

View Instrument Details



Instrument No 9214378.1
Status Registered
Date & Time Lodged 05 November 2012 13:36
Lodged By Whitehead, Bruce Harold
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
NA111D/897	North Auckland
NA111D/898	North Auckland

Annexure Schedule: Contains 11 Pages.

Signature

Signed by Edward Valerievich Derepa as Territorial Authority Representative on 05/11/2012 10:59 AM

*** End of Report ***

IN THE MATTER of the Resource Management Act 1991 ("the Act")

AND

IN THE MATTER of a subdivision consent as evidenced by Land Transfer Plan No. 458411

AND

IN THE MATTER of a Consent Notice issued pursuant to Section 221 of the Act by the KAIPARA DISTRICT COUNCIL ("the Council")


I, STEPHEN JOHN RURU Chief Executive for the Council HEREBY CERTIFY that the following condition to be complied with by the Owner (as defined in the Act) on a continuing basis was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No 458411 ("the plan")

1. The registered proprietor for the time being of Lots 1 and 2 on the plan will notify any prospective purchaser of such allotments and require compliance with the following matters:
 - (i) Require that the building foundations, stormwater to be the subject of specific design by an appropriately qualified Chartered Professional Engineer having regard to soil instability/saturation issues that may exist or arise as a result of the development.
 - (ii) At the time of building consent the applicant shall submit either;
 - (a) A design for a wastewater disposal system serving Lot 1 of the subdivision shall be prepared by an appropriately qualified Chartered Professional Engineer having regard to any recommendations outlined by John Hawley Consulting Ltd's letter in relation to on-site wastewater disposal dated 16 August 2012 and submitted to Council for approval, and advise that any discharge of treated wastewater shall meet the permitted activity criteria of Section 15 of the Regional Water and Soil Plan for Northland unless resource consent is gained for discharge or;

- (b) A design for a wastewater disposal system serving Lot 1 of the subdivision shall be prepared in accordance with the Mangawhai public wastewater system requirements and submitted to Council for approval. The report shall identify the need for any restrictive covenants or easements to be imposed on any lot where sewer pipelines are to be laid in private property and/or where the pipeline serves any property other than the property in which it is located. Such easements shall be drafted in a manner where the easements can be transferred to Council when the subdivision is connected to the Mangawhai public wastewater system.

DATED at Dargaville this *18th* day of *October* 2012

Authenticated by the said STEPHEN JOHN RURU, Chief
Executive for the KAIPARA DISTRICT COUNCIL.

A handwritten signature in black ink, appearing to read 'SJR', is written over a solid horizontal line.

S.J.Ruru

JOHN HAWLEY CONSULTING LTD

John Hawley, FIPENZ, MA, PhD, BE, CPEng.

Geotechnical Reports – On-site Wastewater Systems – Producer Statements

4 Gordon Craig Place

Algies Bay
WARKWORTH

Tel: 09-425 6949

jghawley@xtra.co.nz
Fax: 09-425 6946

16th August 2012-08-16

Kaipara District Council Attention Graham Pollard

Mr Paul O'Halloran

RM 120067

We write in response to KDC's request for "Further Information" dated 9 July 2012, see attached below.

We have been informed by the Surveyors that Area "A" on proposed Lot 1 has an area of 586m². That reduces the area of proposed Lot 1 available for development from 2,115 m² to 1,529m².

Strips 1.5m wide along the boundaries of this remaining area may not be used for effluent fields (or for buildings). The lengths of the boundaries of the 1,529m² area are 32m, 20m, 69.3m and 62m. The total area unavailable for this reason is therefore – $1.5 \times (32 + 20 + 69.3 + 62) = 275\text{m}^2$. The area available for development is therefore reduced to $1,529 - 275 = 1,264\text{m}^2$.

A 4-bedroom house would require an on-site wastewater system designed for 6 person occupancy. 6 persons at a generous 160 litres/person/day would impose a loading of 960 litres/day and this if applied at the conservative rate of 3mm/day would require an effluent field of $960/3 = 320\text{m}^2$. Also required would be a reserve effluent field of 110m².

Allowing, generously, for a 20 x 10m house with strips 1.5m wide all around it, ie an area 23 x 13m (= 300m²) for the house itself reduces the "spare" area available for driveway and parking/turning area to $1,264 - 320 - 110 - 300 = 534\text{m}^2$.

RM 120067

Section 92 letter

- (1) Please provide a report from a suitably qualified expert that there is adequate room on proposed Lot 1 for the construction of a dwelling and associated effluent system outside of the restricted area (Area 'A').

Once we have received the requested information, we will consider the adequacy of the information provided and make a decision on whether your application requires notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If the application is to be notified or limited notified, you will be advised as soon as possible. If notification is not required, we will let you know the decision on the application in due course. This assumes that your response to the above requests is adequate.

Would you please quote the reference number at the start of this letter when writing or calling about this requirement, and direct any correspondence or queries to the Customer Service Centre at the Dargaville Council office.

If you have any queries regarding the above, please do not hesitate to contact me on 09 438 1684 or kimn@catobolam.co.nz.

Yours faithfully

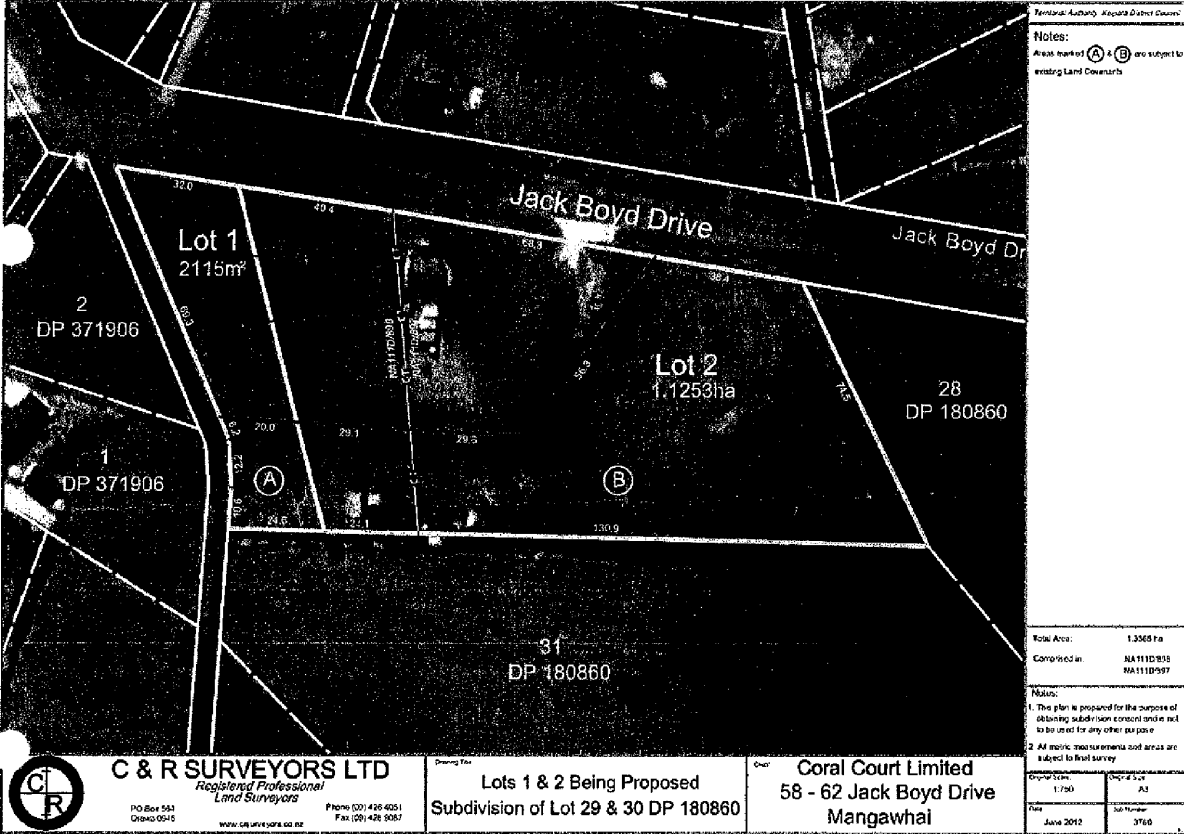
for Graham Pollard
Kaipara District Council

RM 120067

Section 92 letter

BOREHOLE LOCATIONS

INVESTIGATION 13 AUGUST 2012 BY JOHN HAWLEY CONSULTING LTD



C & R SURVEYORS LTD
Registered Professional Land Surveyors
PO Box 551
Dunedin 9015
www.crsurveyors.co.nz
Phone (03) 426 4051
Fax (03) 426 3087

Drawing For: **Lots 1 & 2 Being Proposed Subdivision of Lot 29 & 30 DP 180860**

Owner: **Coral Court Limited**
58 - 62 Jack Boyd Drive
Mangawhai

Soil Investigation at 58-62 Jack Boyd Drive, Mangawhai

Client: Coral Court Ltd		13 August 2012		
JH 1649				
Depth	Borehole 1 Soil description (50mm auger)	Water table	Borehole 2 Soil description (50mm auger)	Water Table
0.1	Sandy topsoil, black to 200mm		Sandy topsoil, black to 200mm	
0.2				
0.3				
0.4	Sandy loam to 800mm, damp.		Sandy loam to 800mm, damp. Organic content present.	
0.5				
0.6	Sand, oxidised red. Cleaner.		Sand, oxidised red. Cleaner.	
0.7				
0.8				
0.9				
1.0	End of auger.		End of auger.	
1.1				
1.2		--V--		
1.3				--V--
1.4				
1.5				
1.6				
1.7				
1.8				
1.9				
2.0				
Bh1 and BH2 both located within likely effluent field site. See borehole location schematic. Investigation done at a time of very wet weather.				
JOHN HAWLEY CONSULTING LTD.		Tel: 09-4256949		
4 Gordon Craig Place, Algies Bay, Warkworth.		Fax: 09-4256946		

18-10-'12 11:37 F... la Kovich & McGowan +64-9-4247189

T-256 P0019/0020 F-472

Approved by Registrar-General of Land Under No. 1993/3003
Annexure Schedule - Consent Form
Land Transfer Act 1952 section 23(2)

Insert below "Mortgage", "Transfer", "Lease" etc
MORTGAGE **Dated** **Page** **of**
CONSENTOR **CAPACITY AND INTEREST OF CONSENTOR**
(e.g. Consentor under Current Mo/Mortgage under Mortgage No)
Mortgage Holding Company Limited **Mortgage under mortgage No. 6927307.1**

CONSENT
Please Land Transfer Act 1952, if applicable, and insert name and date of application Act
Under words in [] if inconsistent with the consent
Show full details of the name for which consent is required

Pursuant to section 23(2) of the Land Transfer Act 1952)
 But without prejudice to the Mortgagee's right to powers and remedies under the said
 Mortgage the Consentor hereby consents to:
 Registration of Subdivision documents for Plan LT 459411 including but not
 limited to:
 Consent Notice
 OCT
 Land Covenants

Dated this 31 day of OCT 2012.

SIGNED by ASB BANK LIMITED, by its Attorney
Andrea Herd
 In the presence of:
 Witness: Paul Vandana Patel
 Bank Officer AUCKLAND
 Signature of Consentor _____
 Occupation _____
 Address _____

Signed in my presence by the Consentor
 Signature of Witness:
 Witness to complete in BLOCK letters
 (unless legibly printed)
 Witness name
 Occupation
 Address

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

SIGNED by MORTGAGE HOLDING TRUST COMPANY LIMITED
 by its Attorney
Andrea Herd
 In the presence of:
 Witness: Paul Vandana Patel
 Bank Officer, AUCKLAND

MORTGAGE HOLDING TRUST COMPANY LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **Andrea Joy Herd** of Auckland, New Zealand, hereby certify:

1. THAT by a Deed dated **18 April 2012** and deposited in the Land Information New Zealand office as **No. 9052798.1**, Mortgage Holding Trust Company Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

Head of Lending Operations
Manager Lending Operations
Legal Executive, Lending Operations
General Manager, Lending Operations
General Manager, Retail Credit
Head of Financial Help and Recoveries
Senior Credit Recoveries Manager
Credit Recoveries Manager
Manager Business Risk

Being appointed officers of ASB Bank Limited

2. That I hold the appointment of Acting Manager Lending Operations with ASB Bank Limited.
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.



Andrea Joy Herd

SIGNED at Auckland this 31 day of October 2012

18-10-12 11:37 FR at vich & McGowan +64-9-4247189

T-256 P0020/0020 F-472

Approved by Registrar-General of Land Under No. 1993/3003
Annexure Schedule - Consent form
 Land Transfer Act 1952 section 228(2)

Insert below "Mortgage", "Transfer", or "Lease" etc

MORTGAGE **Dated** **Page** **of**

CONSENTOR **CAPACITY AND INTEREST OF CONSENTOR**
(e.g. Consentor under Capital No./Mortgage under Mortgage No.)

Mortgage Holding Company Limited **Mortgage under mortgage No. 6927300.1**

CONSENT
 Delete Land Transfer Act 1952, if applicable, and insert name and date of application Act
 Delete words in / / if inconsistent with the consent
 Some full details of the matter for which consent is required

Pursuant to section 228(2) of the Land Transfer Act (1952)
 But without prejudice to the Mortgagee's rights powers and remedies under the said
 Mortgage the Consentor hereby consents to:
 Registration of Subdivision documents for Plan LT 458411 including but not
 limited to:
 Consent Notice
 OCT
 Land Covenants

Dated this 31 day of OCT 2012.

Attestation

SIGNED BY ASB BANK LIMITED BY ITS AUTHORIZED OFFICER Witness: <u>VPD Vandana Patel</u> Bank Officer AUCKLAND	Signed in my presence by the Consentor Signature of Witness:
	Witness to complete in BLOCK letters (unless legibly printed) Occupation Address

An Annexure Schedule to this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

SIGNED BY MORTGAGE HOLDING TRUST COMPANY LIMITED
 by its Attorney
Andrea Herci
 In the presence of:
 Witness: VPD Vandana Patel
 Bank Officer, AUCKLAND

MORTGAGE HOLDING TRUST COMPANY LIMITED

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Manager Lending Operations
Legal Executive, Lending Operations
General Manager, Lending Operations
General Manager, Retail Credit
Head of Financial Help and Recoveries
Senior Credit Recoveries Manager
Credit Recoveries Manager
Manager Business Risk

Being appointed officers of ASB Bank Limited

2. That I hold the appointment of Acting Manager Lending Operations with ASB Bank Limited.
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.



Andrea Joy Herd

SIGNED at Auckland this 31 day of October 2012