms assessment, deemed uneconomic or cannot be accommodated for other reasons.

Connection to the Chorus Network, including provision of service lead-ins, can be arranged at the request of the end customer. To arrange for connection, customers should phone their Service Provider. In any areas where Chorus Network does not end up in public road reserve vested to the Local Council, the subdivider is to ensure that a legal easement is registered over the route and Network in favour of Telecom New Zealand Limited. The easement should provide for an "easement in gross for Telecommunications purposes". Chorus has standard forms for easement transfer where an easement is being granted to Telecom as part of the requirements associated with the depositing of a sub divisional plan.

Adjustments to the Chorus Network may result in a delay in providing connection to the Chorus Network, particularly if substantial adjustments or additions to the Network are required.

Service Provider connection charges may apply to any new connections made to this subdivision, please contact your Service Provider, for an assessment of these fees.

Yours faithfully

Nathan Kroening
Sub Division Specialist



8 February 2010

Peter Wild
Von Sturmers
P O Box 128
Kaitaia 0410

Dear Peter

Proposed Subdivision: - GJ & ED Clarke – Marmon West Road - Rawene

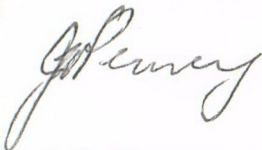
Thank you for your email and a copy of your proposed subdivision scheme plan.

Top Energy's requirement for this is nil.

Costs for supply will be provided to a prospective electricity consumer after application and on site survey has been completed.

In order to get a letter from Top Energy upon completion of your subdivision a copy of the Resource Consent Decision must be provided.

Yours sincerely



Julia Penney
Network Administrator

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**Far North
District Council**

COPY

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

**Application No: RC-2100412-RMASUB
For: 10 Marmon Street, Rawene 0443
Debtor Ref. No:**

16 February 2010

Belinda Goodwin
10 Victoria Street
Masterton 5810

Dear Sir / Madam

Acknowledgement of Receipt of Resource Consent Application - Belinda Goodwin, 10 Marmon Street, Rawene 0443

Thank you for your application for a Subdivision consent.

This letter serves as an acknowledgement of receipt of your application, and to advise that an initial check for completeness is presently being carried out under Section 88 of The Resource Management Act 1991. This initial check is to ensure sufficient information has been provided to enable the processing of your application to proceed.

Council will write to you again once this initial check is completed. The planner who will be handling your application will be identified and details will be provided in regard to any requirement for further information.

In the event that further information is required, processing of your application cannot proceed until all the requested information has been received. If you have any further queries in this regard please contact the writer.

Yours faithfully

Sharon Tipene
Customer Services Officer
Environmental Management Department



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District Council**

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Kaikohe 0400, New Zealand

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Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

G.S.T. REG No. 52-004-926

COPY

TAX INVOICE ONLY

Belinda Goodwin
10 Victoria Street
Masterton 5810

DEBTOR No: 31131303
INVOICE DATE: 10 March 2010
PAYMENT REF: 336991
RMA NUMBER: RC-2100412-RMASUB

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: To subdivide Section 215, 217 & 218 Town of Rawene, and transfer to Section 211 Town of Rawene, to improve access, within the Coastal Residential zone.
Site Address: 10 Marmon Street, Rawene 0443

Description	\$ Amount
BOUNDARY ADJ - 2 LOTS ONLY - NOT NOTIFIED	-878.00
Engineering Assessment - Utilities	17.00
Engineering Assessment - Roading	11.65
Hourly Processing Charges	812.60
General Fee - Base Admin.	190.00
Photocopying etc.	6.40

This Invoice includes GST of \$ 17.73 **TOTAL** \$ 159.65

Payment is required within 20 working days of receipt of this invoice.

Council may recover its actual and reasonable costs in respect of a particular application, and where the initial payment is inadequate; Council shall require further payment to cover the additional cost.

An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement and has a right of appeal to the Environment Court in respect of the Council's decision on that objection. An objection must be lodged with the Council within 15 working days of receipt of this invoice.

An applicant shall upon request be entitled to an itemised breakdown of costs.

NAME OF A/C:

Belinda Goodwin
10 Victoria Street
Masterton 5810

DEBTOR No: 31131303
RMA NUMBER: RC-2100412-RMASUB
INVOICE DATE: 10 March 2010
PAYMENT REF: 336991
TOTAL: \$ 159.65

Application Fees Summary

Application Number :
2100412 , Belinda Goodwin

To subdivide Section 215, 217 & 218 Town of Rawene, and transfer to Section 211 Town of Rawene, to improve access, within the Coastal Residential zone.

Fees from Timesheets

Date	Officer	Comment	Units	Rate	Amount
16/02/2010	Sharon Tipene	Lodge application, scan / attach to pathway.	0.70	70.00	49.00
16/02/2010	Marius Gabriels	assess application for road and drainage requirements	0.34	140.00	47.60
17/02/2010	Wayne Smith	Section 88 check and allocate	0.30	130.00	39.00
17/02/2010	Mana Blackburn	Interested parties and workflow	0.25	70.00	17.50
19/02/2010	Rex Shand	RC - Engineering Assessment	0.50	155.00	77.50
23/02/2010	Theresa Burkhardt	Initial assessment	1.00	80.00	80.00
25/02/2010	Theresa Burkhardt	S95	0.25	80.00	20.00
3/03/2010	Theresa Burkhardt	S95 and Decision	3.00	80.00	240.00
8/03/2010	Wayne Smith	peer review	0.70	145.00	101.50
9/03/2010	Lynley Newport	sign off decision	0.50	145.00	72.50
10/03/2010	Queenie Harding	process final invoice, fax, scan, copy decision & email to applicant/agent & update workflow. Attach to system.	0.50	80.00	40.00
10/03/2010	Queenie Harding	mail out process & file admin	0.35	80.00	28.00
Total from Timesheets					812.60

Miscellaneous Administration

Description	Amount
BOUNDARY ADJ - 2 LOTS ONLY - NOT NOTIFIED - paid	878.00
Engineering Assessment - Utilities	17.00
Engineering Assessment - Roading	11.65
Hourly Processing Charges - as detailed above	812.60
General Fee - Base Admin.	190.00
Photocopying etc.	6.40
Subtotal	1037.65
Less Payments	-878.00
Amount Due	159.65

VON STURMERS

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS
Kaitaia, Kerikeri & Paihia
www.surveyandplanning.co.nz

RC2100412
RMASUB.

Ref 12160

5 February 2010

Resource Consents Manager
Far North District Council
Private Bag 752
Kaikohe



Dear Sir

re: Proposed Subdivision for Belinda Goodwin 10 Marmon Street West, Rawene

Please find attached an application form and a Report on the Assessment of Environmental Effects in support of our client's subdivision application.

The Report on the Assessment of Environmental Effects shows that the potential and actual effects on the environment will be minor or less.

We have assessed the application as being a controlled activity under the FNDP and accordingly attach our client's cheque of \$878 for your fees.

It is respectfully requested that Council consider this application.

Please do not hesitate to contact me should you require further information – preferably by telephone.

Yours faithfully
von Sturmers, Kaitaia

A handwritten signature in black ink, appearing to read "Peter Wild".

Peter Wild
Planning Coordinator

Attachments

1. Application for Subdivision Consent
2. Fees cheques for \$878
3. Report on Assessment of Environmental Effects

Kaitaia Office
117 Commerce Street
P.O. Box 128, Kaitaia, New Zealand
Telephone: 09 408 6000
Facsimile: 09 408 6002
Email: kaitaia@surveyandplanning.co.nz

After Hours:

Manager/Surveyor: Peter Wild 09-408 0677

APPLICATION FOR RESOURCE CONSENT
Pursuant to Section 88, Resource Management Act 1991

TO: Far North District Council

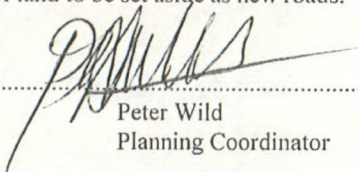
1. I, **Belinda Goodwin**, apply for a subdivision use resource consent:
2. The name(s) and address(s) of the owner (other than the applicant) of land to which the application relates is/are as follows:
Belinda Goodwin
10 Victoria Street
MASTERTON

06 3772349 027 3541315

GJ & ED Clarke (Owners)
14 Marmon Street
RAWENE

09 4057688 021 0333999
3. The location of the proposed activity is as follows:
Section 215, Section 217-218 Town of Rawene DP23354
NA910/175
4. No additional resource consents are needed for the proposed activity.
5. I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
6. I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.(if any), required to be included in the application by the district or regional plan(s), or regulations.
7. As this is an application for a subdivision consent, I attach information that is sufficient to adequately define -
 - a) The position of all new boundaries; and
 - b) The areas of all new allotments [*not required for cross-lease, company leases, or unit plans*]; and
 - c) The location and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
 - d) The locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
 - e) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake to be vested in the Crown or local authority under Section 237A of the Resource Management Act 1991; and
 - f) The location and areas of land to be set aside as new roads.

Signature of applicant }
 or person authorised to }
 sign on behalf. }



 Peter Wild
 Planning Coordinator

Date 5-2-10

Address for service of applicant: **VON STURMERS**
PO BOX 128
KAITAIA

BELINDA GOODSIN**PROPOSED SUBDIVISION****10 Marmon Street, Rawene****PLANNER'S REPORT INCLUDING AN ASSESSMENT OF
ENVIRONMENTAL EFFECTS**Von Stummers¹

Kaitaia

1 Introduction

Our client, Belinda Goodwin, owns Section 211 Town of Rawene at 36 Manning Street, Rawene. She is purchasing a 5 metre strip from GJ & ED Clarke adjoining the rear of her property to provide a better access as the Manning Street frontage is extremely steep. There is a house and buildings on CT910/175 well clear of the proposed access strip. The subdivision (boundary adjustment) will have little effect on the running of the subject property. There is good access from Marmon Street to Lot 2 on the plan and existing access to Lot 1 (the Clarkes house).

The property is zoned Coastal Residential in the Far North District Plan, and this application is being made under the controlled activity provisions of that Plan as a boundary adjustment due to the Lot sizes.

This assessment accompanies the Resource Consent Application made by our clients, and is provided in accordance to Section 88 of the Resource Management Act 1991.

¹ Survey & Planning Solutions Ltd, t/a von Stummers – Surveyors, Planners, Resource Managers, Kaitaia, and Kerikeri
PO Box 128 Kaitaia Phone (09) 408 6000 Fax (09) 408 6002 Email: kaitaia@saps.co.nz



It is intended to provide the necessary information for an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

2 Description of Proposal

2.1 Purpose of the Proposal

The purpose of the proposal is to subdivide a 5 metre wide strip from CT910/175 in order to provide a better access to CT1817/14. Lot 2 on the plan will be transferred to the owner of CT1817/14 as a conditional amalgamation condition as a result of this subdivision. There is easy access to Lot 2 from Marmon Street. (See **Appendix 1**).

2.2 Site Description

The subject site is legally described as Sections 215, 217 and 218 Town of Rawene and is held in Certificate of Title 910/175 – refer to **Appendix 2**.

The property is located at 10 Marmon Street, Rawene

Access to the land

Legal access to CT1817/14 is from Manning Street, however, this is very steep and better access can be achieved from Marmon Street, the subject of this boundary adjustment. (see **Appendix 1**).

QuickMap and the FNDP show no recorded cultural or heritage sites on the property.

3 Planning Provisions

3.1 Far North District Plan (FNDP)

The site is zoned Coastal Residential and is not subject to any resource features in the FNDP. The following subdivision provisions are available for subdivision as a controlled activity in the Coastal Residential Zone:

In considering whether or not to impose conditions on applications for controlled subdivision activities the Council will consider the standards set out in Rules under 13.7.1, 13.7.2 and 13.7.3, as follows;



This application is a boundary adjustment considered in Rule 13.7.1.

We note that each of the existing lots are able to accommodate a 15m x 15m buildable area that does not encroach into the 1.2m permitted standard setbacks of the Residential Zone, in accordance with the controlled standard of Rule 13.7.2.2.

There are existing structures on Sections 211 and 215, 217 and 218, Town of Rawene (**Appendix 1**). The proposal meets permitted standards in terms of the relevant land use rules in 7.6.5.1 of the FNDP, including the sunlight rule 7.6.5.1.5 (building height shall not exceed 2m plus the shortest horizontal setback), no more than 50% impermeable surfaces on a site (Rule 7.6.5.1.3), and 1.2m setbacks (Rule 7.6.5.1.7).

No vegetation clearance will be required to prepare building sites on either Lot as no new buildings are envisaged. However an entrance will need to be formed into Lot 2 and along the boundary to achieve the aim of this proposal.

Both Manning Street and Marmon Street are sealed and up to Council standard as far as they access Lot 2 and accordingly in compliance with Rule 15.1.6.3(b), public road adjoining the subdivision.

In summary, the proposal is considered to be a controlled activity.

13.7.3 Other Matters to be taken Into Account

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under Rules 13.7.3.1 to 13.7.3.12 (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see Chapter 14 Transportation)

A controlled (subdivision) activity application shall comply with rules for property access in Chapter 14, namely Rules 15.1.6.1.2 – 15.1.6.1.7 (inclusive).

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under Rule 13.7.3.2, the Council will restrict the exercise of its control to the following matters:

(a) The degree to which the proposed subdivision avoids, remedies or mitigates the adverse effects of:

- (i) Erosion;*
- (ii) Flooding and inundation;*
- (iii) Landslip;*
- (iv) Rockfall;*
- (v) Alluvion (deposition of alluvium);*
- (vi) Avulsion (erosion by streams or rivers);*
- (vii) Unconsolidated fill;*



- (viii) Soil contamination;
- (ix) Subsidence.
- (x) Fire Hazard

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (ii) Where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment;

In considering a controlled (subdivision) activity application under Rule 13.7.3.3 the Council will restrict the exercise of its control to the following matters:

- (a) The adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (b) Water supplies for fire fighting purposes;

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments.
- (c) The provision of grass swales and other water detention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) The stormwater system shall be designed in accordance with on-site volume control practices as contained in Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual ARC 2003.

In considering a controlled (subdivision) activity application under Rule 13.7.3.4 the Council will restrict the exercise of its control to the following matters:

- (a) Control of water-borne contaminants, litter and sediments;
- (c) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (ii) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as transformer).

In considering a controlled (subdivision) activity application under Rule 13.7.3.5, the Council will restrict the exercise of its control to the following matters:

- (a) The method and adequacy of sewage disposal where a Council owned reticulated system is not available;

13.7.3.6 ENERGY SUPPLY



In considering a controlled (subdivision) activity application under Rule 13.7.3.6, the Council will restrict the exercise of its control to the following matter:

- (a) *The adequacy and standard of any electrical utility system.*

13.7.3.7 TELECOMMUNICATIONS

In considering a controlled (subdivision) activity application under Rule 13.7.3.7, the Council will restrict the exercise of its control to the following matter:

- (a) *The adequacy and standard of telecommunication installations.*

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under Rule 13.7.3.8, the Council will restrict the exercise of its control to the following matters:

- (b) *Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title;*
 (d) *The need for easements for any of the following purposes:*
 (i) *Private ways, whether mutual or not;*
 (ii) *Stormwater, sanitary sewer, water supply, electric power, gas reticulation;*
 (iii) *Telecommunications;*

13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

Where any proposed allotment contains one or more of the following:

- (a) *a Notable Tree as listed in **Appendix 1D**;*
 (b) *an Historic Site, Building or Object as listed in **Appendix 1E**;*
 (c) *a Site of Cultural Significance to Maori as listed in **Appendix 1F**;*
 (d) *an Outstanding Natural Feature as listed in **Appendix 1A**;*
 (e) *an Outstanding Landscape Feature as listed in **Appendix 1B**;*
 (f) *an archaeological site as listed in **Appendix 1G**;*
 (g) *an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.*

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: *There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.*

Council encourages permanent protection by:

- (i) *a reserve of covenant under the Reserves Act;*
 (ii) *a Maori reservation under s338 and s340 of the Te Ture Whenua Maori (Maori Land) Act;*
 (iii) *a conservation covenant with the Department of Conservation or the Council;*
 (iv) *an open space covenant with the Queen Elizabeth II National Trust;*
 (v) *a heritage covenant with the New Zealand Historic Places Trust.*

*The Act also provides for a consent notice under s221 in accordance with **Rule 13.6.7**.*



In considering a controlled (subdivision) activity application under Rule 13.7.3.9 the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the New Zealand Historic Places Trust and the Department of Conservation;*
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;*
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.*

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under Rule 13.7.3.10, the Council will restrict the exercise of its control to the provisions of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 LANDUSE INCOMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of (reverse sensitivity) incompatible land uses. In considering a controlled subdivision activity under Rule 13.7.3.11 the Council will restrict the exercise of its control to the following matter:

- (a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.*

3.2 Regional Plans

We have considered the proposal in terms of the Regional Water and Soil Plan for Northland (RWSP).² The property is not recorded as being Erosion Prone Land in the RWSP Maps.

4 Consultation

Section 93(1) of the Act requires Council to notify an application for resource consent unless the application is for a controlled activity or the consent authority is satisfied that the adverse effects of the activity will be minor. We consider that the

² Regional Water and Soil Plan for Northland – Northland Regional Council – Relevant Sections made operative in August 2004.



potential adverse effects of the proposal will be no more than minor (refer to section 5 of this report) and therefore submit that public notification of this application is not necessary.

We also submit that there are no special circumstances in terms of Section 94C of the Act to warrant public notification.

If notification is not required under section 93(1); Section 94(1) of the Act requires Council to serve notice of the application on all persons who, in the opinion of the consent authority, may be adversely affected by the activity, even if some of those persons have given their written approval to the activity. This requirement does not apply if all affected persons have provided their written approvals.

There are houses on both Lots involved in this proposal and are in keeping with the existing pattern of subdivision and land use in the area, as detailed in Section 5.1 of this Report. For these reasons, we believe that the proposal will have no more than a *de minimis* effect on any person.

5 Environmental Effects and Mitigation

In considering whether or not to grant resource consent to this application, Council can consider the mitigation of fire hazards for the health and safety of residents. The scope of actual and potential effects, and the matters that should be considered in relation to the imposition of conditions of consent, has been derived from the relevant matters included in Section 13.7.3 of the Plan, and have been categorised as follows:

- UTILITIES
- LANDUSE INCOMPATIBILITY/REVERSE SENSITIVITY
- NATURAL & OTHER HAZARDS
- STORMWATER & SEWERAGE
- PROPERTY ACCESS
- PUBLIC ACCESS TO WATERWAYS

5.1 Utilities

A potable supply of water can be obtained from roof catchments of the existing dwellings, however both houses are on Rawene's reticulated water supply I have written to Telecom and Top Energy's for comments and their responses will be forwarded to Council when they come to hand.



5.2 Landuse Incompatibility/Reverse Sensitivity

Existing structures on the subject Lots and surrounding land can be accommodated by the proposed subdivision, and no land use incompatibility effects or reverse sensitivity issues are anticipated as a result of the subdivision. The Lots can easily comply with the permitted activity land use standards of the Coastal Residential Zone.

5.3 Natural & Other Hazards

The property is not recorded as being an area susceptible to flooding in the FNDP "Potential Flooding Maps" The area is not recorded as containing 'Erosion Prone Land' in the RWSP Maps.

As indicated previously both properties have reticulated water supply.

5.5 Stormwater and Sewage

The sites do not have access to reticulated stormwater; however at present stormwater appears to soak generally and run onto existing driveways where it can and into roadside channels where there is some reticulated drainage. The boundary adjustment will have not have an added effect to stormwater disposal as water table drains on the new driveway will be directed to Marmon Street and through Section 211 and to Manning Street as it does now.

There is a public sewer connection to both Lots. (See **Appendix 1**).

5.6 Property Access

There is easy access to Lot 2 from Marmon Street and the new driveway through to my clients house is quite level. Not a great deal of work will be required to remove vegetation from the fence line and achieve a driveway.

5.7 Public Access to Waterways

There are no waterways worthy of public access.

6 Conclusion

In terms of section 104 of the Resource Management Amendment Act 2003, we consider that:

- The proposal has regard to the objectives and policies of the Far North District Plan and the Resource Management Act 1991 and amendments.
- The effects on the environment are minor or less.



We also note that:

- The scale of the proposal is consistent with nearby developments.
- Written approvals have not been sought as we are of the opinion that the proposed subdivision will not cause any more than *de minimis* effects on any person.

For these reasons it is requested that in terms of Section 94 of the Resource Management Amendment Act 2003 that this application be considered to be a controlled activity and the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 

Peter Wild
Planning Coordinator

Date 5-2-10

VON STURMERS
Kaitaia

7 Appendices

Appendix 1 Scheme Plan.

Appendix 2 Certificates of Title

Appendix 3 Zoning Map and Reticulated Sewerage Map



Appendix 2.



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier NA910/175
Land Registration District North Auckland
Date Issued 23 August 1948

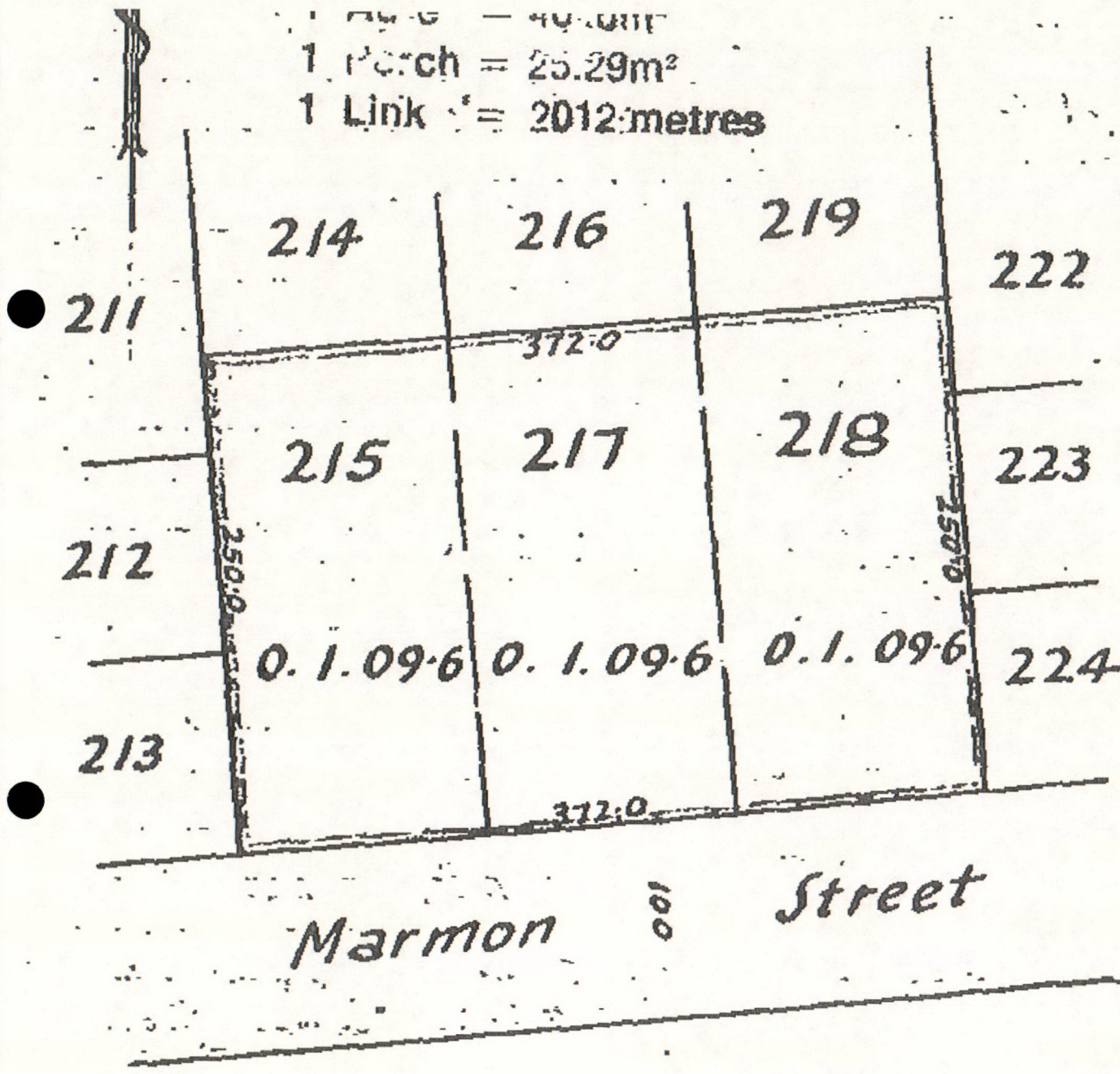
Prior References
NA886/97

Estate Fee Simple
Area 3764 square metres more or less
Legal Description Section 215 and Section 217-218 Town of
Rawene and Defined On Deposited Plan
23354

Proprietors
Garry John Clarke, Elizabeth Dagmar Clarke and CR Trustees Limited

Interests
D495769.2 Mortgage to Bank of New Zealand - 11.4.2000 at 11.06 am

1 Parch = 25.29m²
1 Link = 2012 metres



Marmon

100

Street



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

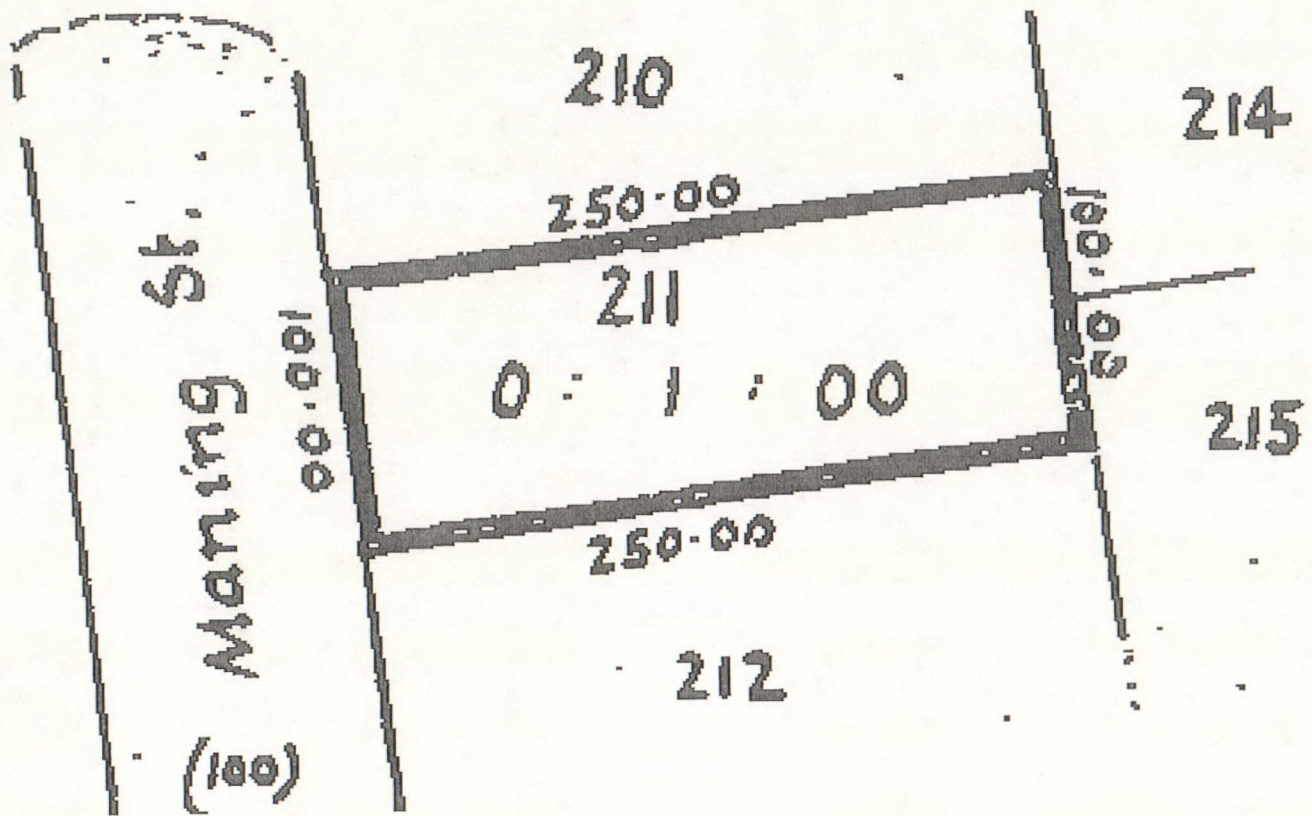
Identifier NA1817/14
Land Registration District North Auckland
Date Issued 11 March 1960

Prior References
NA137/240

Estate Fee Simple
Area 1012 square metres more or less
Legal Description Section 211 Town of Rawene and Defined
On Deposited Plan 23354

Proprietors
Belinda Goodwin

Interests
7065735.3 Mortgage to Wairarapa Building Society - 9.11.2006 at 10:45 am



Manning St.

(100)

210

250.00

211

0 : 1 : 00

250.00

212

214

215

100.00

100.00

12160.

The Subdivision Group
32 Magdala Place
P O Box 1374
Christchurch
Telephone: (03) 339 3402
Facsimile: (03) 339 3329
Email: tsg@telecom.co.nz



8 February 2010

Chorus Ref: RWN11363
Your Ref:

G J & E D Clarke
C/- Von Sturmers
117 Commerce Street
PO Box 128
Kaitaia

Attention: **Peter Wild**

RE: TELEPHONE NETWORK PROVISIONING

For Subdivision: RWN: 36 Manning Street, Rawene - 1 lot Boundary Adjustment

(Subdivision Location: 36 Manning Street Rawene)

Dear Sir / Madam

Thank you for your letter and scheme plan for the above subdivision.

Telephone reticulation to the above subdivision can be provided through Chorus' existing Network, within standard provisioning guidelines, and as such Chorus has no further Network requirement of the Developer. Chorus reserves the right to defer or decline provisioning in exceptional cases, particularly where network growth is, in Chorus/Telecoms assessment, deemed uneconomic or cannot be accommodated for other reasons.

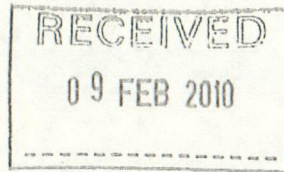
Connection to the Chorus Network, including provision of service lead-ins, can be arranged at the request of the end customer. To arrange for connection, customers should phone their Service Provider. In any areas where Chorus Network does not end up in public road reserve vested to the Local Council, the subdivider is to ensure that a legal easement is registered over the route and Network in favour of Telecom New Zealand Limited. The easement should provide for an "easement in gross for Telecommunications purposes". Chorus has standard forms for easement transfer where an easement is being granted to Telecom as part of the requirements associated with the depositing of a sub divisional plan.

Adjustments to the Chorus Network may result in a delay in providing connection to the Chorus Network, particularly if substantial adjustments or additions to the Network are required.

Service Provider connection charges may apply to any new connections made to this subdivision, please contact your Service Provider, for an assessment of these fees.

Yours faithfully

Nathan Kroening
Sub Division Specialist



Top Energy Limited
Station Road
P O Box 243
Kaikohe 0400
New Zealand
Telephone +64-9 401 5440
Facsimile +64-9 401 5611
Web www.topenergy.co.nz

8 February 2010

Peter Wild
Von Sturmers
P O Box 128
Kaitaia 0410

Dear Peter

Proposed Subdivision: - GJ & ED Clarke – Marmon West Road - Rawene

Thank you for your email and a copy of your proposed subdivision scheme plan.

Top Energy's requirement for this is nil.

Costs for supply will be provided to a prospective electricity consumer after application and on site survey has been completed.

In order to get a letter from Top Energy upon completion of your subdivision a copy of the Resource Consent Decision must be provided.

Yours sincerely

Julia Penney
Network Administrator

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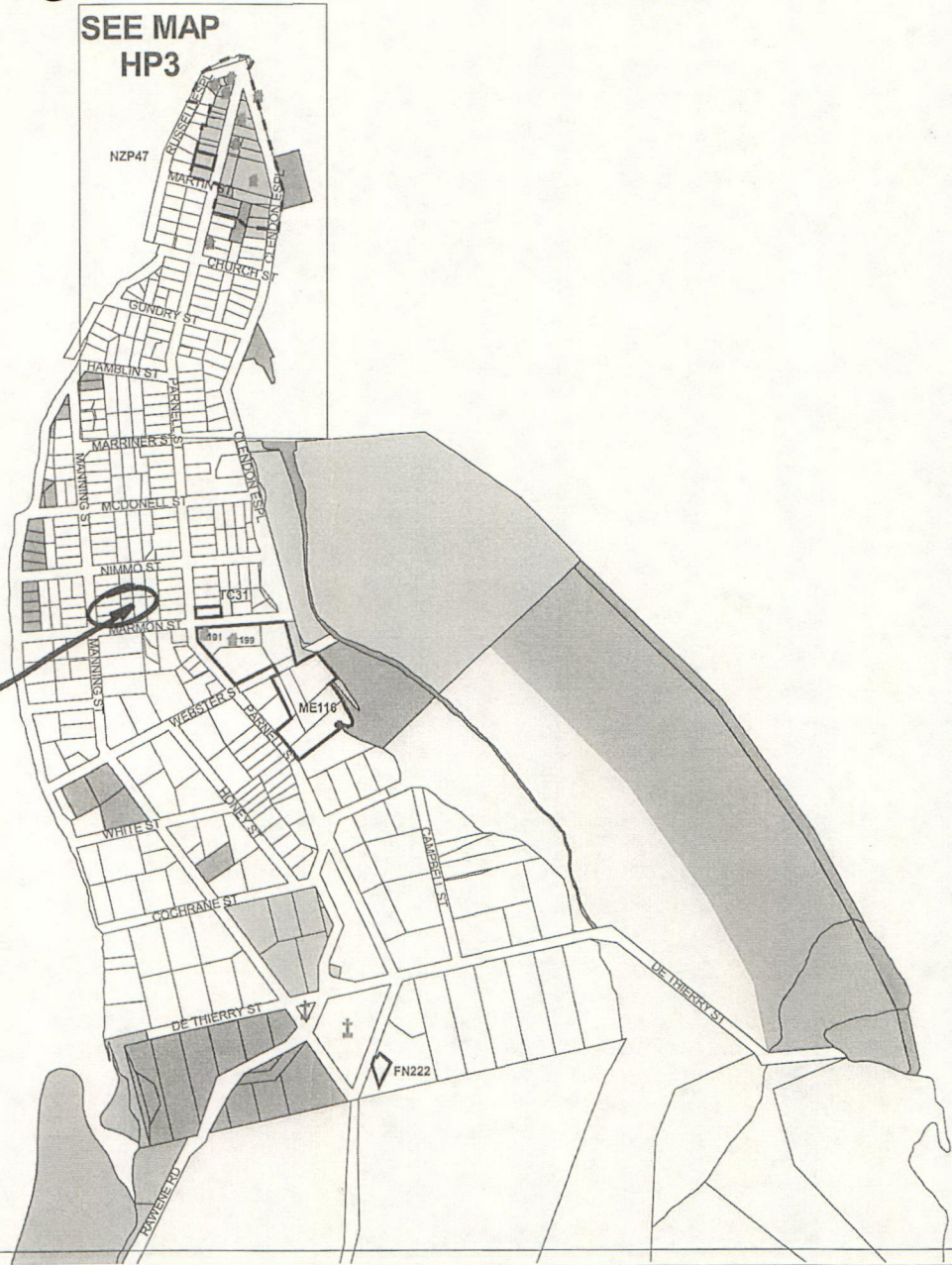


Far North District Council

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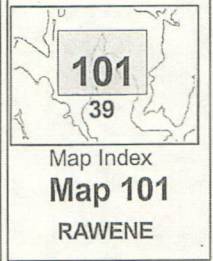
SEE MAP
HP3



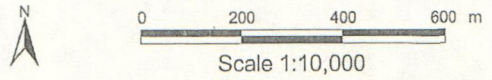
The Site

- Zone**
- Conservation
 - Coastal Residential
 - Commercial
 - Lakes and Rivers
 - Recreational Activities
 - Rural Production
 - Road
 - Coastal Marine
 - Designations
 - Maritime Exemption Area
 - Cemetery
 - Historic Site
 - Heritage Precinct

Note - Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road



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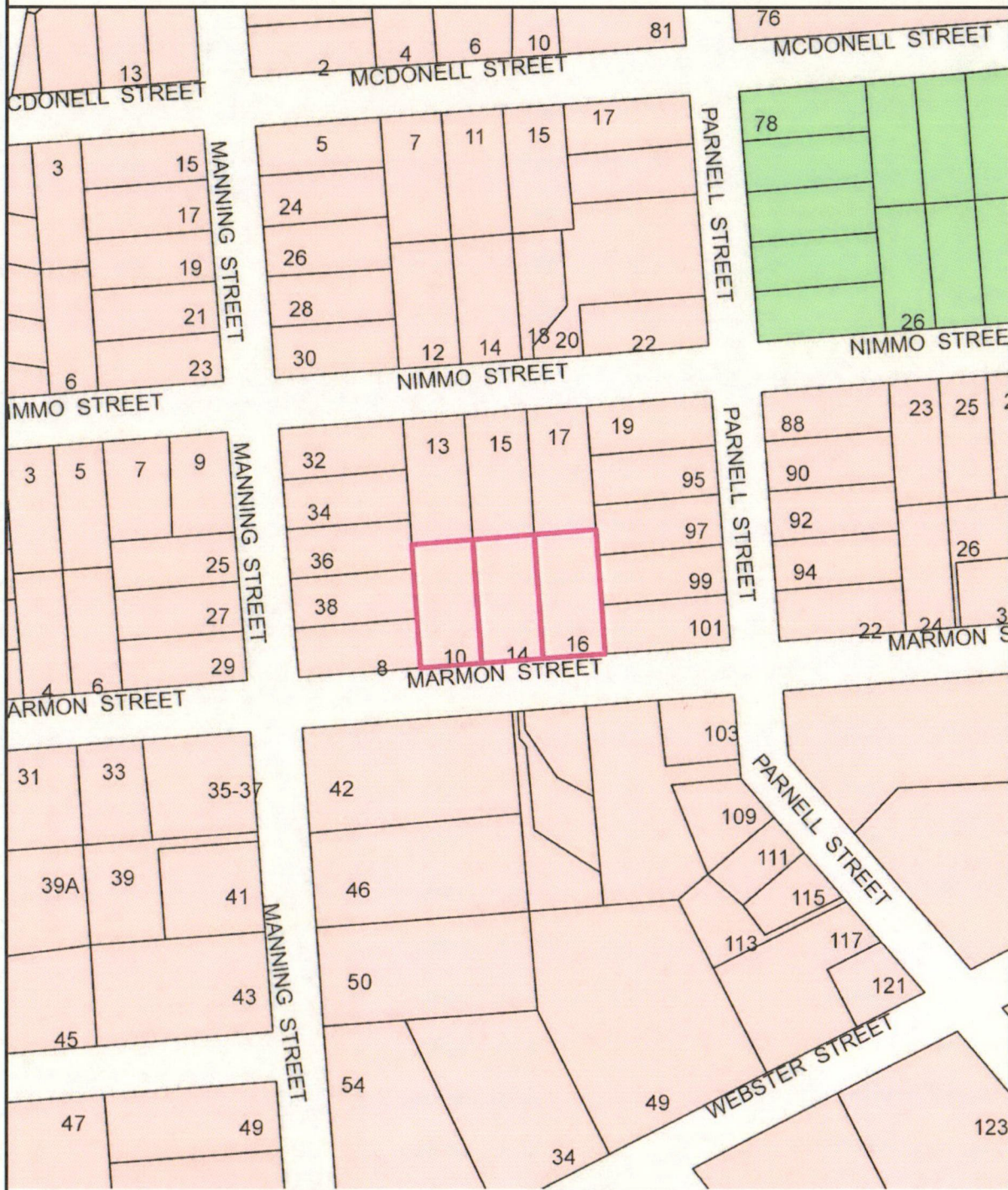
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Far North District Council



Address
Land etc



100 m

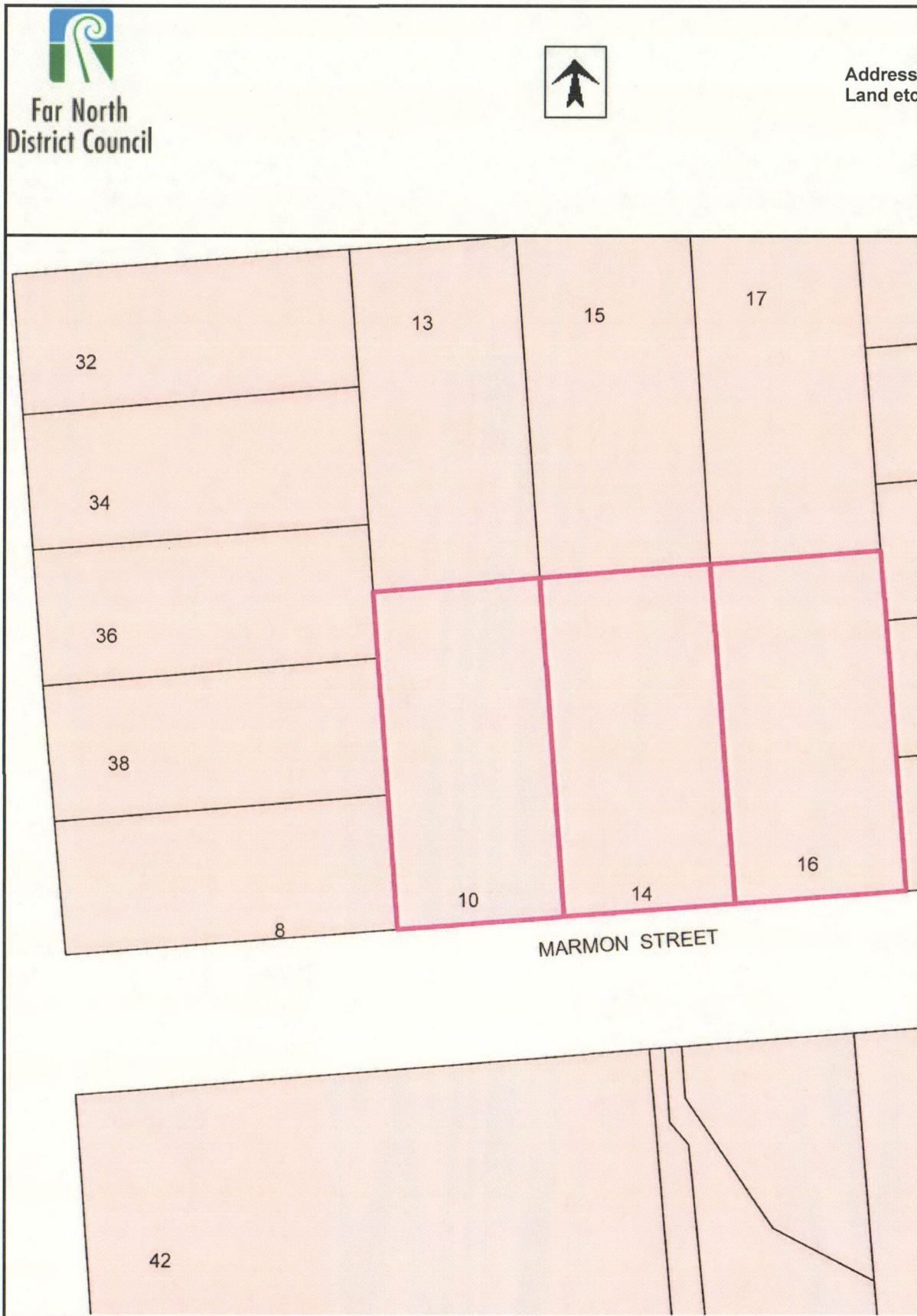


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10:03 2/16/2010

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50 m  1 : 839

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Far North
District Council



Address
Aerial



50 m  1 : 839

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Council



**Far North
District Council**

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Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

G.S.T. REG No. 52-004-926

TAX INVOICE ONLY

Belinda Goodwin
10 Victoria Street
Masterton 5810

DEBTOR No: 31131303
INVOICE DATE: 16 February 2010
PAYMENT REF: 336991
RMA NUMBER: RC-2100412-RMASUB

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: Boundary adjustment in property zoned Coastal Residential
Site Address: 10 Marmon Street, Rawene 0443

Description	\$ Amount
BOUNDARY ADJ - 2 LOTS ONLY - NOT NOTIFIED	878.00

This Invoice includes GST of \$ 97.56

TOTAL

\$ 878.00

Payment is required within 20 working days of receipt of this invoice.

Council may recover its actual and reasonable costs in respect of a particular application, and where the initial payment is inadequate; Council shall require further payment to cover the additional cost.

An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement and has a right of appeal to the Environment Court in respect of the Council's decision on that objection. An objection must be lodged with the Council within 15 working days of receipt of this invoice.

An applicant shall upon request be entitled to an itemised breakdown of costs.

NAME OF A/C:

Belinda Goodwin
10 Victoria Street
Masterton 5810

DEBTOR No: 31131303
RMA NUMBER: RC-2100412-RMASUB
INVOICE DATE: 16 February 2010
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