



**THE RESOURCE MANAGEMENT ACT 1991**

**SECTION 221: CONSENT NOTICE**

**REGARDING**

The subdivision of Lots 6 & 7 DP 202237 &  
Covenant over Lot 5 DP 202237 &  
Easements over Lots 1 & 4 DP 154325 & Pt  
Sec 31 Blk I Waoku S.D.,  
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by **THE FAR NORTH DISTRICT COUNCIL** to the effect that 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 are to be registered on the new titles for Lots 6-13 DP 208551 and Lot 5 DP 202237.


**SCHEDULE**

- i. That only one dwelling per site is permitted on all allotments except for Lot 13 DP 208551 which shall be required to satisfy the normal residential-intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0m in height above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.
- ii. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall also address issues covered in this schedule. The development plan shall be approved by the manager of Resource Consents and implemented within the time frames specified.
- iii. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the manager of Resource Consents.



- iv. Each allotment will require a specifically designed wastewater treatment and disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each Lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on site disposal.
- v. No cats, dogs or mustelids are permitted on any allotment.
- vi. Archaeological sites identified on Lots 9 & 11 DP 208551 shall be noted and recorded on the appropriate titles.
- vii. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.
- viii. The landowner(s) of Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 in addition to any requirements detailed in item 'ii' of this schedule shall be required to preserve the indigenous trees and vegetation on Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 as shown by areas marked 'H', 'G', 'F', 'J', 'I' on the survey plan DP 208551. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:

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

DATE at KAIKOHE this 25<sup>th</sup> day of September 2002  
RC 2000254.  
DAWN.CN\_2

Approvals  
ALAN DAWN  
GAYLENE ELHA DAWN  
REGISTERED OWNERS  
I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 15th day of November 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

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

| Memorandum of Easements                                       |                |                            |
|---|----------------|----------------------------|
| Purpose   | Shown Tenement | Servient Dominant Tenement |
| RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & CONVEY WATER. | (A)            | LOT 7 HEREON               |
|   | (B)            | LOT 16 HEREON              |
|   | (C)            | LOT 15 & 14 HEREON         |
|   | (D)            | LOT 15 & 14 HEREON         |

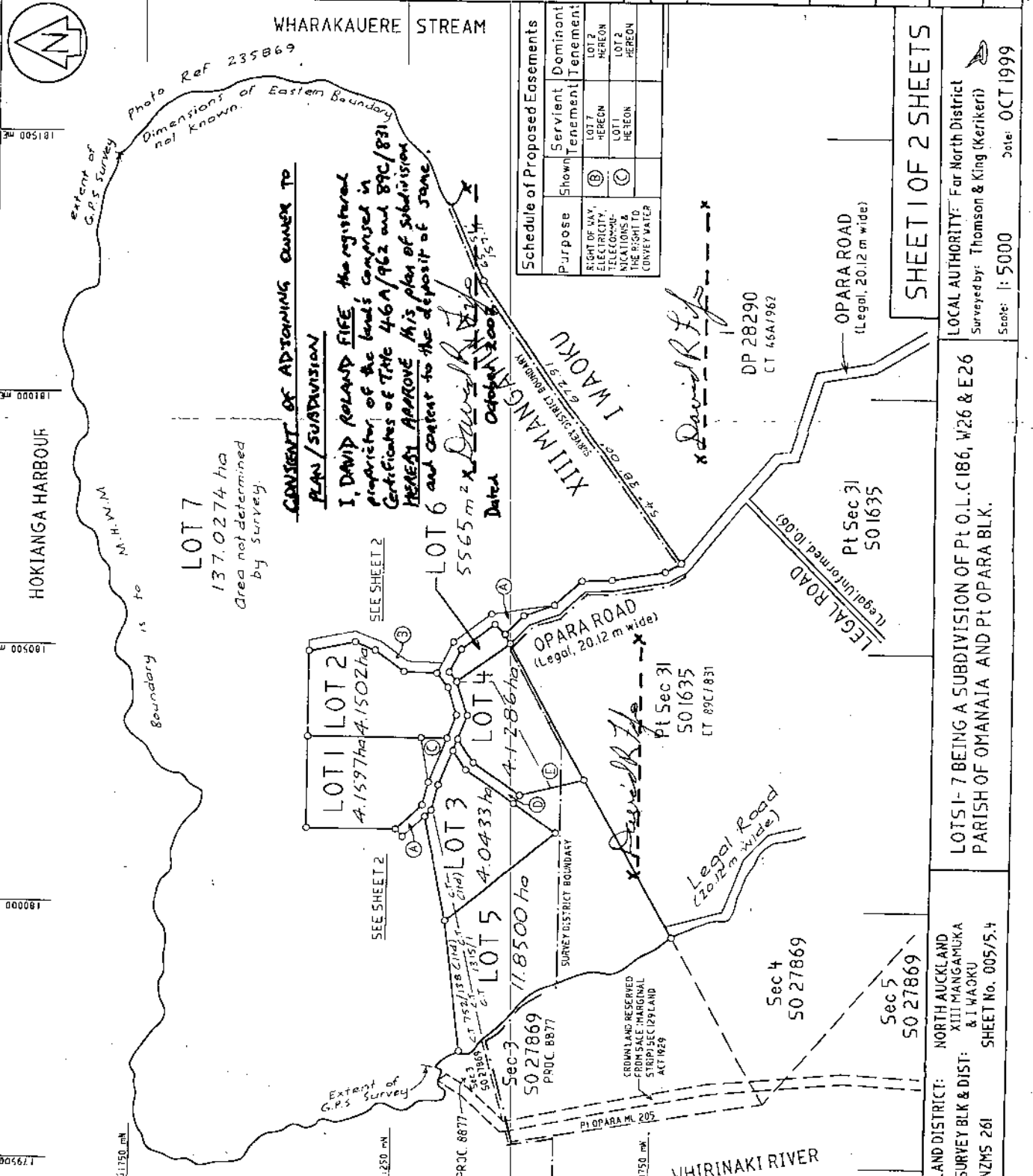
AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.  
CLASS OF SURVEY:  
Lots 1-5 class III, Lot 6 class II  
Lot 7 class IV (Regulations 13 & 29)

NEW Cst ALLOCATED:  
LOT 1: 1298/978  
LOT 2: 1298/979  
LOT 3: 1298/980  
LOT 4: 1298/981  
NOTE: Lot 7 limited as to parcels.

Total Area 165.9157 ha  
Comprised in CT 752/198 (14) & CT 1915/1 (11), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11).

I, Denis McCreagar Thomson, being a person entitled to practise as a registered surveyor, certify that these plans are accurate, and were prepared by me or under my direct supervision in accordance with the Survey Act 1986 and the Survey Regulations 1988. This plan is accurate, and has been created in accordance with that Act and those Regulations.

(Signatures) *D. Thomson*  
(Date) 25 April 2000  
Field Book Reference Book  
Examined by: Chief Surveyor  
Approved as to Survey *D. Thomson*  
15, 5 2000  
Deposited this 19 day of 1999  
For Registrar General of Land  
File Ref: 5597A, DAWN  
Received 23 APR 2000  
Instructions DP 202237  
Approved CT 752/198 CAD FILE: TRV 5897A - ABC



**CONSENT OF ADJOINING OWNER TO PLAN/SUBDIVISION**  
I, DAVID ROLAND FIFE the registered proprietor of the land comprised in Certificates of Title 46A/962 and 89C/821 HEREBY APPROVE this plan of subdivision LOT 6 and consent to the deposit of same.  
Date: October 2000  
*David R Fife*

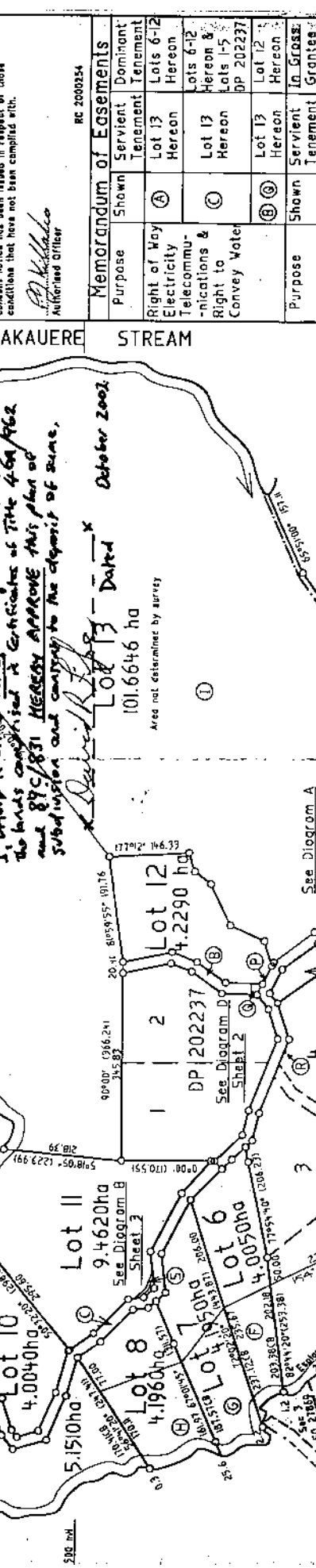
| Schedule of Proposed Easements                                |                |                            |
|---|----------------|----------------------------|
| Purpose   | Shown Tenement | Servient Dominant Tenement |
| RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & CONVEY WATER. | (B)            | LOT 7 HEREON               |
|   | (C)            | LOT 16 HEREON              |
|   | (D)            | LOT 15 & 14 HEREON         |

SHEET 1 OF 2 SHEETS  
LOCAL AUTHORITY: Far North District  
Surveyed by: Thomson & King (Kerikeri)  
Scale: 1:5000  
Date: OCT 1999

LAND DISTRICT: NORTH AUCKLAND  
SURVEY BLK & DIST: XIII MANGAMUKA & IWAOKU  
SHEET No. 005/5.4  
LOTS 1-7 BEING A SUBDIVISION OF Pt O.L.C 186, W26 & E26 PARISH OF OMANAJA AND Pt OPARA BLK.  
NZMS 261

139500 mE  
180000 mE  
180500 mE  
181000 mE  
181500 mE

XIII MANGAMUKA HOKIANGA HARBOUR WHARAKAUERE STREAM WHIRINAKI RIVER



| Memorandum of Easements                                    |               |
|--|---------------|
| Purpose  | Shown         |
| Right of Way Electricity Telecommunications & Convey Water | Lot 13 Hereon |
| Purpose  | Lot 12 Hereon |
| Right of Way (pedestrian access)                           | Lot 13 Hereon |

| Schedule of Existing Easements                             |               |
|--|---------------|
| Purpose  | Shown         |
| Right of Way Electricity Telecommunications & Convey Water | Lot 13 Hereon |
| Purpose  | Lot 12 Hereon |
| Proposed Easements in Gross                                | Lot 13 Hereon |

| Proposed Easements in Gross |               |
|-----------------------------|---------------|
| Purpose                     | Shown         |
| Electricity                 | Lot 13 Hereon |
| Electricity                 | Lot 12 Hereon |
| Electricity                 | Lot 11 Hereon |

| CLASS OF SURVEY: |   |
|------------------|---|
| LOTS 6 - 12      | III   |
| LOT 14 & 15      | II  |
| LOT 13           | IV (REGULATIONS 13 & 29)  |
| Total Area       | 137.5839 ha   |
| Comprised in     | CT 1298/983 CT 1298/984 Ltd CT 1298/981, 1298/982 (Cov) 89C/831 & 1298/980 (Cov)  |
| Registered       | John McCreger Thomson, being a person entitled to practice as a registered surveyor, certify that the surveys to which this instrument relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998. Within the scope of my duty, and has been created in accordance with that Act and these Regulations. |

Approved as to Survey  
Deposited this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

For Registrar General of Land  
DP 208551

Scale: 1: 5000 Date: June 2001

LOCAL AUTHORITY: Far North District  
Surveyed by: Thomson & King (Kerikeri)

ND DISTRICT: NORTH AUCKLAND  
SURVEY BLK & DIST: XIII MANGAMUKA  
SHEET No. 005/5.4