

RC 2001035



FAR NORTH DISTRICT COUNCIL

PROPOSED FAR NORTH DISTRICT PLAN
AND
FAR NORTH TRANSITIONAL DISTRICT PLAN
(Hokianga Section)

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an application under the aforesaid Act by
N A PHILLIPS

APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Lots 44, 46, 47 & 48 DP 61763 to create eight residential allotments and two access allotments.

The property, in respect of which the application is made, is situated at Taumatawiwi Street, Opononi.

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

DELEGATION

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

DECISION

That pursuant to Sections 105 (1)(c), 108 and 220 of the Resource Management Act 1991, Council grants its consent to the application being RC 2001035 by N A Phillips to subdivide a property at Taumatawiwi Street, Opononi, being more particularly described as Lots 44, 46, 47, & 48 DP 61763 into eight residential allotments and two access allotments, subject to the following conditions:

1. THE subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Fraser Thomas: plan reference number 11879, dated April 2000 and attached to this consent.
2. THAT, prior to approval under Section 223 of the Act

The survey plan shall show:

- a. All Easements duly granted or reserved including those required by Top Energy.
- b. Provide evidence that all buildings within the subdivision comply with the requirements of the District Plan(s) or that landuse consents have been obtained.
- c. Amalgamation Conditions:

- (i) That Lot 9 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 4, 5, 7, & 8 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
- (ii) That Lot 10 hereon (Legal Access) be held as to two undivided one-half shares by the owners of Lots 3 & 6 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

(See A: 634864)

3. THAT before a certificate is issued pursuant to Section 224 (c) of the Act the subdividing owner shall:

- a. Provide a double width entrance to ROW A and Access Lot 10. The entrances are to comply with the Council Standard FNDC/S/02.
- b. Provide a double width entrance to Access Lot 9 complying with the Council standard FNDC/S/02 for a commercial entrance. The double width (5m wide) concreted carriageway is to extend a minimum of 3m inside the Lot 9 boundary. Concrete the balance of the Access Lot 9 to provide a 3.5m wide carriageway, which is widened at the western end to facilitate turning.
- c. Provide a 3.5m wide concreted or sealed carriageway for the full length of ROW A.
- d. Provide a 3.5m wide concreted or sealed carriageway for the full length of Access Lot 10.
- e. All access carriageways are to provide for the collection and disposal of stormwater. Where stormwater runoff is conveyed through an adjacent the lot water is to be conveyed in a buried stormwater pipe and covered by an easement.
- X f. Provide a separate connection for each lot to the Council maintained sewer line.
- 4 X g. Pay a sewerage scheme contribution of \$2000 per additional lot created towards the Opononi/ Omapere Sewerage Scheme.
- ✓ h. All stormwater from the houses and driveways is to be piped to and discharged into Council's existing reticulated stormwater system.

RIGHT OF OBJECTION

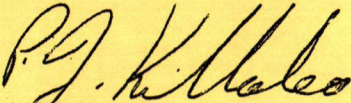
Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

REASONS FOR THE DECISION

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

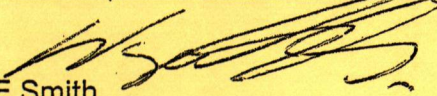
1. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7, and 8 of the Act, nor with the objectives and policies of the Hokianga Section of the Transitional District Plan and Proposed Far North District Plan.
2. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



P.J. Killalea

MANAGER, RESOURCE CONSENTS



W E Smith

SECTION PLANNER

Date: 5th September 2000.

RC 2001035
N A PHILLIPS

FAR NORTH DISTRICT COUNCIL

CERTIFICATE OF CORRECTNESS

51

I HEREBY CERTIFY THAT THE

(document name)

BOND RELEASE FORM RC 2001035

NA PHILLIPS -

HAS BEEN CHECKED

BY Tony RAY, COUNCIL'S SOLICITOR

AND IS IN ORDER FOR EXECUTION BY THE COUNCIL.

Bond re financial contributions on
5/20/02 - which has now
been paid

(Brief description/background to the document)

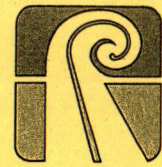
P. J. Mallico

RESOURCE CONSENTS MANAGER

M/env/forms/certificateofcorrectness

Date 6/06/02

FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO	:	618-123-00
FILE NUMBER	:	RC 2001035
APPLICANT	:	NA PHILLIPS

IN THE MATTER OF LAND TRANSFER PLAN NO: 208151

And pursuant to Section 224 (c) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the **FAR NORTH DISTRICT COUNCIL**, and that a bond has been entered into in respect of those conditions that have not been complied with.

DATED at Kaikohe this *7th* day of *February* 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL



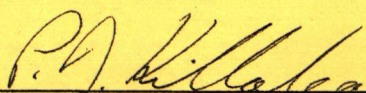
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 222 RESOURCE MANAGEMENT ACT, 1991

VALUATION NO	:	618-123-00
FILE NUMBER	:	RC 2001035
APPLICANT	:	NA PHILLIPS

IN THE MATTER OF LAND TRANSFER PLAN NO: 208151

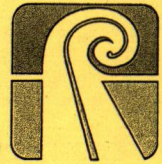
PURSUANT TO Section 222 of the Resource Management Act 1991, the **FAR NORTH DISTRICT COUNCIL** hereby certifies that the owner of the land referenced above has entered into a bond with security to ensure compliance with condition 3 (g) of Resource Consent 2001035, to the satisfaction of the Council.

DATED at Kaikohe this 7th day of February 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 618-123-00
FILE NUMBER	: RC 2001035
APPLICANT	: NA PHILLIPS

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent 2001035 being subdivision of Lots 44,46,47 & 48 DP 61763 at Taumatawiwi Street Rawene, adequate access is provided to Lots 3,4,5,6,7, & 8 pursuant to a condition imposed under Section 220 (1) (b) (iv) of the Resource Management Act 1991 and Council resolves on that ground that Sub-section (1) of Section 321 of the of the Act shall not apply.

DATED at Kaikohe this *7th* day of *February* 2002.

P.G. Killalea

RESOURCE CONSENTS MANAGER

DELEGATED AUTHORITY

618-123-00

DATE RECEIVED: 9/2/01

NAME OF APPLICANT: PHILLIPS

RC NUMBER: 2001035

DISTRICT SCHEME: KT/MANG/WHG/HOK/BOI/KHO

CHECKED BY RESOURCE PLANNER
AND IS IN ORDER FOR SIGNING:

[Signature]

DATED: 17/05/07

CHECKED BY BUILDING OFFICER IF 224 (F) CERTIFICATION REQUIRED

DATE: _____

COMMENTS: _____

DATE SIGNED UNDER DELEGATED AUTHORITY: 11/06/01

PLAN RETURNED TO: F-T

DATE: 11/6/01

PAYMENT RECEIVED: \$ 75-00 RECEIPT NUMBER: 7984 Pd

DATE: 12/2/01

letter to be sent

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**RECORD OF DECISION ON
RESOURCE CONSENT APPLICATIONS**

Participants:

WES, RMS

PJK *BAK*

Decision Date: 28 August 2000

Granted Date: *5/09/00*

Issued Date: *6/9/00*

RMA Number : 2001035
Val Number : 618-123-00
Applicant : N A PHILLIPS
Start Date : 22 June 2000
Location : Taumatawiwi Street Opononi
RMA Type : Non-Notified
Hearing Date : N/A
Activity (TDP/PDP) : **E25 Non Complying/ Non Complying**
Outcome : Approved under delegated authority
No. Lots : 10 (eight residential, two access)
Type of Lot : Residential/ Access
Zone (TDP/PDP) : H6/ COR (Hokianga Res 1 / Coastal Residential)
Area of Site : **3855m**
Proposal : To subdivide Lots 44, 46, 47, and 48 DP 61763 to create eight residential allotments and two access allotments
Issues: : Proposal does not comply with subdivision rules of the TDP and PDP. Therefore this is a non-complying activity.
 However there are eight existing houses, which need to satisfy all development standards of the TDP and PDP on the respective sites or RC will be required.
 Neighbours consents from adjoining landowners was not considered necessary.
 Subdivision does not create any vacant site so that payment of reserve contribution is not required.
 Power and telephone facilities are already available.

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

e.g



**FAR NORTH
DISTRICT COUNCIL**

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

Our Reference: RC 2001035

5th September 2000

Fraser Thomas
PO Box 154
PAIHIA

Dear Sir/Madam,

RC 2001035- APPLICATION BY N A PHILLIPS

Your Ref: 11879

Council's decision is attached.

The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991. If you are dissatisfied with the decision or any part of it, you have the right (under Section 357 of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and must be received by Council within 15 working days of your receipt of this decision.

Yours faithfully

W E Smith
SECTION PLANNER

RC 2001035

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(See A: 634864)

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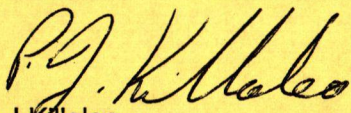
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REASONS FOR THE DECISION


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CONSENT ISSUED UNDER DELEGATED AUTHORITY:


P.J. Killalea

MANAGER, RESOURCE CONSENTS


W E Smith

SECTION PLANNER

Date: 5th September 2000.

RC 2001035
N A PHILLIPS