

# FAR NORTH DISTRICT COUNCIL

## FAR NORTH OPERATIVE DISTRICT PLAN [Bay of Islands Section]

AND

## FAR NORTH PROPOSED DISTRICT PLAN

### IN THE MATTER OF

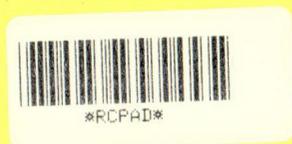
The Resource Management Act 1991

AND

### IN THE MATTER OF

an application for Resource Consent  
under the aforesaid Act by

BRIDGEWATER APARTMENTS LTD.  
**FILE NUMBER RC 2030089**



That pursuant to Sections 105 (1)(c), 108 and 220 of the Resource Management Act 1991, the Council grants its consent to Bridgewater Apartments Ltd. to subdivide a property at State Highway 11 (Paihia- Opua Road), Paihia, being more particularly described as Part Lot 2 DP 39294 contained in CT1133/273 (North Auckland Registry), to undertake a unit title subdivision of 22 residential units with associated accessory units, subject to the following conditions:

1. That the subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Reyburn & Bryant, referenced S 8304, dated July 2000, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. That before a certificate is issued pursuant to Section 224 of the Act, the applicant shall:
  - (a) Provide certification from a Registered Engineer that all works associated with the provision of access and other services to all of the units have been completed in accordance with the conditions of the Landuse Consent RC 2000127.
  - (b) Provide three copies of as-built plans which are to include the following information:
    - i) Drawings showing the location of all underground services, including co-ordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to DOSLI datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.
    - ii) Stormwater overland flow paths including the extent and level of the 1:50 year ARI.
    - iii) The area and extent of any fill material placed on the site and compaction test results.
    - iv) A schedule of assets, which are to vest in Council, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes)

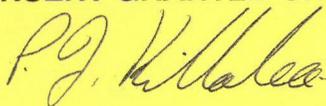
- (c) For new sealed roads that are to be vested with Council, The following information is required to enable Council to update the RAMM database:
- Subbase depth, aggregate type and source
  - Basecourse depth, aggregate type and source
  - Lime or cement stabilisation details
  - Seal coat details including binder type/grade, residual application rate and chip sizes/grade.
  - Details of asphaltic concrete (where used)
- (d) Provide evidence that all non-engineering conditions of RC 2000217 have been complied with.
- (e) Pay to Council a GST inclusive reserves contribution in respect of 21 units. The contribution per unit be based on the value of an area equivalent to the total freehold site divided by the 22 unit titles proposed for the site. Such a value is to be obtained by the applicant from a Registered Valuer, and copy sent to council in conjunction with the Section 224(c) request. The reserve contribution amount paid under Condition 6 of RC 2000217 can be considered as a part of the total contribution required under this consent.

**In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:**

1. Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.
2. The application is to gain unit titles for the development approved under RC 2000127. The consent will not result in any additional environmental effects.

**DECISION PREPARED BY: Leonard Dissanayake, Resource Planner**

**CONSENT GRANTED UNDER DELEGATED AUTHORITY:**

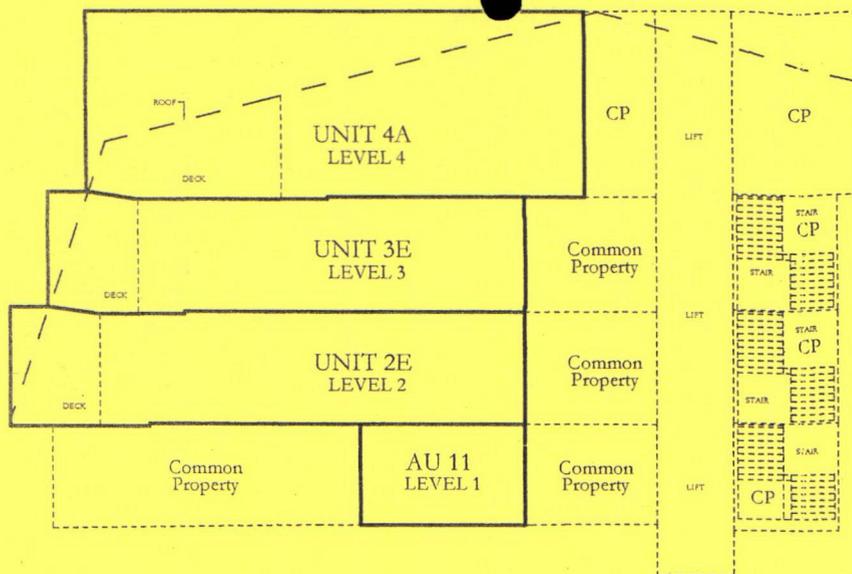


P J Killalea  
**RESOURCE CONSENTS MANAGER**

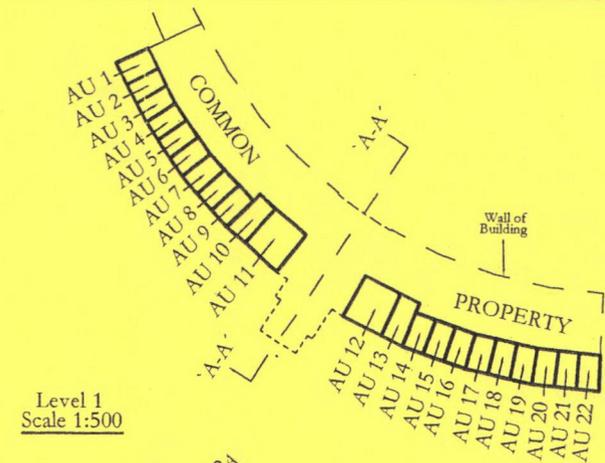
DATE : .....4th.....September 2002

**RC 2030089**

X SECTION 'A-A'  
Scale 1:100



R W Henry  
Registered Surveyor

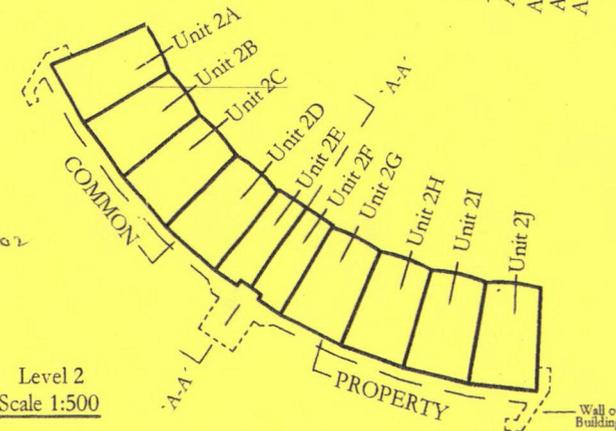


Level 1  
Scale 1:500

APPROVED PLAN

PLANNER *Whangai*

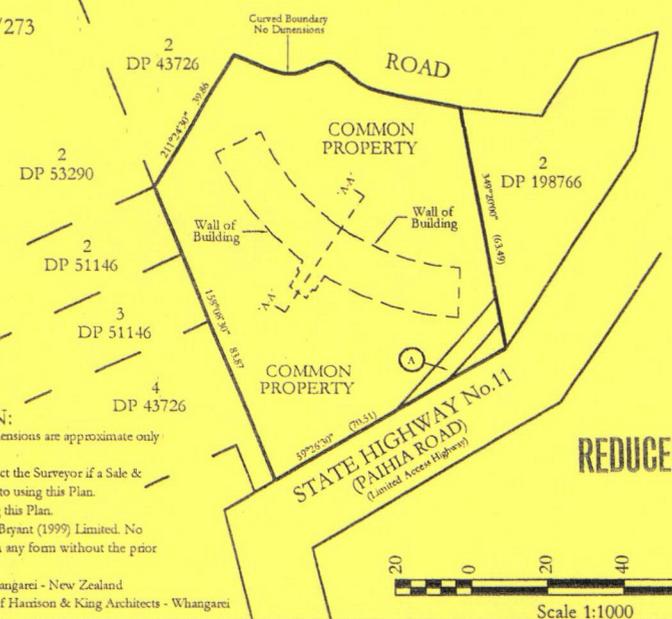
RC 2030089 Date 02/09/02



Level 2  
Scale 1:500

Existing Easement in Gross Created By Transfer D 684776.1			
Shown	Purpose	Serv.Tene	Grantee
(A)	Power Supply	Part Lot 2 DP 39294	Top Energy Limited

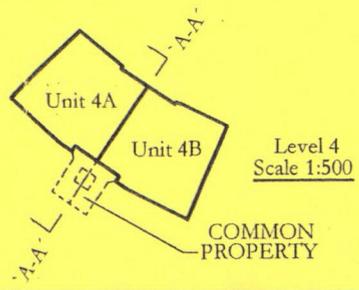
Total Area 6627m<sup>2</sup>  
Comprised in CT 1133/273



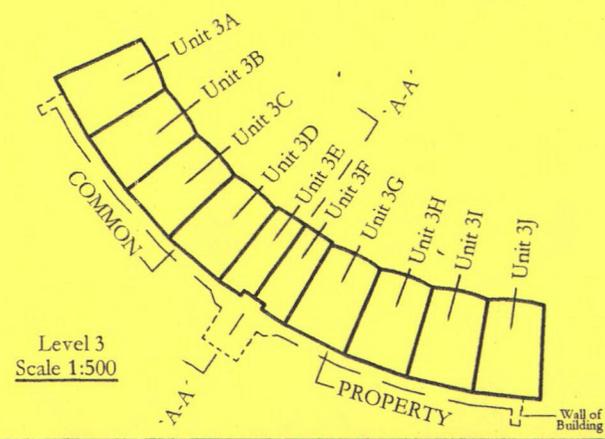
**CAUTION:**

- This is a Concept Plan. Areas & Dimensions are approximate only and are subject to Final Survey.
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- This Plan is copyright to Reyburn & Bryant (1999) Limited. No part of this Plan may be reproduced in any form without the prior permission of the above company.
- Designed by Reyburn & Bryant - Whangarei - New Zealand
- Building Footprint design courtesy of Hanison & King Architects - Whangarei

REDUCED COPY



Level 4  
Scale 1:500



Level 3  
Scale 1:500

AMENDMENTS	

Proposed Unit Development on Pt.Lot 2 DP 39294  
Blk XIII Kawakawa SD - Local Authority Far North District Council

CLIENT  
Bridgewater Apartments  
Paiaha Road  
Paiaha

**REYBURN & BRYANT**  
SURVEYORS, PLANNERS & RESOURCE MANAGERS  
7, SELWYN AVENUE - WHANGAREI  
PO. BOX 191 - E-Mail Address: reyburn@reyburnandbryant.co.nz  
PHONE (09) 438 - 3563 FAX (09) 438 - 0251

JULY  
DATE: '02  
S 8304

# FAR NORTH DISTRICT COUNCIL



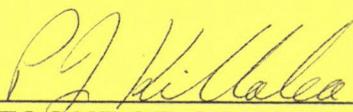
## CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO	:	225-510-00
FILE NUMBER	:	RC 2030089
APPLICANT	:	BRIDGEWATER APARTMENTS

### IN THE MATTER OF LAND TRANSFER PLAN NO: 324525

And pursuant to Section 224 (c) of the Resource Management Act 1991 I hereby certify that all 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**.

DATED at Kaikohe this 16<sup>th</sup> day of December 2003.

  
\_\_\_\_\_  
**RESOURCE CONSENTS MANAGER**



# FAR NORTH DISTRICT COUNCIL

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

**Application No: 2030089**

2 September 2002

Bridgewater Apartments Ltd.  
C/- Reyburn & Bryant  
P O Box 191  
**WHANGAREI**

Dear Sir,

Re: RC 2030089 - RESOURCE CONSENT APPLICATION (BRIDGEWATER APARTMENTS LTD.)

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 Manager, Environmental Services 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.

Your consent expires two years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you make significant progress towards giving effect to the consent within the two year period.

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.

If additional costs have been charged against your application, you will soon receive an invoice detailing these additional costs. It would be appreciated if you could attend to the payment of such costs as soon as possible.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Leonard Dissanayake'.

Leonard Dissanayake  
Resource Planner

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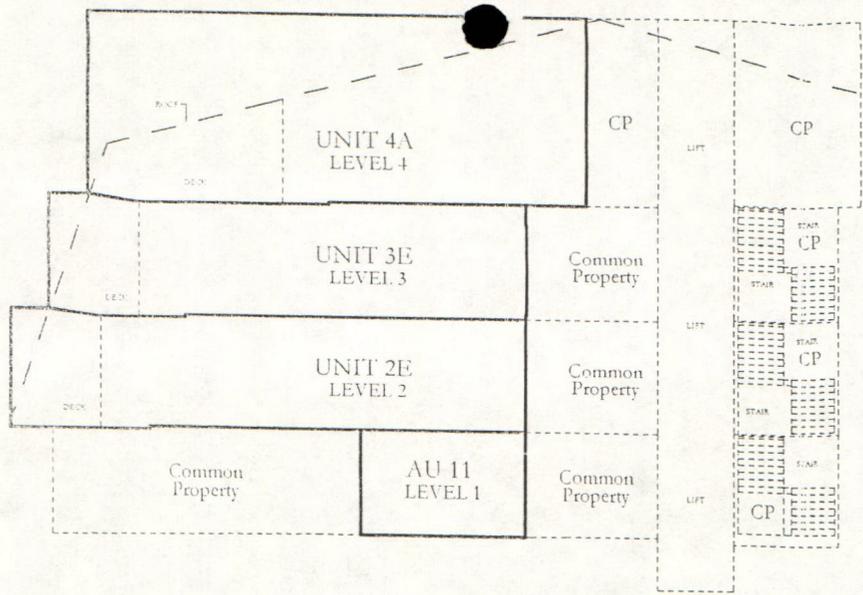


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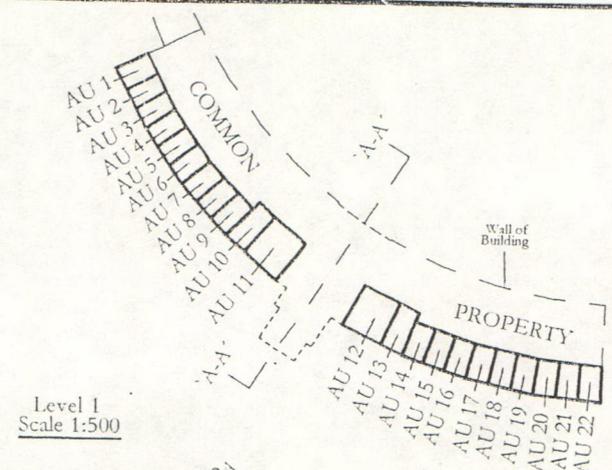
DATE : .....4th.....September 2002

RC 2030089

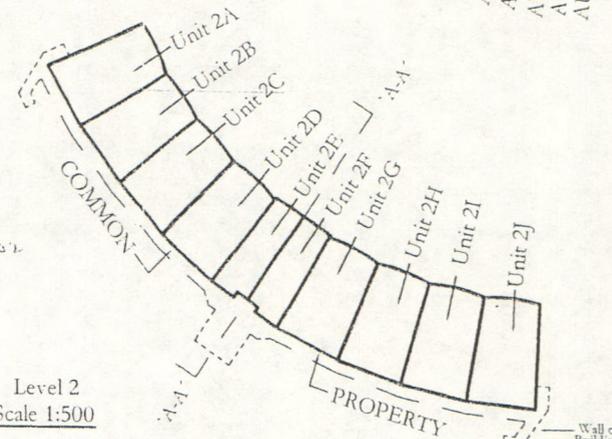
X SECTION 'A-A'  
Scale 1:100



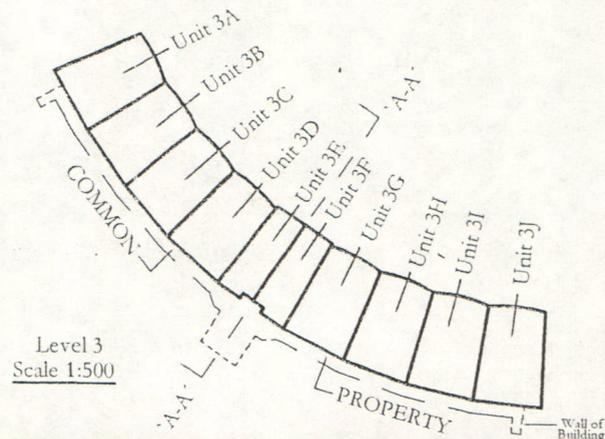
R W Henry  
Registered Surveyor



Level 1  
Scale 1:500



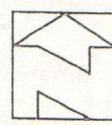
Level 2  
Scale 1:500



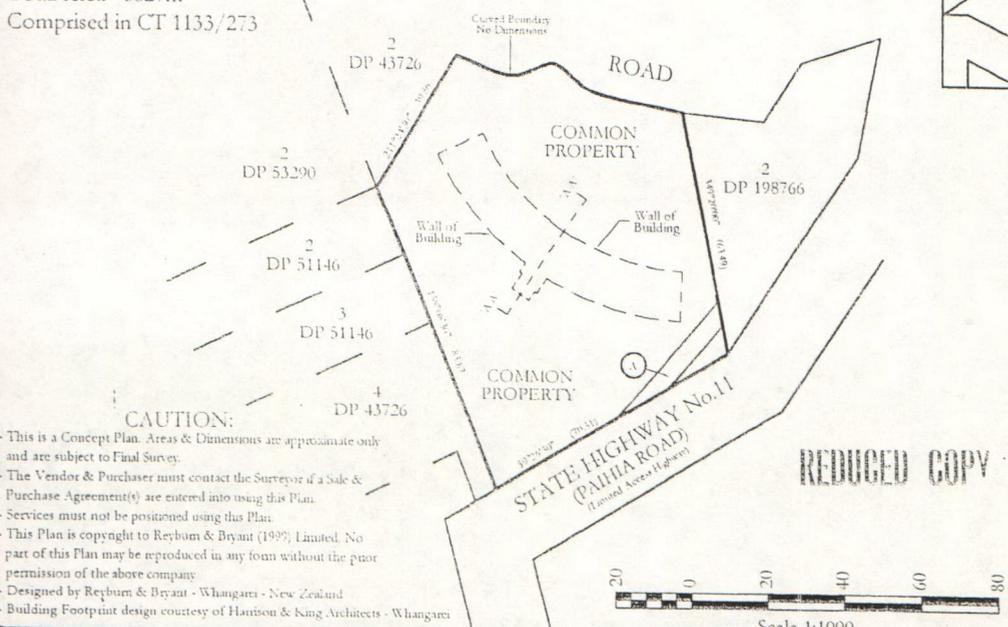
Level 3  
Scale 1:500

Existing Easement in Gross  
Created By Transfer D 684776.1

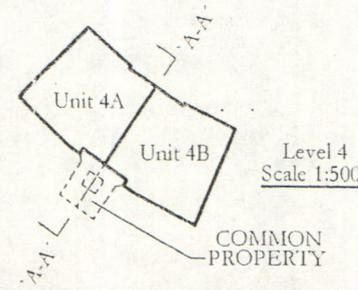
Shown	Purpose	Serv.Tene	Grantee
(A)	Power Supply	Part Lot 2 DP 39294	Top Energy Limited



Total Area 6627m<sup>2</sup>  
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Level 4  
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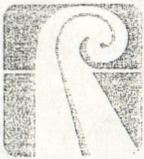
AMENDMENTS


Proposed Unit Development on Pt.Lot 2 DP 39294  
Blk XIII Kawakawa SD - Local Authority Far North District Council

CLIENT  
Bridgewater Apartments  
Pahia Road  
Pahia

**REYBURN & BRYANT**  
SURVEYORS, PLANNERS & RESOURCE MANAGERS  
7, SELWYN AVENUE - WHANGAREI  
PO. BOX 191 - E-Mail Address: reyburn@reyburnandbryant.co.nz  
PHONE (09) 438 - 3563 FAX (09) 438 - 0251

JULY  
DATE: '02  
S 8304



# FAR NORTH DISTRICT COUNCIL

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

**Application No: 2030089**

2 September 2002

Bridgewater Apartments Ltd.  
C/- Reyburn & Bryant  
P O Box 191  
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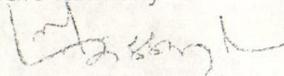
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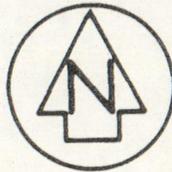
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If you have any further queries regarding this matter, please contact the undersigned.

Yours faithfully

  
Leonard Dissanayake  
Resource Planner



Approved for and on behalf of  
Bridgewater Developments Limited:

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 13<sup>th</sup> day of May 2003.

Authorised officer - P.J. Killalee  
Far North District C.I.

Pursuant to Section 224(f) of the Resource  
Management Act 1991 I hereby certify that the  
Far North District Council is satisfied on  
reasonable grounds that every building or part  
of a building shown on this plan complies (or  
will comply) with the provisions of the  
building codes specified in Section 46(4) of  
the Building Act 1991.

Dated this 13<sup>th</sup> day of May 2003

Authorised officer - P.J. Killalee  
Far North District C.I.

Pursuant to Section 5(1)g of the Unit Titles  
Act 1972 I, Authorised  
Officer of the Far North District Council  
hereby certify that every building shown on  
this plan has been erected and all other  
development work has been carried out to  
the extent necessary to enable all the  
boundaries of every unit and the common  
property shown on the plan to be physically  
measured.

Dated this 13<sup>th</sup> day of May 2003

Authorised officer - P.J. Killalee  
Far North District C.I.

I, Registered Valuer  
hereby certify that I have assessed the Unit  
Entitlements shown herein in accordance with  
the Unit Titles Act 1972.

Dated this day of 2003

Registered Valuer

FOR SCHEDULE - SEE SHEET 2

Total Area ..... 6627.m<sup>2</sup> .....

Comprised in C.T. NA.1133/273 (All) .....

I, Bryce Rodney Woodward of Whangarei, being a  
person entitled to practice as a registered surveyor, certify that -  
(a) The surveys to which this dataset relates are accurate, and  
were undertaken by me or under my direction in accordance with  
the Survey Act 1986 and the Survey Regulations 1998;  
(b) This dataset is accurate, and has been created in accordance with  
that Act and those Regulations.

(Signature)

(Date)

Field Book ..... p. .... Traverse Book ..... p. ....

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey

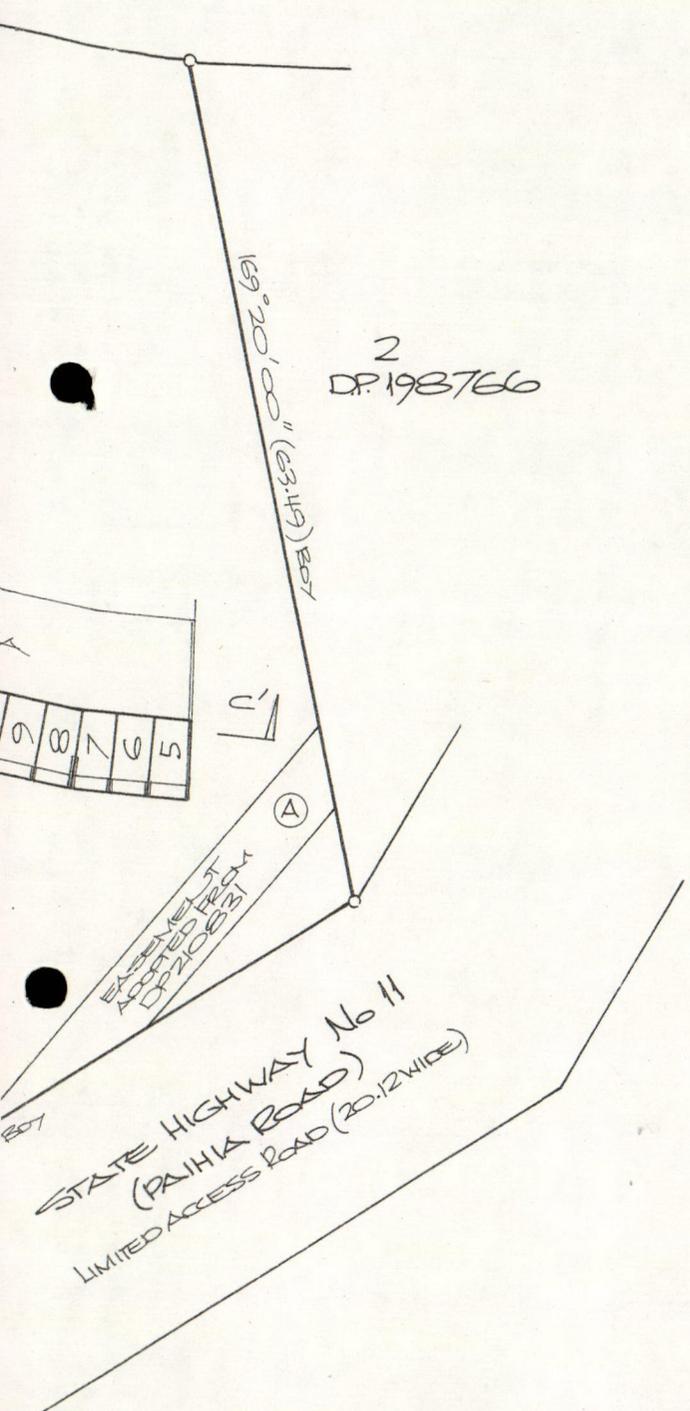
..... / ..... / .....

Chief Surveyor

Deposited this ..... day of ..... 19 .....

Registrar-General of Land

File  
Received  
Instructions



2  
DP: 198766

10 FLOOR)

BRIDGEWATER DEV. 8304

SHEET 1 OF 3 SHEETS

TERRITORIAL AUTHORITY FAR NORTH DISTRICT

Surveyed by REYBURN & BRYANT

Scale ... 1:400 ... Date MARCH 2003

34

## RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

**Participants:**

PJK

LED *W*

**Decision Date:** 04 September 2002

**Granted Date:** *4/09/02*

**Issued Date:** *6/9/02*

**RMA Number** : RC 2030089

**RFS Type** : Subdivision

**Val Number** : 225-510-00

**Applicant** : **BRIDGEWATER APARTMENTS LTD.**

**Start Date** : 07.08.2002

**Location** : SH 11, Paihia – Opuia Road, Paihia

**Hearing Date** : Not Applicable

**Activity** (TDP/PDP) : E25 Noncomplying/ Non complying

**Outcome** : Approved by delegated authority

**No. of lots** : 22 Unit titles

**Types of lots** : Residential

**Zone** (TDP/PDP) : B37/RES... BOI Residential 5/Residential

**Area of Site** : 0.6627 ha

**Proposal** : To undertake unit title subdivision to create 22 residential units and associated units.

**Issues** : Compliance with subdivision rules of the district plans. Previous Landuse Consent RC 2000127, Reserves Contribution..

**TDP:** Does not comply with the minimum lot size (4000 m2) required under Ordinance 501.6.1

**PDP:** Does not comply with the minimum lot size (600 m2) required under Rule 12.8.1.

The environmental effects had been considered in the Landuse application (RC 2000127). The development is underway. No additional effects are created by this proposal. No person is adversely affected by this proposal.

Under RC 2000127, the applicant was required to pay reserve contribution to the value of 400 m2 of site. In addition reserve contribution required for unit title subdivision, based on the policy adopted by the Council, is recommended for this application. However, in view of Rule 13.6.3.(a)(iv) of the PDP, it is also recommended that the amount required under landuse consent can be deducted from the contribution from this application.

Property File	Sewerage (BES)	Roading (GCI)	Com Fac (SMH)	Finance (AJB)	Transit NZ	DoC	Projects (LMN)
✓				✓			
Monitoring (CAS)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAS)	NZHPT	NRC	Building (HAH)	Comm. Brd
						X	

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## RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

**Participants:**

PJK  
 LED *lv*

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C  
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  - (a) Provide certification from a Registered Engineer that all works associated with the provision of access and other services to all of the units have been completed in accordance with the conditions of the Landuse Consent RC 2000127.
  - (b) Provide three copies of as-built plans which are to include the following information:
    - i) Drawings showing the location of all underground services, including co-ordinates of hydrants, valves and manhole lids and levels of manhole inverts and lids to DOSLI datum. This information is also to be provided in a digital format to enable it to be added to Council's GIS data base.
    - ii) Stormwater overland flow paths including the extent and level of the 1:50 year ARI.
    - iii) The area and extent of any fill material placed on the site and compaction test results.
    - iv) A schedule of assets, which are to vest in Council, listing the quantity the unit rate and the value of each of the components (this information is required for valuation purposes)

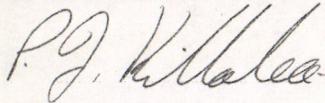
- (c) For new sealed roads that are to be vested with Council, The following information is required to enable Council to update the RAMM database:
- Subbase depth, aggregate type and source
  - Basecourse depth, aggregate type and source
  - Lime or cement stabilisation details
  - Seal coat details including binder type/grade, residual application rate and chip sizes/grade.
  - Details of asphaltic concrete (where used)
- (d) Provide evidence that all non-engineering conditions of RC 2000217 have been complied with.
- (e) Pay to Council a GST inclusive reserves contribution in respect of 21 units. The contribution per unit be based on the value of an area equivalent to the total freehold site divided by the 22 unit titles proposed for the site. Such a value is to be obtained by the applicant from a Registered Valuer, and copy sent to council in conjunction with the Section 224(c) request. The reserve contribution amount paid under Condition 6 of RC 2000217 can be considered as a part of the total contribution required under this consent.

**In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:**

1. Written approval from adjoining owners and interested parties to the proposed activity has not been sought, as the Council is of the opinion that no one will be adversely affected by the grant of consent to the proposal.
2. The application is to gain unit titles for the development approved under RC 2000127. The consent will not result in any additional environmental effects.

**DECISION PREPARED BY: Leonard Dissanayake, Resource Planner**

**CONSENT GRANTED UNDER DELEGATED AUTHORITY:**

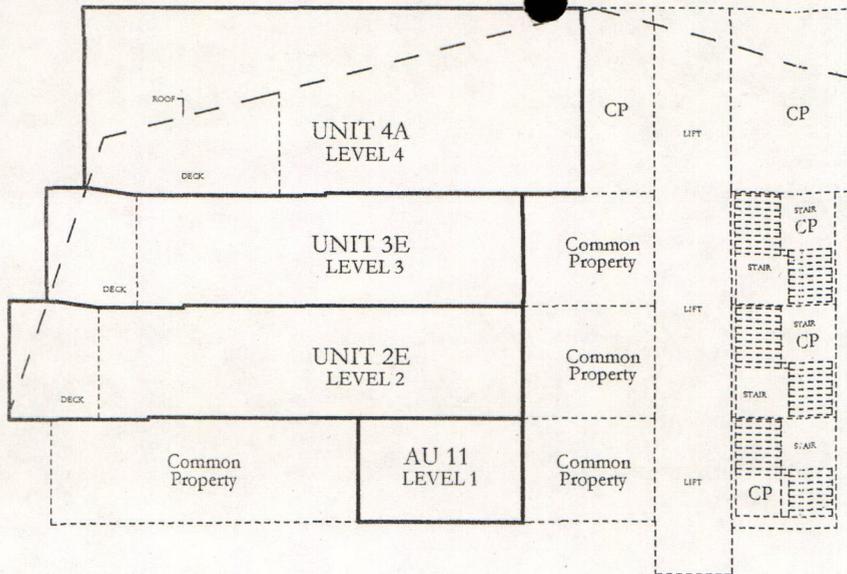


P J Killalea  
**RESOURCE CONSENTS MANAGER**

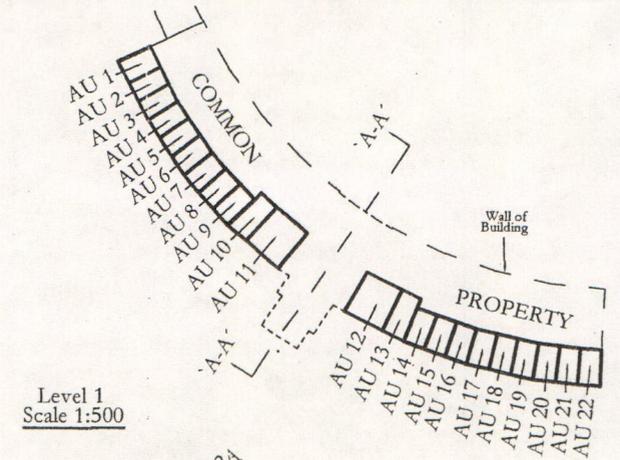
DATE : .....4th.....September 2002

**RC 2030089**

X SECTION 'A-A'  
Scale 1:100



R W Henry  
Registered Surveyor

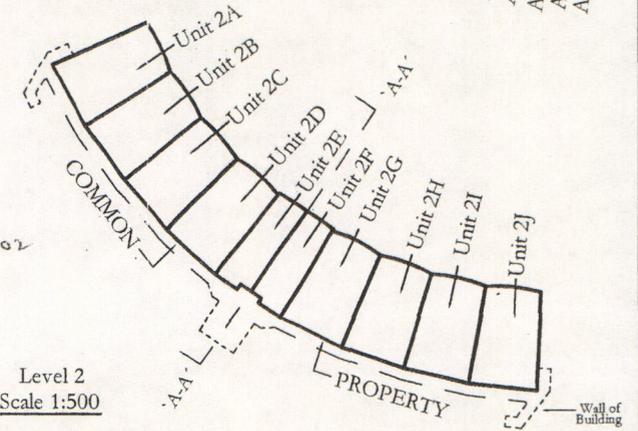


Level 1  
Scale 1:500

APPROVED PLAN

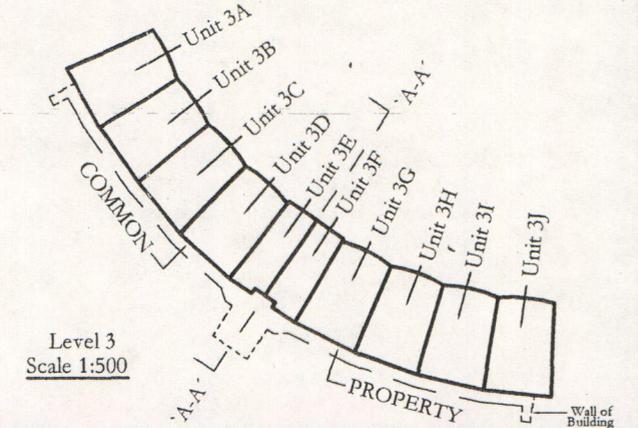
PLANNER *W Bryant*

RC 203 0087 Date 02/09/02

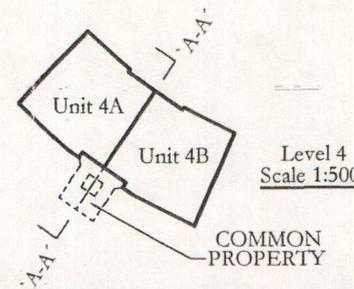


Level 2  
Scale 1:500

Existing Easement in Gross Created By Transfer D 684776.1			
Shown	Purpose	Serv.Tene	Grantee
(A)	Power Supply	Part Lot 2 DP 39294	Top Energy Limited

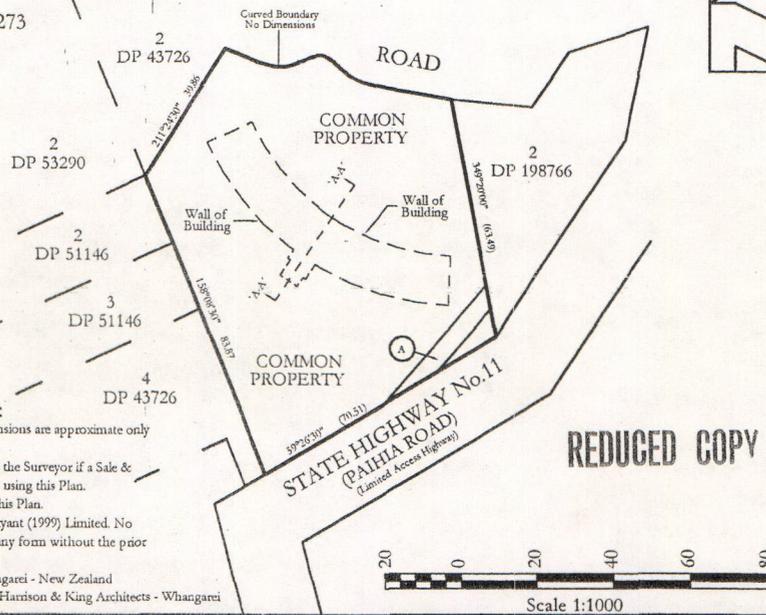


Level 3  
Scale 1:500



Level 4  
Scale 1:500

Total Area 6627m<sup>2</sup>  
Comprised in CT 1133/273



REDUCED COPY

Scale 1:1000

CAUTION:

- This is a Concept Plan. Areas & Dimensions are approximate only and are subject to Final Survey.
- The Vendor & Purchaser must contact the Surveyor if a Sale & Purchase Agreement(s) are entered into using this Plan.
- Services must not be positioned using this Plan.
- This Plan is copyright to Reyburn & Bryant (1999) Limited. No part of this Plan may be reproduced in any form without the prior permission of the above company.
- Designed by Reyburn & Bryant - Whangarei - New Zealand
- Building Footprint design courtesy of Harrison & King Architects - Whangarei

AMENDMENTS

Proposed Unit Development on Pt. Lot 2 DP 39294  
Blk XIII Kawakawa SD - Local Authority Far North District Council

CLIENT  
Bridgewater Apartments  
Paihia Road  
Paihia

**REYBURN & BRYANT**  
SURVEYORS, PLANNERS & RESOURCE MANAGERS  
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PO. BOX 191 - E-Mail Address: reyburn@reyburnandbryant.co.nz  
PHONE (09) 438 - 3563 FAX (09) 438 - 0251



JULY  
DATE: '02  
S 8304