

# Online submission

This is a submission that was made online via the Council's website.

|                                  |   |
|----------------------------------|---|
| <b>Submitter No.</b>             | S51   |
| <b>Submitter Name</b>            | Bruce Dowrick   |
| <b>Submitter first name</b>      | Bruce   |
| <b>Submitter surname</b>         | Dowrick   |
| <b>Submitter is contact</b>      | Yes   |
| <b>Email</b>                     | <a href="mailto:brucedowrick@gmail.com">brucedowrick@gmail.com</a>          |
| <b>Wish to be heard</b>          | No  |
| <b>Joint presentation</b>        | Yes   |
| <b>Trade competition</b>         | I could not gain an advantage in trade competition through this submission. |
| <b>Directly affected</b>         | N/A   |
| <b>Withhold contact details?</b> | No  |

# Submission points

| Plan section            | Provision               | Support/oppose | Reasons  | Decision sought   |
|-------------------------|-------------------------|----------------|--|---|
| HAZ - Hazards and Risks | HAZ - Hazards and Risks | Amend          | I believe that it is unreasonable for landowners rights to be arbitrarily removed. It is reasonable for the council to flag hazards and risk to property and to require some degree of mitigation of risk of personal harm in extreme cases. But it should be the right of the owner as to risk of personal property. Placing impossible restrictions and requirements on building or activities on established residential sections effectively is red zoning and will render the land worthless. | That hazard zones should not reduce the existing rights of landowners to build and that established resource consent for land use should not be retrospectively rescinded without compensation. ( The council should have the right to control or restrict subdivision or grant new rights of use in respect to identified hazards) |

## Documents included with submission

|                      |                                     |
|----------------------|-------------------------------------|
| <b>Document name</b> | Certificate of title                |
| <b>File</b>          | <a href="#">cfr.pdf</a>             |
| <b>Description</b>   | proof of ownership of affected land |



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 132123  
**Land Registration District** Westland  
**Date Issued** 24 May 2004

**Prior References**  
WS5A/819

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**Estate** Fee Simple  
**Area** 1569 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 332207

**Registered Owners**  
Alexander Bruce Dowrick and Margrethe Helles

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**Interests**

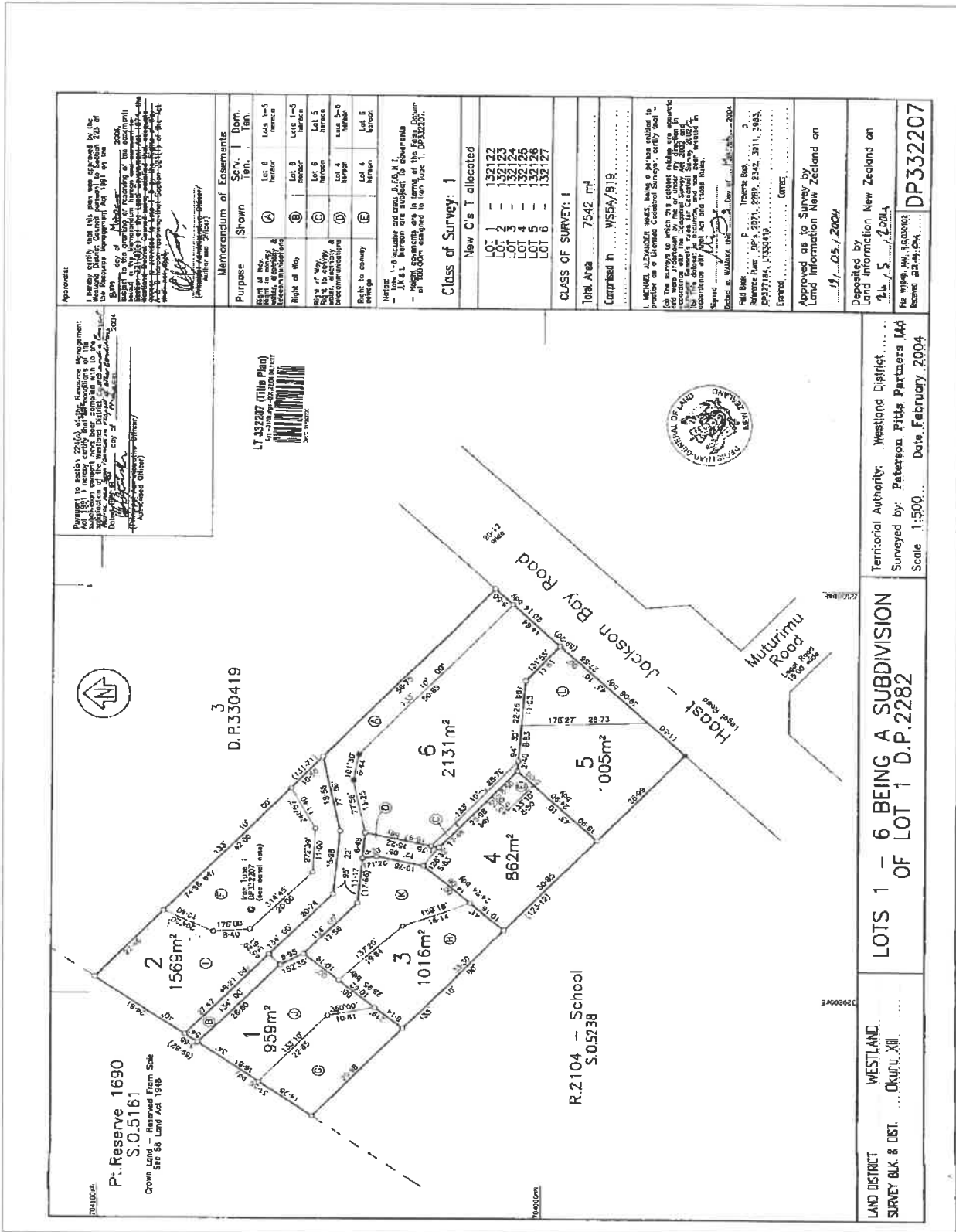
Subject to Section 59 Land Act 1948

6015977.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.5.2004 at 9:00 am

Appurtenant hereto are rights of way, right to convey water, electricity and telecommunications created by Easement Instrument 6015977.3 - 24.5.2004 at 9:00 am

The easements created by Easement Instrument 6015977.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 6015977.4 - 24.5.2004 at 9:00 am



Approval: I hereby certify that this plan was approved by the Registrar-General of Land on 18th February 2004 for the Resource Management Act 1991 of the State of New Zealand.

By: *[Signature]*  
 Registrar-General of Land

| Memorandum of Easements |                              |                 |
|-------------------------|------------------------------|-----------------|
| Purpose                 | Strwn. Serv.   Down.   Infr. |                 |
| Right of way            | Lot 6 herfor                 | Lots 1-5 herfor |
| Right of way            | Lot 6 herfor                 | Lots 1-5 herfor |
| Right of way            | Lot 6 herfor                 | Lots 1-5 herfor |
| Right to convey         | Lot 4 herfor                 | Lots 5-6 herfor |
| Right to convey         | Lot 4 herfor                 | Lots 5-6 herfor |

Notes: 1. The boundaries are shown as shown on the plan. 2. The boundaries are shown as shown on the plan. 3. The boundaries are shown as shown on the plan. 4. The boundaries are shown as shown on the plan. 5. The boundaries are shown as shown on the plan. 6. The boundaries are shown as shown on the plan.

| Class of Survey: 1  |        |
|---------------------|--------|
| New C's T allocated |        |
| Lot 1               | 132123 |
| Lot 2               | 132123 |
| Lot 3               | 132123 |
| Lot 4               | 132123 |
| Lot 5               | 132123 |
| Lot 6               | 132123 |

CLASS OF SURVEY: 1  
 Total Area 7542 m²  
 Comprised in W55A/B19

I, MICHAEL ALEXANDER HINES, being a person entitled to practice as a Licensed Cadastral Surveyor, certify that: (a) the survey is in accordance with the provisions of the Resource Management Act 1991; (b) the survey is in accordance with the provisions of the Survey Act 2002; (c) the survey is in accordance with the provisions of the Survey Regulations 2002; (d) the survey is in accordance with the provisions of the Survey Rules 2002; (e) the survey is in accordance with the provisions of the Survey Code of Practice 2002.

Signed: *[Signature]*  
 Michael Alexander Hines  
 Licensed Cadastral Surveyor  
 License No. 132123

Approved as to Survey by  
 Land Information New Zealand on  
 18/02/2004

Deposited by  
 Land Information New Zealand on  
 18/02/2004  
 File No. W55A/B19  
 Received 18/02/2004  
 DP332207

Pursuant to section 22(1)(a) of the Resource Management Act 1991, this plan is submitted for registration with the Registrar-General of Land. The boundaries shown on this plan are based on the survey conducted by the surveyor named above.

LT 1322207 (Title Plan)  
 (1322207)  
 2004-02-18

Scale 1:500  
 Date February 2004

Territorial Authority: Westland District  
 Surveyed by: Peterson Pitts Partners Ltd

LOTS 1 - 6 BEING A SUBDIVISION  
 OF LOT 1 D.P.2282

LAND DISTRICT WESTLAND  
 SURVEY BLK & DIST Okupu, XII

WESTLAND DISTRICT  
 SURVEY BLK & DIST Okupu, XII

Scale 1:500  
 Date February 2004

DP332207